

**State of Hawaii**

**DRAFT CONSOLIDATED PLAN**  
FOR PROGRAM YEARS 2020 THROUGH 2024  
(July 1, 2020 - June 30, 2025)

and

**DRAFT ANNUAL ACTION PLAN**  
FOR PROGRAM YEAR 2020  
(July 1, 2020 - June 30, 2021)

May 2020

Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813





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HAWAII

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**ATTACHMENTS:**

Sf-424s and Certifications

**EXHIBITS:**

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HOME Exhibit B – PY2020 HOME Funds and Activities  
HTF Exhibit A – PY2020 HTF Allocation Plan  
HTF Exhibit B – PY2020 HTF Funds and Activities  
ESG Exhibit A – Homeless Needs Assessment  
ESG Exhibit B – Mainstream Services  
ESG Exhibit C – List of Homeless Facilities and Services  
ESG Exhibit D – Description of Homeless Services  
ESG Exhibit E – Standards for Providing Assistance

# Executive Summary

## ES-05 Executive Summary - 91.300(c), 91.320(b)

### 1. Introduction

The Consolidated Plan (ConPlan) is a planning document that provides a five-year strategy, housing needs discussion, and market analysis to address the housing needs of Hawaii's citizens through the State's administration of the HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) programs. The ConPlan 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 City and County of Honolulu (C&C of Honolulu) is an entitlement jurisdiction and is required to prepare its own ConPlan. The state's ConPlan focuses its HOME, ESG and HOPWA funds in the Counties of Hawaii, Kauai and Maui; HTF funds are used to serve those counties as well as the C&C of Honolulu.

The Annual Action Plan (AAP) identifies the objectives targeted to address priority needs for the program year. It is also an application for funds under HUD's HOME, HTF, ESG and HOPWA formula grant 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 Homeless Programs Office (HPO) of the state's Department of Human Services' Benefits, Employment and Support Services Division (DHS-BESSD).

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

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HHFDC and its neighbor island county housing partners will use the annual HOME allocations 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, including affordable homeownership projects using a self-help building method, for tenant based rental assistance (TBRA), for the development of transitional housing for the homeless, various county homebuyer loan programs, and for homebuyer education and counseling sessions.

HHFDC will focus its HTF activities on the development or preservation of affordable rental housing serving extremely low-income households. HHFDC will work with its county housing partners, including the City and County of Honolulu, to use HTF funds to promote decent, affordable rental housing, and strengthen communities. HHFDC's HTF allocation plan for PY2020 is attached as "HTF Exhibit A" and is subject to HUD's approval.

DHS-BESSD's HPO and its partners will strengthen communities through their use of annual ESG and HOPWA funds. ESG funds will be used for operation costs 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 and support services, and to fund a portion of the market rental unit costs for homeless and homeless-at-risk persons with HIV/AIDS.

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

HHFDC and DHS-BESSD, through their administration of the State's HOME, HTF, ESG and HOPWA programs, have assisted many communities and families through implementation of these programs. HHFDC acts as the pass-through agency of HOME funds to the Counties of Hawaii, Kauai and Maui on an annual rotating basis; HHFDC provides oversight to the counties to ensure appropriate use of HOME funds and compliance with HOME regulations. The rotation has provided the counties with two years for planning and has alleviated some of the timeliness issues in expending funds.

HHFDC also administers HTF funds and, after retention of 5% of funds for administration, allocates one-half of its annual HTF funding to the Counties of Hawaii, Kauai and Maui on the same rotation as its HOME funds. The other half is allocated annually to the City and County of Honolulu (City). Since HTF's implementation in PY2016, the City has experienced challenges in selecting eligible projects and has not effectively or timely administered the HTF program. To provide the City time to identify eligible activities for its PY2018 and PY2019 HTF funds, HHFDC will not award PY2020 HTF funds to the City; instead, the entire allocation of PY2020 HTF funds will be awarded to the County of Maui, which is scheduled to receive the neighbor island portion of PY2020 HTF funds. In taking this action, HHFDC's goal is to improve the overall performance of its HTF program and protect HTF funds from recapture by HUD or the U.S. Treasury. HHFDC's evaluation of the program will be continue, in an effort to resolve issues and improve administration of the program.

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.

Through its Annual Community Assessment report, HUD has evaluated the State as having met its communities' needs and the goals of the HOME, HTF, ESG and HOPWA programs through the administration of the Consolidated Plan and Annual Action Plans. A copy of HUD's Annual Community Assessment Report for PY2018 and the State's response are attached as "HOME Exhibit A."

### **4. Summary of citizen participation process and consultation process**

In developing the ConPlan and AAP, a series of public hearings were held in each of the counties to solicit input on the State's housing needs and priorities. Public hearing notices were published in August 2019 in regional newspapers and in the Honolulu Star Advertiser (a newspaper of general circulation). Public hearings were held in September and November 2019 in Hilo and Kona, County of Hawaii; in Wailuku, County of Maui; in Honolulu, City and County of Honolulu; and in Lihue, County of Kauai. Each of the counties also held public hearings, first to gather input on the State's needs and priorities, and subsequently to accept public comment on their respective draft Consolidated Plans.

On April 1, 2020, HHFDC published a public notice to solicit comments on the draft ConPlan and PY2020 AAP; comments will be accepted through May 1, 2020. The public notice and copies of the draft ConPlan and AAP are available for review at depository libraries throughout the state, and on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc). Due to health and safety concerns caused by the global Coronavirus (COVID-19) outbreak, state and county housing agencies (where copies would normally be available for review) may be taking precautionary measures by closing their offices to the public. Interested persons are strongly encouraged to view the draft ConPlan and AAP electronically on HHFDC's website (<http://hawaii.gov/dbedt/hhfdc>). You may also call Lisa Wond at (808) 587-3182 to be mailed a copy of the draft CP and AAP.

## **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 affordable housing and supports for seniors, persons with disabilities and persons who are homeless. Families with incomes  $\leq 30\%$  to  $\leq 80\%$  AMI have the greatest need for affordable housing. All counties reported an unmet need for affordable rentals.

In response to HHFDC's proposal to award the entire allocation of PY2020 HTF funds to the County of Maui (in lieu of awarding one-half to Honolulu and one-half to Maui), commenters suggested that a more appropriate distribution would be based on project readiness, and that all counties should have an opportunity to apply each year to compete for HTF funds.

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

Comments received on the need for more rental housing, the need for more homeownership opportunities, and the need for more support for the homeless and other special needs populations were accepted.

On HHFDC's proposed allocation of PY2020 HTF funds, HHFDC concurs with comments made that project readiness is a key factor in the selection of HTF eligible projects, and it is reflected in the county's Selection Criteria. Should the County of Maui be unable to identify an eligible HTF project or meet the timeline for the commitment of funds, HHFDC will seek alternate activities from the remaining counties. HHFDC may consider administering HTF using an application process for future funding years.

## **7. Summary**

There is an unmet need across the State of affordable for-sale housing and affordable rental housing for families and special needs populations, including seniors and persons with disabilities. Since the City and County of Honolulu receives its own allocation of HOME funds, HHFDC will continue to focus its HOME funds in the neighbor island counties of Hawaii, Kauai, and Maui, for the development or preservation of affordable housing. Neighbor island activities will also receive preference and priority over Honolulu projects for HOME funds that are recaptured, unused or returned.

The City and County of Honolulu is eligible to receive HTF funds as a Subgrantee, HHFDC retains 5% of the HTF allocation for program administration and allocates fifty percent of its annual HTF allocation to the City and County of Honolulu (City). The remaining fifty percent is rotated between the neighbor island counties/subgrantees, in accordance with the current HOME rotation. The Subgrantees will use HTF funds for rental housing activities serving extremely low-income households. Should a Subgrantee be unable to identify an eligible HTF activity or complete the tasks required to meet the commitment requirements, HHFDC shall seek alternate activities from the remaining Subgrantees, and if eligible activities still cannot be identified, HHFDC shall seek alternate activities from eligible recipients. For PY2020, HHFDC has elected not to award HTF funds to the City, to provide time for the City to identify activities for PY2018 and PY2019, and to increase capacity to administer the HTF program. Instead, the County of Maui will receive the entire allocation of HHFDC's PY2020 HTF funds.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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, and 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

HHFDC administers HUD's HOME and HTF programs and is the lead on the Consolidated Plan for the State of Hawaii. The Homeless Programs Office (HPO) of DHS-BESSD administers HUD's ESG and HOPWA programs. HHFDC, DHS-BESSD, and the county housing agencies take the lead in cooperatively implementing the state Consolidated Plan.

### Consolidated Plan Public Contact Information

Denise Iseri-Matsubara is the Interim Executive Director of HHFDC and contact person for the Consolidated Plan, HOME, and HTF programs. Her contact phone number is (808) 587-0641 and email address is [denise.iseri-matsubara@hawaii.gov](mailto:denise.iseri-matsubara@hawaii.gov)

Harold Brackeen, III is the HPO Administrator and contact person for the ESG and HOPWA programs. His contact phone number is (808) 586-7072 and email address is [hbrackeeniii@hawaii.gov](mailto:hbrackeeniii@hawaii.gov).



## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(l) and 91.315(l)**

### **1. Introduction**

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. Nonprofit organizations, such as nonprofit developers and service providers, have developed a niche in the provision of affordable rental housing, self-help housing, and housing for special need groups. 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, the 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.

The State of Hawaii's Homeless Programs Office (HPO) has continued to work in conjunction with the Governor's Coordinator on Homelessness (and staff) to implement the State's Plan to End Homelessness. While the response to homelessness in Hawaii has been ongoing 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 by state statute in 2012. In 2019, the legislature passed Act 81, which formally established the Governor's Coordinator on Homelessness in statute to chair the HICH and properly administer the activities of the council. Convening of the HICH has helped to 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. Bridging the Gap (BTG), the Continuum of Care (CoC) for Hawaii, Kauai and Maui counties collectively, actively participates in the HICH.

### **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 (91.215(l))**

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 2019 Homeless Point-in-Time Count Report, the 2019 Hawaii Housing Planning Study, and the 2019 Analysis of Impediments to Fair Housing Choice to aid in the development of the Housing and Special Needs Housing and Homelessness sections of the Consolidated 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 which provide housing and services for the homeless and other persons with special housing 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.

The Consolidated Plan development process solicited input from a broad range of stakeholders. Pursuant to 24 CFR §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 with outreach 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 Hawaii Interagency Council on Homelessness (HICH) includes 27 members representing the State's two Continua of Care (CoCs); state health, human services, public safety and housing agencies; the four counties; federal representatives; veteran organizations; the faith-based community; the business sector; and organizations representing Hawaii's indigenous people. The Council's ten-year plan to end homelessness, adopted in 2012, has four main goals: 1) Retool the Homeless Crisis Response System; 2) Increase access to stable and affordable housing; 3) Increase economic stability and self-sufficiency; and 4) improve health and stability.

Implementation steps related to the plan included amendments to the State's 1115 Medicaid waiver to include Community Integration Services to provide increased tenancy supports for chronically homeless individuals and embed managed care services within the homeless service system. In addition, the State increased the number of homeless liaisons within the Hawaii Department of Education's public schools, implemented performance metrics emphasizing housing placement into all DHS contracts for homeless services, partnered with the Hawaii Departments of Health and Public Safety to establish a statewide Law Enforcement Assisted Diversion program, and worked with the Hawaii Public Housing Authority to increase the number of VASH vouchers for homeless veterans. In 2017, the State scaled its Housing First permanent supportive program statewide, and also established a statewide Rapid Re-Housing program. As a result of the Council and State's collective efforts, Hawaii experienced a 19.1% statewide decrease in the Point in Time Count between 2016 and 2019.

**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**

The State's 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 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 in 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 HICH, and have adopted its strategic plan as its standard.

The State convenes the Statewide Continuum of Care every other month, which includes the chairperson of each local chapter and a respective county government representative. The statewide planning body collaborates on resources, priorities and strategic planning. They have 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 convenes 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 accordance with the HEARTH Act, BTG works to use multiple resources to prevent homelessness or quickly re-house 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

BTG works closely with the State's HPO 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.

In 2019, the State began to consider divesting ESG and HOPWA program responsibilities. This was due to an increase in state funding to address Hawaii's serious homeless problem. The State currently administers, with limited personnel resources, in excess of \$45,000,000.00 for contracts with homeless service providers statewide. Aside from essential base programs, these funds were also allocated for the development and implementation of several new projects. To retain ESG and HOPWA funds in the state and to ensure appropriate and efficient administration of the programs, DHS requested guidance from HUD'S Honolulu Field Office and received several options to consider. However, discussions are still very preliminary, and no final decisions have been made.

For the Consolidated Plan period 2020-2025, the CoC remains deeply committed to preventing at-risk households from entering the homeless system and assisting homeless individuals and families to quickly obtain permanent housing. However, according to the 2019 PIT Report, the count of homeless persons living in shelters increased by eight percent (8%), while the number of unsheltered homeless decreased by seven percent (7%). In light of these results, BTG has opted to apportion the remaining ESG funds (after allocating one percent (1%) for Homeless Management Information System (HMIS) costs and seven and a half percent (7.5%) percent for administrative fees) as follows: sixty percent (60%) to ESG shelter operations, and forty percent (40%) to HPRP activities. In addition, several neighbor islands agencies are recipients of increased State funding levels for prevention and rapid re-housing programs, while funding for shelters have remained static.

BTG elected to allocate HPRP funds to one agency each in Maui, Kauai and Hawaii counties. ESG funds are distributed based on population ratios: Hawaii (50%); Maui (34%); and Kauai (16%). Neighbor island representatives continue to be engaged in planning, advocacy, and data committee activities. Additionally, BTG has further refined a formal HMIS Security and Privacy Plan, and a Policies and Procedures Manual which include security policies that detail how data is secured in HMIS; data sharing policies that detail with whom data is shared and for what purposes; and access to and use of the HMIS. A formal data quality plan has also been adopted to define what constitutes a record for each program type; and determines timeliness, completeness and accuracy standards.

Moreover, data-driven performance standards continue to be updated and improved. These enhancements will allow the CoCs to utilize outcome measures to determine funding levels for applicants. While these systemic changes will take time to fully implement, the mechanisms to achieve and maintain progress have been executed.

Annual Point In Time (PIT) 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. Each year, the HMIS Administrator and HPO representatives provide PIT training in Maui, Kauai, Hilo and Kona to ensure that a consistent, accurate methodology is used in each geographic location.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Health Agency Other government - Federal Other government - State Other government - County Other government - Local Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Input was solicited from a broad range of stakeholders. HHFDC consulted with its network of organizations including HUD, DHS-BESSD, HPHA, and county housing agencies; state health, human service, and public safety departments; and nonprofit entities involved with financing, development 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. DHS-BESSD conducted a Homeless Point-In-Time Count on each island which included a snapshot count of the homeless population and assessment of needs as of January 2020. DHS-BESSD also worked with each of the County's Continuum of Care groups to identify priorities for services to the homeless and the gaps in the housing and service delivery systems. The CoCs are an active collaboration of community-based representatives of subsidized housing; providers of mental health care, medical care, public health, homeless outreach, substance abuse rehabilitation, and domestic abuse shelters; community policy agents; government housing; concerned citizens, and homeless persons. The following are the 27 individuals who represent respective homeless service providers, government, veteran, faith-based, and business sectors on the HICH: CHAIR: Scott Morishige (Governor's Coordinator on Homelessness); MEMBERS: Pankaj Bhanot (Director, Dept. of Human Services); Harold Brackeen III (Administrator, Dept. of Human Services, Homeless Programs Office); Bruce Anderson (Director, Dept. of Health); Nolan Espinda (Director, Dept. of Public Safety); Mike McCartney (Director, Dept. of Business, Economic Development and Tourism); William Aila (Chair, Hawaiian Homes Commission); Major General Kenneth Hara (Adjutant General); Clare Connors (Attorney General); Collette Machado (Chair, Office of Hawaiian Affairs); Dr. Christina Kishimoto (Superintendent, Department of Education); State Rep. John Mizuno (House of Representatives, Primary Designee); State Rep. Cedric Gates (House of Representatives, Alternate); State Sen. Russell Ruderman (Senate, Primary Designee); State Sen. Breene Harimoto (Senate, Alternate); Mayor Kirk Caldwell (City &amp; County of Honolulu); Mayor Michael Victorino (County of Maui); Mayor Derek Kawakami (County of Kauai); Mayor Harry Kim (County of Hawaii); Mark Chandler (U.S. Dept. of Housing &amp; Urban Development); Andrew Dahlburg (U.S. Dept. of Veterans Affairs); Pastor Daniel Kaneshiro (Faith-Based Representative); Laura E. Thielen (City &amp; County of Honolulu, CoC); Maude Cumming (County of Maui, CoC); Brandee Menino (County of Hawaii, CoC); Makana Kamibayashi (County of Kauai, CoC); Hakim Ouansafi (Executive Director, Hawaii Public Housing Authority); and David Rolf (Business Community). The HICH also works with a diverse group of stakeholders that are not formal members of the council. This group includes the Hawaii Department of Transportation, Department of Land &amp; Natural Resources, Hawaii Judiciary, American Civil Liberties Union, county police departments, acute care hospitals, federally qualified health centers, homeless service providers, advocacy organizations, and animal rescue organizations. The Governor's Coordinator on Homelessness provides updates to the CoCs, State Housing Directors, State Law Enforcement Council, and convenes regular monthly meetings among homeless coordinators from the State and all four counties. The Coordinator's participation in these meetings provide the opportunity for information sharing, and for stakeholders from diverse sectors to provide feedback to the Coordinator.</p>
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**Table 2 – Agencies, groups, organizations who participated**

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

N / A.

