



**State of Hawaii**

**CONSOLIDATED PLAN  
ANNUAL ACTION PLAN**

Third Program Year  
(July 1, 2017 - June 30, 2018)

May 2017

Hawaii Housing Finance and Development Corporation

677 Queen Street, Suite 300

Honolulu, Hawaii 96813



Annual Action Plan - DRAFT  
2017

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan is a planning document that ensures that jurisdictions receiving federal assistance plan for the housing and related needs of low-income and moderate-income families to improve the availability and affordability of decent, safe and sanitary housing in suitable living environments. The Annual Action Plan (Plan) identifies the objectives targeted to address priority needs for the program year. It is also an application for funds under HUD's formula grant programs: HOME Investment Partnership (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The HOME and HTF programs are administered by the state's Hawaii Housing Finance and Development Corporation (HHFDC) and the ESG and HOPWA programs are administered by the state's Homeless Programs Office of the Department of Human Services' Benefit, Employment and Support Services Division (DHS-BESSD). The HOME, ESG and HOPWA programs described in this plan will focus on the neighbor island counties of Hawaii, Kauai and Maui. HTF funds will serve the neighbor island counties as well as the City and County of Honolulu. Development of this plan involved consultation with government housing agencies, continuum of care planning groups, working group meetings with public and private service providers, public hearings to solicit input on housing needs and priorities, and the publication of notices in a newspaper of general circulation and on HHFDC's website to solicit public comments on the draft Plan.

### 2. Summarize the objectives and outcomes identified in the Plan

HHFDC will use the annual HOME allocation to promote decent, affordable housing, strengthen communities, and increase homeownership opportunities, via the construction of new or rehabilitation of existing affordable rental and for-sale housing, TBRA, transitional housing, various county homebuyer loan programs, and for homebuyer education and counseling sessions.

For PY2017, the State anticipates receiving approximately \$3,000,000 in HOME funds. Ten percent will be reserved for administrative costs, and 15% will be set aside for CHDO activities. HHFDC rotates the annual HOME allocation between the neighbor island counties of Hawaii, Kauai and Maui, and the County of Maui is scheduled to receive the PY2017 HOME allocation. Any deviation of the actual award amount from the anticipated estimated amount will be proportionately increased or decreased utilizing the above allocation formula. HOME program income (PI) or balances from previous allocation years may be available. The State allows the counties to retain PI for additional eligible activities, including up to 10% for administrative purposes. The State will permit pre-awards of up to 25% of a county's current program year's allocation for HOME-eligible activities in order to avoid interruption of projects and/or services. Pre-awards must be authorized in writing by the State before costs are incurred. Pre-award costs greater than 25% will require approval by the local HUD Field Office before the costs are incurred.

HHFDC will use the annual HTF allocation to promote decent, affordable housing and strengthen communities through the production of new or rehabilitation of existing affordable rental housing serving extremely low-income households earning 30% or less of the area median income (AMI). For PY2017, the State anticipates receiving approximately \$3,000,000 in HTF funds. HHFDC will retain 5% of the annual allocation for administration, and allocate the balance to the counties as Subgrantees. Fifty percent will be allocated to the City and County of Honolulu. The remaining 50% will be allocated to the

County of Maui, since it is scheduled to receive the PY2017 HOME allocation. Any deviation of the actual HTF award amount from the anticipated estimated amount will be proportionately increased or decreased utilizing the above allocation formulas. HHFDC will allow pre-award costs for planning activities and preparation of the HTF allocation plan of up to 5% of the minimum allocation amount of \$3 million.

For PY2017, the State anticipates receiving approximately \$439,415 in ESG and \$208,047 in HOPWA funds. DHS-BESSD anticipates requesting pre-award authority from HUD in order to continue the implementation of ESG and HOPWA projects without interruption. ESG and HOPWA funds will be used in Hawaii, Kauai and Maui to meet the objectives of promoting decent affordable housing and strengthening communities.

In collaboration with HPO, Bridging the Gap (BTG) has determined that PY2017 ESG funds will be allocated at approximately 1% for HMIS costs, and 5% for administrative costs for DHS-BESSD. The remainder of the grant will be allocated to emergency shelter operations (40%) and homelessness prevention (HP) and rapid rehousing (RR) activities (60%). This formula reflects a greater emphasis on HP and RR and helping people to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. These activities include financial assistance for rents, security deposits and utilities, and housing relocation and stabilization services. Agencies awarded funding will be allowed a maximum of 2.5% for administrative costs. Any deviation of the actual award amount from the anticipated estimated amount will be proportionately increased or decreased utilizing the above allocation formulas.

For PY2017, the State anticipates using its HOPWA funds in the Counties of Hawaii, Kauai and Maui to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS. Its focus will be on providing housing information, rent or deposit assistance, and other supportive services to persons with HIV/AIDS who are homeless or at risk of homelessness.

### **3. Evaluation of past performance**

HHFDC and DHS-BESSD, through their administration of the State's HOME, ESG and HOPWA programs, have assisted many communities, families and individuals in the State. HHFDC acts as the pass-through agency of HOME funds to the Counties of Hawaii, Kauai and Maui, overseeing the appropriate use of HOME funds and ensuring compliance with HOME regulations. In the past, HHFDC divided the annual HOME allocation between the three neighbor island counties. Due to the limited amount of HOME funds available, counties had to "save up" several years' allocations to proceed with a project, resulting in red flags from HUD to improve compliance with expenditure deadlines. In response, HHFDC implemented a rotating allocation between the neighbor island counties, giving each county an entire year's allocation of HOME funds (less HHFDC's retention of 5% for administrative purposes). The rotation between the three neighbor island counties gives each county two years between allocations to plan for HOME projects and programs; this strategy appears to help the counties meet the recent and more stringent HOME regulations relating to commitment deadlines.

The County of Kauai received the PY2016 HOME allocation, and planned to use these funds on its Koae Workforce Housing Development project, its TBRA program, and its Ele'ele Iluna, Phase II, Increment B project. The County of Maui will receive the PY2017 HOME allocation, and plans to use HOME for its Kawahine Village, Phase I rental project, Habitat for Humanity's Kahoma Residential self-help project, and the County of Maui's administration.

PY2016 was HHFDC's first year to administer HUD's new National Housing Trust Fund program. HHFDC will run its HTF program as follows: retain 5% of the annual allocation for HTF administration; distribute 50% of the remaining allocation to the City and County of Honolulu; and distribute the final 50% of the

allocation to one of the neighbor island counties, on the same rotation as the HOME program. In accordance with the neighbor island HOME rotation, the County of Maui will receive the neighbor island portion of HTF for PY2017.

DHS-BESSD administers the ESG and HOPWA programs and awards funds to service providers in the neighbor island counties through a competitive selection process. It oversees the use of ESG and HOPWA to ensure the appropriate, efficient, and timely use of funds.

HUD has evaluated the State as having met its communities' needs and the goals of the HOME, ESG and HOPWA programs through its implementation of its Consolidated Plan and Annual Action Plan. In late 2017, HUD will evaluate the State's first year's implementation of the HTF program.

#### **4. Summary of Citizen Participation Process and consultation process**

Development of this Plan involved consultation with government housing agencies, continuum of care planning groups, working group meetings with public and private service providers, public hearings to solicit input on housing needs and priorities, and the publication of notices in newspapers of general circulation and on HHFDC's website to solicit public comments on the draft Plan.

Public hearing notices were published in regional newspapers and in the Honolulu Star-Advertiser (a newspaper of general circulation). A series of public hearings were held in October 2016 in each of the counties to solicit input on housing needs and priorities for the Plan. Public hearings were held in Kailua-Kona and Hilo, County of Hawaii; Lihue, County of Kauai; Wailuku, County of Maui; and Honolulu, City and County of Honolulu. Each of the counties also held public hearings, first to gather input on the need and priorities of the Plan, and subsequently to accept public comment on their respective draft Annual Action Plans.

On March 28, 2017, HHFDC published public notices to solicit comments on this draft PY2017 Annual Action Plan (AAP). The public notice and copies of the draft AAP are available for review at regional libraries throughout the state, the neighbor island counties' housing offices, the City and County of Honolulu's Department of Community Services, the offices of DHS-BESSD and HHFDC, and on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc). Public comments will be accepted through 4:00 pm April 27, 2017.

#### **5. Summary of public comments**

Public comments submitted at public hearings across all counties evidenced the need for more affordable housing, both rental and homeownership, and more support for persons with special needs. All counties reported an unmet need for affordable rentals for seniors and families.

A summary of the comments received follows:

- Resident manager training is needed to improve better communication between resident managers and the low- and moderate-income tenants; better communications could lessen the number of evictions that occur due to language barriers and/or poor communication.

- Funds are need to support social service programs. Education for recent immigrant groups is needed, especially due to language barriers leading to high arrears, limited access to and understanding of homelessness prevention strategies, a lack of understanding of housing rules or maintenance of units, and an inability to access support services. Supportive housing is critical to keep recent immigrant populations housed.

- Some agencies are experiencing an increase in the number of clients with HIV/AIDS who request services, some coming from outside of the county; funding is needed to support this population obtain and maintain stable housing, and prevent homelessness.

- Affordable housing and transportation are major issues facing persons with HIV/AIDS. Affordable housing is scarce, and available housing is expensive. Funding is needed to support an unmet need in remote areas to provide services to people with HIV/AIDS. Treatment for HIV/AIDS can provide a longer life and reduce transmission of the disease, but clients must have access to and receive the treatment, care and support services needed.

- Affordable housing and transportation are issues that also face the elderly, especially minority and low-income elderly. Both can contribute to seniors' socialization, critical to avoid depression and isolation. Existing para-transit services are not sufficient or efficient, and affordable housing in some areas are non-existent.

- More affordable housing with access to support services is needed. Senior housing is especially lacking, with five-year wait-lists in some areas, but affordable housing for everyone is needed.

- More affordable rental housing is needed throughout the counties. While Section 8 vouchers are available, many are unused because there is a lack of available rental units, and landlords do not want to participate in the Section 8 program.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

**7. Summary**

## PR-05 Lead & Responsible Agencies - 91.300(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
LEAD	Hawaii Housing Finance and Development Corporation (HHFDC)	Department of Business, Economic Development & Tourism (DBEDT)
ESG Administrator	Homeless Programs Office (HPO)	Department of Human Services-Benefits, Employment and Support Services Division (DHS-BESSD)
HOME Administrator	HHFDC	DBEDT
HOPWA Administrator	HPO	DHS-BESSD
HTF Administrator	HHFDC	DBEDT

**Table 1 – Responsible Agencies**

### Narrative

The Hawaii Housing Finance and Development Corporation (HHFDC) (Department of Business, Economic Development and Tourism) administers HUD's HOME Investment Partnerships and National Housing Trust Fund programs, and is the lead on the Consolidated Plan for the State of Hawaii. The Homeless Programs Office (Department of Human Services - Benefits, Employment and Support Services Division) administers HUD's Emergency Solutions Grant and Housing Opportunities for Persons with AIDS programs.

### Consolidated Plan Public Contact Information

Craig Hirai is the Executive Director of HHFDC and contact person for the Consolidated Plan, HOME and HTF programs. His contact phone number is (808) 587-0641 and email address is [craig.k.hirai@hawaii.gov](mailto:craig.k.hirai@hawaii.gov).

Harold Brackeen, III is the Administrator for the Homeless Programs Office of DHS-BESSD and contact person for the ESG and HOPWA programs. His contact phone number is (808) 586-7072 and email address is [HBrackeenIII@dhs.hawaii.gov](mailto:HBrackeenIII@dhs.hawaii.gov).

## **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

### **1. Introduction**

HHFDC, DHS-BESSD and the county housing agencies formed a core working group to coordinate the development and implementation of the Consolidated Plan. The core group utilized the 2016 Homeless Point-In-Time Count Report, the 2011 and 2016 Hawaii Housing Planning Study, the 2014 Rental Housing Study Update, and the 2010 and 2016 Analysis of Impediments to Fair Housing Choice to aid in the development of the Consolidated Plan Annual Action Plan.

The State's HHFDC oversees the affordable housing finance and development in Hawaii, for sale or rent to qualified residents. The State's DHS-BESSD administers federal and state programs that provide housing and services for the homeless and other persons with special needs. Together, the HHFDC and DHS-BESSD have established an extensive network of public and private organizations involved with the provision of housing or supportive services.

### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

Pursuant to 24 CFR Part 91-110, HHFDC consulted with its network of organizations including HUD, DHS-BESSD, and county housing agencies, state health and human services departments, and nonprofit entities involved with financing, developing and managing housing, and providing supportive services. DHS-BESSD and the county housing agencies augmented the state's network by outreaching to stakeholders at the local level (e.g., nonprofit housing advocacy groups, shelter and service providers, local government agencies). The Counties of Hawaii, Kauai and Maui conducted surveys of its residents to measure housing needs, as well as the elderly need for supportive services such as personal care, transportation, meals and chore services.

The State of Hawaii's Department of Human Services (DHS), Homeless Programs Office (HPO), in conjunction with the office of the Governor's Coordinator on Homelessness, has continued its work on the State's Plan to End Homelessness. This plan mirrors the Federal Opening Doors plan in its major objectives, among which is a re-tooling of the Crisis Response System. While the response to homelessness in Hawaii has been on-going for many years, a lack of coordination at a macro level has been addressed by the hiring of the Governor's Coordinator on Homelessness and by the creation of the Hawaii Interagency Council on Homelessness (HICH) by state statute. Convening of the HICH has continued to help address the many service systems (such as mental health, housing, health, employment, and criminal justice sectors) working in their own silos and has sought to connect services through more meaningful, and effective partnerships.

In 2017, the HICH will continue implementation of the ten-year plan to end homelessness. Attachment A details the four primary goals and action steps to be adopted under the plan.

In addition, a State plan entitled "Pressing the Levers of Change: Hawaii State Framework to Address Homelessness," strategically focuses on affordable housing; health and human services; and public safety. The framework is based on the Department of Human Services' and Department of Health's "Ohana Nui" model, a multi-generational approach that invests early and concurrently in children and families to improve health, education, employment and other outcomes. The goal for this plan is to implement a housing first approach on a system-wide scale by 2020 and aims to reach functional zero, which is described as Hawaii having: 1) sufficient housing for all homeless individuals; and 2) appropriate services to transition individuals to permanent housing, regardless of their levels of need. More details are included in Attachment B.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

DHS/HPO contractually requires all homeless provider agencies funded by State and/or Federal resources to participate in their respective county's Continuum of Care (CoC) for collaboration and input into the community planning efforts. The contracted agencies include those providing outreach, emergency/transitional shelters, permanent supportive housing, rapid re-housing, homeless prevention, housing first, and/or support services programs. Participants of these programs include chronically homeless and at-risk individuals and families; veterans; severely mentally ill; chronic substance abusers; persons with HIV/AIDS; victims of domestic violence; and unaccompanied youth.

Bridging the Gap (BTG) is the union of all three rural county chapters which comprise the Hawaii balance-of-state continuum of care representing the counties of Hawaii, Kauai and Maui. BTG is a geographically-based group of relevant stakeholder representatives that carries out the planning responsibilities of the CoC programs. Community Alliance Partners (Hawaii County), Kauai Community Alliance, and the Maui Homeless Alliance are the neighbor island chapters which strive to end homelessness in their geographic areas. Additionally, neighbor islanders are well-represented on the Hawaii Interagency Council on Homelessness and have adopted its strategic plan as its standard. The State convenes the Statewide Continuum of Care BTG executive board meetings every other month, which includes the chairperson of each local chapter and a respective county government representative. This planning body collaborates on resources, priorities and strategic planning. It has also taken on an expanded role of advising the State on funding priorities and legislative initiatives. The general membership of the three local chapters collectively convene at least twice annually for general membership meetings. Due to the non-contiguous nature of each island, the meetings are conducted via electronic means (webinar, video teleconference, teleconference, or other generally available technologies). In 2016, BTG implemented a web-based service for general communications, meetings and trainings. Starting in 2017, BTG has also scheduled every other board meeting through electronic means in an effort to reduce air fare costs.

In accordance with the HEARTH Act, BTG works to use multiple resources to prevent homelessness or quickly rehouse homeless individuals and families while minimizing trauma and dislocation. BTG mandates collaboration among providers, promotes access to homeless assistance programs, encourages effective utilization of mainstream programs especially for special populations, and strives to optimize self-sufficiency among individuals and families experiencing homelessness or are at risk of homelessness.

**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

BTG works closely with the State's Homeless Programs Office, the ESG program administrator, to ensure that the Consolidated Plan and Annual Action Plan are completed accurately and represent local efforts in each rural county jurisdiction. As the responsible party for the homeless and special needs sections of the ConPlan, this planning consortium discusses subgrantee resource utilization, funding prioritization, and performance standards. The CoC consistently partners with HPO to provide assistance to all jurisdictions with regard to the ConPlan development process. Annual Point In Time data is used to supplement and add context to the reporting along with performance, demographic, and subpopulation characteristics of specific counties and over the entire CoC.



Data-driven performance standards are continually being updated and refined. These enhancements will allow the CoC to utilize outcome measures to determine funding levels for applicants. HPO persists in its efforts to develop a means to transform State funding determinations to more closely reflect performance standards and performance based funding as does HUD. While these systemic changes are ongoing, the mechanisms to achieve and maintain progress have been executed. The State acts as the lead agency for HMIS and administers all HMIS-related funding for BTG and Partners in Care (PIC), Oahu's CoC. A Data Committee meeting with representatives from both CoCs is convened monthly. BTG and PIC continue their collaboration to accomplish the system's full potential, and being in compliance with HUD's data standards.

BTG has also benefitted greatly from recent technical assistance (TA) with coordinated entry system and assessment tool training from Iain De Jong of OrgCode Consulting, the creator of the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). The counties of Hawaii, Kauai and Maui each received intensive 2-day trainings on "Thinking and Acting Like a System." Topics included diversion; coordinated entry and prioritization; measuring performance and making program adjustments; and programs and policies with intended outputs and outcomes.

BTG is planning two additional trainings in 2017 from the same consultant on "Rural Homelessness Solutions, Street Outreach to Housing, and Being an Awesome Shelter," and "Housing Stabilization That Works and Effective Continuum of Care." Topics will include effective engagement, prioritizing service delivery, appropriately linking into coordinated entry, preparing participants for housing stabilization, establishing expectations in a shelter rather than rule enforcement, structuring housing teams, and Coc governance.

Additionally, the BTG board has scheduled an all-day workshop to develop written standards for providing CoC assistance. They will address policies and procedures, including but not limited to:

- evaluate individuals' and families' eligibility for housing assistance;
- determine and prioritize which eligible individuals and families receive transitional housing, rapid re-housing, or permanent supportive housing assistance;
- determine the amount or percentage of rental assistance that an RRH participant must pay while receiving RRH assistance; and
- coordinated entry system.

## 2. Agencies, groups, organizations and others who participated in the process and consultations

**Table 2. Agencies, groups, organizations who participated.**

Sort*	Agency/Group/ Organization	Agency/Group/ Organization Type*	What Section of the Plan was addressed by Consultation?	Action
1		<input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> PHA <input checked="" type="checkbox"/> Services - Housing <input checked="" type="checkbox"/> Services - Children <input checked="" type="checkbox"/> Services – Elderly Persons <input checked="" type="checkbox"/> Services – Persons with Disabilities <input checked="" type="checkbox"/> Services – Persons with HIV/AIDS <input checked="" type="checkbox"/> Services – Victims of Domestic Violence <input checked="" type="checkbox"/> Services - Homeless <input checked="" type="checkbox"/> Services - Health <input checked="" type="checkbox"/> Services - Education <input checked="" type="checkbox"/> Services - Employment <input type="checkbox"/> Services – Fair Housing <input type="checkbox"/> Services - Victims <input checked="" type="checkbox"/> Services – Health Agency	<input checked="" type="checkbox"/> Housing Need Assessment <input checked="" type="checkbox"/> Public Housing Needs <input checked="" type="checkbox"/> Homeless Needs – Chronically Homeless <input checked="" type="checkbox"/> Homeless Needs – Families With Children <input checked="" type="checkbox"/> Homelessness Needs – Veterans <input checked="" type="checkbox"/> Homelessness Needs – Unaccompanied Youth <input checked="" type="checkbox"/> Homelessness Strategy <input checked="" type="checkbox"/> Non-Homeless Special Needs <input checked="" type="checkbox"/> HOPWA Strategy <input checked="" type="checkbox"/> Market Analysis	

		<input type="checkbox"/> Services – Child Welfare Agency <input type="checkbox"/> Services – Publicly Funded Institution / System of Care <input checked="" type="checkbox"/> Other Government - Federal <input checked="" type="checkbox"/> Other Government - State <input checked="" type="checkbox"/> Other Government - County <input checked="" type="checkbox"/> Other Government - Local <input type="checkbox"/> Regional Organization <input type="checkbox"/> Planning Organization <input checked="" type="checkbox"/> Business Leaders <input checked="" type="checkbox"/> Civic Leaders <input type="checkbox"/> Business and Civic Leaders <input type="checkbox"/> Other  Optional Designation(s) <input type="checkbox"/> Community Development Financial Institution <input type="checkbox"/> Foundation <input type="checkbox"/> Grantee Department <input type="checkbox"/> Major Employer <input type="checkbox"/> Neighborhood Organization <input type="checkbox"/> Private Sector Banking / Financing	<input type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Lead-Based Paint Strategy <input checked="" type="checkbox"/> Anti-Poverty Strategy <input type="checkbox"/> Other	
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**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

County agencies, in collaboration with the local CoC chapters and service providers, contribute greatly to the plan to end homelessness in their jurisdictions. Major efforts are described in ESG Attachment C.

## **AP-12 Participation - 91.115, 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

In developing the Consolidated Plan and PY2017 Annual Action Plan, a series of public hearings were held in each of the counties to solicit input on housing needs and priorities. Public hearing notices were published in regional newspapers and in the Honolulu Star-Advertiser (a newspaper of general circulation) in September, 2016. Public hearings were held in October 2016 in Kailua-Kona and Hilo (County of Hawaii), Wailuku (County of Maui), Lihue (County of Kauai), and in Honolulu (City and County of Honolulu). Each of the counties also held public hearings, first to gather input on the needs and priorities of the Consolidated Plan and PY2017 Annual Action Plan, and subsequently to accept public comment on their respective draft PY2017 Annual Action Plans.

In March 2017, HHFDC published public notices to solicit comments through April 27, 2017 on the draft PY2017 Annual Action Plan. The public notice and copies of the draft Annual Action Plan are available for review at regional libraries, the county housing offices, the offices of DHS-BESSD and HHFDC, and on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc).

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/ broad community	Public hearings in each county were well-attended by members of the public, nonprofits, government agencies, council representatives, and interested parties.	Members of the public attending the public hearings provided the following comments: Funding is needed for resident manager training to improve communications with low- and moderate-income renters, especially those with language barriers, to lessen the number of evictions that occur due to poor communication; nonprofit providers need funds to help expand social service programs for Marshallese families and others with language barriers-the language challenges lead to high arrears, limited access to and understanding of homelessness prevention strategies, a lack of understanding of housing rules or maintenance of units, and an inability to access support services; funding is needed to support housing and transportation issues facing clients with HIV/AIDS; it is extremely difficult to find affordable housing in Hawaii; there is a great disparity of rents between the east and west sides of the same county; there is an unmet need in remote areas to provide services to people with HIV/AIDS; transportation and housing are issues that also face the elderly, especially minority and low-income elderly; affordable housing in parts of counties are non-existent; nonprofits serving people with HIV/AIDS have experienced an increase in the number of people who request services and need funding to continue to expand and intensify outreach to the target population, and develop educational sessions geared to middle and high schools; funding is needed for shelters, supportive services and to help clients find and keep affordable housing; more affordable housing and supportive services are needed; affordable housing for seniors is especially lacking, some maintaining a five-year wait list for senior housing units. Affordable housing for seniors is practically non-existent in some areas, but affordable housing for everyone is needed; affordable housing is needed throughout the state. Section 8 vouchers are available, but many are unused because there is a lack of available rental units, and landlords do not want to participate in the Section 8 program.		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.320(c)(1,2)

#### Introduction

HHFDC and its neighbor island partners will use the annual HOME allocation to promote decent, affordable housing, strengthen communities, and increase homeownership opportunities. HOME funds will be used for the construction of new or rehabilitation of existing affordable rental housing and for-sale housing, for tenant based rental assistance, for the development of transitional housing for the homeless, provide development funds for affordable homeownership projects using a self-help building method, provide downpayment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.

DHS-BESSD/HPO and its partners will strengthen communities through its use of annual ESG and HOPWA funds. ESG will be used for operations funding for emergency shelters, and for homelessness prevention and rapid re-housing activities. HOPWA funds will be used to provide housing information and rent/deposit assistance services and support services, and to fund a portion of the market rental unit costs for homeless and homeless-at-risk persons with HIV/AIDS.

HHFDC will continue implementation of HUD's HTF program in PY2017, subject to available funding. HHFDC anticipates receiving approximately \$3,000,000, the state minimum under the HTF program. Given the low funding levels for Hawaii, HHFDC will focus its HTF solely on rental housing activities for households with incomes at or below 30% AMI. After retaining 5% of the allocation for administration, HHFDC plans to allocate 50% annually to the City and County of Honolulu. The remaining 50% will be rotated between the three neighbor island counties on the same rotation being implemented for the HOME program. For PY2017, since the County of Maui is scheduled to receive the PY2017 HOME allocation, it will also receive the neighbor islands' PY2017 HTF allocation.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,000,000	1	1	3,000,002	6,000,000	The County of Maui will receive the PY2017 HOME allocation and plans to use it to undertake Phase I of the Kawahine Village project and Habitat for Humanity's self-help housing project in the Kahoma Residential project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	208,047	0	0	208,047	4,160,094	HOPWA funds will be utilized for tenant based rental assistance, short term rent, mortgage, utility assistance, supportive services, housing placement and administrative costs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	439,415	0	0	439,415	721,170	ESG funds will be utilized for shelter operation costs and homelessness prevention/ rapid rehousing activities including rent, security deposit and utility assistance, and support services.
Continuum of Care	public - federal	Permanent housing in facilities Permanent housing placement Rental Assistance Services Supportive services TBRA	2,146,702	0	0	2,146,702	4,293,404	CoC funds are utilized for tenant or sponsor based rental assistance and support services for those who are homeless with serious mental illness, or co-occurring serious mental illness and substance abuse or other disabling condition. Funds are also utilized for leasing and operation costs for permanent supportive housing facilities; and rapid re-housing assistance for victims of domestic abuse.
Housing Trust Fund	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab Other	3,000,000	0	0	3,000,000	6,000,000	HHFDC's HTF activities will be selected by the County of Maui and the City and County of Honolulu (HHFDC's Subgrantees). The selected activities will be incorporated into the Subgrantees' AAPs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Financial Assistance Permanent housing placement Rental Assistance Services	2,400,000	0	0	2,400,000	4,800,000	The State will provide funds through its Housing Placement Program to assist eligible families and housing voucher holders to secure and retain permanent housing.
Other	public - state	Financial Assistance Supportive services	500,000	0	0	500,000	1,000,000	Contracted agencies will provide emergency grants to benefit homeless and at-risk individuals and/or families to obtain or retain housing. Assistance includes rental deposits, rents, utility deposits and costs, and immediate needs such as food/supplies, medical needs, child and dependent care costs.
Other	public - state	Overnight shelter Services Short term or transitional housing facilities	13,500,000	0	0	13,500,000	2,700,000	Contracted agencies for emergency and/or transitional shelters provide a secure environment where homeless individuals and families can stabilize their lives, address their needs and strengthen their economic situation.
Other	public - state	Permanent housing placement Rental Assistance Services Supportive services	1,500,000	0	0	1,500,000	3,000,000	Following the Housing First approach, rural county agencies will provide services and financial assistance for those who are unsheltered, most vulnerable, and chronically homeless to move into sustainable, permanent housing with necessary support services to maintain housing and prevent recidivism back into homelessness.
Other	public - state	Rapid re-housing (rental assistance) Services Supportive services	1,500,000	0	0	1,500,000	3,000,000	The State's Rapid Re-housing Program requires contracted agencies to provide services and financial assistance that will enable individuals or families residing in emergency or transitional shelters who have been assessed and determined to be housing ready to live independently in affordable market rental units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Services Supportive services Other	2,200,000	0	0	2,200,000	4,400,000	The State Homeless Outreach Program contracts with various agencies to provide comprehensive geographic coverage of the State's four counties Oahu, Maui, Kauai and Hawaii.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

HOME program funds will be used for TBRA and to assist in the development of affordable rental housing and affordable homeownership housing. Projects utilizing HOME funds have historically leveraged HOME to secure other state and federal funding such as USDA, Low-Income Housing Tax Credits, and Rental Housing Revolving Funds, in addition to forgone taxes, fees and charges. It is anticipated that projects will continue to seek other local, state and federal funding to satisfy the matching funds requirement of the HOME program; the State Recipients have banked more than \$19.1M in match as of 06/30/2016.

To satisfy the anticipated matching funds requirement under the ESG program, DHS/HPO will provide state funds to agencies in the Counties of Hawaii, Kauai and Maui by contracting for services under the State Homeless Shelter Program, Outreach, Emergency Grants Programs, Housing First, Rapid Re-housing and State TANF funded Housing Placement Program. Additional funds are also expected under the federal Continuum of Care Homeless Assistance programs (formerly known as Shelter Plus Care and Supportive Housing Program).

Given the extremely low-income households targeted by HHFDC's HTF program, it is anticipated that HTF activities will be used in projects leveraging other funds, such as HHFDC's Low-Income Housing Tax Credits or Rental Housing Revolving Funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