## 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	Bridging the Gap	DHS-BESSD has adopted the goals of the CoC in its administration of the ESG and HOPWA programs. These goals are included in the Consolidated Plan.
HICH Strategic Plan	Hawaii Interagency Council on Homelessness	The HICH Strategic Plan's major objectives are to: 1) Retool the Homeless Crisis Response System; 2) Increase access to stable and affordable housing; 3) Increase economic stability and self-sufficiency; and 4) Improve health and stability. DHS-BESSD actively participates in the HICH to implement its goals and objectives, which are incorporated into the Consolidated Plan.

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

## Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

Under HUD's HOME program, HHFDC is the participating jurisdiction that receives annual HOME funding for the State of Hawaii. HHFDC rotates the HOME allocation annually to each of the three neighbor island counties of Hawai'i, Kaua'i and Maui. The City & County of Honolulu receives its own allocation of HOME funds. The County of Maui will receive the PY2020 HOME allocation; the County of Hawai'i will receive the PY2021 allocation; and the County of Kauai will receive the PY2022 HOME allocation. HHFDC also receives and administers annual HTF funds for the State of Hawaii. HHFDC annually awards half of its HTF allocation to the City and County of Honolulu, and the other half is rotated between the three neighbor island counties on the same rotation as HHFDC's HOME funds. DHS-BESSD works with and through their CoC to obtain proposals from service providers for their ESG and HOPWA programs. HHFDC and DHS-BESSD work collaboratively with the counties and CoCs in administering the HOME, HTF, ESG and HOPWA programs, starting each program year with joint public meetings and public hearings to provide information to the public and gather public input on the federal CPD programs. Once funds are allocated, HHFDC's HOME and HTF program staff works directly with staff from the county housing agencies to ensure program funds are used effectively and efficiently. DHS-BESSD staff works directly with its CoCs and service providers to ensure appropriate services are provided to its clients.

The four counties are represented on the Hawaii Interagency Council on Homelessness (HICH), and coordinators for homeless services at the State and county levels meet on a regular monthly basis to align efforts. The State also directly contracts with all four counties for the delivery of homeless services, including emergency shelter, permanent housing location and financial assistance, case management, law enforcement assisted diversion, and low-income housing targeted for homeless individuals and families. In addition, staff from the counties of Maui, Kauai, and Hawaii serve as Coordinated Entry System (CES) administrators and case conferencing conveners for their respective counties, assisting in facilitating the connection of homeless individuals to State, federal, and local homeless resources.

HICH meetings serve as a forum for the State, counties, CoCs, and other stakeholders to share information about promising new approaches so that they can be refined and scaled statewide. For example, presentations were made to the HICH highlighting the law enforcement assisted diversion (LEAD) pilot program on Oahu, and the effectiveness of partnerships between law enforcement and homeless service programs. The LEAD presentation highlighted the program's effectiveness in reducing legal citations for participants by 55%, as well as reductions in days spent unsheltered and methamphetamine use. LEAD was later scaled to Maui, Kauai, and Hawaii counties with funding from

the Department of Health, and monthly phone calls were set up to enable providers statewide to support each other through program implementation.

The HICH also actively advocates for State legislative priorities in partnership with the four counties, two CoCs, and faith-based and business sector stakeholders. In 2019, the HICH led an advocacy day at the State Capitol, which included turnout from more than 100 different organizations statewide. The advocacy efforts supported increased funding for affordable housing development, sustaining programs like Housing First and Rapid Re-Housing, and changing State processes to better address the needs of homeless individuals experiencing severe mental illness.

### **Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 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**

HHFDC, DHS-BESSD, and the county housing agencies conducted joint and separate public hearings throughout the state, to gather public input on the housing and homeless needs in the community. Nonprofit service providers, nonprofit and for-profit developers, program users, other governmental entities, and interested citizens attended and participated in the public hearings. Common comments were the need for more affordable rentals for families, seniors, and special needs populations, more affordable homeownership housing, and continued funding to support the homeless - operations for homeless shelters and transitional housing and funding to support homelessness prevention and rapid re-housing activities. High priority needs continue to be housing for households earning 80% or less of the median income, activities that protect the health and safety of residents, activities to meet legal obligations and/or federal mandates (e.g., ADA), and public facilities such as child care, youth and/or senior centers, centers for persons with disabilities, and homeless facilities. The comments and issues raised in public hearings were considered in formulating the goals and objectives for this 5-Year Consolidated Plan.

A draft of the 5-Year Consolidated Plan and PY2020 Annual Action Plan is being made available for public review during a 30-day public comment period, at depository libraries on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc). Due to health and safety concerns caused by the global Coronavirus (COVID-19) outbreak, state and county housing agencies (where copies would normally be available for review) may be taking precautionary measures by closing their offices to the public. Interested persons are strongly encouraged to view the draft ConPlan and AAP electronically on HHFDC's website (<http://hawaii.gov/dbedt/hhfdc>). You may also call Lisa Wond at (808) 587-3182 to be mailed a copy of the draft ConPlan and AAP. Public comments will be accepted through May 1, 2020.

## 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 all four counties were well-attended.	Affordable rentals and homeownership opportunities for low- and very-low income families and seniors are needed. Affordable and appropriate housing is needed for individuals with intellectual and developmental disabilities, together with wraparound supportive services. More funding and support are needed statewide for the homeless. In response to HHFDC's proposal to not award PY2020 HTF funds to Honolulu and to instead award the entire PY2020 HTFs the County of Maui, one commenter opined that the funds could be awarded via RFP to the best and most ready project, instead of to the County of Maui. The commenter also thought that all counties could compete for HTF funds annually.	In response to comments that HHFDC's HTF allocation could be awarded via RFP to the best and most ready project, HHFDC concurs that project readiness is a key factor in the selection of HTF projects, and this factor is reflected in the county's selection criteria. In addition, if the County of Maui is unable to identify an eligible HTF activity or meet the timeline for the commitment of funds, HHFDC will seek alternate activities from the remaining counties of Hawaii and Kauai. The commenter's suggestions will be considered for future allocations of HTF.	
2	Notice of Public Comment	Non-targeted/ broad community	Public comments will be accepted through May 1, 2020.	Public comments will be accepted through May 1, 2020.	Public comments will be accepted through May 1, 2020.	

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

**Projected housing need:** Statewide, approximately 50,156 housing units are projected to be needed from 2020-2025.\* This includes an estimated backlog of approximately 28,459 housing units, a projected demand for approximately 18,078 new housing units to accommodate population growth (based on year 2025 of the State's 2020-2030 population projections), and 3,619 units over five years to accommodate homeless households.

Households with incomes of 80% and below the area median income (AMI) are targeted for rental assistance while households with incomes from 80-140% AMI are targeted for homeownership assistance. As shown in the following table of Projected Housing Need, approximately 26,238 affordable rental housing units and 10,066 affordable for-sale units are estimated to be needed by 2025.

\* Source: Hawai'i Housing Planning Study, 2019; SMS Research & Marketing Services, Inc., December 2019, Figure 11, Needed Housing Units by HUD Category and Income Classification, Counties & State of Hawai'i, 2020-2025, page 40.



HOUSING UNITS NEEDED IN THE STATE OF HAWAII, 2020-2025, by HUD Category and Income Classification.

	Total Units Needed, 2020 through 2025									
	HUD Income Classification								Total	
	LT 30	30 to 50	50 to 60	60 to 80	80 to 120	120 to 140	140 to 180	180+		
State of Hawaii	10,457	5,730	3,141	6,910	6,055	4,011	5,854	7,997	50,156	
Honolulu	4,200	2,923	1,979	2,944	3,037	1,710	2,405	2,970	22,168	
Maui	1,721	777	492	1,272	740	647	1,800	2,955	10,404	
Hawaii	3,475	1,356	373	2,285	2,143	1,163	1,198	1,309	13,303	
Kauai	1,060	674	297	408	136	492	451	763	4,281	
		Total Units Needed, 2020 through 2025								
		Income Classification							Total	
		Less than \$30k	\$30k to \$45k	\$45k to \$60k	\$60k to \$75k	\$75k to \$100k	\$100k to \$150k	More than \$150k		
State of Hawaii		10,123	5,679	5,591	5,730	7,191	8,762	7,080	50,156	
	Honolulu	3,979	2,539	2,241	2,368	3,439	4,077	3,526	22,168	
	Maui	2,039	1,174	1,279	1,143	1,734	1,822	1,213	10,404	
	Hawaii	3,904	1,497	2,285	1,982	943	1,774	918	13,303	
	Kauai	1,367	385	204	613	494	630	588	4,281	

Source: Hawaii Housing Planning Study, 2019, p. 40.

**Needed Units, Hawaii, 2020 - 2025**

## NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	1,360,301	1,406,299	3%
Households	437,976	450,572	3%
Median Income	\$64,661.00	\$69,515.00	8%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	64,335	54,575	88,680	53,435	189,545
Small Family Households	18,825	19,490	35,420	24,255	94,815
Large Family Households	5,360	6,200	11,175	7,490	27,105
Household contains at least one person 62-74 years of age	13,510	11,850	19,485	12,650	52,610
Household contains at least one person age 75 or older	11,695	10,495	13,025	6,945	21,705
Households with one or more children 6 years old or younger	11,775	10,585	16,680	10,690	22,005

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,845	1,155	1,220	525	5,745	775	435	630	165	2,005
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,160	1,840	2,225	845	7,070	240	420	955	665	2,280
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,840	2,910	3,725	2,040	11,515	520	880	2,415	1,560	5,375
Housing cost burden greater than 50% of income (and none of the above problems)	22,380	13,115	7,605	645	43,745	10,060	7,180	8,740	2,910	28,890

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	3,615	8,390	16,420	6,125	34,550	3,155	3,460	10,035	8,725	25,375
Zero/negative Income (and none of the above problems)	3,810	0	0	0	3,810	2,145	0	0	0	2,145

**Table 7 – Housing Problems Table**

Data Source: 2011-2015 CHAS

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	30,230	19,020	14,770	4,055	68,075	11,595	8,915	12,735	5,300	38,545
Having none of four housing problems	10,135	13,685	31,005	18,135	72,960	6,420	12,955	30,165	25,945	75,485
Household has negative income, but none of the other housing problems	3,810	0	0	0	3,810	2,145	0	0	0	2,145

**Table 8 – Housing Problems 2**

Data Source: 2011-2015 CHAS

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	11,265	11,465	12,755	35,485	3,495	3,420	8,150	15,065
Large Related	3,565	3,140	3,030	9,735	600	1,225	2,795	4,620
Elderly	7,735	4,360	2,775	14,870	7,290	5,195	5,860	18,345
Other	9,500	6,540	7,595	23,635	2,675	1,840	3,725	8,240
Total need by income	32,065	25,505	26,155	83,725	14,060	11,680	20,530	46,270

**Table 9 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,755	6,920	4,280	20,955	2,915	2,440	3,675	9,030
Large Related	3,005	1,740	735	5,480	540	845	930	2,315
Elderly	5,785	2,170	750	8,705	5,230	3,215	2,805	11,250
Other	8,480	3,540	2,065	14,085	2,025	1,305	1,765	5,095

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	27,025	14,370	7,830	49,225	10,710	7,805	9,175	27,690

**Table 10 – Cost Burden > 50%**

Data Source: 2011-2015 CHAS

##### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	4,405	3,960	4,465	2,305	15,135	525	935	2,065	1,235	4,760
Multiple, unrelated family households	760	750	1,370	530	3,410	280	395	1,305	975	2,955
Other, non-family households	425	190	305	175	1,095	10	50	115	45	220
Total need by income	5,590	4,900	6,140	3,010	19,640	815	1,380	3,485	2,255	7,935

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source Comments:

##### **Describe the number and type of single person households in need of housing assistance.**

According to the 2019 Hawaii Housing Planning Study (HGPS), approximately 19% - 26% of Hawaii households were one-person households. Persons in these households, along with households that include frail elderly, persons with advanced terminal illness, or persons with severe mental or physical disabilities, may be unable to perform activities associated with daily living. They are unable to live alone and will require shelter in group quarters where daily living support and medical treatment are available.

##### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

###### **Households with disabilities:**

The largest special needs group is the elderly, and the number of persons aged 65 and older is expected to increase significantly between 2020 and 2025, from 270,686 to 319,908. With approximately 4.5% of seniors cared for in a home or facility, it is likely that family or care services will be required for many of the other 300,000 seniors aged 65 and older. Individuals with serious mental illness number approximately 36,000 and their numbers are also expected to increase between 2020 and 2025 and it is estimated that approximately 2,250 individuals with serious mental illness will need services, including housing, by 2025. The number of substance abuse offenders seeking treatment are expected to increase to approximately 5,080 by 2025, increasing the need for treatment facilities (some residential treatment facilities), sober homes and transitional housing. Approximately 426 transitional housing units and 852 permanent housing units will be needed for parolees and exiting offenders by 2025.

Approximately 75 or more youth exiting from foster care will need transitional-type group homes by 2025. Overall, special needs populations need care facilities and/or home services providers for the elderly and for persons with serious mental illness; transitional shelters/clinics for victims of domestic violence, substance abuse offenders, parolees and ex-offenders, emancipated foster care youth, and persons with HIV-AIDS; permanent housing units are needed when persons exit transitional shelters/clinics. These groups will become homeless if not offered both the transitional housing and permanent housing upon leaving transitional programs. These groups will require subsidized housing and assistance in finding homes.

Agencies serving persons with special needs currently have no consistent system of gathering data to estimate the number of persons needing housing, so estimating the number of people with special needs who need housing is challenging. First, it is difficult to estimate the number of people who have a specific special need – even when a population estimate is known, the number of persons who need housing is often unknown. Second, many agencies that serve persons with special needs are not required to provide housing and may not know the housing needs in their target populations. Some provide housing referrals but keep no record of these services. Third, co-occurring disorders are common, such as persons with mental health problems also having substance use problems, or victims of domestic violence being more likely than other individuals to have HIV, mental health difficulties, or substance dependence, stemming from their abuse. Co-morbidity causes double-counting and inflates housing need estimates.

#### **Victims of domestic violence:**

According to the 13th Annual Domestic Violence Count, Hawaii Summary, conducted in September 2018, in one night there was an estimated need for 474 units for survivors of domestic violence. It is likely that many were households with children. DV service providers believe that the need is much higher since not everyone who are abused seek assistance. The 2019 Hawaii Housing Planning Study assumes that identified need increases at the rate of population for 20+, an additional 15 to 20 units will be required at a minimum by 2025. Most of the survivors exiting shelters will need affordable, safe housing.