n/a

**Discussion**



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HP-1 Emergency Shelter Operations	2015	2019	Homeless	Rural Counties	Coordinated Entry System Rapid Re-housing Transition to Permanent Housing Unsheltered Homeless	ESG: \$126,911 State Homeless Shelter Program: \$2,900,000	Homeless Person Overnight Shelter: 1760 Persons Assisted
2	HP-2 Domestic Violence Emergency Shelter	2015	2019	Non-Homeless Special Needs	Rural Counties	Coordinated Entry System Victims of Domestic Violence	ESG: \$38,309	Other: 620 Other
3	HP-3 HOPWA Support Services	2015	2019	Non-Homeless Special Needs	Rural Counties	Services for Persons with HIV/AIDS	HOPWA: \$49,556	Public service activities other than Low/Moderate Income Housing Benefit: 480 Persons Assisted
4	HP-4 Transition to Permanent Housing	2015	2019	Homeless	Rural Counties	Coordinated Entry System Rapid Re-housing Transition to Permanent Housing Unsheltered Homeless Victims of Domestic Violence	ESG: \$165,200 Housing First Program: \$1,500,000 Housing Placement Program: \$1,000,000	Other: 360 Other
5	HP-4a Rapid Re-housing Financial Assistance	2015	2019	Homeless	Rural Counties	Coordinated Entry System Rapid Re-housing Unsheltered Homeless	ESG: \$104,089 State Rapid Re-housing Program: \$540,000	Tenant-based rental assistance / Rapid Rehousing: 56 Households Assisted
6	HP-4b Rapid Re-housing Support Services	2015	2019	Homeless	Rural Counties	Coordinated Entry System Rapid Re-housing	ESG: \$49,566 State Rapid Re-housing Program: \$360,000	Tenant-based rental assistance / Rapid Rehousing: 81 Households Assisted
7	HP-4c Homelessness Prevention Financial Assistance	2015	2019	At Risk of Homelessness	Rural Counties	Coordinated Entry System Homelessness Prevention	ESG: \$69,392 State Homeless Emergency Grants Program: \$500,000 State Rapid Re-housing Program: \$360,000	Homelessness Prevention: 30 Persons Assisted
8	HP-4d Homelessness Prevention Support Services	2015	2019	At Risk of Homelessness	Rural Counties	Homelessness Prevention	ESG: \$24,783 State Rapid Re-housing Program: \$240,000	Homelessness Prevention: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	HP-4e Homeless Management Information System	2015	2019	Homeless Non-Homeless Special Needs	Rural Counties	Coordinated Entry System HIV/AIDS Housing Assistance Homelessness Prevention Rapid Re-housing Services for Persons with HIV/AIDS Transition to Permanent Housing Unsheltered Homeless	ESG: \$4,394	Other: 0 Other
10	HP-5 HOPWA Housing Financial Assistance	2015	2019	Non-Homeless Special Needs	Rural Counties	Coordinated Entry System Services for Persons with HIV/AIDS Transition to Permanent Housing	HOPWA: \$117,711	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
11	HP-6 Administration	2015	2019	Homeless Non-Homeless Special Needs	Rural Counties	HIV/AIDS Housing Assistance Homelessness Prevention Rapid Re-housing Services for Persons with HIV/AIDS Transition to Permanent Housing Unsheltered Homeless Victims of Domestic Violence	HOPWA: \$20,260 ESG: \$21,971	Other: 0 Other
12	HP-7 Coordinated Entry System	2015	2019	Homeless Non-Homeless Special Needs	Rural Counties	Coordinated Entry System HIV/AIDS Housing Assistance Homelessness Prevention Rapid Re-housing Services for Persons with HIV/AIDS Transition to Permanent Housing Unsheltered Homeless Victims of Domestic Violence	Continuum of Care: \$57,963	Other: 800 Other
13	HR-1 New Construction/Rehab - Rental Hsg	2018	2019	Affordable Housing	Rural Counties	Rental Housing	HOME: \$2,250,000	Rental units constructed: 12 Household Housing Unit
14	HO-2 Self Help Housing	2015	2019	Affordable Housing	Rural Counties	Affordable Homeownership Opportunities	HOME: \$450,000	Homeowner Housing Added: 5 Household Housing Unit
15	HA-1 Program Administration	2015	2019	Administration	Rural Counties Statewide	Fair Housing Planning and Administration	HOME: \$300,000 Housing Trust Fund: \$300,000	Other: 0 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	HP-1 Emergency Shelter Operations
	<b>Goal Description</b>	Unsheltered homeless need a safe place to sleep. ESG provides operations funding to providers of emergency shelters for the unsheltered homeless in the counties of Hawaii, Kauai and Maui. The State also provides funding for rural county shelters through the State Shelter Program. Contracted agencies provide secure environments where homeless individuals and families can stabilize their lives, address their needs and strengthen their economic situations. Of the Statewide total of \$13,500,000, the rural counties receive approximately \$2,900,000.
2	<b>Goal Name</b>	HP-2 Domestic Violence Emergency Shelter
	<b>Goal Description</b>	Provide operations funding to emergency shelters for victims of domestic violence in the counties of Hawaii, Kauai and Maui.
3	<b>Goal Name</b>	HP-3 HOPWA Support Services
	<b>Goal Description</b>	Persons with HIV/AIDS need services to achieve housing stability. Provide housing information and rent/deposit assistance and other supportive services to persons with HIV/AIDS in the counties of Hawaii, Kauai and Maui.
4	<b>Goal Name</b>	HP-4 Transition to Permanent Housing
	<b>Goal Description</b>	The homeless are not able to find affordable rentals. Agencies funded by ESG Shelter Operations will include transitioning homeless persons to permanent housing as an integral activity (Hawaii, Kauai and Maui). In 2017, for the first time, the State has provided Housing First funding (\$1.5 million) to the rural counties. This unprecedented effort reflects the State's priority on permanent housing for chronically homeless individuals and families. Existing programs such as the State Housing Placement Program allocated \$1 million for the neighbor islands.
5	<b>Goal Name</b>	HP-4a Rapid Re-housing Financial Assistance
	<b>Goal Description</b>	Rapid Re-housing (RRH) funds will provide financial assistance to individuals and families who lack a fixed, regular and adequate nighttime residence to achieve housing stability in permanent housing. Sixty percent of the ESG HPRP funding will be allocated to RRH.  In addition, for the first time, the State has provided RRH funds (\$1.5 million) to the rural counties. The State program will provide financial assistance and support services for at-risk and homeless individual and families utilizing a Housing First approach. In alignment with the ESG HPRP, the State anticipates that it will allocate 60% of the total funds to RRH and 40% to prevention. Of the approximately \$900,000 dedicated to RRH, an estimated 60% will be allocated to financial assistance as indicated on the Funding Allocated table.
6	<b>Goal Name</b>	HP-4b Rapid Re-housing Support Services
	<b>Goal Description</b>	Rapid Re-housing (RRH) funds will provide housing relocation and stabilization services (case management, housing search and placement, legal services, landlord mediation, etc.) to achieve housing stability in permanent housing. In addition, for the first time, the State has provided RRH funds (\$1.5 million) to the rural counties. The State program will provide financial assistance and support services for at-risk and homeless individual and families utilizing a Housing First approach. In alignment with the ESG HPRP, the State anticipates that it will allocate 60% of the total funds to RRH and 40% to prevention. Of the approximately \$900,000 dedicated to RRH, an estimated 40% will be allocated to support service activities (estimated amount indicated below).
7	<b>Goal Name</b>	HP-4c Homelessness Prevention Financial Assistance
	<b>Goal Description</b>	ESG HPRP funding helps prevent homelessness by providing eligible housing-related financial assistance to persons and families at risk of homelessness. In addition, for the first time, the State has provided RRH funds (\$1.5 million) to the rural counties, which includes a Prevention component. The State program will provide financial assistance and support services for at-risk and homeless individual and families utilizing a Housing First approach. In alignment with the ESG HPRP, the State anticipates that it will allocate 60% of the total funds to RRH and 40% to Prevention. Of the approximately \$600,000 dedicated to Prevention, an estimated 60% will be allocated to financial assistance (as indicated below). The State also funds \$500,000 for the State Homeless Emergency Grants (SHEG) program in which contracted agencies provide emergency grants to obtain or retain housing. Assistance includes rental and utility deposits and costs and immediate needs including food, supplies, child and dependent care costs.

8	<b>Goal Name</b>	HP-4d Homelessness Prevention Support Services
	<b>Goal Description</b>	ESG HPRP funds will assist in preventing homelessness by providing housing relocation and stabilization services (i.e., case management, legal services, mediations, etc.). In addition, for the first time, the State has provided RRH funds (\$1.5 million) to the rural counties, which includes a Prevention component. The State program will provide financial assistance and support services for at-risk and homeless individual and families utilizing a Housing First approach. In alignment with the ESG HPRP, the State anticipates that it will allocate 60% of the total funds to RRH and 40% to prevention. Of the approximately \$600,000 dedicated to Prevention, an estimated 40% will be allocated to support service activities as indicated on the Funding Allocated table.
9	<b>Goal Name</b>	HP-4e Homeless Management Information System
	<b>Goal Description</b>	Funding for the administration and operation of the Homeless Management Information System (HMIS).
10	<b>Goal Name</b>	HP-5 HOPWA Housing Financial Assistance
	<b>Goal Description</b>	Provide funds to pay a portion of the market rental unit costs of homeless and persons at risk of homelessness with HIV/AIDS through tenant based rental assistance
11	<b>Goal Name</b>	HP-6 Administration
	<b>Goal Description</b>	Ensure appropriate, effective and efficient use of ESG and HOPWA funds.
12	<b>Goal Name</b>	HP-7 Coordinated Entry System
	<b>Goal Description</b>	Agencies funded by ESG and HOPWA will utilize VI-SPDAT, a common assessment tool to ensure those with greatest needs are prioritized for assistance.
13	<b>Goal Name</b>	HR-1 New Construction/Rehab - Rental Hsg
	<b>Goal Description</b>	Rental housing for low-income households are a high priority need. HOME funds will be used with other rental housing development resources to increase the inventory of rentals for this target population.
14	<b>Goal Name</b>	HO-2 Self Help Housing
	<b>Goal Description</b>	Opportunities for homeownership by low income families is a high priority need. Funds will be used to construct self-help housing units.
15	<b>Goal Name</b>	HA-1 Program Administration
	<b>Goal Description</b>	HOME and HTF funds will be used to support the provision of effective program administration.

**Table 7 – Goal Descriptions**

## **AP-25 Allocation Priorities – 91.320(d)**

### **Introduction**

The State's HOME, ESG, and HOPWA funds will be used in the Counties of Hawaii, Kauai and Maui, to address the priority needs and objectives identified in the State's ConPlan. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose. HHFDC annually receives funding from HUD under the HOME program. Since the City and County of Honolulu receives its own HOME program allocation, HHFDC elects to give preference in the allocation of its HOME funds to the counties of Hawaii, Kauai and Maui, as "State Recipients," under an annual rotation between the three counties.

State Recipients do not allocate their HOME funds based on geographic areas. In general, the HOME funds are allocated through a Request for Proposal or application process, which ranks and rates projects for program eligibility, need, and meeting the Consolidated Plan priorities, objectives, and performance measures. Should a State Recipient choose not to (or, based on the HHFDC's determination, is unable to) administer their HOME program funds, the funds may be administered directly by HHFDC or reallocated to other State Recipients. Any HOME funds returned to HHFDC, whether declined, released or recaptured, will be placed in eligible projects which best meet the HOME priority needs and objectives in the following order of priority: 1. Re-allocated to a State Recipient other than the one from which the funds are being released or recaptured; 2. Awarded through a competitive

selection process, with preference given to projects located outside of the City and County of Honolulu; or 3. Invested in a HHFDC project located throughout the State. HHFDC will retain 5% of the allowable administrative funding to cover program administration.

HHFDC permits the counties to use other HOME funds, such as program income and/or recaptured funds, for eligible activities or projects. Should HOME funds become available from cancelled or completed projects, or through the receipt of program income, such funds may be reprogrammed to any open HOME-assisted Action Plan project in accordance with the State's Citizen Participation Plan. To encourage the counties to invest more of their HOME funds into activities that generate program income, such as loan programs, HHFDC allows the counties to use up to ten percent of program income received to help cover administrative costs associated with increased activities funded with program income, subject to HHFDC's approval.

HHFDC anticipates annually receiving HTF funds, which will be allocated to all four counties for rental housing activities serving households with incomes at or below 30% of the area median income. After retaining 5% of the annual allocation for administration, HHFDC will allocate 50% of the annual allocation to the City and County of Honolulu, and annually rotate the remaining 50% to one of the neighbor island counties, in accordance with the rotation of HOME funds. For PY2017, the County of Maui will receive the HOME allocation, so it will receive 50% of the PY2017 HTF allocation as well. If a designated county is unable to identify an eligible HTF activity or use for HTF funds within a specified timeframe, HHFDC, in its sole discretion, will seek alternate activities from the remaining three counties.

The Department of Human Services (DHS) Homeless Programs Office (HPO) receives annual formula allocations of the ESG and HOPWA grants, and administers both programs for the counties of Hawaii, Kauai and Maui. In PY2017, the State anticipates receiving approximately \$439,415 in ESG funds, to meet the Consolidated Plan objectives of strengthening communities and promoting decent affordable housing. In addition, the State anticipates receiving \$208,047 in HOPWA funds which will be utilized to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS.

### Funding Allocation Priorities

	HP-1 Emergency Shelter Operations (%)	HP-2 Domestic Violence Emergency Shelter (%)	HP-3 HOPWA Support Services (%)	HP-4 Transition to Permanent Housing (%)	HP-4a Rapid Re-housing Financial Assistance (%)	HP-4b Rapid Re-housing Support Services (%)	HP-4c Homelessness Prevention Financial Assistance (%)	HP-4d Homelessness Prevention Support Services (%)	HP-4e Homeless Management Information System (%)	HP-5 HOPWA Housing Financial Assistance (%)	HP-6 Administration (%)	HP-7 Coordinated Entry System (%)	HR-1 New Construction/Rehab - Rental Hsg (%)	HO-2 Self Help Housing (%)	HA-1 Program Administration (%)	Total (%)
HOME	0	0	0	0	0	0	0	0	0	0	0	0	82	11	7	100
HOPWA	0	0	20	0	0	0	0	0	0	70	10	0	0	0	0	100
ESG	25	4	0	10	25	8	13	5	1	0	7	2	0	0	0	100
Continuum of Care	0	0	0	87	0	0	0	0	2	0	7	4	0	0	0	100
Housing Trust Fund	0	0	0	0	0	0	0	0	0	0	0	0	90	0	10	100
Other Housing First	0	0	0	60	0	25	0	0	3	0	10	2	0	0	0	100
Other Housing Placement Program	0	0	0	23	35	20	10	0	0	0	10	2	0	0	0	100
Other State Homeless Emergency Grants	0	0	0	0	50	10	25	5	0	0	10	0	0	0	0	100
Other State Homeless Shelter	54	5	0	17	0	12	0	0	0	0	10	2	0	0	0	100
Other State Outreach Program	0	0	0	40	0	30	0	0	5	0	10	15	0	0	0	100
Other State Rapid Re-housing Program	0	0	0	0	40	20	30	10	0	0	0	0	0	0	0	100

**Table 8 – Funding Allocation Priorities**

## **Reason for Allocation Priorities**

Testimony at public hearings support the need for affordable housing, both rental and homeownership, statewide. HHFDC's 2016 Hawaii Housing Planning Study cited the need for more than 43,000 housing units by 2025 for families earning 80% or less of the area median income. The HOME program will fund affordable rental units for families and special needs populations, tenant based rental assistance, affordable homeownership opportunities, county homebuyer loan programs, and homebuyer education, all serving families with incomes of 80% or less AMI.

The Continuum of Care (CoC) for the rural counties, Bridging the Gap (BTG), and the DHS/HPO have determined that Emergency Solutions Grant funds for PY2017 will be allocated at approximately one percent for Homeless Management Information System (HMIS) costs and allowable five percent for administrative fees for DHS /HPO. BTG elected to allocate the remaining ESG grant funds by apportioning forty percent (40%) to emergency shelter operations and sixty percent (60%) to homelessness prevention and rapid re-housing activities. Within the HPRP component, approximately forty percent (40%) will be apportioned to homeless prevention and sixty percent (60%) to rapid re-housing. This allocation formula reflects the CoC's deep commitment to providing financial assistance and support services to retain or obtain permanent housing. Preference will be given to rapid re-housing activities targeted to individuals and families living on the street or in shelters. Homelessness prevention and rapid re-housing activities include financial assistance for rents, security deposit and utilities, and housing relocation and stabilization services. Agencies that are awarded funding will be allowed a maximum of 2.5% in administrative fees.

One hundred percent (100%) of the ESG funds for emergency shelters will be allocated to operational costs. These funds are instrumental in supplementing the State's Shelter Program grants. The State has revised its contractual requirements for agencies providing emergency shelters in an effort to reflect a Housing First modality. For example, tracking the length of stay for clients, promoting (and eventually incentivizing) shorter lengths of stay, focusing services on permanent housing and housing stability as the goal.

One provider will serve as a centralized administrative agency to provide HOPWA-funded activities, such as tenant-based rental assistance (TBRA), short-term rental, mortgage and utility (STRMU) payments, permanent housing placement, and supportive services, for persons living with HIV/AIDS in the Counties of Hawaii, Kauai and Maui. Maui AIDS Foundations will serve as the lead agency and sponsor in collaboration with Malama Pono and Hawaii Island HIV/AIDS Foundation. The State will retain three percent (3%) of the grant for administration. Of the remainder, approximately seventy-five percent (75%) of the funds will be allocated to financial assistance for housing through TBRA, STRMU, and permanent housing placement support. Roughly eighteen percent (18%) of the funds will be allocated to supportive services, and seven (7%) for the agency's administrative costs. This apportionment reflects the priority of permanent housing through prevention and rapid re-housing assistance.

HHFDC plans to allocate its HTF funds to the counties, as Subgrantees. Unlike the HOME program, the City and County of Honolulu will not receive its own allocation of HTF; therefore, after retaining 5% of the annual HTF allocation for administration, HHFDC plans to annually subgrant 50% to the City and County of Honolulu, and rotate the remaining 50% between the Counties of Hawaii, Kauai and Maui, to coincide with the HOME rotation. The County of Maui will receive the PY2017 HTF neighbor island allocation.

## **How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

In accordance with HHFDC's annual rotation of HOME funds, its PY2017 HOME allocation will be

distributed to the County of Maui. The County of Maui will use its regular HOME funds of approximately \$2,250,000 to provide affordable rental housing in Phase I of its Kawahine Village Rental Housing project. It plans to use its 15% CHDO reserve of approximately \$450,000 and anticipated program income of approximately \$42,838 totaling \$492,838, to provide affordable homeownership opportunities in Habitat for Humanity's Kahoma Residential self-help housing project. The County of Maui may use five percent of the annual allocation (approximately \$150,000) for its HOME administrative costs, and HHFDC will retain five percent for its HOME administrative costs. Should the actual HOME allocation exceed \$3M or fall short of \$3M, the projects and activities will receive the same percentages described above.

The County of Kauai anticipates receiving approximately \$1,152,304 in program income, which will be used for its Lihue TOD Rental Housing project, an affordable rental housing project in Lihue.

HHFDC will continue to administer HTF in PY2017 and focus these funds on the development and preservation of affordable rental housing in all four counties for extremely low-income households. For PY2017, HHFDC will retain 5% for HTF administrative costs, distribute 50% of the remaining balance to the City and County of Honolulu, and distribute the final 50% to the County of Maui.

One of the State's objectives in expending ESG funds is to strengthen communities through homelessness prevention for those at risk of homelessness, and rapid re-housing activities targeted to individuals and families living on the streets or in homeless shelters. Under a Request for Interest (RFI) process, the DHS-BESSD/HPO awarded approximately \$247,800 in anticipated funds to agencies to provide homelessness prevention and rapid re-housing activities in the neighbor island counties of Kauai, Hawaii and Maui.

The remaining anticipated ESG funds of approximately \$165,200 will be used for operations of emergency shelters for the unsheltered homeless and victims of domestic violence. To achieve DHS-BESSD/HPO's second objective of promoting decent, affordable housing, providers will include transitioning homeless persons to permanent housing as an integral activity.

The State will retain one per cent (approximately \$4,390) for HMIS, and five per cent (approximately \$21,900) for costs related to the effective administration of the program.

The State anticipates receiving approximately \$208,047 in HOPWA funds for PY2017. HOPWA funds will both strengthen communities and promote decent affordable housing by providing housing information, rent or deposit assistance, and other supportive services to persons with HIV/AIDS who are homeless or at risk of homelessness.

In collaboration with BTG, DHS-BESSD/HPO issued an RFI for one provider to serve as a centralized administrative agency to provide HOPWA-funded activities, such as tenant-based rental assistance (TBRA), short-term rental, mortgage and utility (STRMU) payments, permanent housing placement, and supportive services, for persons living with HIV/AIDS in the Counties of Hawaii, Kauai and Maui.

DHS-BESSD/HPO awarded its anticipated PY2017 HOPWA funds of \$201,806 to the Maui AIDS Foundation, which will act as lead agency/sponsor and work collaboratively with agencies in all three of the neighbor island counties to attain the Consolidated Plan objectives of strengthening communities and promoting decent affordable housing. HOPWA funds will be utilized for TBRA, STRMU, and

permanent housing support and services. The State will retain \$6,241 for administrative costs.

## AP-30 Methods of Distribution – 91.320(d)&(k)

### Introduction

The State's HHFDC administers the HOME and HTF programs. The state's Homeless Programs Office of the Department of Human Services - Benefits, Employment and Support Services Division (HPO) administers the ESG and HOPWA programs.

The City and County of Honolulu (City) receives its own allocations of HOME, ESG and HOPWA, so HHFDC and HPO distribute the state's HOME, ESG and HOPWA funds to the neighbor island counties of Hawaii, Kauai and Maui through their respective processes. The City does not receive a HTF allocation, so HHFDC allocates a part of its HTF funds to the City as well as the neighbor island counties.

### Distribution Methods

**Table 9 - Distribution Methods by State Program**

1	<b>State Program Name:</b>	HAWAII
	<b>Funding Sources:</b>	HOPWA HOME ESG Housing Trust Fund
	<b>Describe the state program addressed by the Method of Distribution.</b>	HHFDC disributes its HOME allocation annually on a rotating basis between the counties of Hawaii, Kauai and Maui. In prior years, the three neighbor island counties annually received a pro-rated share of the HOME allocation, requiring them to "save up" before enough funds were available to proceed. This resulted in slow or delayed expenditures of HOME funds, and "red flags" from HUD. To address the issue, HHFDC instituted the rotation of the annual allocation between the three neighbor island counties. The County of Maui will receive the PY2017 HOME allocation, the County of Hawaii will receive it in PY2018, and the County of Kauai will receive it in PY2019. Under the HTF program, HHFDC will focus its resources on rental housing activities serving households with incomes at or below 30% AMI. After retaining 5% of the allocation, HHFDC will annually distribute 50% of the balance to the City and County of Honolulu, and rotate the remaining balance of 50% to one of the neighbor island counties, as Subgrantees, on the same rotation as HHFDC's HOME funds. In PY2017, the County of Maui will receive the HOME allocation, so it will also receive the neighbor island share of 50% of the HTF allocation. Pre-award costs will be allowed for planning activities and preparation of the HTF allocation plan of up to 5% of the minimum allocation amount of \$3M.  The State's DHS/HPO annually issues a Request for Information (RFI) for its ESG and HOPWA program funds, soliciting providers to serve the Counties of Hawaii, Kauai and Maui. The RFI requires ESG and HOPWA applicants to submit work plans that identify clear goals, objectives and outcomes for the respective programs.



<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>HHFDC does not select applicants for the HOME program, but rotates its HOME funds to one of the three neighbor island counties, or State Recipients, who do. In general, State Recipients issue Requests for Proposals or applications in thier county to solicit entities that can help meet its goals and objectives - the two main objectives are the development or preservation of affordable rental housing and affordable homeownership housing. Criteria generally used to select applicants include the housing need being met by the proposal, the applicant's specialized experience, capacity and budget reasonableness, the project's readiness to proceed, and a project's leveraging of other resources.</p> <p>HHFDC intends to annually subgrant its HTF funds to the City and County of Honolulu and one of the neighbor island counties (the County of Maui for PY2017). Like HOME, HTF activities will be selected by the counties, using an RFP or other county-approved application process. Selection criteria includes factors such as timeliness, readiness to proceed, the extent to which an activity meets the priorities of the Consolidated Plan, developer experience and financial capacity, financial feasibility of the project, and leveraging.</p> <p>The CoC and HPO provide assistance to ESG recipients across all entitlement jurisdictions. DHS/HPO administers ESG funding procured through an objective RFI process on behalf of all rural chapters. Each local chapter is represented in the decision making process through designated chairs and county government personnel on the BTG leadership team.</p> <p>Embedded in the RFI evaluation process are a number of performance criteria that aid the CoC in maximizing the ESG funding allocation, including BTG's emphasis on permanent housing and helping people quickly regain stability after experiencing a housing crisis. Additionally, ESG applicants are evaluated based on completeness of the application, experience, expenditure rates, monitoring findings, performance data, financial feasibility, CoC participation, and clear goals/objectives/outcomes. HMIS data and national best practices are being examined more frequently by the CoC to determine appropriate ESG funding allocations.</p> <p>The PY17 RFI required that services be provided in a manner that is consistent with a Housing First (HF) model. The RFI stated that providers shall support a low barrier approach to program entry and ongoing program participation by offering households immediate access to outreach, shelter, and permanent housing as appropriate without unnecessary prerequisites (i.e, sobriety, participation in services, etc.). In addition, providers were required to offer households experiencing homelessness ongoing access to services until they secure permanent housing by not establishing arbitrary time limits on length of program participation, and limiting program rules to a brief list of requirements that are necessary to ensure program participants' and staffs' health and safety.</p> <p>RFI applicants were also required to provide information that demonstrate its history of coordinating with the DHS and other agencies/community resources to meet the needs of the target population. Other RFI conditions included coordination of services through applicants' participation in their local Coordinated Entry System (CES), CoC, Point-in-Time Count, assisting in maintaining a current by-name list that includes all sheltered and unsheltered Homeless people, using the VI-SPDAT as determined by their CoC, and compliance with all CoC and CES final written standards, policies, and procedures.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>The HOPWA RFI is simultaneously posted with the ESG RFI, and follows the same process. Eligible applicants (provider agencies) submit their project information in strict accordance to the RFI requirements within the specified deadline. Maui AIDS Foundation has been selected as the project sponsor and administrative lead for the counties of Hawaii, Maui and Kauai to provide services and assistance to persons with HIV/AIDS.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HOME funds will be allocated by State Recipients, to eligible projects in all categories. HTF funds will be allocated by HHFDC's Subgrantees, to eligible rental housing projects.</p> <p>BTG, in collaboration with DHS/HPO, elected to allocate the ESG grant by dedicating one percent (1%) to HMIS, five percent (5%) for State administrative costs, and apportioning the remaining 40% to ESG shelter operations and 60% to homelessness prevention and rapid re-housing (HPRP) activities. Within the HPRP program, funding is allocated at minimally 60% to rapid re-housing and 40% to homelessness prevention. These allocation decisions reflected BTG's greater emphasis on permanent housing and helping people quickly regain stability after experiencing a housing crisis.</p> <p>HOPWA funds will be dispersed in the counties of Hawaii, Kauai and Maui. Approximately 60% will be used for market rental unit costs for homeless and at-risk persons with HIV/AIDS, and roughly 30% for housing information and rent/deposit assistance services and other supportive services to persons with HIV/AIDS. The project sponsor receives 7%, and the State 3%, for administration of the programs.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>In general, HHFDC's State Recipients under the HOME Program issue Requests for Proposals or applications to solicit eligible activities. Selected proposals are limited to the aggregate total that does not exceed the annual HOME allocation. Fifteen percent of the HOME allocation is set aside of Community Housing Development Organizations, and ten percent of the HOME allocation may be used for administration of the program. Each of the State Recipients establishes their threshold factors. Generally, proposals competing for HOME funds are evaluated on the extent to which a proposal meets the needs and objectives of the HOME program and community needs, experience and capacity of the applicant, and leveraging.</p> <p>Like the HOME program, HHFDC's Subgrantees under the HTF program will, in general, issue RFPs or applications to solicit eligible activities. Selected proposals are limited to the aggregate total that does not exceed the annual HTF allocation. Ten percent of the HTF allocation may be used for administration of the program. In selecting HTF activities, subgrantees will consider factors such as timeliness and readiness to proceed, the extent to which a proposal meets rental housing objectives for both the county and HHFDC; developer experience and capacity; financial feasibility; and use of non-federal funding sources.</p> <p>Limited, existing ESG and HOPWA awards are insufficient to meet demand. The CoC saw a spike in both the total and unsheltered PY16 Point in Time counts when comparing the previous two years, but funding for ESG has not increased in proportion to need. DHS distributes funds throughout the neighbor island counties, generally based on need and population size. HOPWA funds are allocated based on geographic need, unmet housing needs, and the acuity levels of program participants. The HOPWA Consolidated Annual Performance and Evaluation Report (CAPER) identifies multiple eligible households that have unmet housing subsidy assistance need.</p>

<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>HHFDC expects that the use of its HOME funds will produce or preserve affordable housing in the neighbor island counties, for both rentals and homeownership; provide affordable rentals under TBRA programs; provide transitional housing for homeless individuals and families; provide affordable homeownership opportunities under homebuyer loan programs, and promote homeownership through homebuyer education and counseling. HHFDC anticipates that its PY2017 HOME funds will be used in the County of Maui to support the production of 64 new affordable rental units for families, 12 of which will be HOME-assisted; and help five families become homeowners using the self-help building method. In the County of Kauai, HHFDC anticipates that its HOME program income funds will support the production of 40 to 45 new affordable rental units for families, 6 to 8 of which will be HOME-assisted.</p> <p>Under its PY2017 HTF program, HHFDC will retain 5% of its allocation for administration, distribute 50% of the balance to the City and County of Honolulu and the remaining 50% to the County of Maui. HHFDC expects that the Subgrantees will together produce or preserve approximately 7 rental housing units for households with incomes at or below 30% AMI.</p>
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**Table 9 – Distribution Methods by State Program**

## AP-35 Projects – (Optional)

### Introduction

HOME funds will provide decent, affordable housing and strengthen communities through the production and development of affordable rental housing, tenant-based rental assistance, and affordable homeownership opportunities and education. A summary of the HOME funding and projects is attached as HOME Attachment A, PY2017 HOME Funding and Projects.

National Housing Trust Fund program funds will provide decent, affordable rental housing and strengthen communities through the production or preservation of affordable rental housing serving extremely low-income households. A summary of HHFDC's allocation of its PY2017 HTF funds is attached as HTF Attachment A, PY2017 HTF Allocation.

The Emergency Solutions Grant was authorized by Section 1503 of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, signed into law on May 20, 2009. Formerly known as the Emergency Shelter Grant program, the program was re-named to signify a shift to permanent housing goals by funding homelessness prevention and rapid re-housing activities, in addition to emergency shelters.

HOPWA funds will both strengthen communities and promote decent affordable housing by providing housing information, rent or deposit assistance, and other supportive services to persons with HIV/AIDS who are homeless or at risk of homelessness.

#	Project Name
1	ESG17 Hawaii
2	HOPWA17
3	HOPWA17 Hawaii DHS Admin
4	HOME-2017 Kawahine Village Phase I
5	HOME 2017- Kahoma Residential Subdivision
6	HOME 2017 - HHFDC Admin
7	HOME 2017 - Maui County Admin
8	HOME 2017-Lihue TOD Rental Housing Project
9	HTF 2017 - HHFDC Administration

**Table 10 – Project Information**

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Since the City and County of Honolulu receives its own HOME program allocation, HHFDC has elected to distribute the State's HOME funds in the Counties of Hawaii, Kauai, and Maui, on an annual rotating basis. HOME funds will be utilized to address the priority needs and objectives identified in the State's Consolidated Plan. The Counties of Hawaii, Kauai and Maui have assigned a high priority to housing for all types of households with incomes under 80% of the area median income. Such priorities include activities that expand or preserve the supply of safe, decent and sanitary affordable rental housing, particularly rental housing for very low- and low-income families and special needs populations. Priorities also include the provision of TBRA, new construction or acquisition and/or rehabilitation of housing for first-time homebuyers, county homebuyer loan programs, and homebuyer education.

The State's HTF funds will focus on the production and preservation of affordable rental housing for extremely low-income (30% AMI) families, in all four counties including the City and County of Honolulu.

While emergency shelters continue to provide essential services, obtaining permanent housing for the homeless and retaining housing for at-risk individual and families feature prominently in BTG's decision to place more emphasis on ESG HPRP. Rapid re-housing and prevention activities include financial assistance for rents, security deposit and utilities, and housing relocation and stabilization services. BTG elected to allocate HPRP funds to one agency each in Maui, Kauai and Hawaii counties. ESG funds for each component (Shelter and HPRP) are distributed based on population ratios: Hawaii (50%); Maui (34%); and Kauai (16%). These ratios are followed as closely as possible, but the allocation is ultimately determined by the number of applicants who are selected from each county through the State's procurement process.

The Maui AIDS Foundation (MAF) is the HOPWA project sponsor/lead agency and will provide administrative management and accountability for the agencies which comprise the Neighbor Island HIV/AIDS Coalition (NIHAC): Maui AIDS Foundation, Malama Pono (MP), Health Services (Kauai), and Hawaii Island HIV/AIDS Foundation (HIHAF). HOPWA funds were distributed equitably throughout the counties based on geographic need, unmet needs and acuity levels of individuals/households. Major barriers in Hawaii include scarcity of living wage jobs and the overall high cost of living, especially for housing. Demand for affordable housing in the CoC jurisdictions exceeds the supply of such units making Hawaii is one of the most expensive states in which to reside. Housing costs, for purchase or rent, are not reasonable for most middle income wage earners, much less for extremely low income persons who often have other challenges. Additionally, the lack of dependable public transportation in the rural counties makes client access to services and jobs more difficult.

## AP-38 Project Summary

### Project Summary Information

**Table 21 – Project Summary**

<b>1</b>	<b>Project Name</b>	ESG17 Hawaii
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-1 Emergency Shelter Operations HP-2 Domestic Violence Emergency Shelter HP-4 Transition to Permanent Housing HP-4a Rapid Re-housing Financial Assistance HP-4b Rapid Re-housing Support Services HP-4c Homelessness Prevention Financial Assistance HP-4d Homelessness Prevention Support Services HP-4e Homeless Management Information System HP-6 Administration HP-7 Coordinated Entry System
	<b>Needs Addressed</b>	Unsheltered Homeless Victims of Domestic Violence Transition to Permanent Housing Rapid Re-housing Homelessness Prevention Coordinated Entry System Planning and Administration
	<b>Funding</b>	Housing First Program: \$1,500,000 Housing Placement Program: \$2,500,000 State Homeless Emergency Grants Program: \$500,000 State Homeless Shelter Program: \$13,500,000 State Outreach Program: \$2,194,000
	<b>Description</b>	ESG Shelter Operations funds will be utilized for emergency shelter operation costs including maintenance/repair, food, security, supplies, utilities and insurance. ESG HPRP funds will provide financial assistance and supportive services to prevent homelessness among at risk individuals/families, and rapidly re-house those who are literally homeless and ensure stability after the ESG assistance ends. Five percent of ESG funds will be used for the State Department of Human Services administrative costs, 2.5% for sub-recipients administrative costs, and 1% will be utilized for the maintenance and operations of HMIS.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency Shelter Operations: 1,760 unsheltered homeless and 620 victims of domestic violence will be provided a safe place to sleep. Transition to Permanent Housing: Agencies funded by ESG Shelter Operations will include transitioning persons to permanent housing as an integral activity. 360 homeless persons and victims of domestic violence who are not able to find affordable rentals will achieve housing stability by transitioning from shelter living to placement in permanent housing. Rapid Re-housing Financial Assistance: 56 individuals and families who lack a fixed, regular and adequate nighttime residence will receive financial assistance to achieve housing stability in permanent housing. Rapid Re-housing Support Services: 81 individuals and families will receive housing relocation and stabilization services (case management, housing search and placement, legal services, landlord mediation, etc.) to achieve housing stability in permanent housing. Homelessness Prevention Financial Assistance: 30 at-risk persons will achieve housing stability by receiving financial assistance to prevent homelessness. Homelessness Prevention Support Services: 30 at-risk persons will receive housing relocation and stabilization services (case management, legal services, mediations, etc.) to achieve housing stability.
	<b>Location Description</b>	ESG services will be provided in the counties of: Hawaii: Child and Family Services - (Administrative Office) 91-1841 Fort Weaver Road, Ewa Beach HI, 96706; HOPE Services Hawaii - 296 Kilauea Ave., Hilo, HI, 96720 Kauai: Family Life Center Kauai (Administrative Office) 95 South Kane St., Kahului, HI 96732; Kauai Economic Opportunities - 2804 Wehe Rd., Lihue, HI, 96766 Maui: Family Life Center Maui (Administrative Office) 95 South Kane St., Kahului, HI 96732; Ka Hale A Ke Ola Homeless Resource Centers - 670 Waiale Rd., Wailuku, HI, 96793