#### **What are the most common housing problems?**

#### **Are any populations/household types more affected than others by these problems?**

Information Forthcoming.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Information Forthcoming.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

## NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	48,624	9,784	5,951
White	13,672	2,384	2,086
Black / African American	1,107	79	117
Asian	15,778	4,216	2,161
American Indian, Alaska Native	153	12	38
Pacific Islander	5,622	929	583
Hispanic	5,054	662	358

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	39,756	14,787	0
White	12,906	3,533	0
Black / African American	1,106	141	0
Asian	11,465	7,451	0
American Indian, Alaska Native	65	0	0
Pacific Islander	4,016	1,241	0
Hispanic	4,427	601	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	53,958	34,697	0
White	17,069	8,361	0
Black / African American	2,399	576	0
Asian	17,444	16,478	0
American Indian, Alaska Native	169	14	0
Pacific Islander	4,001	2,492	0
Hispanic	5,561	1,998	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,220	29,242	0
White	8,174	7,833	0
Black / African American	791	482	0
Asian	8,305	13,242	0
American Indian, Alaska Native	33	10	0
Pacific Islander	1,484	1,809	0
Hispanic	1,898	1,792	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	41,809	16,559	5,951
White	12,043	4,010	2,086
Black / African American	1,088	98	117
Asian	12,736	7,289	2,161
American Indian, Alaska Native	129	36	38
Pacific Islander	5,001	1,545	583
Hispanic	4,614	1,088	358

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,942	26,648	0
White	9,663	6,768	0
Black / African American	887	365	0
Asian	7,614	11,313	0
American Indian, Alaska Native	65	0	0
Pacific Islander	2,675	2,569	0
Hispanic	3,176	1,867	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,516	61,144	0
White	8,343	17,041	0
Black / African American	1,212	1,767	0
Asian	8,882	25,069	0
American Indian, Alaska Native	145	38	0
Pacific Islander	2,355	4,114	0
Hispanic	2,863	4,724	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,367	44,054	0
White	2,185	13,799	0
Black / African American	163	1,102	0
Asian	3,892	17,642	0
American Indian, Alaska Native	25	18	0
Pacific Islander	796	2,516	0
Hispanic	649	3,030	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	265,255	94,427	84,247	6,454
White	76,976	31,465	29,746	2,300
Black / African American	3,888	2,939	3,011	117
Asian	114,179	31,651	24,745	2,315
American Indian, Alaska Native	294	106	323	38
Pacific Islander	18,374	7,256	6,178	636
Hispanic	14,351	8,076	9,177	368

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

### Discussion

## NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Narrative forthcoming.

**If they have needs not identified above, what are those needs?**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing – (Optional)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	4,416	1,874	336	1,139	106	0	283

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

#### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	1,240	37	1	0	36	0	
# of Elderly Program Participants (>62)	0	0	1,556	416	79	206	16	0	
# of Disabled Families	0	0	904	529	41	246	69	0	
# of Families requesting accessibility features	0	0	4,416	1,874	336	1,139	106	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	667	479	18	298	41	0	117
Black/African American	0	0	69	96	5	51	25	0	14
Asian	0	0	1,937	779	128	513	23	0	111
American Indian/Alaska Native	0	0	58	27	3	14	6	0	4
Pacific Islander	0	0	1,685	493	182	263	11	0	37
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	332	272	15	213	11	0	33
Not Hispanic	0	0	4,084	1,602	321	926	95	0	250
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Hawaii Public Housing Authority (HPHA) recently contracted a Section 504 Needs Assessment to assess the needs of HPHA Public Housing residents and HPHA Public Housing applicants who require UFAS-accessible units. Based on a review and analysis of the available census data, current and historical HPHA resident occupancy, HPHA designated accessible units, and the HPHA resident waitlist, it was recommended that HPHA increase its UFAS-mobility accessible units from its current 5.2% to 6.8%. An increase was also recommended for the UFAS-audio/visual accessible units, from the current 2.4% to 4.1%. HPHA currently has projects under construction or design that will help to reach the 6.8% and 4.1% goals.

Currently, there are 3,359 names on the public housing waitlist; of these, 21 applicants waiting for mobility units and 12 applicants waiting for audio-visual units. In addition, 31 current tenants are waiting to be transferred to accessible units; 18 of them have turned down at least one offer. In a review of the waitlist, there is a significant wait for residents to gain access to affordable units, both for accessible and non-accessible units. While HPHA has followed HUD's guidelines in self-identifying for accessible units, HPHA will work to identify those tenants who require only ambulatory features. Those needing limited accommodations could be placed in modified adaptable units, saving the fully accessible units for residents with full mobility challenges.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

There are currently 3,359 families on HPHA's wait list for public housing. Of these, 91.1% are families with extremely low incomes  $\leq 30\%$  AMI, 6.5% are families with very low incomes  $\geq 30\%$  and  $\leq 50\%$  AMI, and 1.5% are families with low incomes  $\geq 50\%$  and  $\leq 80\%$  AMI. Thirty-five percent of the 3,359 are families with children, 26% are elderly families, and 25% are families with disabilities.

There are currently 4,970 families on HPHA's Section 8 wait list. Of these, nearly 88% are families with extremely low incomes  $\leq 30\%$  AMI, 11.3% are families with very low incomes  $\geq 30\%$  and  $\leq 50\%$  AMI, and .5% are families with low incomes  $\geq 50\%$  and  $\leq 80\%$  AMI. More than 49% of those on the Section 8 wait list are families with children, nearly 8% are elderly families, and more than 28% are families with disabilities.

With regard to Section 504, the most immediate need for all public housing residents is an increase in UFAS-mobility accessible units, which make up approximately 80% of all reasonable accommodation requests. HPHA can accommodate current public housing residents with requests for audio or visual modifications in their units.

**How do these needs compare to the housing needs of the population at large**

American Community Survey (ACS) data between 2012 and 2017 was reviewed for HPHA's Needs Assessment and showed that the number of Hawaii residents with mobility issues increased by 0.8% and the number of Hawaii residents with hearing issues increased by 0.1% during that period. In the same time frame, the state's population increased by 4.4% and the population of those over the age of 65 increased by 21.6%.

HPHA serves a large tenant population who are elderly, disabled, or both. The HPHA expects its elderly population to increase and is working to provide units that will allow tenant families to age in place, thereby increasing their quality of life. HPHA is actively working to increase its inventory of accessible units to better serve those in need.

**Discussion:**

## NA-40 Homeless Needs Assessment – 91.305(c)

### Introduction:

On January 15, 2020 lawmakers opened a new session of the Hawaii legislature with vows to address the state's punishingly high cost of living in response to the out-migration of Hawaii's populace to more affordable areas out-of-state. The House Speaker noted that Hawaii's population has declined for the third year in a row. Problems are highlighted in a report sponsored by Aloha United Way showing that half of Hawaii's residents struggled to make ends meet. The study found that 37% of Hawaii's population have jobs but can't afford basic necessities to remain stable and self-sufficient. Another 11% of households live below the federal poverty level.

Honolulu's housing expenses are 202% higher than the national average and the utility prices are 89% higher than the national average. Transportation expenses like bus fares and gas prices are 35% higher than the national average. Honolulu has grocery prices that are 62% higher than the national average. Healthcare in Honolulu is 16% higher than the national average. Maui County, Hawaii County, and Kauai County are comparable to or higher than Honolulu.

The average life expectancy for Hawaii's homeless is 53; almost 30 years less than the general population. They suffer high rates of mental illness, addiction, and PTSD. Hawaii also has a disproportionate number of Native Hawaiians that are homeless. Chronically homeless individuals are most of the highest Medicaid utilizers in the state; 3.61% of Medicaid users consume 61% of the 2-billion-dollar annual budget. There is almost total overlap with these high utilizers and the chronically homeless population. The average cost per person to the health system is \$4,650 per day with the highest utilizers spending an average of \$82,000 per year. Housing a homeless individual drops their Medicaid costs by at least 43% and as much as 73%. Housing Hawaii's chronically homeless would result in at least \$300,000,000 per year in Medicaid savings. Furthermore, people's overall health outcomes drastically improve when they're housed.

Data Sources: <https://www.chron.com/news/education/article/Hawaii-lawmakers-start-new-legislative-session-14977925.php#photo-18887179>; <https://www.payscale.com/cost-of-living-calculator/Hawaii-Honolulu>; and <https://itgov.hawaii.gov/homeless-in-hawaii-facts-and-resources/>

Indicate if the homeless population is: All Rural Homeless

### Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	164	507	1,872	1,176	1,667	161
Persons in Households with Only Children	0	0	17	12	16	90

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	1,073	251	1,623	1,156	1,492	110
Chronically Homeless Individuals	513	37	473	339	435	120
Chronically Homeless Families	10	11	30	19	26	179
Veterans	96	25	166	119	157	107
Unaccompanied Youth	33	8	89	66	82	92
Persons with HIV	16	3	70	47	64	157

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

Of the 6,610 households served in homeless programs between April 2018 to 2019, 2,177 (33%) of them were new to the homeless service system. Reducing in-flow to the homeless system and preventing homelessness is necessary to reduce the homeless problem. There are two measures used to identify the households likely to become homeless: At-Risk Households and Hidden Homeless. In the 2019 Hawaii Housing Planning Study (HHPs) Housing Demand survey, respondents were asked how long they could stay in their current residence if they were to lose their primary source of household income. Twenty-five percent (25%) of Hawai'i households reported that they would be forced out of their homes after two months or less of sustained income loss. That was higher than the 21 percent of at-risk households in 2016.

The other indicator of potential homelessness examines households that have doubled up, also known as "hidden homeless." According to the U.S. Census, doubled-up households are defined as those that include at least one "additional" adult – in other words, a person 18 or older who is not enrolled in school and is not the householder, spouse or cohabiting partner of the householder. Households sharing accommodations because they prefer to live as extended families were excluded. Across the State, the percentage of households that contained hidden homeless persons increased from 17 percent in 2016 to 20 percent of households in 2019. Across the four counties, there was little difference in the percentage of at-risk or hidden homeless. Hawai'i County had lowest percent at risk of homelessness (21%) and hidden homeless (15%), but all other counties were within two percentage points of the Statewide average.

In all four counties, hidden homeless and those at risk of homelessness were more likely to be people who were younger, relatively recent arrivals to our state, and persons with fewer economic resources. Hidden homeless households were also larger, with 5.8 persons per household on average. It was more common for hidden homeless persons to be doubled up with family members than with unrelated individuals. In 2019, more hidden homeless wanted to move in the next five years (37% compared to 31% in 2016). Further, hidden homeless households had lower incomes per household member than households that did not include hidden homeless members (\$21,250 vs. \$33,750). Understanding where people lived prior to entering programs can help identify strategies to reduce homelessness. (See "ESG Exhibit A," Homeless Needs Assessment, Table 2, page 3, Prior Living Situations (PLS).)

Rapid Rehousing programs have become essential for moving individuals and families out of homelessness quickly. Adhering to Housing First methods, these households are provided financial assistance to help access housing immediately. This type of housing includes wraparound support services before and after placement to assist with challenges related to the move. A total of 341 households in the neighbor islands were placed by Rapid Rehousing programs in a year:

Hawaii County: 211

Kauai County: 46

Maui County: 84

Data Source: Hawaii Housing Planning Study, 2019

[https://dbedt.hawaii.gov/hhfdc/files/2020/01/FINAL-State\\_Hawaii-Housing-Planning-Study.pdf](https://dbedt.hawaii.gov/hhfdc/files/2020/01/FINAL-State_Hawaii-Housing-Planning-Study.pdf); 2019 Point In Time Count; Homeless Management Information System

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

See “ESG Exhibit A,” Homeless Needs Assessment (pages listed) for detailed narratives and tables:

Table 1: Rural Homeless Needs Assessment: See Table 26 above and page 2 in “ESG Exhibit A.”

Table 2: PLS of Clients Served in BTG Homeless Services Programs, FY 2019 (page 3)

PLS data is used to identify the type of living situation and length of stay in that situation just prior to project entry for all adults and heads of households served. The PLS data element is used with other information to identify whether a client appears to meet the criteria for chronic homelessness at various points of enrollment and to provide data on where clients are coming from just prior to entry. The element is also used to avoid collecting information which is irrelevant or inappropriate for the client population being served. PLS responses are intended to reflect the client's last living situation, immediately prior to entering the project. For projects that do not provide shelter or housing, the PLS may be the same as the client's current living situation.

Table 3: New Homeless Service Clients Served During FY 2019 (page 4)

An important goal for BTG is to reduce the number of first time homeless that enter the homeless services system. The CoC works diligently to reduce the number of individuals and families who become homeless for the first time by identifying risk factors associated with this cohort, and by implementing strategies to proactively prevent or divert at-risk individuals and families from becoming homeless. This table demonstrates the level of new clients by each of the counties, and in aggregate for the entire CoC.

Tables 4 - 7: Average Length of Stay (LOS) by County and BTG (pages 4 – 5)

The State Homeless Programs Office (HPO) has continued efforts to align housing first principles into all contracts and expand Rapid Rehousing (RRH) resources statewide. Another round of RRH funding has been contracted in FY 2019, totaling over \$1M for BTG. Emphasis on expanding RRH has helped to increase BTG's PH exit rate consistently over the last two years. HPO has continued to include length of stay metrics in all homeless services contracts, which are tied to funding allocations. Tables 4-7 show average LOS for single and family individuals in emergency and transitional shelters over the last three years Hawaii, Kauai and Maui respectively.

Tables 8 – 11: Rates of Exit to Permanent Housing (PH) by Program and Household Type (pages 6 – 7)

The primary strategy to increase the rate of exit to PH continues to be increasing the capacity of housing



inventory in each of the neighbor island counties. These tables show PH exit rates by program and household types over the last three years on Hawaii, Kauai and Maui respectively.

Table 12: Exit Destination by Program and Household Type (page 7)

BTG continues its focus on exits to permanent housing. This table demonstrates exit rates to five destinations, including permanent housing.

#### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	84	40
Black or African American	7	10
Asian	8	6
American Indian or Alaska Native	4	0
Pacific Islander	230	42
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	432	128
Not Hispanic	75	36

**Table 27**

**Data Source:** Hawaii has a large multi-racial population which is also captured on the State's Point In Time Count Report. See Bridging the Gap PY19 Point In Time Count Report; Appendix 3: 2019 BTG HUD Reporting Tables, pages 34 -41 at [https://www.hawaiihomelessprogramshmis.org/media/uploads/2019\\_btg\\_pit\\_count\\_report\\_final\\_4.6.19.pdf](https://www.hawaiihomelessprogramshmis.org/media/uploads/2019_btg_pit_count_report_final_4.6.19.pdf), for race and ethnicity data on various subpopulations.

**Comments:**

#### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

See “ESG Exhibit A” (pages listed) for detailed narratives and tables:

Table 13 and Figure 1: Bridging the Gap Aggregate Homeless Point in Time Count Data (pages 8 - 9);

Homeless PIT Count Data by Neighbor Island, 2015 -2019:

Table 14 and Figure 2 – Hawaii Island (page 10)

Table 15 and Figure 3 - Maui (page 11)

Table 16 and Figure 4 – Kauai (page 12)

Neighbor Islands PIT Count Veteran Homelessness, 2015 -2019:

Table 23 - Total Veterans (page 15)

Table 24 - Hawaii Homeless Veterans (page 15)

Table 25 – Maui Homeless Veterans (page 15)

Table 26 – Kauai Homeless Veterans (pages 15-16)

Table 27 – Summary of Homeless Veterans, 2015 – 2019 (page 16)

Narrative - Families of veterans in need of housing assistance – (page 16)

#### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

See “ESG Exhibit A” (pages listed) for detailed narratives and tables:

Table 28 – Demographic characteristics of Persons in Families, 2019 PIT Count (page 17)

Table 29 - Demographic characteristics of Individuals, 2019 PIT Count (pages 17 - 18)

#### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

See “ESG Exhibit A” (pages listed) for detailed narratives and tables:

Neighbor Island Sheltered PIT Count Household Characteristics, 2015 – 2019, and Neighbor Island  
Unsheltered PIT Count Household Characteristics, 2015 – 2019:  
Tables 17 -19: Sheltered (page 13)  
Tables 20 - 22: Unsheltered (pages 14-15)

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

### Introduction

The rural county non-homeless residents with special needs (HIV/AIDS) are served through Housing Opportunities for Persons with HIV/AIDS (HOPWA) program administered by the State of Hawaii Department of Human Services. Maui AIDS Foundation (MAF) serves as the lead agency and project sponsor on behalf of the Neighbor Island HIV/AIDS Coalition (NIHAC).