	<b>Planned Activities</b>	Emergency Shelter Operations: ESG shelter funds will provide for operational costs including maintenance, utilities, security, food, supplies and insurance. Homelessness Prevention and Rapid Re-housing activities include financial assistance for short and medium term rents, security deposits and utilities; and housing relocation and stabilization services, including case management, outreach, housing search and placement, legal services, mediation and credit repair. The State will retain 1% for the Homeless Management Information System. The State will retain 5% for costs related to the effective administration of the ESG program, including overall program management, sub-recipient monitoring, fiscal oversight, and preparing reports and other documents for HUD.
<b>2</b>	<b>Project Name</b>	HOPWA17
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-3 HOPWA Support Services HP-4 Transition to Permanent Housing HP-5 HOPWA Housing Financial Assistance HP-6 Administration HP-7 Coordinated Entry System
	<b>Needs Addressed</b>	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance Planning and Administration
	<b>Funding</b>	HOPWA: \$210,000 ESG: \$440,000 Continuum of Care: \$2,146,702 Housing First Program: \$1,500,000 Housing Placement Program: \$2,500,000 State Homeless Emergency Grants Program: \$500,000 State Homeless Shelter Program: \$13,500,000 State Outreach Program: \$2,194,000
	<b>Description</b>	Provide tenant based rental assistance (TBRA); short term rental, mortgage and utility (STRMU); permanent housing assistance; and supportive services to those living with Human Immunodeficiency virus (HIV)/Acquired Immunodeficiency syndrome (AIDS).
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide financial assistance for housing and supportive services to those who are homeless or at risk of homelessness with HIV/AIDS through: Tenant based rental assistance (TBRA) 15 households Short Term Rent Mortgage Utility (STRMU) 6 households Support Services 541 persons Permanent Housing Placement 4 households
	<b>Location Description</b>	HOPWA funds will be utilized to serve the Counties of Hawaii, Kauai and Maui. Maui AIDS Foundation will serve as the lead agency and project sponsor: 1935 Main St., Suite 101, Wailuku, HI 96793.
	<b>Planned Activities</b>	Activities planned under the PY17 HOPWA project include: Tenant based rental assistance (TBRA): Provide funds to pay a portion of the market rental unit costs for homeless and at-risk persons with HIV/AIDS. Short term rent, mortgage and utility (STRMU): Provide short term financial assistance, paid on the participant's behalf as an intervention to help households maintain their current housing to prevent homelessness. Permanent housing placement services: Provide housing information and financial assistance, including security deposits which may be used to help eligible persons establish a new residence where ongoing occupancy is expected to continue. Supportive Services: Provide supportive services such as health care accessibility, transportation, housing information, with or without housing activities, to those living with HIV/AIDS. Other services include counseling and referrals for physical and mental health; assessment; drug and alcohol abuse treatment and counseling; personal assistance; nutritional services; intensive care, when required; and assistance in gaining access to local, State, and Federal government benefits and services. Health services shall only be provided to individuals with HIV/AIDS or related diseases. Administration: Project Sponsor will utilize administrative funds for overall program management, coordination, evaluation, recordkeeping and reporting by the staff assigned to the HOPWA Program. Program administration activities include monitoring program compliance, preparing HUD reports and documents, program budget, and evaluating program results.
<b>3</b>	<b>Project Name</b>	HOPWA17 Hawaii DHS Admin
	<b>Target Area</b>	Rural Counties

	<b>Goals Supported</b>	HP-6 Administration
	<b>Needs Addressed</b>	Services for Persons with HIV/AIDS Planning and Administration
	<b>Funding</b>	HOPWA: \$6,241
	<b>Description</b>	The Hawaii State Department of Human Services (DHS), the HOPWA program administrator, will support the provision of effective program administration.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Department of Human Services, Homeless Programs Office. 820 Mililani Street, Suite 606, Honolulu, HI 96813
	<b>Planned Activities</b>	General program management, fiscal oversight, monitoring, and coordination of CoC meetings and trainings.
4	<b>Project Name</b>	HOME-2017 Kawahine Village Phase I
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-1 New Construction/Rehab - Rental Hsg
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$2,250,000
	<b>Description</b>	Development of a 64 unit multi-family rental project, consisting of 2 and 3 bedroom units in North Kihei on the island of Maui.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Of the total 64 units, 12 will be HOME assisted.
5	<b>Location Description</b>	TMK: (2) 3-8-004:028 North Kihei, Maui
	<b>Planned Activities</b>	Funds to be used for the development of the 64 unit rental project.
	<b>Project Name</b>	HOME 2017- Kahoma Residential Subdivision
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-2 Self Help Housing
	<b>Needs Addressed</b>	Affordable Homeownership Opportunities
	<b>Funding</b>	HOME: \$492,838
	<b>Description</b>	The Kahoma Residential Subdivision is a proposed new construction 10 single family home project located in Lahaina on the island of Maui. Habitat for Humanity Maui will build two, three or four bedroom homes to accommodate the qualified and selected applicant's family size.
6	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will include 10 total single family homes, 5 of which will be HOME assisted.
	<b>Location Description</b>	TMK: (2) 4-5-010:005 Lahaina, Maui
	<b>Planned Activities</b>	Funds will be used for the development of the self-help homes. Estimated HOME Funding: \$450,000 CR Funds; \$25,000 Maui County est. Program Income and \$17,838 HHFDC Program Income
	<b>Project Name</b>	HOME 2017 - HHFDC Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Program Administration
	<b>Needs Addressed</b>	Fair Housing Planning and Administration
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	The Hawaii Housing Finance and Development Corporation (HHFDC) will utilize HOME funds to administer and coordinate the State's HOME program to ensure effective and timely project implementation in accordance with all applicable HUD rules and regulations.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	HOME 2017 - Maui County Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Program Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	The County of Maui will utilized HOME funds to administer its HOME allocation to ensure effective and timely project/program implementation in accordance with all applicable HUD regulations.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	County of Maui
<b>8</b>	<b>Planned Activities</b>	Administration
	<b>Project Name</b>	HOME 2017-Lihue TOD Rental Housing Project
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-1 New Construction/Rehab - Rental Hsg
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$1,152,304
	<b>Description</b>	The County of Kauai intends to utilize the Program Income balance of \$1,152,304 for development of the Lihue TOD Rental Housing Project (Lihue Project). The Lihue Project is anticipated to consist of 40 to 45 multifamily rental units, situated on a 1.6 acre parcel owned by the County. The Lihue Project is projected to provide 1, 2, and 3-bedroom rental units that are affordable to households ranging from 30% to 80% of the Kauai median household income, with an estimated 6-8 units projected to be designated as HOME-assisted units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Lihue Project is anticipated to consist of 40–45 multifamily rental units, with an estimated 6-8 units projected to be designated as HOME-assisted units. The Lihue Project is projected to provide 1, 2, and 3-bedroom rental units that are affordable to households ranging from 30% to 80% of the Kauai median household income,
<b>9</b>	<b>Location Description</b>	Lihue, Kauai
	<b>Planned Activities</b>	HOME program income funds will be used for the construction of the multifamily rental project.
	<b>Project Name</b>	HTF 2017 - HHFDC Administration
	<b>Target Area</b>	Statewide
	<b>Goals Supported</b>	HA-1 Program Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	Housing Trust Fund: \$150,000
	<b>Description</b>	HHFDC will use HTF to administer and coordinate the State's HTF program to ensure the production or preservation of affordable housing in accordance with HHFDC's HTF Allocation Plan and regulations provided in 24 CFR Part 93.
	<b>Target Date</b>	
<b>9</b>	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Statewide.
	<b>Planned Activities</b>	Reasonable costs of overall management, coordination, monitoring and evaluation.

**Table 11 – Project Summary**



## **AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

### **Available Grant Amounts**

Not applicable.

### **Acceptance process of applications**

Not applicable.

## **AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

No

### **State's Process and Criteria for approving local government revitalization strategies**

Not applicable.

## **AP-50 Geographic Distribution – 91.320(f)**

**Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

The HOME, ESG and HOPWA program funds will be used in the State of Hawaii, particularly in the Counties of Hawaii, Kauai and Maui. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose.

The HTF program funds will be used statewide in all four counties of the State of Hawaii.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Rural Counties	100
Statewide	100

**Table 12 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

The HOME, ESG and HOPWA program funds will be used in the State of Hawaii, focused on the rural counties of Hawaii, Kauai and Maui. The City and County of Honolulu receives its own allocation of HOME, ESG and HOPWA funds. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that purpose.

The HTF program funds will be used in all counties of the State, including the City and County Honolulu, for rental housing projects serving households with incomes at or below 30 percent AMI. Like the HOME funds, projects and activities will likely benefit areas of minority concentration, but funds will not be specifically targeted for that purpose.

## **Discussion**

The State distributes its annual HOME allocation among the Counties of Hawaii, Kauai and Maui, as "State Recipients," and will distribute its annual HTF allocation to the City and County of Honolulu and one of the neighbor island counties, as "Subgrantees." State Recipients and Subgrantees will not allocate their HOME or HTF funds based on geographic areas. In general the HOME and HTF funds will be allocated through a Request for Proposals process or application process, which ranks and rates proposals for program eligibility, the extent to which a proposal meets the needs of the community, and meeting the Consolidated Plan priorities, objectives and performance measures.

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 13 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	23
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	23

**Table 14 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

### AP-60 Public Housing - 24 CFR 91.320(j)

#### Introduction

Demand for public housing units remains high in Hawaii. The Hawaii Public Housing Authority's waitlist for public housing units exceeds 13,000, the majority of which are families with extremely low income, 30% or less of AMI. Waitlisted families with children comprise most of the list, followed by elderly families and families with disabilities. HPHA's waitlist for Section 8 exceeds 2,000, the majority of which are families with extremely low incomes. More support and assistance are clearly needed for this segment of the population.

#### Actions planned during the next year to address the needs to public housing

HPHA's waitlist for public housing units exceed 13,000; HPHA continues to turnover vacant units as quickly as possible by employing effective maintenance and management policies and outsourcing labor where appropriate, to minimize the number of off-line housing units. The HPHA is also seeking to increase the number of affordable housing units by applying for additional section 8 units, should they become available; by leveraging affordable housing resources through the creation of mixed-financing housing; and by pursuing housing resources other than public housing or section 8 tenant based assistance.

To offset decreases in federal program funding, HPHA is also requesting Capital Improvement Project funding from the State Legislature in order to address the physical needs of the agency's public housing properties. The HPHA also continues to provide training to all employees with regard to Fair Housing

and Limited English Proficiency laws to better assist its residents.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The HPHA continues to operate the Tenant Aide Program for federal low-income public housing residents, continues to fill vacant positions in the Property Management and Maintenance Services Branch to assist residents in accessing resident services and case management.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

HPHA is not designated as Troubled.

**Discussion**

**AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

**Introduction**

Through the collaborative efforts of the Hawaii Interagency Council on Homelessness (HICH) and numerous interested stakeholders, a unified, robust plan for the State of Hawaii has been developed. From this strong foundation emerged a clear direction for Bridging the Gap and DHS/HPO to frame the 5 Year Consolidated Plan, and the subsequent Annual Action Plans.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The CoC's coordinated entry process begins with the use of the VI-SPDAT, the common assessment tool. An important goal of the CoC is to create a by-name list with corresponding VI-SPDAT score so that, based on vulnerability and other prioritization factors, all homeless individuals can be matched with the resources most appropriate to their needs. Assertive community outreach is conducted to identify and engage the homeless.

A cohesive, coordinated outreach effort continues in the rural counties to ensure that the individuals and families assessed via VI-SPDAT with the highest acuity are prioritized for a permanent supportive housing level of care. The State Homeless Outreach Program provides comprehensive geographic coverage of the State's four counties: Oahu, Maui, Kauai and Hawaii.

The outreach agencies contracted by the State seek out the unsheltered homeless on beaches, in parks, on the streets, and other places where the homeless congregate. The unsheltered homeless and at-risk population who might not otherwise receive assistance are provided with basic intake and assessment to identify their individual needs and barriers.

In November 2016, the State issued a Request for Proposal (RFP) seeking outreach and civil legal services. Agencies funded under this opportunity is required to use a Housing First (HF) approach. The goals of the HF approach are to help homeless individuals and families access permanent housing as rapidly as possible by assisting with quickly locating and accessing housing options and connecting them

to services and supports that will support housing stabilization. In the HF approach, staff use assertive engagement strategies and assist individuals and families to develop housing plans, obtain needed documents for the housing application process, obtain income through public benefits and employment, identify and locate suitable housing options and provide support through the housing location and access processes. The Outreach Program and civil legal services will also help with preparation for housing by teaching tenancy skills and how to meet lease obligations.

The Homeless Outreach Providers shall meet the following outcome measures:

1. Provider is responsible for placing 30% of Participants into permanent housing and 50% into temporary housing annually.
2. Less than 15% of Participants return to Homelessness within 2 years.
3. At least 15% of Participants increase earned income during a one-year reporting period.
4. At least 30% of Participants increase non-employment cash income during a one-year reporting period.
5. At least 45% of Participants increase total income during a one-year reporting period.
6. Maintain average monthly program enrollment that is at least 90% of the contracted commitment.

In PY17, DHS/HPO implemented a new legal service in association with its Outreach and Shelter Programs. The primary focus is to provide assistance to resolve legal problems that prohibit program Participants from obtaining permanent housing or will likely result in the loss of permanent housing. Providers are required to meet the following outcome measures:

1. 90% of all Participants who applied for vital documents within a one-year reporting period will obtain them.
2. 90% of all Participants who applied for ID cards within a one-year reporting period will obtain them.
3. 90% of all Participants who enrolled in landlord/tenant education classes will successfully complete the class.
4. Maintain average monthly program enrollment that is at least 90% of the contracted commitment.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The ESG Shelter Operations and the State Homeless Shelter Program will continue to fund emergency and/or transitional shelters with the intent to achieve broad geographic accessibility throughout the state. Hawaii's shelters provide a secure environment where individuals and families can stabilize their lives, address their needs and strengthen their economic situation. These facilities provide a broad spectrum of services to address the multiple needs of homeless clients, including substance abuse, mental health and educational services; job and life skills training; and family support.

As the first step, all shelters provide access to basic needs, such as a safe and decent place to sleep, prepared meals and/or food/kitchen facilities, hygiene essentials, and clothing. Each shelter will be contractually required to utilize a common assessment tool (VI-SPDAT) and participate in the State's Coordinated Entry System. The system is being further developed as a tool to help emergency and transitional shelter providers better assess level of care needed by clients, determining which individuals/families could best benefit from shelter services.

Some of the planned refinements in the State's homeless service system include helping homeless shelter providers develop the capacity to deliver services to individuals and families in permanent housing vs. in the traditional shelter setting. Shelter service providers will be incentivized to implement diversion strategies so that families do not enter their shelters and instead pursue permanent housing

while reflecting a Housing First modality.

In November, 2016, DHS/HPO issued a RFP which required that shelter services are to be provided in a manner that is consistent with the Housing First approach: providing low barrier to entry and ongoing program participation; focusing on housing access and retention; connecting community integration and recovery; ensuring participant choice in support services; and providing assertive engagement and housing-focused case management.

Outcome measures for emergency shelters are as follows:

1. Occupancy/ bed utilization will average 85% of the point in time capacity during quarterly and one-year reporting periods.
2. 50% of the Participants will stay 60 days or less during a one year reporting period.
3. 30% of Participants, who exit during a one-year reporting period, will exit to a permanent housing location.
4. Less than 25% of Participants who exit to a permanent housing location return to Homelessness within 2 years.
5. 20% of Participants increase earned income during a one-year reporting period.
6. 30% of Participants increase non-employment cash income during a one-year reporting period.
7. 45% of Participants increase total income during a one-year reporting period.

Outcome measures for transitional shelters are as follows:

1. Occupancy/ bed utilization will average 85% of the point in time capacity during quarterly and one-year reporting periods.
2. 50% of the Participants will stay 90 days or less during a one year reporting period.
3. 75% of Participants, who exit during a one-year reporting period, will exit to a permanent housing location.
4. Less than 15% of Participants who exit to a permanent housing location return to Homelessness within 2 years.
5. 20% of Participants increase earned income during a one-year reporting period.
6. 30% of Participants increase non-employment cash income during a one-year reporting period.
7. 50% of Participants increase total income during a one-year reporting period.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The State will continue to strategically use state funds, which are less restrictive than federal funds, to create a system of care for needy individuals and families at a broad range of Area Median Income. ESG HPRP funds are restricted to those at 30% of AMI, yet there are many people who earn between 30-50% of AMI who need and would benefit from assistance. The State's programs, including the existing Housing Placement Program and State Homeless Emergency Grant program are geared to address those who are in this income level.

Additionally, in February 2017, the State issued Requests for Proposals for the Rapid Re-housing (RRH) and Housing First (HF) programs. Procurement for each program was open for the first time to rural county applicants.

The State RRH program funded \$1.5 million for the rural counties to provide financial assistance and support services for at-risk and homeless individual and families utilizing a Housing First approach. In

alignment with the ESG HPRP, the State anticipates that it will allocate 60% of the total funds to RRH and 40% to prevention. RRH will provide program participants with access to financial assistance including rent, utility, and security deposits; and supportive services including housing location support; rent and move-in assistance; housing stabilization and case management services. At-risk and homeless individuals and families earning at or below 50% of the AMI are eligible for this program.

Outcome measures for RRH are as follows:

1. 80% of all Participants are placed in a permanent housing unit within 45 days of program entry.
2. 90% of all Participants who exit during a one-year reporting period, will exit to a permanent housing location.
3. Less than 15% of all Participants return to Homelessness within 2 years.
4. 30% of residents increase earned income during a one-year reporting period.
5. 20% of all Participants increase non-employment cash income during a one-year reporting period.
6. 40% of all Adults increase total income during a one-year reporting period.
7. Maintain average monthly program enrollment that is at least 90% of the contracted commitment.

The State apportioned the \$1.5 million for the HF program based on population: Hawaii County – 50%; Maui County – 34%; and Kauai County – 16%, comparable to the distribution logic for ESG. One provider for each county was selected to provide HF services in its geographic area. The target population to be served by this program is the documented unsheltered (or sheltered in emergency shelters), most vulnerable, chronically homeless. The documentation of chronicity will be accomplished to the extent possible, via the HMIS, while the “level of care” determination will be established using the VI-SPDAT assessment tool.

Outcome measures for HF are as follows:

1. 90% of all Participants are placed in a permanent housing unit within 30 days of program entry.
2. 85% of all Participants remained in or exited to other permanent housing within a one-year reporting period.
3. Less than 15% of all Participants return to Homelessness within 2 years.
4. 10% of all Adults increase earned income during a one-year reporting period.
5. 20% of all Adults increase non-employment cash income during a one-year reporting period.
6. 25% of all Adults increase total income during a one-year reporting period.
7. Maintain average monthly occupancy that is at least 90% of the program’s unit capacity.

See also Attachment A, HICH’s 10 Year Plan to End Homelessness, Goal 3: Increase Economic Stability and Self-Sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The State will continue the work of the Hawaii Interagency Council on Homelessness to create “common ground” solutions between large public systems such as hospitals, prisons and mental institutions regarding resource allocation and discharge planning both for the homeless and non-homeless populations. These solutions are outlined in Attachment A, HICH’s 10 Year Plan to End Homelessness, Goal 4: Improve Health and Stability:

- Strengthen intersection between healthcare and housing – The Department of Health has

contracted the Corporation for Supportive Housing to assist with an amendment to the State's 1115 Medicaid waiver. The waiver amendment will enable the State to better utilize Medicaid to provide supportive services to assist homeless persons with maintaining tenancy following housing placement.

- Pilot new models for Permanent Supportive Housing (PSH) – The State and City and County of Honolulu are partnering to place chronically homeless persons from the Hawai'i Pathways Project into housing at various City-owned properties. In this model, the State is providing supportive services and case management, while the City is providing housing units and housing vouchers. Governor David Ige's emergency proclamations to address homelessness facilitated the ability of County governments to accelerate the development of permanent housing projects that will specifically benefit homeless persons and brought at least 392 additional units online over the past year.
- Address discharge planning and transition of inmates exiting from incarceration – The Department of Public Safety (PSD) established a formal Re-Entry Coordination Office (RCO), and revitalized PSD's comprehensive re-entry plan, which includes streamlining access to services for offenders by partnering with DHS, and working with the Department of Transportation and counties to streamline the process for offenders to obtain State identification.

## Discussion

### AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	9
Tenant-based rental assistance	15
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	24



## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction**

Many factors contribute to the shortage of housing and, consequently, the lack of affordability in housing in the State. Included are demographic changes, market forces, changes in federal housing policy, changes in federal tax policy, and development constraints (including lack of "reasonably priced," developable land, lack of infrastructure, high development costs, government regulations, community opposition, and growing environmental requirements).

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Integral to any strategy to remove or ameliorate the barriers to affordable housing is collaboration through public-private partnerships. Partnerships are needed to educate decision-makers, be at the table to champion affordable housing, and find ways to incentivize the development of affordable housing.

Tax Policy Strategies - Continue to utilize Section 201H-36, Hawaii Revised Statutes (HRS), which authorizes HHFDC and the counties to approve and certify for exemption from general excise taxes any qualified person or firm involved with a newly constructed, or moderately or substantially rehabilitated, affordable housing project.

Provide lawmakers with information on the successes of Housing Bond and Low Income Housing Tax Credit programs and request increased credit resources to help combat the affordable housing crisis. Government regulation strategies - Continue to utilize Section 201H-38, HRS, which provides eligible affordable housing projects with an expedited process to obtain land use and zoning approvals. It also provides greater flexibility in the design of housing projects.

Continue to work to accelerate regulatory and building permits by supporting third-party reviews, eliminating duplicative reviews at the State and County levels, and creating design standards for workforce housing, as well as transit-oriented development. Participate in pilot projects, such as micro-apartment units or container housing, to find ways to reduce development costs.

Infrastructure strategies - Implement alternative financing mechanisms to fund infrastructure improvements including community facilities districts and tax increment financing. Explore mixed-use developments that incorporate affordable housing and other community services in close proximity to high quality public transit.

Resource strategies - Continue to make government land and financing resources (e.g., Rental Housing Revolving Funds, LIHTCs) available for affordable housing development. Explore alternative financing sources including a Transit Oriented Affordable Housing (TOAH) Funds which is a public-private financing resource funded by government, philanthropic and financial entities for the development of affordable housing and community facilities near transit lines. In addition, HHFDC will apply for federal grant funds under the National Housing Trust Fund program, which provides funding for the production or preservation of affordable housing. HHFDC will subgrant its HTF allocation to the four counties, to use solely for rental housing serving households with incomes at 30% or below AMI, including homeless households. Continue to advocate for funding for the Rental Housing Revolving Fund and capital

improvement project funds for affordable rental housing projects.

Explore additional incentives for private development participation in the development of affordable housing. Also explore opportunities to collaborate with new public partners in the mixed-use residential development of government lands.

## **Discussion**

### **AP-85 Other Actions – 91.320(j)**

#### **Introduction**

As a condition to receiving HUD Community Planning and Development funds such as the HOME program, grantees like HHFDC are required to affirmatively further the purposes of the Fair Housing Act. To help identify impediments to fair housing choice, grantees conduct an Analysis of Impediments to Fair Housing Choice (AI) that analyzes existing conditions affecting fair housing, identifies impediments to fair housing, and proposes an agency action plan outlining steps to reduce the impediments.

Generally, HHFDC has updated its AI every five years to coincide with the Consolidated Plan. HHFDC conducted a staff update in 2015, and collaborated in 2016 with other state and county agencies to contract with the University of Hawaii's Center on Disability Studies to conduct an AI focused on impediments facing people with disabilities. Participants were HHFDC, Department of Hawaiian Home Lands, the Homeless Programs Office of the Department of Human Services - Benefits, Employment and Support Services Division, Hawaii Public Housing Authority, the County of Hawaii, the City and County of Honolulu, the County of Kauai, and the County of Maui.

The 2016 AI identified substantial impediments to fair housing choice for people with disabilities in Hawaii: 1) a lack of knowledge on the part of people with disabilities, members of the general public, landlords and property managers about legal requirements for fair housing choice and available resources and programs that can support people with disabilities to obtain and retain suitable housing; 2) people with disabilities at lower income levels have tremendous difficulties obtaining affordable housing that is accessible; 3) many personnel lack attitudes, skills, and knowledge to serve and support people with disabilities in the housing, social services, medical, caretaking, and related fields; and 4) service systems are not well-coordinated with regard to supporting people with disabilities to obtain and retain suitable housing, particularly those with serious cognitive disabilities.

The 2016 AI identified three goals to address these impediments: 1) enhance public awareness of fair housing; 2) increase the availability of affordable housing that is accessible or visitable; and 3) enhance housing options for people with serious cognitive impairments. HHFDC plans to provide fair housing education for its staff and participate in such educational events when possible. HHFDC and other state and county housing agencies will strive to collaborate with advocacy groups such as the UH's Center of Disability Studies and the Hawaii Disability Rights Center to develop and implement a strategic plan to achieve goals 2 and 3.

#### **Actions planned to address obstacles to meeting underserved needs**

Major obstacles to meeting underserved needs are the severe shortage of affordable housing and the lack of funding. To address these obstacles, the State will pursue, or continue to pursue, the following: advocate for increases in State funding to support the development of affordable housing, homelessness prevention and rapid re-housing activities, and for homeless / shelter services and

improvements; consolidate CoC SuperNOFA applications for funding to meet underserved needs and provide technical assistance to improve outcomes; work with State Recipients to improve the administration of the HOME program; leverage federal resources such as HOME funds with other financing such as LIHTCs to increase the supply of rental housing for underserved low-income populations; invest federal sources such as HOME funds to provide low-cost rental units for transitional housing and supportive services to homeless populations and sheltered families who are at risk of becoming homeless; apply for competitive federal funds to acquire / build supportive housing to meet the housing and service needs of the chronically homeless and homeless families; continue programs to help homeless, Section 8 voucher holders, and at-risk families in securing private sector permanent housing with assistance in first month's rent, rental deposit, landlord intervention to foster good tenancy, landlord solicitation to increase the number of available units, budgeting classes, and other support services.

### **Actions planned to foster and maintain affordable housing**

Part of the plans to foster and maintain affordable housing is to remove or ameliorate barriers to affordable housing. HHFDC plans to collaborate through public-private partnership to educate decision-makers, be at the table to champion affordable housing, and find ways to incentivize the development of affordable housing.

HHFDC will continue to make government land and financing resources (e.g., Rental Housing Revolving Fund, LIHTCs) available to affordable housing development, and explore alternative financing resources, including Transit-Oriented Affordable Housing (TOAH) funds which is a public-private financing resource funded by government, philanthropic and financial entities for the development of affordable housing and community facilities near transit lines. Additionally, HHFDC will apply for new federal funding under the National Housing Trust Fund program, to produce and preserve affordable housing targeted to households with extremely low-incomes, including homeless households.

HHFDC will continue to advocate for funding for the Rental Housing Revolving Fund and capital improvement project funds for affordable rental housing projects, explore additional incentives for private development participation in the development of affordable housing; and explore opportunities to collaborate with new public partners in the mixed-use residential development of government land. In addition, HHFDC will continue to utilize Section 201H-38, HRS, which provides eligible affordable housing projects with an expedited process to obtain land use and zoning approvals, and greater flexibility in the design of housing projects. HHFDC will work to accelerate regulatory and building permits by supporting third-party reviews, eliminating duplicative reviews at the State and County levels, and creating design standards for workforce housing, as well as transit-oriented development. Participating in pilot projects, such as micro-apartment units or container housing, to find ways to reduce development costs, will also help to produce affordable housing.

### **Actions planned to reduce lead-based paint hazards**

While almost all of HPHA's family projects have been tested and either encapsulated or abated, the Department of Health requires that with each modernization, updated test results must be provided that is no more than 2 years old. Therefore, when doing modernization, HPHA will include LBP testing as part of the scope and abate / encapsulate as required, or treat the entire project as under the assumption that it is lead-containing and monitor and abate / encapsulate as required in lieu of obtaining new test reports.

### **Actions planned to reduce the number of poverty-level families**

The mission of the State's Department of Human Services (DHS) is to direct resources toward protecting

and helping those least able to care for themselves and to provide services designed towards achieving self-sufficiency for clients as soon as possible. The production and preservation of affordable housing provide housing stability that assists families in their efforts to attain economic self-sufficiency. The HHFDC, DHS-BESSD/HPO, HPHA, and counties will continue to consult with DHS to coordinate and maximize program benefits to poverty-level families. The affordable housing strategy will assist to reduce the number of poverty-level families.

### **Actions planned to develop institutional structure**

HHFDC, DHS-BESSD/HPO, and the counties will continue to take the lead in implementing the state Consolidated Plan, in consultation with an extensive network of public and private organizations involved with providing affordable housing, special needs housing and supportive services. The strengths of the delivery system in the State are derived from the many different entities striving toward one common goal: to provide for more affordable and supportive housing in the State. State, federal and county agencies, private nonprofits, private social service providers, private lenders, and private for-profit developers are partnering to respond to the urgency of the housing situation in Hawaii. Each stakeholder in the delivery system contributes resources and expertise from its specific area of operation. In overcoming gaps in the delivery system, an integrated approach will be undertaken to achieve a common vision for housing. Commitment, coordination and collaboration among and within all levels of government, private sector, nonprofits and consumers are necessary. In the homeless arena, the Hawaii Interagency Council on Homelessness is achieving this integrated approach to increase the state's capacity to end homelessness, through collaborative efforts across governmental agencies and service providers.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

HHFDC, DHS-BESSD/HPO, and the counties will solicit nonprofit developers and service providers to continue to provide affordable rental housing, self-help housing, and housing for special needs groups. Private industry, including for-profit developers and financial institutions, will play a major role in expanding affordable housing opportunities for Hawaii's low- and moderate-income households. Private foundations will be a source of grants and other resources. Faith-based groups will provide grants, manpower, support services, and other resources, primarily for the most vulnerable populations, such as the homeless and persons with special housing needs. Government agencies involved with the "bricks and mortar" of housing and related infrastructure, including HHFDC, Department of Hawaiian Home Lands, county housing agencies, HUD and USDA-Rural Development, will facilitate the development of affordable housing by providing financing tools and other resources. Governmental agencies involved with the provision of human services and health, including the Departments of Health and Human Services, will provide resources either directly to clients or through nonprofit health and service providers to support low- and moderate-income households.

### **Discussion**

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.320(k)(1,2,3)**

#### **Introduction**

According to the 2016 Hawaii Housing Planning Study, more than 43,800 housing units will be needed by 2025 to fulfill the demand for low- and moderate-income households ( $\leq 80\%$  AMI). In response to the decreasing availability of affordable units due to rapid growth in private sector housing sales, coupled with limited housing production, HOME funds will be used for families earning 80 percent or less of the area median income, through the construction of affordable rental units, tenant based rental assistance, and the development of affordable homeownership opportunities. HTF funds will be focused on the production or preservation of rental housing for households earning 30% or less AMI. These federal funds will leverage other government and / or private resources.

#### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.320(k)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The forms of assistance provided under the State's HOME program will be consistent with 24 CFR 92.205. No other forms of investments will be provided.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When HOME funds are used for homebuyer assistance or the development of homeownership housing, the HHFDC requires State Recipients (the Counties of Hawaii, Kauai and Maui) to establish and impose resale or recapture provisions in accordance with 24 CFR §92.254(a)(5) to ensure affordability in the event of a subsequent sale of a property during the period of affordability.

The County of Hawaii will recapture the total amount of HOME funds expended for a project when the recipient fails to comply with the terms of its agreement with the County, or refuses to accept conditions imposed by the County, HHFDC, or HUD, when the recipient sells or otherwise transfers any real or personal property purchased or constructed with the HOME funds within the applicable period of affordability and when the recipient ceases to use the property constructed, rehabilitated and/or renovated with HOME funds for the applicable period of affordability, following the issuance of final payment for the project by the County.

The County of Kaua'i will use either the resale or recapture provision, depending on land tenure. With fee simple sales, the County will utilize a recapture provision. If a borrower elects to transfer or sell the HOME-assisted property prior to the end of the affordability period, the total amount of HOME funds provided shall be due to the County from available net proceeds. With leasehold sales, the County will utilize a resale provision. If a borrower elects to transfer or sell the HOME-assisted property prior to the end of the affordability period, the property must be sold to another HOME eligible purchaser. The fair rate of return for resale will be set by an objective standard, using appraised value performed by a duly licensed appraiser at initial purchase (the "base price") and appraised value at time of resale. The homeowner's share will be equal to twenty-five percent (25%) of the increase in appraised value. To ensure that housing under the resale provision remains

affordable, the County has defined the reasonable range of low-income homebuyers targeted for subsequent purchase as those with incomes between 70 and 80 percent of area median income.