NIHAC is a cooperative effort of the three community-based AIDS Service Organizations (ASOs) serving the islands of Kauai, Molokai, Lanai, Maui and Hawaii. Established in 1998, the cooperating agencies of NIHAC are MAF, Malama Pono Health Services (MP), and the Hawaii Island HIV/AIDS Foundation (HIHAF). Out of this coalition arose the Neighbor Island Housing Program (NIHP) which provides tenant based rental assistance (TBRA); short-term rent, mortgage, utilities (STRMU); housing placement assistance services, as well as supportive services/case management at the respective island ASOs. It serves three counties in the State of Hawaii which is comprised of the five separate islands.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	936
Rate per population	4
Number of new cases prior year (3 years of data)	21
Rate per population (3 years of data)	2
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	0
Area Prevalence (PLWH per population)	790
Number of new HIV cases reported last year	21

**Table 26 – HOPWA Data**

**Alternate Data Source Name:** HIV Surveillance Report

**Data Source Comments:** Tables were added for this report: HIV Infection reported through Dec. 31, 2018; HIV Infection by Gender; and HIV Infection Reported in 2018. Maui County includes the islands of Maui, Lanai and Molokai. Kauai County includes the islands of Kauai and Niihau.

	<b>Total HIV</b>	<b>Total AIDS</b>
Hawaii	581	423
Maui	465	354
Kauai	223	159

**Table 29 - HIV Infection reported through Dec. 31, 2018**

<b>Gender</b>	<b>Hawaii</b>	<b>Maui</b>	<b>Kauai</b>
Male	515 (89%)	419 (90%)	189 (85%)
Female	66 (11%)	46 (10%)	34 (15%)

**Table 30 - HIV Infection by Gender (through 2018)**

	<b>Total HIV</b>	<b>Total AIDS</b>
Hawaii	6	2
Maui	5	2
Kauai	1	2

**Table 31 - HIV Infection reported in 2018**

**HIV Housing Need (HOPWA Grantees Only)**

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	20
Short-term Rent, Mortgage, and Utility	20
Facility Based Housing (Permanent, short-term or transitional)	0

**Table 32 – HIV Housing Need**

Alternate Data Source Name: HOPWA CAPER

Data Source Comments:

**Describe the characteristics of special needs populations in your community:****HIV/AIDS:**

Maui AIDS Foundation reports that across the rural counties under its sponsorship, most clients have very low incomes with revenue streams derived primarily through Supplemental Security Income (SSI) and/or Social Security Disability Insurance (SSDI), or the State of Hawaii's General Assistance Program. Currently, the State of Hawaii only pays an optional state supplement to those SSI recipients who are living in some form of foster or domiciliary care. As a result, most SSI recipients living in the State of Hawaii are receiving maximum of \$771.00 (2019 federal benefit rate) per month. Most SSDI recipients receive between \$800.00 and \$1,800.00 per month with the national average in 2019 at \$1,234.00. The current maximum amount of General Assistance awarded to individuals in the State of Hawaii is \$348.00 (2019) per month. Limited/fixed incomes significantly restrict housing choices in the State of Hawaii to include its rural counties.

In addition to being diagnosed with HIV/AIDS, many clients are also likely to have a dual diagnosis of a psychiatric illness co-occurring with a substance use disorder. The functional limitations associated with all 3 of these conditions significantly impairs an individual's ability to attain and maintain stable housing. Additionally, advancements in pharmaceuticals and medical technology have resulted in prolonged life and improved quality for persons with HIV/AIDS, so the demand for support services and housing assistance continue to increase.

Data Sources: <https://www.disabilitysecrets.com/how-much-in-ssd.html>; <https://humanservices.hawaii.gov/bessd/ga/>; <https://www.ssa.gov/oact/cola/SSI.html>; <https://www.ssa.gov/pubs/EN-05-11125.pdf>

**Victims of Domestic Violence:**

In Hawaii county, much like the neighboring counties of Kauai and Maui, high poverty and unemployment, homelessness, health disparities, geographic isolation, lack of resources and recent natural disasters all contribute to an environment where domestic violence is at an increased risk of being perpetuated. Survivors fleeing domestic violence must cope with the problems of homelessness, poverty, and social isolation, within a context of relentless fear for their family's safety. These families also have limited resources as many batterers control their access to money, credit cards, and bank accounts.

Women and children continue to comprise most of the survivors at the domestic violence shelters although there are some male survivors as well. A modest number of survivors have identified as being persons with a physical disability(ies) and persons over the age of 60. Many more survivors have identified as being persons with mental health needs. Survivors are often at or below the U.S. Dept. of Health and Human Services Federal Poverty Level Guidelines. The greatest needs for referrals are in the following areas: mental health services, legal services, advocacy, and financial support. The counties of Hawaii, Kauai, and Maui are included in the national profile of domestic violence survivors in which between 22% and 57% of all homeless women report that domestic violence was the immediate cause of their homelessness. Additionally, 38% of victims of domestic violence become

homeless at some point in their lives. Over 80% of survivors entering shelters identified “finding housing I can afford” as a need, second only to safety for myself (85%).

Data Sources: CDC’s National Intimate Partner and Sexual Violence Survey (NISVS); NNEDV Fact Sheet on Domestic Violence, Housing and Homelessness; Child and Family Service; Kauai County Housing Agency Hale Kokua Division

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

#### HIV/AIDS:

Hawaii has one of the highest costs of living in the nation and remains unaffordable for most middle-income wage earners much less low-income persons living with HIV/AIDS. Wages are comparatively low compared to the rest of the nation and rural counties lack adequate public transportation. The lack of qualifying/affordable housing is compounded by illegal rentals. Furthermore, recent natural disasters (floods, volcano eruptions, etc.) have displaced residents resulting in increased renters and a spike in rental costs. The housing and supportive service needs of eligible individuals with HIV/AIDS and their households are determined by assessment, intake, ongoing case management, and referrals.

Stable housing leads to better compliance with medication, better engagement with healthcare providers, lower community viral loads, and better healthcare outcomes. Stable housing also helps to lower long-term health costs for people living with HIV/AIDS and helps to lower transmission rates. Most housing clients are living on fixed incomes provided by public subsidies (SSI, SSDI, and/or General Assistance) and/or are employed and working to the extent they are able. HOPWA funds assist with moving to or remaining in a stable housing situation without compromising already limited incomes that go towards other living and healthcare expenses. Housing coordinators and case managers assist with identifying suitable housing, remediating landlord/tenant issues, addressing poor credit histories and behaviors related to mental health/substance use, and providing support with other life issues to ensure housing retention.

Supportive Services funds are utilized to remediate the lack of public transportation in all three rural counties and facilitate activities of daily living. Much needed adjunct services such as a Medical Clinic at Malama Pono, a needle exchange and DHHS Community Services at Hawaii HIV/Aids Foundation (HIHAF), and a PrEP and STI clinic on Maui to include transgender services have been made possible through additional leveraged funding. MAF has a nurse practitioner on site who can offer PrEP, Chlamydia, and Gonorrhea testing and treating and, based on need, hopes to expand these services. Maui County was successful in raising the FMR to keep up with skyrocketing rents and while this has made it slightly easier to identify qualifying units, it has also raised the average amount of subsidy required for each household assisted. The large number of illegal rentals in Hawaii also contribute to some households having unmet subsidy needs.

Data Source: State of Hawai'i Consolidated Annual Performance and Evaluation Report (CAPER) Program Year 2018.

#### Victims of Domestic Violence:

Domestic violence providers continue to relate that there is an ongoing struggle to identify affordable permanent housing for participants with little or no income beyond public subsidies. Combined with the high cost of housing, lack of employment providing living wages, and poor emotional / physical health, survivors find themselves unable to obtain and sustain safe and stable living environments. Some survivors have returned to their abusers rather than become homeless. All providers which received ESG funding overwhelmingly report the lack of subsidized and/or affordable housing in Hawaii to be the major factor hindering further placements in permanent housing. Housing and supportive service needs are further determined by assessments and implemented in the form of a service plan. Providers offer access to a hotline which conducts an initial phone screening to determine eligibility for services.

Data Sources: Child and Family Service; Kauai County Housing Agency Hale Kokua Division

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the State Department of Health (DOH) HIV/AIDS Surveillance Annual Report (HIV Infections diagnosed as of December 31, 2018 and reported through June 30, 2019), there were 4,774 cumulative HIV infection cases diagnosed and reported in the State of Hawai'i, including 3,529 Stage 3 (AIDS) cases. (Known deaths: 2,127.) In the current 2018 Surveillance Annual Report, data is now divided into two categories: HIV infection and separately, individuals with an HIV infection that meet the criteria for a stage 3 or AIDS diagnosis. Additionally, data on HIV infection is based on year of diagnoses rather than the year the case was reported to DOH. Similarly, data on stage 3 (AIDS) is now based on when the HIV infection was diagnosed as having progressed to this stage.

Of the 4,774 cumulative HIV cases (all stages) diagnosed through December 31, 2018 in the State of Hawai'i, the distribution for gender, risk factors, race/ethnicity, and age at diagnosis and county of diagnosis were as follows:

Gender: 4,278 (90%) were men and 496 (10%) women. Counted separately from "gender" were 43 individuals that identified as being transgender; persons whose gender identity or expression is different from their sex assigned at birth. The number of transgender cases is probably underreported at this time.

Risk Factor: 3,392 (71%) were exposed through male to male sexual contact (MSM), 359 (8%) through injection drug use (IDU), 335 (7%) through both MSM/IDU, 405 (8%) through heterosexual contact, 222 (5%) of cases were of undetermined risk, 23% (<1%) through transfusion, 17 (<1%) through perinatal, and 21 (<1%) through hemophilia.

Race/Ethnicity: Of the non-Hispanic races, 2,546 (53%) were Caucasians, 772 (16%) Asians, 543 (11%) Hawaiians, 242 (5%) African Americans, 16 American Indian/Alaska Native (<1%), and 282 (6%) multiple races. There were 373 (8%) Hispanics. A total of 8 cases reported as legacy Asian/Pacific Islanders and were assigned to the Asian category.

Age at Diagnosis: 3,190 (67%) were ages 25-44, 1,106 (23%) ages 45 and over, 437 (9%) ages 13-24, and 27 (<1%) pediatric.

County: 3,481 (73%) were diagnosed in Honolulu County, 581 (12%) in Hawaii County, 465 (10%) in Maui County, and 223 (5%) in Kauai County.

Data Source: Hawai'i State Department of Health, HIV/AIDS Surveillance Report (Cases Through 2018).

### **Discussion:**

While Honolulu County is included in the DOH HIV/AIDS Surveillance Annual Report (HIV Infections diagnosed as of December 31, 2018 and reported through June 30, 2019), only Hawaii County, Maui County, and Kauai County are part of the eligible metropolitan statistical area.

Data Source: Hawai'i State Department of Health, HIV/AIDS Surveillance Report (Cases Through 2018).

## **NA-50 Non-Housing Community Development Needs - 91.315 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Not Applicable. The state's HHFDC does not receive CDBG funds.

### **How were these needs determined?**

N/A.

### **Describe the jurisdiction's need for Public Improvements:**

N/A.

### **How were these needs determined?**

N/A.

### **Describe the jurisdiction's need for Public Services:**

N/A.

### **How were these needs determined?**

N/A.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

**HOUSING MARKET AREA:** The Hawaii Housing Market Area (HMA) is defined as the State of Hawaii, which is comprised of the City & County of Honolulu and the Counties of Hawaii, Kauai and Maui. The following housing market analysis is based primarily on information from the following sources: DBEDT, Measuring Housing Demand in Hawaii, 2015-2025," April 2015; SMS Research and Marketing Services, Inc.'s "2019 Hawaii Housing Planning Study"; and U.S. Census, American Community Survey 5-Year Estimates.

#### **HOUSING DEMAND:**

Narrative forthcoming.

## MA-10 Number of Housing Units – 91.310(a)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	282,278	54%
1-unit, attached structure	45,653	9%
2-4 units	36,759	7%
5-19 units	61,484	12%
20 or more units	100,153	19%
Mobile Home, boat, RV, van, etc	1,061	0%
<b>Total</b>	<b>527,388</b>	<b>100%</b>

**Table 33 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,172	1%	14,930	8%
1 bedroom	14,732	6%	40,584	21%
2 bedrooms	47,815	19%	65,933	34%
3 or more bedrooms	190,670	74%	72,736	37%
<b>Total</b>	<b>256,389</b>	<b>100%</b>	<b>194,183</b>	<b>100%</b>

**Table 34 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

An "Affordable Housing Inventory" may be found at the following link:

<http://dbedt.hawaii.gov/hhfdc/affordable-housing-inventory/>

This inventory of the affordable rental housing projects in the State of Hawaii includes information on the type of households served, targeted income levels and project location.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

During the next five-year period, it is anticipated that affordable rental units will be lost to the state's inventory due to expiring affordability periods. Twelve LIHTC projects with 815 units and one HOME project with 81 HOME-assisted units have expiring affordability periods through 2025.

**Does the availability of housing units meet the needs of the population?**

No.

**Describe the need for specific types of housing:**

As noted in the Needs Assessment, approximately 50,156 housing units are projected to be need statewide from 2020-2025. This includes an estimated 18,078 units based on population growth, an estimated backlog of unmet need of approximately 28,459 housing units, and 3,619 units estimated over five years to accommodate homeless households.



Households with incomes of 80% and below the area median income (AMI) are targeted for rental assistance, while households with incomes more than 80% AMI are targeted for homeownership. According to the 2019 Hawaii Housing Planning Study, the estimated housing need over the next five years is 26,238 affordable rental housing units for households earning 80% and below AMI, and 10,066 affordable for-sale units for households earning between 80% and 140% AMI.

Source: 2019 Hawaii Housing Planning Study, p. 40.

## Discussion

### MA-15 Cost of Housing – 91.310(a)

#### Introduction

#### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	521,500	515,300	(1%)
Median Contract Rent	1,106	1,267	15%

**Table 35 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	28,292	14.6%
\$500-999	42,434	21.9%
\$1,000-1,499	52,033	26.8%
\$1,500-1,999	32,065	16.5%
\$2,000 or more	39,359	20.3%
<b>Total</b>	<b>194,183</b>	<b>100.0%</b>

**Table 36 - Rent Paid**

Data Source: 2011-2015 ACS

#### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	13,880	No Data
50% HAMFI	34,560	4,600
80% HAMFI	100,530	17,555
100% HAMFI	No Data	36,460
<b>Total</b>	<b>148,970</b>	<b>58,615</b>

**Table 37 – Housing Affordability**

Data Source: 2011-2015 CHAS

#### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 38 – Monthly Rent**

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

There is an inadequate supply of housing for households at all income levels. As reported in the previous section, approximately 50,156 housing units will be needed between 2020 and 2025. Of those, there is an unmet need for approximately 26,238 affordable rental housing units (for households with incomes at 30% to 80% AMI levels) and 10,066 affordable for-sale units (for households at 80% - 140% AMI levels), and 13,851 for-sale units (for households with incomes above 140% AMI).

**How is affordability of housing likely to change considering changes to home values and/or rents?****How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?****Discussion**

## MA-20 Condition of Housing – 91.310(a)

### Introduction:

### Definitions

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	88,852	35%	100,104	52%
With two selected Conditions	5,998	2%	12,717	7%
With three selected Conditions	380	0%	821	0%
With four selected Conditions	15	0%	71	0%
No selected Conditions	161,144	63%	80,470	41%
<b>Total</b>	<b>256,389</b>	<b>100%</b>	<b>194,183</b>	<b>100%</b>

**Table 39 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	39,791	16%	29,401	15%
1980-1999	80,754	32%	55,058	28%
1950-1979	118,437	46%	94,524	49%
Before 1950	17,407	7%	15,200	8%
<b>Total</b>	<b>256,389</b>	<b>101%</b>	<b>194,183</b>	<b>100%</b>

**Table 40 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	135,844	53%	109,724	57%
Housing Units build before 1980 with children present	43,055	17%	19,435	10%

**Table 41 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 42 - Vacant Units**

### Need for Owner and Rental Rehabilitation

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

### Discussion:

## MA-25 Public and Assisted Housing – (Optional)

### Introduction:

The Hawaii Public Housing Authority (HPHA) is the sole statewide public housing agency for the State of Hawaii, established by the Territory of Hawaii in 1935 to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven-member Board of Directors appointed by the Governor of Hawaii, today the HPHA Federal Low-Income Public Housing program serves over 4,320 families or approximately 12,200 individuals.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	5,351	3,224	189	3,035	825	0	1,438
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 43 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HPHA's housing inventory is comprised of 5,406 units that are located on the island of Kauai, Oahu, Maui, Molokai and Hawaii and are an average age of 50 years old. The most recent needs analysis indicates an unmet capital need of approximately \$592 million over the next ten years.

### Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

Through Capital Fund Program appropriations and asset preservation strategies, HPHA anticipates allocating approximately \$79 million to implement capital work over the five-year period of FY2019 through FY2023. Due to the inventory's average age of 50 years, the plan addresses primarily health and safety issues, site improvements, ADA compliance, structural repairs, re-roofing, infrastructure upgrades, security and fire suppression improvements, concrete spall repairs, and painting. Aging properties and reductions in funding levels have made asset preservation an increasingly difficult challenge.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HPHA continues to seek partnerships with the goal of enhancing services, promoting health and wellness, contributing to security and safety, and supporting residents in their efforts to age in place and receive services and supports to enhance their quality of life. In addition, HPHA continues to seek innovative approaches to redeveloping its aging and obsolete property inventory through public-private partnerships to create higher density, mixed-income, mixed-use projects through Mixed-Finance

strategies and other programs such as Rental Assistance Demonstration (RAD). HPHA has begun a major initiative to redevelop its low-income public housing portfolio into vibrant, mixed-income/mixed-finance communities. HPHA has identified ten properties within its portfolio, most of which are also located near planned stations of the Honolulu Light Rail System currently being developed by the Honolulu Authority for Rapid Transportation. Undertaking redevelopment of these state assets would not only allow the HPHA to rehabilitate functionally obsolete public housing units but would also eliminate expensive repair and maintenance expenses required to maintain these units, while significantly expanding the inventory of critically needed affordable housing units on the island of Oahu.

**Discussion:**

## MA-30 Homeless Facilities – 91.310(b)

### Introduction

The core mission of the State Homeless Programs Office (HPO) is to comprehensively address the needs of the homeless in Hawaii and to provide the opportunity for homeless persons to help themselves achieve improved living situations. Local, state and federal funding sources enable HPO to develop, implement and provide a variety of services for homeless individuals and families.

The table below presents data from BTG’s most recently submitted, 2019 Housing Inventory Count (HIC). The HIC is a point-in-time inventory of projects within the CoC that provide beds and units dedicated to serving persons who are homeless. It is intended to provide HUD and the CoC with information about the shelter and housing capacity of their homeless crisis response system. Beds and units included on the HIC are considered part of the CoC homeless assistance system. Beds and units in the HIC must be dedicated to serving homeless persons, or for permanent housing projects, dedicated for persons who were homeless at entry.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	302	0	225	686	0
Households with Only Adults	223	0	78	575	0
Chronically Homeless Households	0	0	0	463	0
Veterans	10	0	0	300	0
Unaccompanied Youth	5	0	2	0	0

**Table 44 - Facilities Targeted to Homeless Persons**

**Data Source**  
**Comments:**

Data Source Comments: 2019 Housing Inventory Count (HIC) for Bridging the Gap CoC. The first two rows separate the beds allocated to families versus those to non-family persons. Although emergency and transitional housing programs are equipped to handle chronically homeless (CH) clients, beds data presented in the HIC by provider agencies does not specifically dedicate a subset of beds for this population. Often, CH persons are a significant percentage of the clients served. The CH beds in row three for Permanent Supportive Housing programs are a subset of the total beds data, however, the vast majority are targeted towards households with only adults. Beds strictly allocated to veterans are a subset of the total beds, although are targeted more heavily towards single homeless individuals.

### Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The resources available under the designated heading of "ending homelessness" provided by the federal, state, and county governments are insufficient alone to house and provide the required services to end homelessness for each and every homeless person in Hawaii. Therefore, the HIC has engaged in an aggressive program to recruit and access mainstream government resources from other government sponsored programs to augment existing government funded and government designated "homeless ending" efforts. See description of State activities, "ESG Exhibit B," Mainstream Services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

See “ESG Exhibit C,” List of Services and Facilities, and “ESG Exhibit D,” Description of Homeless Services.

## MA-35 Special Needs Facilities and Services – 91.310(c)

### Introduction

The most significant barrier facing the rural counties continues to be affordable housing shortages and access to health services in all counties. The Hawaii Interagency Council on Homelessness (HICH) successfully advocated for increased levels of funding for housing financing tools, such as the Rental Housing Revolving Fund and Dwelling Unit Revolving Fund, which support infrastructure and rental housing development. In addition, HICH successfully applied for an amendment to Hawaii’s 1115 Medicaid waiver to allow Medicaid to pay for tenancy supports and housing navigation services through the new Community Integration Services (CIS) program.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	98
PH in facilities	0
STRMU	55
ST or TH facilities	0
PH placement	55

Table 45 – HOPWA Assistance Baseline

Alternate Data Source Name: HOPWA

Data Source Comments: HOPWA Assistance Baseline Table reflect cumulative numbers for PY20 through PY24.

**To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The State, largely through the efforts of the HICH and its partners, has made progress on addressing discharge planning to address persons leaving mental and physical health institutions. These efforts include newly executed agreements with some of the State’s largest hospital systems and non-profit agencies to aggressively pursue data sharing to address appropriate supportive housing after discharge. Cost savings and improved health outcomes can be achieved through better partnerships and a sharing of resources.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In late 2018, the State implemented two pilot programs in partnership with the Queen’s Medical Center on Oahu. The Medical Respite Pilot Program provides short-term, temporary housing and supportive services to medically frail Homeless individuals upon being discharged from a hospital. The Emergency

Department Pilot Program provides high intensity care navigation for the homeless persons with the greatest medical needs and/or the highest Emergency Department utilization rates. The pilot programs have been extended for one additional year. The success of these pilot programs may potentially lead to the implementation of similar programs in the rural counties.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The State published a Shelter Request for Proposal in August 2019 in which homeless service providers may design and develop services that will be specific to After Care services to effectively assist participants in sustaining their housing. The After Care services shall be consistent with the DHS initiative, Ohana Nui approach, which creates partnerships among multiple agencies to offer program participants the necessary assistance to keep them safe, healthy, sheltered, and employed. Ohana Nui is a concurrent all-generation approach which addresses the needs of the whole family.

The adoption of 1115 Medicaid waiver amendments include the establishment of a Community Integration Services (CIS) program for tenancy supports. The waiver amendment enables the State to better utilize Medicaid in providing supportive services to assist individuals and families with maintaining tenancy following housing placement. DHS continues to work with the health plans and homeless service providers to implement the new waiver amendment. The implementation plan includes providing training to local health plans on housing-focused approaches to patient care, and training for homeless providers on billing for Medicaid services.

The scarcity of HIV primary care support on the neighbor islands, including medical, dental, nutritional and mental health care, has raised concerns among persons living with HIV/AIDS and supportive care providers. Maui AIDS Foundation (MAF), administrative and lead agency for the Neighbor Island Housing Program, partners with the Community Clinic and Valley Isle Healthcare in Maui. MAF utilizes supportive services funds in all three counties to assist with transportation to facilitate activities of daily living. MAF also has a nurse practitioner on site who can offer PrEP, Chlamydia and Gonorrhea testing and treatment, and hopes to expand these services in the near future.

Child and Family Service in Hawaii County offers support services to both Shelter and Transitional Housing Program participants is vital to participants being able to move toward safer healthier lives. These include the securing of safe housing: Safety planning, needs assessment, information and linkages to community resources (housing, health services, employment and job skills development resources, legal aid, financial planning, debt relief and credit repair programs etc.). Staff assist participants in making connections with support groups, providing supportive listening and problem solving, advocacy, i.e. accompanying survivor to court, assisting with access to language interpretation services and with obtaining resource information in their primary language, and supports with identifying and working toward individual goals.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**



## **MA-40 Barriers to Affordable Housing – 91.310(d)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

**Geographic Limitations:** Hawaii lacks sufficient land near its major population centers. As an island state, Hawaii's percentage of land suitable for development is the lowest among the 50 states. Furthermore, as more area is developed, fewer acres of undeveloped land remain. The value of undeveloped land increases and the political power of owners of developed land grows. Supply is attenuated, which causes prices to rise. Geographic constraints reduce housing supply by limiting housing investment.

**Lack of Major Off-Site Infrastructure:** The lack of off-site infrastructure, such as roads, sewers, water, drainage, and schools, increases the cost of housing. Historically, public infrastructure was developed by local government. However, as the cost of infrastructure increased and development requirements grew, the responsibility for off-site infrastructure was passed to developers, increasing the cost of housing, which is passed to the beneficiaries of the housing units developed: owners and renters of a new development.

**Construction Costs:** Compared to construction costs across the mainland U.S., Hawaii's construction costs are high. Significant contributors to building costs are unionization, local wages, local topography, and the regulatory environment. Construction costs can rise sharply in construction boom periods and makes tight-margin projects like workforce housing challenging to complete. The cost of construction is impacted by the high cost of litigation and insurance that are factored into the price of goods and services. Insurance coverages include property, general liability, professional liability, excess liability, unemployment, health, auto, workers compensation, business interruption, and even terrorism.

**Government Regulations:** The purpose of housing planning and regulation is to bring order to the development of cities and towns, protect people against arbitrary development practices and, more recently, to protect the character of neighborhoods as they exist. They are intended to promote public health and safety, control or direct growth, target resources, and prioritize areas of importance. However, these policies and regulations unintentionally add to the cost of housing.

**Tax Policy - Taxes** add to the cost of housing production. The 4% general excise tax (and additional 0.5% county surcharge tax in the City and County of Honolulu) is levied on rental receipts, construction materials, and personal services, such as architectural and engineering fees. A conveyance tax of 10 cents per \$100 of purchase price for residential properties valued at \$600,000 or less, 20 cents per \$100 of purchase price for residential properties valued at \$600,000 or more but less than \$1 million and escalates for properties valued at more than \$1,000,000. County and real property taxes are levied based upon the assessed valuation of the property.

**Mini Davis-Bacon requirements - Act 294, SLH 1990,** requires HHFDC and the counties to comply with the prevailing wage requirements of the State Labor Department for any project receiving tax credits or other assistance under the provisions of Chapter 201H, HRS. This requirement may add substantially to the cost of a housing project, sometimes by as much as 20%.

## MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction – N/A

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction					
Arts, Entertainment, Accommodations					
Construction					
Education and Health Care Services					
Finance, Insurance, and Real Estate					
Information					
Manufacturing					
Other Services					
Professional, Scientific, Management Services					
Public Administration					
Retail Trade					
Transportation & Warehousing					
Wholesale Trade					
Grand Total					

**Table 46- Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

#### Labor Force

Total Population in the Civilian Labor Force
Civilian Employed Population 16 years and over
Unemployment Rate
Unemployment Rate for Ages 16-24
Unemployment Rate for Ages 25-65

**Table 47 - Labor Force**

**Data Source:** 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	
Farming, fisheries and forestry occupations	
Service	
Sales and office	
Construction, extraction, maintenance and repair	
Production, transportation and material moving	

**Table 48 – Occupations by Sector**

**Data Source:** 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes		
30-59 Minutes		
60 or More Minutes		
Total		

Table 49 - Travel Time

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate			
High school graduate (includes equivalency)			
Some college or Associate's degree			
Bachelor's degree or higher			

Table 50 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

#### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma					
High school graduate, GED, or alternative					
Some college, no degree					
Associate's degree					
Bachelor's degree					
Graduate or professional degree					

Table 51 - Educational Attainment by Age

Data Source: 2011-2015 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	
High school graduate (includes equivalency)	
Some college or Associate's degree	
Bachelor's degree	
Graduate or professional degree	

Table 52 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within the state?**

**Describe the workforce and infrastructure needs of business in the state.  
Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.  
How do the skills and education of the current workforce correspond to employment opportunities in the state?**

**Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.**

**Describe any other state efforts to support economic growth.**

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The State allows each county to utilize its own definition of "concentration." Please refer to the Consolidated Plans of each county for this information.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The State allows each county to utilize its own definition of "concentration." Please refer to the Consolidated Plans of each county for this information.

### **What are the characteristics of the market in these areas/neighborhoods?**

Please refer to the Consolidated Plans of each County for this information.

### **Are there any community assets in these areas/neighborhoods?**

Please refer to the Consolidated Plans of each County for this information.

### **Are there other strategic opportunities in any of these areas?**

Please refer to the Consolidated Plans of each County for this information.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

It is critically important to extend broadband service to households and neighborhoods throughout the State of Hawaii. This includes rural communities that are often left behind by the commercial broadband service providers due to the long Return On Investment period for their infrastructure investment. The Federal Communications Commission (FCC) has defined broadband at 25 Megabytes per second (Mb/s) download and 10Mb/s upload. Even at these speeds it would be challenging to stream video for education and telemedicine as an example. Nevertheless, this would still require fiber optic distribution to the neighborhood and a robust backbone connection to the Internet backbone.

The Broadband Deployment Accuracy and Technology Availability (DATA) Act was recently passed by Congress. This Act will help identify specific areas in need of infrastructure since, to date, the FCC broadband mapping program has been sorely lacking. More information on the Broadband DATA Act can be viewed at <https://www.congress.gov/bill/116th-congress/house-bill/4229/text>.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

In Hawaii there are two primary broadband Internet service providers (ISP), Charter/Spectrum and Hawaiian Telcom. Two providers are better than one. Charter is the cable company originally known as Oceanic. Hawaiian Telcom is the incumbent telecommunications provider. The challenge in Hawaii is that smaller ISPs have a difficult time competing with the larger service providers. Also, as much as the Federal government supports deployment of broadband infrastructure to rural areas, grant programs like the USDA's Reconnect and the FCC's Rural Digital Opportunity Fund (RDOF) are only geared to the largest providers with resources to go through the arduous application process. Even Charter and Hawaiian Telcom find it difficult to go through the process. Consequently, the incumbent telecom provider, cable provider and smaller ISPs that support infrastructure deployment to rural areas are unlikely to receive Federal funding and Hawaii will have fewer options for broadband access.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**  
Information forthcoming.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

## **Strategic Plan**

### **SP-05 Overview**

#### **Strategic Plan Overview**

Affordable housing is needed in all counties. HHFDC will continue to promote the development and preservation of affordable housing, both rental and homeownership, to assist low- and moderate-income households and individuals. HHFDC will focus its HOME funds in the Neighbor Island counties of Hawaii, Kauai and Maui. Over the next five years, HHFDC anticipates that HOME funds will provide tenant-based rental assistance to approximately 200 households, support the development of an estimated 67 affordable rental units for low-income households, 28 of which may be targeted special needs populations, an estimated 40 transitional housing units for homeless persons, approximately 32 affordable homeownership opportunities for first-time homebuyers, 25 of which may be produced using a self-help building method, assistance in the form of an affordable homebuyer loan for approximately two first-time homebuyers, and homebuyer education and counseling sessions.

DHS/BESSD is committed to serving the homeless population and persons with HIV/AIDS through the ESG and HOPWA programs. These funds will be focused in the Neighbor Island Counties. Over the next 5 years, DHS/BESSD anticipates that ESG funds will strengthen communities by providing operations funding to emergency shelter providers, so that shelter can be provided to 10,000 people who are homeless, and operations funding to emergency shelter providers, so that safe refuge and a place to sleep can be provided to more than 1,400 victims of domestic violence. Of those who are served, ESG funds will be used to assist 612 people to achieve housing stability through placement in permanent housing. ESG funds will also provide rapid re-housing financial assistance and provide housing relocation and stabilization services to help 875 persons get off the streets and achieve housing stability; and prevent homelessness by providing financial assistance and support services to 350 people or families.

DHS/BESSD will continue to serve and assist persons with HIV/AIDS with financial assistance, housing information, and supportive services. DSH/BESSD estimates that its HOPWA funds will be used to assist approximately 525 persons with HIV/AIDS.