The County of Maui will use either a recapture or resale provision, depending on land tenure. A resale provision will be applied for Community Land Trust properties and a recapture provision will be applied for all other properties. The County of Maui provides for a recapture provision if the home is sold during the affordability period. The County requires a recapture of the HOME direct subsidy for the unit, less the subsidy amount prorated for the length of time the homeowner owned and occupied the unit. The homeowner is allowed to recover the homeowner's entire investment (down payment and capital improvements made since purchase) before any of the Direct Subsidy is recaptured. The recapture amount is limited to net proceeds. Net proceeds are the sales price less the superior loan repayment (other than the Direct Subsidy) and any closing costs. The County of Maui also allows for the assumption of recapture obligations by a subsequent homebuyer, provided the subsequent homebuyer is HOME-eligible and no additional HOME assistance is provided to the subsequent homebuyer. If the subsequent homebuyer does not assume the HOME recapture obligations, the homeowner must repay the prorated HOME investment from any net proceeds. The Direct HOME subsidy provided to the homebuyer is calculated using the difference, at the time of purchase, between the purchase price of the HOME and the appraised value of the home.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HHFDC's State Recipient Agreement with each County requires all housing assisted with HOME funds to meet the affordability requirements of 24 CFR §92.252 (affordable rental housing) or 24 CFR §92.254 (affordable homeownership housing) of the HOME Program regulations, and requires the repayment of HOME program funds to HHFDC if the housing does not meet the affordability requirements for the specified time period. Each County shall require the maintenance of all affordability requirements by executing deed restrictions and lien recordations or through the filing of restrictive covenants running with the land.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HHFDC does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

### **Emergency Solutions Grant (ESG)** **Reference 24 CFR 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

Currently, subrecipient agencies providing ESG assistance are contractually required by the State, detailed in the Scope of Service, to follow standards in accordance with United States, 24 Code of Federal Regulations Part 576 (24CFR Part 576) Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Emergency Solutions Grant Interim Rule. Eligibility standards are written in DHS/HPO's ESG Policies and Procedures Manual. (See ESG Attachment D: Eligible Participants for Emergency Solutions Grant). As of this writing, standardized written eligibility

requirements are being developed by Bridging the Gap and HPO.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

BTG has adopted “housing first” (HF) as a philosophical premise to end homelessness. This approach emphasizes providing support for stable housing as an important first, rather than last, step in a transition to independently sustained permanent housing. Moreover, BTG has selected a common assessment tool, the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT), and completed a substantial number of assessments using this prescreening tool in each county. In its efforts to be in alignment with HUD’s standards and nationwide best practices, DHS/HPO has issued RFPs for Outreach, Shelter, State Homeless Emergency Grants, Rapid Re-housing and Housing First programs requiring adherence to the HF model.

While a coordinated entry system has been adopted by Bridging the Gap and has recently commenced on the neighbor islands, it has not yet reached its full potential. In 2016, BTG members, service providers, and HPO staff received extensive training on CES from Iain De Jong, the creator of VI-SPDAT. The 2-day sessions were presented on each of the neighbor islands. BTG has scheduled another series of training in 2017 to expand its understanding of the concepts and processes of implementing CES in each county.

BTG envisions its CES process beginning with assertive community outreach to identify and engage the homeless, then utilizing the VISPDAT to assign a vulnerability score. The CoC is getting closer to its goal of creating a by name list with corresponding VISPDAT score so that, based on vulnerability and other prioritization factors, all homeless individuals can be matched with the resources most appropriate to their needs. Local representatives will then convene case conferencing (CC) meetings throughout all rural county jurisdictions. CC is the venue where client needs are discussed and services are offered to meet those needs. CC also provides the opportunity for communities to assess the needs of the homeless and begin to document the gaps that exist in the service system. Within the CoC, it is known that the current supply of affordable housing does not meet the demand for those most in need, making the need for an efficient coordinated entry process that much more important.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Department of Human Services first posts a Request for Information (RFI) on the State Procurement Office (SPO) website. Publication on a public website allows the State to reach a wide variety of interested stakeholders including nonprofit, private community and faith based organizations. Additionally, the notice of publication is delivered through each local chapter listserv. The RFI is created in such a way that does not preclude providers from applying that previously had not received CoC funding.

The RFI requires work plan forms to identify clear goals, objectives and outcomes for two distinct programs: ESG Shelter Operations and ESG Homelessness Prevention and Rapid Re-housing. The Housing Opportunities for Persons with AIDS (HOPWA) RFI is simultaneously posted and follows the same processes and procedures as ESG. Eligible applicants (provider agencies) submit their project information in strict accordance to the RFI requirements within the specified deadline.

DHS/HPO reviews the applications and may request additional information from the applicants, if necessary. Applications are competitive and evaluated by a team consisting of individuals with no conflict of interest, representing each of the three CoC county chapters and the State. In general, applications are scored according to completeness of the application; agency’s qualifications;

financial feasibility; past performance; and agency's participation in CoC activities. The evaluation committee selects the awardees (usually agencies scoring 80% or higher). HPO verifies that the awardee agencies and its principals are not suspended or disbarred or otherwise excluded from participating in the transaction per 2 CFR section 180.995. This verification is accomplished by running a report for each agency through the System for Award Management (SAM) website. Awardees are notified through written notices.

HPO submits a combined proposal on behalf of the ESG/HOPWA awardees through the related sections of the Annual Action Plan to the Hawaii Housing Finance and Development Corporation (HHFDC). HHFDC consolidates the HOME, HTF, ESG and HOPWA information and publishes a draft Annual Action Plan for a 30-day comment period. After the 30 day comment period, HHFDC seeks consideration and approval from the HHFDC Board. When approved, HHFDC submits the plan to HUD by the established deadline. After review by HUD, HHFDC is notified of the award and a grant agreement is executed. The grant agreement names the Department of Human Services as the department designated to administer the grant. (DHS and HHFDC maintain a memorandum of agreement for the administration of the ESG and HOPWA programs.) DHS executes contracts with the selected provider agencies. Award list is posted on the SPO website as contracts are executed.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Bridging the Gap governance charter stipulates that a minimum of nine individuals shall comprise the BTG Board. Each of the three county chapters (Maui, Kauai and Hawaii) shall name three individuals from their membership to participate on the BTG board. One out of the three selected people shall be a representative of the respective county government. The second representative shall be the chair of the local chapter or their designated representative. The remaining member of the counties' delegation shall be chosen from the chapters' general voting membership. If one of the nine does not meet the homeless or formerly homeless criteria, then an individual meeting those criteria will be selected from the general membership. BTG is currently in the process of defining the selection process for person(s) meeting the homeless or formerly homeless criteria if none such person(s) is represented. Presently, a formerly homeless individual sits on the BTG Board.

5. Describe performance standards for evaluating ESG.

Written performance standards are in the process of being developed by BTG in collaboration with DHS/HPO. BTG has also benefitted from technical assistance in 2016, and will utilize the knowledge gained from their expertise in finalizing the standardized performance measures. BTG has also scheduled a series of trainings in 2017, as well as an all day workshop focused on developing performance standards.

## **Discussion**



# **HOME Investment Partnerships - ATTACHMENT A**

## **PY2017 HOME Funding and Projects**

**Referenced in AP-35, Projects**

## PY2017 HOME FUNDS AND ACTIVITIES - \$3,000,000

HOME Resources	Hawaii	Kauai	Maui	HHFDC	Total
<b>FY2017 HOME</b>					
• Regular Project	0	0	\$2,250,000	0	\$2,250,000
• CHDO Set-Aside	0	0	\$450,000	0	\$450,000
• Administration	0	0	\$150,000	\$150,000	\$300,000
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>\$2,850,000</b>	<b>\$150,000</b>	<b>\$3,000,000</b>
<b>Other HOME Funds</b>					
• Prior Year' Uncom-mitted Funds	0	0	0	0	0
• Anticipated Program Income / Recaptured Funds	\$0	\$1,152,304	\$25,000	\$19,820.28	\$1,197,124.28
Subtotal	\$0	\$1,152,304	\$25,000	\$19,820.28	\$1,197,124.28
<b>Total Available</b>	<b>\$0</b>	<b>\$1,152,304</b>	<b>\$2,875,000.00</b>	<b>\$169,820.28</b>	<b>\$4,197,124.28</b>

Anticipated HOME Projects	Hawaii	Kauai	Maui	HHFDC	TOTAL
HR-1: Construct New or Rehabilitate Existing Affordable Rental Housing	\$0	\$1,152,304 Lihue TOD Rentals (Project 8)	\$2,250,000 Kawahine Village (Project 4)	\$0	\$3,402,304
HR-2: Tenant Based Rental Assistance	\$0	\$0	\$0	\$0	0
HR-3: Construct New or Rehabilitate Existing Affordable Rental Housing for Special Needs Populations	\$0	\$0	\$0	\$0	0
HO-2: Affordable homeown- ership opportunities using a self-help building method	\$0	\$0	\$492,838.25 Habitat for Humanity Kahoma Residential (Project 5)	\$0	\$492,838.25
HA-1: Administration	\$0	\$0	\$150,000 (Project 7)	\$151,982.03 (Project 6)	\$301,982.03
<b>Total</b>	<b>\$0</b>	<b>\$1,152,304</b>	<b>\$2,892,838.25</b>	<b>\$151,982.03</b>	<b>\$4,197,124.28</b>

RED = Program Income GREEN = Prior Years' HOME Funds

# **NATIONAL HOUSING TRUST FUND - ATTACHMENT A**

## **PY2017 HTF Allocation and Distribution of Funds**

**Referenced in AP-35, Projects**

# National Housing Trust Fund

## HHFDC's PY2017 HTF Allocation and Distribution of Funds:

PY2017 – 2018				
FUND TYPE	CITY & COUNTY OF HONOLULU	COUNTY OF MAUI	HHFDC	TOTAL PY2017 HTF
Project Funds	\$1,350,000	\$1,350,000	\$0	\$2,700,000
Administrative Funds	\$75,000	\$75,000	\$150,000	\$300,000
<b>TOTAL HTF:</b>	<b>\$1,425,000</b>	<b>\$1,425,000</b>	<b>\$150,000</b>	<b>\$3,000,000</b>

# **EMERGENCY SOLUTIONS GRANT - ATTACHMENT A**

## **HAWAII INTERAGENCY COUNCIL ON HOMELESSNESS**

### **Update to the 10 Year Plan to End Homelessness**

Referenced in

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

AP-65 Homeless and Other Special Needs Activities - 91.320(h)

In 2017, the Hawaii Interagency Council on Homelessness (HICH) will continue implementation of the ten-year plan to end homelessness. The following are the four primary goals, and action steps to be adopted under the plan:

**Goal 1: Retool the Homeless Crisis Response System**

- New contracts reflect a Housing-focused approach – DHS/HPO is executing new contracts for homeless services (e.g. Housing Placement, Emergency Grant, Shelter, Outreach, Rapid Rehousing, and Housing First) that focus on housing, and include specific performance benchmarks for permanent housing placement and reduced length of stay in shelter.
- Expand Rapid Re-Housing and Prevention Resources – New contracts will be implemented for a statewide state-funded Rapid Rehousing program. In addition, the Hawaii Public Housing Authority (HPHA) has requested additional funding for the State Rent Supplement program to provide ongoing shallow subsidies to assist with homelessness prevention for at-risk and homeless households.
- Alignment of multiple funding efforts – The Governor’s Coordinator on Homelessness established a funder’s collaborative consisting of representatives from the State, City and County, Partners in Care, Bridging the Gap, Hawaii Community Foundation, and Aloha United Way. The group is working to align federal, state, local and philanthropic funding efforts, and to increase communication and collaboration.
- Utilizing technical assistance to implement Coordinated Entry and adopt emerging ‘best practice’ approaches – The State, City, federal government, Continuum of Care, and the philanthropic sector are utilizing technical assistance from multiple organizations to strengthen Hawaii’s homeless system. Organizations providing technical assistance include Org Code, HomeBase, Housing Innovations, the National Governors Association, Community Solutions, and the Corporation for Supportive Housing.

**Goal 2: Increase Access to Stable and Affordable Housing**

- Increase overall housing production - The housing supply in Kaka’ako increased by 2,260 units (44 percent of them affordable, with more units planned).
- Reduce turnaround time for public housing renovations – Public housing units are being renovated in record time, using a new multi-skilled team approach. What used to take 200 days now takes only seven days, which translates to making more housing available more quickly.
- Partner with local landlords to maximize inventory – Local landlord summits and faith-based summits are being convened across the state to recruit new landlords for housing efforts, and to increase awareness about housing programs, such as Housing First and Rapid Rehousing. A landlord summit on Kauai and a faith-based summit on Oahu are tentatively scheduled for April 2017.

### **Goal 3: Increase Economic Stability and Self-Sufficiency**

- Address the needs of children and families early and concurrently – The new ‘Ohana Nui multi-generational approach to services has resulted in increased collaboration between the Department of Human Services and Department of Health. This collaboration is reflected in the new Family Assessment Center in Kakaako, which utilizes partnerships with the Department of Health, Department of Education, and other nonprofit social service organizations to provide wraparound services for families and accelerate their placement for employment and housing.

### **Goal 4: Improve Health and Stability**

- Strengthen intersection between healthcare and housing – The Department of Health has contracted the Corporation for Supportive Housing to assist with an amendment to the State’s 1115 Medicaid waiver. The waiver amendment will enable the State to better utilize Medicaid to provide supportive services to assist homeless persons with maintaining tenancy following housing placement.
- Pilot new models for Permanent Supportive Housing (PSH) – The State and City and County of Honolulu are partnering to place chronically homeless persons from the Hawai’i Pathways Project into housing at various City-owned properties. In this model, the State is providing supportive services and case management, while the City is providing housing units and housing vouchers. Governor David Ige’s emergency proclamations to address homelessness facilitated the ability of County governments to accelerate the development of permanent housing projects that will specifically benefit homeless persons and brought at least 392 additional units online over the past year.
- Address discharge planning and transition of inmates exiting from incarceration – The Department of Public Safety (PSD) established a formal Re-Entry Coordination Office (RCO), and revitalized PSD’s comprehensive re-entry plan, which includes streamlining access to services for offenders by partnering with DHS, and working with the Department of Transportation and counties to streamline the process for offenders to obtain State identification.

### **Other Activities Related to the HICH**

The HICH has also established Permitted Interaction Groups (PIGS) for its members to further research and discuss specific issues related to the council. The PIGS are described in further detail below:

- Established a PIG to review HICH structure and make recommendations – A PIG is reviewing the structure and models of Interagency Councils in other communities, such as Utah, Minnesota, and Houston. Based on its review of interagency council structures in other states, the PIG will make recommendations to the full council to increase the efficiency and effectiveness of the HICH.

- **Established a PIG to review and develop a sustainability plan for the Hawai'i Pathways Project** – A PIG is meeting to develop a sustainability plan for the Hawaii Pathways Project, which was funded through a SAMHSA CABHI grant that ends in March 2017. The PIG's recommendations are to utilize State funding from the Department of Health to sustain current efforts, while the Department of Human Services continues work on the amendment to the 1115 Medicaid waiver, which will expand case management services for the chronic homeless population.
- **Established a PIG to review and provide support for the 2017 statewide homeless point in time count** – The PIG worked to increase volunteer recruitment and engagement for the 2017 statewide point-in-time count. The PIG plans to meet and debrief on 2017 PIT count efforts, and make recommendations for the 2018 statewide point-in-time count.



**EMERGENCY SOLUTIONS GRANT -  
ATTACHMENT B**

**PRESSING THE LEVERS OF CHANGE**

**Hawaii State Framework to Address  
Homelessness**

Referenced in  
AP-10 Consultation - 91.110, 91.300(b); 91.315(l)



## PRESSING THE LEVERS OF CHANGE

### Hawai'i State Framework to Address Homelessness

The State's framework to address homelessness is based upon the 'Ohana Nui approach, the Department of Human Services and the Department of Health's multigenerational approach that invests early and concurrently in children and families to improve health, education, employment, and other outcomes. 'Ohana Nui is integrated into State programs, policies, and philosophies to ensure we address the root causes, or *social determinants of health*, which include healthcare, education, safety, living/work environments, and housing. Concurrently and in alignment with 'Ohana Nui, the State strategically presses on three levers to address homelessness: **Affordable Housing, Health & Human Services, and Public Safety.**

#### Affordable Housing

Build more permanent housing and maximize the use of rental subsidies and vouchers to better utilize existing inventory.

#### Health & Human Services

Implement data-driven and evidence-based services that emphasize permanent housing placement.

#### Public Safety

Maintain safety in public spaces for all members of the community. When unsheltered persons are encountered, ensure they are quickly connected to housing and human services.

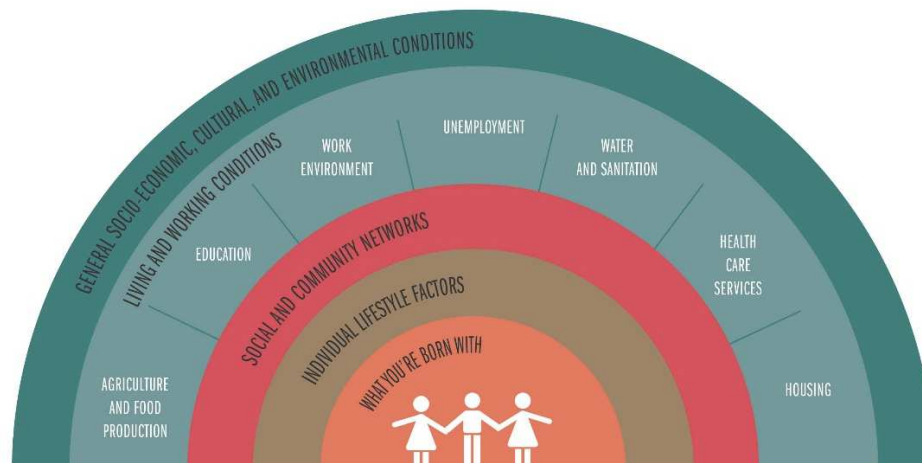
#### GOAL: A "HOUSING FIRST" SYSTEM BY 2020

To implement **Housing First** on a system-wide scale, Hawai'i aims to reach **Functional Zero**, which is defined as a point where Hawai'i has:

- Sufficient housing for all homeless individuals; and
- Appropriate services to transition individuals to permanent housing, regardless of their levels of need.

### 'OHANA NUI: ADDRESSING THE SOCIAL DETERMINANTS OF HEALTH

Implementing a Housing First system – so that children do not grow up in homelessness – addresses the social determinants of health and improves outcomes not only for the current generation, but for those to come. The greatest return on investment will be in children ages zero to five years because research shows that living in toxic stress situations impact early childhood brain development, and health throughout the lifespan.



## \$12M LEGISLATIVE APPROPRIATION: ACCELERATING STATE IMPACT ON HOMELESSNESS

The State Legislature provided an appropriation of \$12M over the existing base budget to address homelessness statewide. The framework will guide the State's allocation of this funding as illustrated below:



### Data & Infrastructure (\$675K)

- Build data capacity for evaluation and outcome monitoring.
- Invest in repair and maintenance for state-owned shelters.



### Affordable Housing

- Governor Ige is committed to a goal of 10,000 new housing units by 2020.
- The Rent Supplement program provides shallow subsidies for homeless households.
- Landlord summits have been convened statewide to incentivize use of existing inventory.



### Health & Human Services (\$9.40M)

- Increase funding for homeless outreach.
- Expand Housing First and Rapid Re-Housing programs statewide.
- Continue to invest in evidence-based practices.



### Public Safety (\$1.925M)

- Provide funding to address encampments on State lands and to keep public spaces safe.
- Ensure property storage and access to housing services for unsheltered persons.

## MEASURING IMPACT: CLEAR AND MEASURABLE OBJECTIVES FOR EACH LEVER OF CHANGE

	Affordable Housing	Health & Human Services	Public Safety
<b>Short term (Now)</b>	Maximize the use of rental subsidies by convening landlord summits in every county and recruiting landlord participation.	Issue a new RFP for state homeless contracts, which are coordinated, performance-based, and focused on permanent housing.	Implement statewide policy to address homeless encampments on state lands.
<b>Medium term (2018)</b>	Streamline housing development by aligning rules and processes among state housing agencies.	Maximize efficiency by utilizing Medicaid and other funding streams for permanent supportive housing.	Divert homeless persons from the criminal justice system.
<b>Long term (2020)</b>	Build 10,000 new housing units by 2020.	Reduce the number of unsheltered people to functional zero by 2020.	Reduce to functional zero the number of encampments on state lands by 2020.

The full state plan aligns with Governor Ige's vision for Hawai'i and builds on the work done by many individuals from government, nonprofit organizations, and the private sector. By incorporating 'Ohana Nui into the framework, the plan addresses Governor Ige's priorities: investing in families; improving government efficiencies; ensuring that the community comes first; and bringing aloha to everything we do. To learn more, contact the Governor's Office on Homelessness at **(808) 586-0193** or by e-mail at [gov.homelessness@hawaii.gov](mailto:gov.homelessness@hawaii.gov).

**EMERGENCY SOLUTIONS GRANT -  
ATTACHMENT C**

**COUNTY PLANS TO ADDRESS  
HOMELESS AND OTHER SPECIAL NEEDS  
POPULATIONS**

**and**

**PARTNER AGENCIES  
(Facilities and Services)**

Referenced in  
AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

## **County of Hawaii**

Chronic homelessness is a priority of the County of Hawaii's (County) Administration. The County is a member with leadership standing in the Community Alliance Partners, the local chapter of the Continuum of Care (CoC). Additionally, the County representative actively participates in the Balance of State CoC (Bridging the Gap), and the Hawaii Interagency Council on Homelessness

In December 2016, the County completed the construction of 23 permanent supportive housing (PSH) rental units in Kailua-Kona. The PSH units provides an opportunity for the County of Hawaii to implement the Housing First Model that offers permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness, and then provides the supportive services and connections to the community-based supports people need to keep their housing and avoid returning to homelessness. The first tenants moved into the units on December 7, 2016. The Property Manager has entered into a Memorandum of Understanding that four (4) of the PHS would be set aside for eligible individuals of the VASH Program. In addition, the County is on contract to provide rental assistance to the eligible tenants through the Section 8 Project Based Voucher Program.

The County also plans to work with the Child and Family Service to renovate the Kona Domestic Abuse Shelter. The project proposes to enlarge and remodel the kitchen, create an interior private office space, replace flooring, replace the playground equipment to include a safety fall surface and repair wood railings. Incidents of domestic violence have increased substantially in the past three years. There has been a corresponding increase in the number of community members seeking services at the Kona Domestic Violence Shelter. The long-term goal for the shelter is to prepare the victim for self-sufficiency and independence. Once the victims of domestic violence and their children are safe, transitioning them to permanent safe housing and providing/linking them to various services becomes the focus.

In November 2017, the County anticipates that two (2) rental housing projects will be completed and ready for occupancy. First, the Moholuli Senior Residences – Phase II, a project consisting of thirty (30) rental units designated for individuals 62+ of age. Second, the Kamakana Villages will provide 170 rental units for families and seniors. Both projects will provide rental assistance to eligible applicants through the Project Based Voucher Program. The County anticipates that the application process will begin in April 2017.

To further assist homeless and at-risk populations, the 2016 Community Development Block Grant (CDBG) funds for Hawaii County will be allocated to the following programs:

- Mobile Homeless Outreach Service Program, administered by HOPE Services Hawaii Inc. The requested CDBG funds will be used to acquire two (2) vehicles to expand their outreach to homeless individuals.
- Kamakana Villages - Senior Affordable Housing - Infrastructure Improvements. The CDBG funds will be utilized for infrastructure improvements for the development and construction of 85 units for a Senior Housing Project in Kailua-Kona.
- Residential Repair Program offers low-interest loans to homeowners who meet the income eligible requirements. This program provides opportunity for individuals to complete needed repairs that extends the life of the residential unit and allows homeowners to remain in their unit.

## **County of Kauai**

County agencies, in collaboration with the local CoC and service providers, contribute greatly to the plan to end homelessness in their jurisdictions. Major efforts are described below:

Kauai County's HOME program, in partnership with Kauai Community Alliance, implemented a Tenant Based Rental Assistance (TBRA) program starting in November 2016. This program will provide subsidies to assist up to 15 homeless families with minor children with security deposits, utility deposits and rents for up to 24 months.

Kauai County, in partnership with Kauai Community Alliance and the Kauai Board of Realtors will hold a landlord summit on Kauai. It is anticipated that the landlord summit will be held between April and July 2017. The landlord summit will:

1. Educate landlords on the Section 8 Housing Choice Voucher Program;
2. Educate landlords on community and agency programs and resources;
3. Discuss strategies on loss mitigation funds for landlords;
4. Discuss strategies on accessibility for landlords; and
5. Discuss strategies on case management for tenants.

Kauai County, in partnership with the Kauai Economic Opportunity (KEO), has requested funds to increase the capacity at its Homeless Emergency and Transitional Shelter from 19 to 39 beds with funds from the CDBG Program and the County's General Fund. The County, through its CDBG program is providing funds to purchase 10-double bunk beds and 20-storage lockers. Pre-award of funds for this project is being requested through the County Council and HUD, and is contingent on funding appropriation and approval.

Kauai County's CDBG program has selected several agencies for award for the PY 2016 CDBG cycle. Programs include substance abuse services, job training, and financial education. Currently, the County is in its comment period and is scheduled to go before the Council in April; all award selections are subject to Council and HUD appropriation/approval.

## **County of Maui**

The County of Maui (COM) is a member with leadership standing in the Maui Homeless Alliance, the local chapter of the Continuum of Care (Coc). Additionally, the COM representative actively participates in the Balance of State CoC (Bridging the Gap), and the Hawaii Interagency Council on Homelessness.

The COM provides rental assistance funds, through the county's Rental Assistant Program (RAP), to Family Life Center, Ka Hale A Ke Ola, Maui Economic Opportunities, Inc., and Women Helping Women. The COM also provides funding for Emergency Case Management, Hale Kau Kau (food service), and related support services programs.

The Maui County Council, appropriated and approved the creation of the Homeless Program Division for the Department of Housing and Human Concerns. This division is comprised of a Homeless Program Coordinator and a Homeless Program Specialist. February 16, 2017, is the official start date of the Homeless Program Division. The primary role for this division is to take the lead in the Coordinated

Entry System to convene case conferences and creating a By Name List to properly house our chronic homeless population.

Plans are also in place to implement multiple initiatives, pending County Council's appropriations/approval for the following activities:

- Ease restrictions on single family lots:
- Upgrade zoning from single-family to multi-family residential usage in appropriate areas.
- Enforce short-term rentals/transient vacation rental (TVR) codes
- Allow accessory dwellings on small lots for affordable rentals

## **PARTNER AGENCIES:**

### **HEALTH**

#### **Hawaii:**

- Care Hawaii
- Bay Clinic, Inc.
- Hui Malama Ola Na OIwi
- Lokahi Treatment Centers
- Big Island Substance Abuse Council
- Hawaii County Fire Department, Emergency Medical Services Division
- Mental Health Kōkua
- Hawaii State Department of Health
- Aloha Toxicology
- CHOW Project

#### **Kauai:**

- Kōkua'i Community Health Center
- Malama Pono
- Department Of Health Public Nursing
- Kōkua'i Medical Reserve Corps
- Aloha Care
- First Vitals Health and Wellness
- Wilcox Hospital (Pharmacy)
- CHOW Project
- Mental Health Kōkua
- Hale 'Ōpio

#### **Maui:**

- Aloha House
- Behavioral Health Services of Maui
- CHOW Program
- Community Clinic of Maui
- Department of Health, Dr. Lorrin Pang
- Family Health Services Division, Maui DHO

- Hana Health Center
- Hui No Ke Ola Pono
- Maui AIDS Foundation
- MCC Health Center
- Maui Public Health Nurse
- Mental Health Kokua
- Maui Memorial Medical Center
- Mental Health of America – Maui Branch

## **LAW ENFORCEMENT / LEGAL AID**

### **Hawaii**

- Hawaii County Community Police Officers
- Hawaii County Prosecutor's Office
- Hawaii County Parks and Recreation

### **Kauai**

- Legal Aid Society
- Volunteer Legal Services Hawai'i
- Hawai'i State Judiciary – Fifth Circuit self-help center
- Limited legal information for self-represented parties for non-criminal cases from volunteer attorneys and Americorps volunteers.

### **Maui**

- Child and Family Services
- County of Maui Parks and Recreations/Rangers
- Department of Public Safety
- Hawaii Paroling Authority
- Legal Aid Society
- Maui County Community Police Officers

## **EDUCATION SERVICES**

### **Hawaii**

- University of Hawaii, Hilo

### **Kauai**

- Kua'i Community College
- McKinley Community School for Adults

### **Maui**

- Aloha Independent Living of Hawaii
- Kihei Library
- Maui Economic Opportunities, Inc. (MEO)
- Mental Health of America – Maui Branch
- University of Hawaii, Maui College



## **EMPLOYMENT SERVICES**

### **Hawaii**

- Hawaii County Research and Development

### **Kauai**

- WorkWise.
- Alu Like: Employment & Training
- Department of Vocational Rehabilitation
- Disability Resource Center

### **Maui**

- Goodwill Job Connections
- Maui Economic Opportunity, Inc
- Maui Job Corp
- People Ready (formerly Labor Ready)
- Vocational Rehabilitation

## **YOUTH SERVICES**

### **Hawaii**

- Salvation Army Family Intervention Services

### **Kauai:**

- Hale Opio
- ALU LIKE

### **Maui**

- Lo'iloa
- Maui Youth and Family Services
- Maui Economic Opportunities, Inc. (MEO) Youth Program

## **FOOD**

### **Hawaii**

- Under His Wing Ministries

### **Kauai**

- Kaua'i Independent Food Bank
- Hawai'i Food Bank, Kaua'i Branch
- The Salvation Army

### **Maui**

- A Cup of Cold Water: Partnership of churches offering donated material goods, food, water to homeless and needy people in some of the more remote areas of Maui.

- Family Life Center
- Feed My Sheep: Food Pantry Program
- Food Pantry Program
- Hale Kau Kau (St. Theresa Church)
- Ka Hale A Ke Ola
- Maui Food Bank
- Salvation Army
- The Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)

## **VETERAN SERVICES**

### **Hawaii**

- Salvation Army Family Intervention Services

### **Kauai:**

- Hale Opio
- Veteran's Affairs
- Catholic Charities Hawai'i
- Mental Health Kokua (in partnership with U.S. Vets)

### **Maui**

- U.S. Department of Veteran Affairs
- Supportive Services for Veteran Families (SSVF) – Family Life Center
- Salvation Army

# **EMERGENCY SOLUTIONS GRANT - ATTACHMENT D**

## **Eligible Participants**

Referenced in  
AP-90 Program Specific Requirements, 24 CFR 92.320(k)(3)

## **ELIGIBLE PARTICIPANTS**

- a. Participants of the ESG Program must meet one of the following definitions of homelessness:

### **Category 1 – Literally Homeless**

(1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

### **Category 2 – Imminent Risk Of Homelessness**

(2) Individual or family who will imminently lose their primary nighttime residence, provided that: (i) Residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing

### **Category 3 – Homeless Under Other Federal Statutes**

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: (i) Are defined as homeless under the other listed federal statutes; (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application; (iii) Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and (iv) Can be expected to continue in such status for an extended period of time due to special needs or barriers

### **Category 4 – Fleeing/Attempting To Flee Domestic Violence**

Any individual or family who: (i) Is fleeing, or is attempting to flee, domestic violence; (ii) Has no other residence; and (iii) Lacks the resources or support networks to obtain other permanent housing

- b. Eligibility by Component:

### **Emergency Shelter (ES):**

Individuals and Families defined as Homeless under the following categories are eligible for assistance in ES projects:

- ☒ Category 1 – Literally Homeless
- ☒ Category 2 – Imminent Risk of Homeless
- ☒ Category 3 – Homeless Under Other Federal Statutes
- ☒ Category 4 – Fleeing/Attempting to Flee DV

**Rapid Re-Housing (RRH):**

Individuals defined as Homeless under the following categories are eligible for assistance in RRH projects:

- ☑ Category 1 – Literally Homeless
- ☑ Category 4 – Fleeing/Attempting to Flee DV (where the individual or family also meets the criteria for Category 1)

**Homelessness Prevention (HP):**

Individuals and Families defined as Homeless under the following categories are eligible for assistance in HP projects:

- ☑ Category 2 –Imminent Risk of Homeless
- ☑ Category 3 – Homeless Under Other Federal Statutes
- ☑ Category 4 – Fleeing/Attempting to Flee DV

Individuals and Families who are defined as “At Risk of Homelessness” are eligible for assistance in HP projects.

HP projects have the following additional limitations on eligibility with homeless and at risk of homeless: must only serve individuals and families that have an annual income below 30% of AMI

- c. Priority shall be given to eligible homeless families and persons in the following order:
  - First: Unsheltered homeless, including those staying at homeless shelters;
  - Second: At-risk homeless, including those staying at abuse shelters.