## SP-10 Geographic Priorities – 91.315(a)(1)

### Geographic Area

1	<b>Area Name:</b>	Rural Counties
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	HHFDC and DHS-BESSD serve all counties in the state, but will focus its HOME, ESG and HOPWA funds in the rural counties of Hawaii, Kauai and Maui. The City and County of Honolulu receives its own allocation of HOME, ESG and HOPWA funds.
	<b>Include specific housing and commercial characteristics of this target area.</b>	As stated throughout this Consolidated Plan, affordable housing is needed statewide.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Attendees at public hearings across the state testified to the need for affordable housing, especially for low- and moderate-income households. Testimony showed that homelessness continues in all counties of the state, and support is needed to help homeless persons into stable, permanent housing.
2	<b>Identify the needs in this target area.</b>	It is estimated that approximately 50,156 housing units statewide will be needed from 2020 to 2025. Of these, approximately 27,988 are needed in the neighbor island counties of Hawaii, Kauai and Maui. Approximately 14,190 units or 51% of the total neighbor island need will be rental housing needed for households earning less than 80% AMI; approximately 5,321 units or 19% will be for-sale housing for households earning between 80% and 140% AMI; and approximately 8,476 or 30% will be for households earning more than 140% AMI.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include the use of HOME, ESG and HOPWA funds for affordable housing and assisting the homeless and persons with HIV/AIDS.
	<b>Are there barriers to improvement in this target area?</b>	Yes, as discussed elsewhere in this Consolidated Plan.
	<b>Area Name:</b>	Statewide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
2	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	HHFDC will utilize its National Housing Trust Funds to serve all counties in the state - the City & County of Honolulu and the neighbor island counties of Hawaii, Kauai and Maui. Although HHFDC's HOME funds are focused in the rural counties of Hawaii, Kauai and Maui, any HOME funds returned to HHFDC, whether declined, released or recaptured, may be invested in an HHFDC project located throughout the state (including the City & County of Honolulu), if no other eligible activity is available in the rural counties.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Affordable housing is needed statewide; HHFDC will focus its HTF funds on the development or preservation of rental housing units serving households with incomes at or below 30% AMI.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Attendees at public hearings across the state testified to the need for affordable housing, especially for low- and moderate-income households.
	<b>Identify the needs in this target area.</b>	It is estimated that approximately 26,238 or 52% will be rental housing needed for households earning less than 80% AMI; approximately 10,066 units or 20% will be for-sale housing for households earning between 80% and 140% AMI; and approximately 13,581 or 28% will be for households earning more than 140% AMI.



<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include the use of HTF funds for affordable housing targeted to extremely low-income households with incomes at or below 30% AMI.
<b>Are there barriers to improvement in this target area?</b>	Barriers to affordable housing are discussed elsewhere in this Consolidated Plan.

**Table 53 - Geographic Priority Areas**

## General Allocation Priorities

### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The State's HOME, ESG and HOPWA program funds will be used in the State of Hawaii, focused in the Counties of Hawaii, Kauai and Maui, while the State's HTF funds will additionally be used in the City and County of Honolulu. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose.

The State distributes its annual HOME allocation among the Counties of Hawaii, Kauai and Maui, as "State Recipients." The State's annual HTF allocations are distributed to the three Counties and the City and County of Honolulu, as "State Subgrantees." State Recipients and Subgrantees do not allocate their HOME and HTF funds based on geographic areas. In general, funds are allocated through a Request for Proposals or application process which ranks and rates projects for program eligibility, need and meeting the Consolidated Plan purposes, objectives and performance measures.

The State's DHS-BESSD's Homeless Programs Office will allocate the State's ESG and HOPWA funds through a competitive process to provider agencies in the Counties of Hawaii, Kauai and Maui. HOPWA funds were distributed equitably throughout Maui, Kauai and Hawaii and monitored by the respective Executive Directors of NIHA. The distribution was based on geographic need, unmet needs and acuity levels of eligible individuals and households.

## SP-25 Priority Needs – 91.315(a)(2)

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Unsheltered Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	HP-1 Emergency Shelter Operations HP-3 Transition to Permanent Housing HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Persons who have a primary nighttime residence that is a public or private place not meant for human habitation (i.e., street, beach, park, car, etc.).
	<b>Basis for Relative Priority</b>	Unsheltered homeless individuals and families need a safe place to sleep and a secure environment where they can stabilize their lives, address their needs and strengthen their economic situations.
2	<b>Priority Need Name</b>	Victims of Domestic Violence
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HP-1 Emergency Shelter Operations HP-2 Domestic Violence Emergency Shelter HP-3 Transition to Permanent Housing HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Any individual or family who is fleeing, or is attempting to flee, domestic violence,
	<b>Basis for Relative Priority</b>	Persons who are fleeing or attempting to flee domestic violence need a safe place to sleep and a secure environment they can stabilize their lives, address their needs and strengthen their economic situations.
3	<b>Priority Need Name</b>	Services for Persons with HIV/AIDS
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HP-8 HOPWA Support Services HP-9 HOPWA Financial Assistance HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Funds will be utilized for individuals diagnosed with human immunodeficiency virus, acquired immunodeficiency syndrome (HIV/AIDS) to receive support services. Homeless and persons at risk of homelessness with HIV/AIDS need funds to pay a portion of the market rental unit costs through: <ul style="list-style-type: none"> <li>• Tenant based rental assistance (TBRA)</li> <li>• short-term rent, mortgage, utility (STRMU)</li> <li>• Permanent Housing Placement (PHP)</li> </ul>
	<b>Basis for Relative Priority</b>	Persons with HIV/AIDS need support services and financial assistance to achieve housing stability.
4	<b>Priority Need Name</b>	Transition to Permanent Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HP-1 Emergency Shelter Operations HP-2 Domestic Violence Emergency Shelter HP-3 Transition to Permanent Housing HP-4 Rapid Re-housing Financial Assistance HP-5 Rapid Re-housing Support Services HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System H-1 Transitional Housing Units
	<b>Description</b>	Assist individuals and families obtain permanent housing and attain economic independence and self-sufficiency for the long-term through a combination of rental assistance and supportive services.
	<b>Basis for Relative Priority</b>	The homeless are not able to obtain affordable rentals. ESG shelter providers will make transitioning homeless persons to permanent housing an integral activity.
	<b>Priority Need Name</b>	Rapid Re-housing
5	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	HP-4 Rapid Re-housing Financial Assistance HP-5 Rapid Re-housing Support Services HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Provide financial assistance and support services for homeless individuals and families. RRH will provide access to financial assistance including rent, utility, and security deposits; and supportive services including housing location and housing stabilization support.
	<b>Basis for Relative Priority</b>	Homeless individuals and families need housing-related financial assistance and support services such as housing relocation and stabilization services (case management, housing search and placement, legal services, landlord mediation, etc.) to achieve housing stability in permanent housing.
6	<b>Priority Need Name</b>	Homelessness Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HP-6 Homelessness Prevention Financial Assistance HP-7 Homelessness Prevention Support Services HP-9 HOPWA Financial Assistance HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Serve individuals or families who will imminently lose their primary nighttime residence (residence will be lost within 14 days of the date of application for homeless assistance; with no subsequent residence which has been identified; and lacks the resources or support networks needed to obtain other permanent housing. Financial assistance includes short/medium-term rents, rent arrears, utility arrears, etc.
	<b>Basis for Relative Priority</b>	At-risk individuals and families need eligible housing-related financial assistance and support services to prevent homelessness and sustain permanent housing.
7	<b>Priority Need Name</b>	HIV/AIDS Housing Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HP-8 HOPWA Support Services HP-9 HOPWA Financial Assistance HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Provide housing related financial assistance to persons diagnosed with human immunodeficiency virus, acquired immunodeficiency syndrome (HIV/AIDS).
	<b>Basis for Relative Priority</b>	Persons with HIV/AIDS need financial assistance and support services to achieve housing stability.
8	<b>Priority Need Name</b>	Coordinated Entry System
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	HP-1 Emergency Shelter Operations HP-2 Domestic Violence Emergency Shelter HP-3 Transition to Permanent Housing HP-4 Rapid Re-housing Financial Assistance HP-5 Rapid Re-housing Support Services HP-8 HOPWA Support Services HP-9 HOPWA Financial Assistance HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Description</b>	Coordinated entry system (CES) is a fair, immediate, low barrier, person-centered process that helps communities prioritize housing assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry processes provide information about service needs and gaps to help communities plan their assistance and identify needed resources.
	<b>Basis for Relative Priority</b>	A Coordinated Entry System (CES), including case conferencing, will be utilized streamline and prioritize connections to housing resources for individuals experiencing homelessness. VI-SPDAT, a common triage tool will be utilized to ensure those with greatest needs are prioritized for assistance.
9	<b>Priority Need Name</b>	Rental Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Rural Counties Statewide

	<b>Associated Goals</b>	HR-1 Rental Housing - New Construction / Rehab HR-2 Tenant Based Rental Assistance HR-3 Rental Housing SpN - New Construction/Rehab H-1 Transitional Housing Units HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Description</b>	Affordable rental housing across all counties in the State is a high priority need. HOME funds will be leveraged to construct new or rehabilitate existing affordable rental housing units for families and special need populations, and focused in the Counties of Hawaii, Kauai and Maui, as State Recipients. HOME funds will also be used to provide tenant based rental assistance to approximately 200 low-income households to enable them to source affordable rental housing in communities of their choice. Additionally, HOME funds will be used to produce transitional housing units for victims of domestic violence or working families who are homeless, to transition them into permanent housing and help to reduce the number of homeless persons statewide. It is estimated that HOME funds will be used to develop or preserve approximately 114 rental and transitional housing units for households and special needs populations over the next five years. HTF funds will be used in all counties, as Subgrantees, including the City and County of Honolulu, for the development or preservation of affordable rental housing for households with incomes at or below thirty percent of the area median income. It is anticipated that approximately 61 units will be developed or preserved over the next five years.
	<b>Basis for Relative Priority</b>	All counties within the State of Hawaii have a critical need for affordable housing and, as such, have assigned high priorities to housing for all types of households with incomes under 80% AMI. This includes rental and homeownership housing for small related, large related, elderly, and other special needs populations. Many low-income families are increasingly overburdened by Hawaii's high rental housing costs and area affected by inadequate housing inventory. The gap between the cost of housing and the amount that families can afford to pay for shelter is widening. Input during the consultation process emphasized the provision of affordable housing for low-income households. Community input also indicated that affordable housing for special needs populations is increasingly difficult to obtain, and sorely needed.
10	<b>Priority Need Name</b>	Affordable Homeownership Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Rural Counties Statewide
	<b>Associated Goals</b>	HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method HO-3 Homebuyer Financing
	<b>Description</b>	HOME funds will be used to construct new affordable for-sale housing, or for the acquisition/rehabilitation of existing affordable for-sale housing. HOME funds will also be used as project development funds to carry out projects that produce affordable housing using a self-help building method. Downpayment/closing cost assistance and gap loans through county homebuyer loan programs, as well as homebuyer education and counseling sessions, will be provided.
	<b>Basis for Relative Priority</b>	The need for housing for all households earning under 80% AMI is a critical need in the counties. Many low-income families are increasingly overburdened by high housing costs and are affected by inadequate housing inventory. The gap between the cost of housing and the amount that families can afford to pay for shelter is widening. Input during the consultation process emphasized the provision of quality, affordable housing with a mix of homeownership and rental choices for low-income households. Community input also indicated that, given the lack of affordable housing in general, affordable housing for special needs populations was increasingly difficult to obtain, and sorely needed. The Counties and DHS-BESSD allocate the HOME, HTF, ESG and HOPWA funds according to criteria emphasizing high priority activities, consistency with the Consolidated Plan, and project readiness.
11	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Rural Counties Statewide
	<b>Associated Goals</b>	HA-1 Administration
	<b>Description</b>	Provide appropriate, efficient, and effective administration and use of funds. Conduct housing study every five years to measure progress and needs of the housing market. In affirmatively furthering fair housing, entities receiving HOME, HTF, ESG and HOPWA funds will promote fair housing in its activities to ensure equal opportunity in housing. Entities will provide education and outreach through training for housing staff, landlords, tenants and the general public on federal and state fair housing laws. Additionally, entities statewide will update their respective Analysis of Impediments to Fair Housing Choice and implement activities to increase fair housing in Hawaii.
	<b>Basis for Relative Priority</b>	Effective and efficient administration of the HOME and HTF programs are critical. Efforts to get the maximum use of limited HTF and HTF funds for the development of affordable housing are critical to address Hawaii's housing shortage. Entities will affirmatively furthering fair housing to ensure equal opportunity in housing.

**Table 54 – Priority Needs Summary**

## Narrative (Optional)

## SP-30 Influence of Market Conditions – 91.315(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 55 – Influence of Market Conditions



## **SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)**

### **Introduction**

HHFDC and its neighbor island partners will use the annual HOME allocations 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 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, including projects using a self-help building method, provide downpayment/closing costs assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions. HHFDC will use its HTF allocations for the production or preservation of affordable rental housing targeting households with incomes at or below 30% AMI.

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

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	600,000	0	3,600,000	12,000,000	HOME funds will be used for the construction of new or rehabilitation of existing affordable rental and for-sale housing, for tenant based rental assistance, for the development of transitional housing for the homeless, 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.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	270,000	0	0	270,000	1,080,000	HOPWA funds will be utilized for tenant based rental assistance, supportive services, short term rent, mortgage and utility assistance, permanent housing assistance, and administrative costs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	450,000	0	0	450,000	1,800,000	The prevention and rapid rehousing funding may be used for activities including short- and medium-term rental assistance, security deposits, utility payments, housing relocation and stabilization services. ESG Shelter funding will be utilized for shelter operational costs. In addition, ESG funds will be utilized for administrative and Homeless Management Information System costs.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,000,000	0	0	3,000,000	12,000,000	HTF will be used for the development or preservation of affordable rental housing for extremely low-income households earning at or below 30% AMI.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Financial Assistance Permanent housing placement Rental Assistance Supportive services	1,012,500	0	0	1,012,500	4,050,000	The State will provide funding to contracted agencies in Hawaii, Kauai and Maui for housing related financial assistance, housing search and placement assistance, case management and supportive services. Financial assistance will include rents, security deposits and utility payments.
Other	public - state	Overnight shelter Short term or transitional housing facilities	3,983,915	0	0	3,983,915	15,935,660	The State will provide funds to contracted agencies in Hawaii, Kauai and Maui for emergency and transitional shelters and associated services.

**Table 56 - Anticipated Resources**

**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 to assist 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 foregone taxes, fees and charges. It is anticipated that projects will continue to seek other local, state, and federal funding to satisfy the anticipated matching funds requirement of the HOME program; additionally, the State Recipients have banked more than \$27M in match as of 06/30/2019.

HHFDC's HTF program funds will be used to assist in the production or preservation of affordable rental housing serving extremely low-income households earning 30% or less AMI. State Recipients have been combining their HTF with their HOME funds in projects that also leverage other state and federal funds. The HTF program has no match requirement.

To satisfy the anticipated matching funds requirement under the ESG program, DHS/BESSD will provide state funds to agencies in the Counties of Hawaii, Kauai and Maui by contracting for services under the State Homeless Shelter Program and the State Rapid Re-housing.

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

## DiscussionSP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DHS-BESSD, Homeless Programs	Government	Homelessness Non-homeless special needs public services	Jurisdiction
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION	Government	Ownership Planning Rental	State

Table 57 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

HHFDC is the lead agency for overseeing the development of the Consolidated Plan on behalf of the State of Hawaii. HHFDC, DHS-BESSD, and the county housing agencies will take the lead in implementing the ConPlan. The Consolidated Plan was developed in consultation with an extensive network of public and private organizations involved with the provision of affordable and special needs housing and support services. HHFDC will rely on this network to carry out the strategies set forth in the plan. 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. Nonprofit organizations, such as nonprofit developers and service providers, have developed a niche in the provision of affordable rental housing, self-help housing, and housing for special need groups. 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. Federal, state, and county government agencies involved with the "bricks and mortar" of housing and related infrastructure 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 will provide resources either directly to clients or through nonprofit health and service providers to support low- and moderate-income households. The strengths of the delivery system 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 services providers, private lenders, and private for-profit developers are partnering to respond to the housing situation in Hawaii. Each stakeholder in the delivery system contributes resources and expertise from its specific area of operation.

Although there is much that needs to be done to fully operationalize the systemic changes described below, a higher level of awareness, cooperation, and collaboration among all service systems (not only homeless services, but also mainstream services) is being achieved. Long-standing service silos are being broken down as common service goals are addressed. For example, homeless outreach undertaken by the State's Homeless Programs Office is being better coordinated with similar services contracted by other state entities such as the Department of Health's Adult Mental Health Division (AMHD) and with health insurance providers; the common ground is improved outcomes for homeless clients and system-wide cost savings. Continuing to find "common ground" issues between the homeless system and other specialized populations will result in increased and more effective coordination and service provision.

There are, however, gaps in the delivery system: 1) a handful of nonprofits have the expertise to develop housing projects expeditiously, utilizing available resources. There is a need to increase the number of qualified nonprofit developers, particularly because certain federal funds are set aside or accessible only to nonprofits. Government housing agencies could provide technical assistance to assist nonprofits in building capacity. 2) various government assistance programs have conflicting requirements that constrain the efficient delivery of affordable homes or support services. 3) state, county and nonprofit agencies are faced with staffing vacancies and cutbacks that hinder timely reviews and approvals.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
SSI/SSDI Outreach, Access, and Recovery (SOAR)	X	X	X

**Table 58 - Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

The services provided by the DHS Homeless Programs Office include all of the traditional programs to address homelessness, including homelessness prevention, homeless outreach, emergency and transitional shelters, housing placement, case management, and permanent supportive housing. The HICH also serves as a way to connect homeless services with the services offered by other State

agencies, including the DOH, Department of Education, Hawaii Public Housing Authority, Department of Labor and Industrial Relations, Department of Public Safety, and the Department of Business, Economic Development, and Tourism. In addition, the CoCs – Partners in Care on Oahu, and Bridging the Gap for the balance of state – include provider organizations offering health, mental health, employment, and specific services for youth individuals experiencing HIV. The conversations initiated by the HICH, as well as through the development of the ten-year strategic plan to end homelessness, have resulted in a more diverse and inclusive membership within the CoCs. For example, the Medicaid managed care health plans now regularly attend CoC meetings and actively participate in case conferencing on Oahu. The Oahu CoC also recently formed an Oahu Youth Action Board, comprised of youth ages 18-24 with lived experience of homelessness, to advise the CoC regarding the CES and case conferencing process for youth and in the development of new programs aimed at homeless youth. Both CoCs have implemented CES system-wide, and have established processes for case conferencing. Through the case conference process, homeless individuals can be connected to supportive services, such as service coordination through the managed care plan, case management or substance use treatment.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The State faces a unique challenge to the implementation of a coordinated entry system in three different counties which are separated by the ocean (Kauai, Hawaii and Maui). To confront this impediment, the State's counties have begun to foster a stronger consortium under the balance of State CoC, Bridging the Gap (BTG). The move for a stronger institutional structure has been triggered in part by the swelling of homeless and special needs numbers during Hawaii's soaring economic condition that has priced the most vulnerable of our population out of the housing and rental market. The trends that have affected even Hawaii's most rural counties have stirred each of County Mayors to action, and they look to the CoCs to advise and collaborate on solutions. Neighbor islanders are well represented on the HICH. Although Oahu remains the population center of the State, the rural counties have far less infrastructure (and resources) but still must address homelessness as it occurs in their communities.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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. Over the past 20 years, Hawaii has, in many ways, shown a willingness to allocate resources to solve the problem of homelessness. In the early 2000's, our state's legacy, customized HMIS won accolades from HUD for its integration of shelter and outreach data. Hawaii has consistently "come to the table" with federal partners to address homelessness. Despite the good intentions, however, Honolulu, our largest urban area has been identified as having the nation's second highest rate of chronic homelessness per capita among the 50 states.

Recent initiatives from HUD and the VA have allowed our homeless service system access to additional technical assistance resources. HEARTH Act requirements have spurred a strengthening of our state's Continua of Care, and the statutory creation of the Hawaii Interagency Council on Homelessness in 2012 have resulted in the formulation of updated, data driven changes in how our system of care functions. Both CoCs have implemented a local Coordinated Entry System (CES) and case conferencing system, which aligns with a housing-focused methodology for addressing and ending homelessness.

Over the past four years, the HICH has led system-level changes to further support Hawaii's transformation to a housing-focused system. Examples of these changes include the adoption of 1115

Medicaid waiver amendments to establish a Community Integration Services (CIS) program for tenancy supports; implementation of a statewide Rapid Re-housing program; implementation of a statewide law enforcement assisted diversion (LEAD) program; and implementation of new performance metrics in DHS homeless service contracts that emphasize placements into permanent housing. Between 2016 and 2019, these changes contributed to an overall 19.1% reduction in the state Point in Time count, and a 235% increase in the number of permanent housing beds in the state Housing Inventory Count.

Finally, HICH members are actively engaged in training and technical assistance efforts to strengthen the capacity of homeless service providers and government agencies directly addressing homelessness. Trainings include a focus on trauma informed care, housing-focused strategies, and information related to government procurement and administrative skills. For example, the State Procurement Office recently partnered with the DHS/HPO and a Federal government consultant to convene a statewide series of trainings on applying for government funding to build capacity for rural communities. Current and potential homeless service providers and stakeholders from every county were invited to participate.

## SP-45 Goals Summary – 91.315(a)(4)

### 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	2020	2025	Homeless		Unsheltered Homeless Victims of Domestic Violence Transition to Permanent Housing Coordinated Entry System	ESG: \$1,091,900	Homeless Person Overnight Shelter: 10000 Persons Assisted
2	HP-2 Domestic Violence Emergency Shelter	2020	2025	Non-Homeless Special Needs		Victims of Domestic Violence Transition to Permanent Housing Coordinated Entry System	ESG: \$177,100	Homeless Person Overnight Shelter: 1400 Persons Assisted
3	HP-3 Transition to Permanent Housing	2020	2025	Homeless		Unsheltered Homeless Victims of Domestic Violence Transition to Permanent Housing Coordinated Entry System		Other: 612 Other
4	HP-4 Rapid Re-housing Financial Assistance	2020	2025	Homeless		Transition to Permanent Housing Rapid Re-housing Coordinated Entry System	ESG: \$507,600	Tenant-based rental assistance / Rapid Rehousing: 875 Households Assisted
5	HP-5 Rapid Re-housing Support Services	2020	2025	Homeless		Transition to Permanent Housing Rapid Re-housing Coordinated Entry System		Tenant-based rental assistance / Rapid Rehousing: 875 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	HP-6 Homelessness Prevention Financial Assistance	2020	2025	At-risk of homelessness		Homelessness Prevention	ESG: \$338,400	Homelessness Prevention: 350 Persons Assisted
7	HP-7 Homelessness Prevention Support Services	2020	2025	At-risk of homelessness		Homelessness Prevention		Homelessness Prevention: 350 Persons Assisted
8	HP-8 HOPWA Support Services	2020	2025	Non-Homeless Special Needs		Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance Coordinated Entry System		Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
9	HP-9 HOPWA Financial Assistance	2020	2025	Non-Homeless Special Needs		Services for Persons with HIV/AIDS Homelessness Prevention HIV/AIDS Housing Assistance Coordinated Entry System		Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted  Homelessness Prevention: 45 Persons Assisted
10	HP-10 Coordinated Entry System	2020	2025	Homeless Non-Homeless Special Needs		Unsheltered Homeless Victims of Domestic Violence Services for Persons with HIV/AIDS Transition to Permanent Housing Rapid Re-housing HIV/AIDS Housing Assistance Coordinated Entry System		Other: 1615 Other
11	HP-11 Administration	2020	2025	Homeless Non-Homeless Special Needs		Unsheltered Homeless Victims of Domestic Violence Services for Persons with HIV/AIDS Transition to Permanent Housing Rapid Re-housing Homelessness Prevention HIV/AIDS Housing Assistance Coordinated Entry System		Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	HP-12 Homeless Management Information System	2020	2025	Homeless Non-Homeless Special Needs		Unsheltered Homeless Victims of Domestic Violence Services for Persons with HIV/AIDS Transition to Permanent Housing Rapid Re-housing Homelessness Prevention HIV/AIDS Housing Assistance Coordinated Entry System		Other: 0 Other
13	HR-1 Rental Housing - New Construction / Rehab	2020	2024	Affordable Housing	Rural Counties Statewide	Rental Housing	HOME: \$5,000,000	Rental units constructed: 46 Household Housing Unit  Rental units rehabilitated: 2 Household Housing Unit
14	HR-2 Tenant Based Rental Assistance	2020	2024	Affordable Housing	Rural Counties	Rental Housing	HOME: \$1,000,000	Tenant-based rental assistance / Rapid Rehousing: 201 Households Assisted
15	HR-3 Rental Housing SpN - New Construction/Rehab	2020	2024	Affordable Housing	Rural Counties Statewide	Rental Housing	HOME: \$4,000,000	Rental units constructed: 22 Household Housing Unit  Rental units rehabilitated: 6 Household Housing Unit
16	H-1 Transitional Housing Units	2020	2024	Affordable Housing	Rural Counties Statewide	Transition to Permanent Housing Rental Housing	HOME: \$500,000	Rental units rehabilitated: 500000 Household Housing Unit
17	HO-1 For Sale Housing - New Construction / Rehab.	2020	2024	Affordable Housing	Rural Counties Statewide	Affordable Homeownership Opportunities	HOME: \$600,000	Homeowner Housing Added: 8 Household Housing Unit
18	HO-2 For Sale Housing - Self Help Building Method	2020	2024	Affordable Housing	Rural Counties Statewide	Affordable Homeownership Opportunities	HOME: \$1,800,000	Homeowner Housing Added: 25 Household Housing Unit
19	HO-3 Homebuyer Financing	2020	2024	Affordable Housing	Rural Counties Statewide	Affordable Homeownership Opportunities	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	HR-4 HTF Rental Housing New Construction/Acq/Rehab	2020	2024	Affordable Housing	Rural Counties Statewide	Rental Housing	HTF: \$13,500,000	Rental units constructed: 59 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit
21	HA-1 Administration	2020	2024	Administration	Rural Counties Statewide	Planning and Administration	HOME: \$1,500,000 HTF: \$1,500,000	Other: 3000000 Other

**Table 59 – 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. Shelters provide a secure environment where homeless individuals and families can stabilize their lives, address their needs, and strengthen their economic situation toward the goal of permanent housing. ESG funds will be utilized for shelter operational costs.
2	<b>Goal Name</b>	HP-2 Domestic Violence Emergency Shelter
	<b>Goal Description</b>	Persons who are fleeing or attempting to flee domestic violence need a safe place to sleep. Provide operations funding to emergency shelters for victims of domestic violence.
3	<b>Goal Name</b>	HP-3 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.
4	<b>Goal Name</b>	HP-4 Rapid Re-housing Financial Assistance
	<b>Goal Description</b>	Provide financial assistance to individuals and families who lack a fixed, regular and adequate nighttime residence to achieve housing stability in permanent housing. Financial assistance includes short/medium term rents, security deposits, and utility payments.
5	<b>Goal Name</b>	HP-5 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.) as integral activities to achieve housing stability in permanent housing.
6	<b>Goal Name</b>	HP-6 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. Financial assistance includes short/medium term rents, rent/utility arrears, and utility payments.
7	<b>Goal Name</b>	HP-7 Homelessness Prevention Support Services
	<b>Goal Description</b>	Prevention funds will provide housing relocation and stabilization services (case management, housing search and placement, legal services, landlord mediation, etc.) as integral activities to achieve housing stability in permanent housing.
8	<b>Goal Name</b>	HP-8 HOPWA Support Services
	<b>Goal Description</b>	Persons with HIV/AIDS need services to achieve housing stability. Provide housing information and rent/deposit assistance (Permanent Housing Placement) and supportive services to persons with HIV/AIDS in the counties of Hawaii, Kauai and Maui.
9	<b>Goal Name</b>	HP-9 HOPWA Financial Assistance
	<b>Goal Description</b>	Provide funds to pay a portion of the market rental or mortgage unit costs of homeless and persons at risk of homelessness with HIV/AIDS through: <ul style="list-style-type: none"> <li>• Tenant based rental assistance (TBRA)</li> <li>• short-term rent, mortgage, utility (STRMU)</li> </ul>

10	<b>Goal Name</b>	HP-10 Coordinated Entry System
	<b>Goal Description</b>	A Coordinated Entry System (CES), including case conferencing, will be utilized streamline and prioritize connections to housing resources for individuals experiencing homelessness. Agencies funded by ESG and HOPWA will utilize VI-SPDAT, a common triage tool to ensure those with greatest needs are prioritized for assistance.
11	<b>Goal Name</b>	HP-11 Administration
	<b>Goal Description</b>	Administrative funds will be utilized to ensure the appropriate, effective and efficient use of ESG and HOPWA funds.
12	<b>Goal Name</b>	HP-12 Homeless Management Information System
	<b>Goal Description</b>	Funding for the administration and operation of the Homeless Management Information System (HMIS).
13	<b>Goal Name</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Goal Description</b>	Funds will be used for new construction or rehabilitation of existing rental housing in order to address the shortage of affordable rental units for low-income families.
14	<b>Goal Name</b>	HR-2 Tenant Based Rental Assistance
	<b>Goal Description</b>	The Tenant Based Rental Assistance program will assist very low- and low-income families by subsidizing their rent payments.
15	<b>Goal Name</b>	HR-3 Rental Housing SpN - New Construction/Rehab
	<b>Goal Description</b>	Funds will be used for new construction or rehabilitation of existing rental housing to address the shortage of affordable rental units for special needs populations.
16	<b>Goal Name</b>	H-1 Transitional Housing Units
	<b>Goal Description</b>	Develop (new construction or rehabilitation of existing buildings) new transitional housing units to strengthen communities and address the shortage of rental units available to support homeless or victims of domestic violence with transitional housing needs.
17	<b>Goal Name</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Goal Description</b>	New construction or acquisition / rehabilitation of existing affordable for-sale housing to address the shortage of affordable for-sale inventory.
18	<b>Goal Name</b>	HO-2 For Sale Housing - Self Help Building Method
	<b>Goal Description</b>	To increase affordable homeownership opportunities, funds will be provided to carry out activities that produce affordable housing using a self-help building method.
19	<b>Goal Name</b>	HO-3 Homebuyer Financing
	<b>Goal Description</b>	Funds will be used to provide downpayment / closing cost assistance or primary / gap loans through the county homebuyer loan programs.
20	<b>Goal Name</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Goal Description</b>	National Rental Housing Trust Funds will be used to produce or preserve rental housing to address the shortage of affordable rental units for extremely low-income families with incomes at or below 30% AMI.
21	<b>Goal Name</b>	HA-1 Administration
	<b>Goal Description</b>	HOME and HTF funds will be used to carry out high standards of ethics, management and accountability. Effective program administration will be provided by the State, and the Counties as HOME State Recipients and HTF Subgrantees. Entities receiving HOME, HTF, ESG and HOPWA will affirmatively further fair housing to ensure equal opportunities in housing.

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the five-year period, it is estimated that 48 HOME-assisted, affordable rental units will be developed for families; 28 HOME-assisted, affordable rental units will be developed for special needs populations; 200 households will receive TBRA funded through HOME; 40 transitional housing units will be developed for persons who are homeless; 33 affordable for-sale units will be developed, 25 using the self-help building method, with support from HOME funds; HOME-funded county homebuyer loan programs will assist approximately two families become first-time homeowners; and homebuyer education and counseling sessions will be provided to potential homebuyers.

## **SP-50 Public Housing Accessibility and Involvement – 91.315(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

HPHA completed a Needs Assessment in 2019 to investigate whether the minimum federal requirement of 5% mobility and 2% visual/hearing-impaired units were sufficient to meet the needs of its current residents and applicants with disabilities. The study included reviewing census data at the national, state, and local levels, reviewing waitlist data, interviewing staff, residents living in public housing units, and community activists, and performing accessibility assessments of all HPHA properties. The results of the Needs Assessment concluded that the need for accessible units in public housing exceeded the federal minimum requirement and should increase to 6.5% for mobility units and 4.1% for visual/hearing-impaired units to accommodate both those currently residing in public housing as well as applicants on the waitlist and those who may apply in the future.

### **Activities to Increase Resident Involvements**

HPHA uses various strategies to promote public housing resident involvement with management. More specifically, HPHA encourages and assists Resident Associations in their duties of addressing general and property-specific issues.

HPHA also works with the Resident Advisory Board, which is made up of public housing property leaders, in reviewing and revising management processes in the HPHA 5-Year and Annual Plan. Meetings include discussion topics that affect all public housing residents, and cover issues related to redevelopment plans, safety and security, and legislative endeavors.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.315(h)**

### **Barriers to Affordable Housing**

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

Geographic Limitations: Hawaii lacks sufficient land near its major populations centers. As an island state, Hawaii's percentage of land suitable for development is the lowest among the 50 states. Furthermore, as more area is developed, fewer acres of undeveloped land remain. The value of undeveloped land increases and the political power of owners of developed land grows. Supply is attenuated, which causes prices to rise. Geographic constraints reduce housing supply by limiting housing investment.

**Lack of Major Off-Site Infrastructure:** The lack of off-site infrastructure, such as roads, sewers, water, drainage, and schools, increases the cost of housing. Historically, public infrastructure was developed by local government. However, as the cost of infrastructure increased and development requirements grew, the responsibility for off-site infrastructure was passed to developers, increasing the cost of housing, which is passed to the beneficiaries of the housing units developed, owners and renters of a new development.

**Construction Costs:** Compared to construction costs across the mainland U.S., Hawaii's construction costs are high. Significant contributions to building costs are unionization, local wages, local topography, and the regulatory environment. Construction costs can rise sharply in construction boom periods and makes tight-margin projects like workforce housing challenging to complete. The cost of construction is impacted by the high cost of litigation and insurance that are factored into the price of goods and services. Insurance coverages include property, general liability, professional liability, excess liability, unemployment, health, auto, workers compensation, business interruption, and even terrorism.

**Government Regulations:** The purpose of housing planning and regulation is to bring order to the development of cities and towns, protect people against arbitrary development practices and, more recently, to protect the character of neighborhoods as they exist. They are intended to promote public health and safety, control or direct growth, target resources, and prioritize areas of importance. However, these policies and regulations unintentionally add to the cost of housing.

**Tax Policy - Taxes** add to the cost of housing production. The 4% general excise tax (and additional 0.5% county surcharge tax in the City and County of Honolulu) is levied on rental receipts, construction materials, and personal services, such as architectural and engineering fees. A conveyance tax of 10 cents per \$100 of purchase price for residential properties valued at \$600,000 or less, 20 cents per \$100 of purchase price for residential properties valued at \$600,000 or more but less than \$1 million, and escalates for properties valued at more than \$1,000,000. County and real property taxes are levied based upon the assessed valuation of the property.

**Mini Davis-Bacon requirements - Act 294, SLH 1990,** requires HHFDC and the counties to comply with the prevailing wage requirements of the State Labor Department for any project receiving tax credits or other assistance under the provisions of Chapter 201H, HRS. This requirement may add substantially to the cost of a housing project, sometimes by as much as 20%.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Integral to any strategy to remove or ameliorate 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. HHFDC will take the following actions to remove or ameliorate the development of affordable housing:

- **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 Fund, 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. 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 land.

- Government regulations strategies: Continue to utilize Section 201H-38, Hawaii Revised Statutes (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. Participation in pilot projects, such as micro-apartment units or container housing, to find ways to reduce development costs.

- Tax Policy strategies: Continue to utilize Section 201H-36, 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 success of housing bond and Low Income Housing Tax Credit programs and request increased credit resources to help increase the production of affordable housing.

## **SP-60 Homelessness Strategy – 91.315(d)**

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

Goal 1 of the HICH ten-year plan, to “Retool the Homeless Crisis Response System,” is focused on the statewide implementation of a coordinated entry process, as well as the strengthening of homeless outreach services and partnerships between the homeless system and mainstream resources to better engage homeless individuals and assess their individual needs.

The two Continua of Care (CoCs), Partners in Care (PIC) on Oahu and Bridging the Gap (BTG) for the balance of state, have each implemented a Coordinated Entry System (CES), including case conferencing to streamline and prioritize connections to housing resources for individuals experiencing homelessness. Staff from the counties of Maui, Kauai, and Hawaii serve as CES administrators and case conferencing conveners for their respective counties, assisting in facilitating the connection of homeless individuals to State, federal, and local homeless resources.

The DHS Homeless Programs Office (HPO) has worked to strengthen efforts at the provider level by implementing clear performance metrics emphasizing housing placement into contracts for all homeless services, including outreach. In addition, the HPO, counties, and the CoCs have offered training on housing-focused approaches and trauma informed care for provider staff to support them in meeting the new performance metrics and in the implementation of CES.

At a systems level, the HICH serves as a forum to bring together multiple State, local, and federal agencies to share efforts to address the needs of homeless individuals. The discussions in the HICH have assisted in strengthening partnerships between homeless service providers and other systems, including law enforcement, acute care hospitals, and Medicaid managed care plans. As a result, homeless service providers actively partner with police on Oahu for monthly coordinated outreaches, and Medicaid managed care plans and Department of Education homeless liaisons regularly participate in Oahu case conferencing. Future endeavors will look to expand these successful collaborations to each neighbor island. Other State agencies, such as the Department of Transportation and Department of Land and

Natural Resources, have established homeless coordinator positions to facilitate referrals to homeless outreach providers for individuals encountered on State lands.

The HICH is also working actively to implement Goals 2, 3, and 4 of the ten-year plan, which are to increase access to stable and affordable housing, increase economic stability and self-sufficiency, and improve health and stability. In particular, the State's approach includes advocacy by the HICH in the 2020 legislative session to expand behavioral health services for unsheltered homeless individuals, and to increase funding for affordable rental housing. Consistent with the theme of the HICH, the State realizes that an "all hands on deck" approach is required to end homelessness in Hawaii.

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

The State has continued to engage with federal and local (County) partners, and with the full range of non-profits working in the system to address homelessness. Some key systemic changes have been made and will continue to be refined in order to address the emergency and transitional housing needs of homeless persons. These include:

- Adoption and implementation of a common triage tool (VISPDAT) and continued refinement of a CES system within each of the two CoCs. Aggregate VISPDAT data has been used to advocate for resources at the state and federal levels; currently, for example, as of December 2019, 851 homeless individuals and 436 families residing in unsheltered conditions and homeless shelters were assessed and prioritized for permanent supportive housing. Community specific gap analysis can be conducted as more VISPDATS are administered.
- State's leadership in developing a cohesive, coordinated outreach effort. Both CoCs have adopted and implemented a case conferencing system to ensure that the individuals and families triaged via VISPDAT with the highest acuity are prioritized for a permanent supportive housing level of care. The systems are 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.
- Coordinated intake efforts have also included services which historically have been operating parallel to the homeless system. The State Department of Health Adult Mental Health Division (AMHD) funds homeless outreach efforts for those with severe and persistent mental illness at a rate of more than \$2 million. AMHD's work has been done historically without intersection with the Department of Human Services' homeless outreach efforts. Through the work of the Hawaii Interagency Council on Homelessness, these silos have been broken down. DHS and DOH providers are now better coordinated, their work less duplicative and more effective. With the State's two funding sources now working together, improved outcomes for individual clients and for the larger system are more likely to be achieved.
- The State has been refining contractual requirements for emergency and transitional shelters to reflect a Housing First modality. For example, program objectives include tracking the length of stay for clients, promoting (and eventually incentivizing) shorter lengths of stay, and focusing services on permanent housing and housing stability.
- The State has undertaken a planned, incremental conversion of transitional shelter inventory to permanent housing. Service providers on Oahu and the neighbor islands have been able to convert some transitional shelter units to permanent housing with the use of County HOME funds, and via State funds. For example, a 48-unit transitional shelter on Oahu was converted to affordable housing inventory in August, 2015. The state supported and drove the conversion of this property to create additional housing stock for the community, and to simultaneously ensure that support services for the



client population was provided at necessary levels. These planned conversions of units will continue to be pursued at a statewide level.

**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 is strategically using state funds (less restrictive than federal funds) to create a system of care for needy individuals and families at a broad range of Area Median Income (AMI). Federal Emergency Solutions Grant funds for Homelessness Prevention and Rapid Re-housing (HPRP) are restricted to those at 30% or below of the AMI. However, there are many people who earn between 30-80% of AMI who need and would benefit from financial assistance for housing. The State's programs, including the Housing Placement Program, State Homeless Emergency Grant, Rapid Re-housing, and the Coordinated Statewide Homeless Initiative are intended to address those who are in this income level.

Some of the planned improvements in our homeless service system include helping homeless shelter providers to develop the capacity to provide 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.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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.

The State will continue to combine Emergency Solutions Grant (ESG) funding and complementary state funding to address homelessness prevention.

## **SP-65 Lead based paint Hazards – 91.315(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The HPHA and county housing programs for residential rehabilitation will continue efforts to abate lead-based paint hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

The use of lead in residential paint was banned in 1978. Housing units build in 1979 or earlier may contain lead-based paint hazards. The State of Hawaii's Department of Health (DoH) provides surveillance, technical assistance and consultation in collaboration with medical providers who screen and manage elevated blood lead levels for children. Medical case management includes nutritional and

developmental assessment and lead prevention education and may include environmental assessment with lead hazard reduction education.

HPHA's policy is to abate lead-based paint as necessary, whenever working on one of its properties. The County of Hawaii's Residential Repair Program (RRP), which provides loans and grants to low- and moderate-income homeowners for home rehabilitation, require Risk Assessments on homes built before 1978. Through the RRP, the County of Hawaii may test homes for lead-based paint.

## **SP-70 Anti-Poverty Strategy – 91.315(j)**

### **Jurisdiction Goals, Programs and Policies for reducing 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 quickly as possible. The state's goals are: to provide social services that will strengthen families, to provide protective services for children and adults that are tailored to respond to each individual's and family's needs; to provide cash assistance, food stamps, and health insurance to eligible individuals and families accurately, appropriately and in a timely manner; to provide job training and placement services to help individuals become financially self-sufficient; to work in partnership with assisted families, local communities, and other state and private agencies; and to provide staff training and support that enables DHS employees to do their jobs effectively and efficiently.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Families and individuals with social and personal barriers encounter impediments hampering their ability to reach self-sufficiency and economic independence on their own. To meet basic needs, DHS administers financial assistance programs that provide cash payment to help individuals and families receive basic essentials. Medical assistance is provided through the Hawaii QUEST and Medicaid programs; Vocational Rehabilitation Services are provided to persons with disabilities. In addition, DHS arranges for employment and training programs (that include evaluation, counseling, training or education, and job placement services) to help individuals and families earn enough income to meet their needs.

The production and preservation of affordable housing provides housing stability that assists individuals and families in their efforts to attain economic self-sufficiency. DHS-BESSD and the State Recipients will continue to consult with DHS to coordinate and maximize program benefits to poverty-level families. The affordable housing strategy will assist in reducing the number of poverty-level families. HHFDC will use its HTF funds in all four counties to produce or preserve affordable housing units serving extremely low-income households with incomes at or below 30% AMI, including homeless households.

## **SP-80 Monitoring – 91.330**

**Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

HOME and HTF PROGRAMS: HHFDC conducts monitoring reviews and audits of its HOME State Recipients and HTF Subgrantees to ensure compliance with program regulations and the HOME State Recipient Agreement and Subgrantee Agreement. HHFDC conducts continual monitoring of the State Recipients'/Subgrantees' progress on activities to ensure the timely commitment and expenditure of funds. HHFDC works closely with its State Recipients and Subgrantees to resolve issues that may affect their ability to comply with the program timelines. "Program-Wide" reviews are conducted when deemed necessary, to evaluate a State Recipient's or Subgrantee's policies and procedures, layering review criteria, and affirmative marketing plan. "Project-Specific" reviews are conducted by HHFDC upon completion of each HOME- or HTF-assisted project and throughout the period of affordability. "Project-Specific" monitoring reviews may include an evaluation of written agreements between the State Recipient/Subgrantee and other entities, cash management records, match obligations and credits, and affordability requirements.

HHFDC conducts site visits to State Recipients / Subgrantees to ensure compliance with program provisions. Visits may include, but not be limited to, a physical inspection of each HOME- or HTF-assisted project, and interviews with Property Manager to determine compliance with program property standards, tenant income requirements, and affirmative marketing requirements. Pursuant to the HOME State Recipient Agreement and HTF Subgrantee Agreement, State Recipients/Subgrantees are responsible for monitoring their respective HOME- or HTF-assisted projects during project development and implementation, as well as during the project's period of affordability. State Recipients/Subgrantees must maintain documentation of project monitoring for HHFDC's review, as part of HHFDC's monitoring.

ESG PROGRAM: DHS/HPO's monitoring activities are conducted in accordance with HUD regulations and include the utilization of a subrecipient risk assessment tool to assess factors such as experience with federal contracts, staffing, and other capacity issues; annual orientation meetings to provide explanations of contract and program requirements and deadlines; desk reviews and/or field visits to monitor current and completed projects; remote monitoring of compliance with cost eligibility parameters through payment requests and supporting documents; making telephone, field visits or office conferences assistance as needed; summary review and assistance to ensure a subrecipient's performance in meeting contract requirements, timely reporting, spend-down, and/or service objectives; consultation with HUD Honolulu concerning program issues. On-site visits to the applicable agencies are determined and prioritized by risk assessment elements, and include in-depth reviews of multiple randomly selected client files to ensure compliance with federal and state program rules and health and safety regulations. Agencies with deficiencies or compliance issues found during the site visit must establish a Corrective Action Plan to resolve the findings and concerns, or face funding consequences.

HOPWA PROGRAM: To ensure the continued efficient and effective management of the HOPWA program, the State's Homeless Programs Office will monitor the agency receiving HOPWA funds allocated to DHS. HOPWA on site monitoring will be conducted in a process consistent with ESG monitoring described above. HPO anticipates on site and/or remote monitoring of the three agencies which comprise the Neighbor Island HIV/AIDS Coalition (NIHAC): Maui AIDS Foundation (sponsor and lead agency), Hawaii Island HIV/AIDS Foundation, and Malama Pono (Kauai). Accomplishments and numbers served will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER), as well as the HOPWA CAPER.

## Expected Resources

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

#### Introduction

HHFDC and its neighbor island partners will use the annual HOME allocations 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 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, including projects using a self-help building method, provide downpayment/closing costs assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions. HHFDC will use its HTF allocations for the production or preservation of affordable rental housing targeting households with incomes at or below 30% AMI.

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	600,000	0	3,600,000	12,000,000	HOME funds will be used for the construction of new or rehabilitation of existing affordable rental and for-sale housing, for tenant based rental assistance, for the development of transitional housing for the homeless, 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.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	270,000	0	0	270,000	1,080,000	HOPWA funds will be utilized for tenant based rental assistance, supportive services, short term rent, mortgage and utility assistance, permanent housing assistance, and administrative costs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	450,000	0	0	450,000	1,800,000	The prevention and rapid rehousing funding may be used for activities including short- and medium- term rental assistance, security deposits, utility payments, housing relocation and stabilization services. ESG Shelter funding will be utilized for shelter operational costs. In addition, ESG funds will be utilized for administrative and Homeless Management Information System costs.
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,000,000	0	0	3,000,000	12,000,000	HTF will be used for the development or preservation of affordable rental housing for extremely low-income households earning at or below 30% AMI.
Other	public - state	Financial Assistance Permanent housing placement Rental Assistance Supportive services	1,012,500	0	0	1,012,500	4,050,000	The State will provide funding to contracted agencies in Hawaii, Kauai and Maui for housing related financial assistance, housing search and placement assistance, case management and supportive services. Financial assistance will include rents, security deposits and utility payments.
Other	public - state	Financial Assistance Permanent housing placement Supportive services	1,000,000	0	0	1,000,000	4,000,000	The State will provide funding to contracted agencies in Hawaii, Kauai and Maui to assist at risk and homeless families with financial support to retain or obtain permanent housing.
Other	public - state	Overnight shelter Short term or transitional housing facilities	3,983,915	0	0	3,983,915	15,935,660	The State will provide funds to contracted agencies in Hawaii, Kauai and Maui for emergency and transitional shelters and associated services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Permanent housing placement Rental Assistance Services	250,000	0	0	250,000	2,000,000	The State will provide funding to contracted agency(ies) in Hawaii, Kauai and Maui to assist at risk and homeless households with financial and emergency need which is directly related to impending eviction or be a direct barrier to obtaining permanent housing. Financial assistance includes security deposits, rents, utility assistance, and/or other assistance essential to resolving the immediate housing crisis.

**Table 60 - 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 to assist 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 foregone taxes, fees and charges. It is anticipated that projects will continue to seek other local, state, and federal funding to satisfy the anticipated matching funds requirement of the HOME program; additionally, the State Recipients have banked more than \$27M in match as of 06/30/2019.

HHFDC's HTF program funds will be used to assist in the production or preservation of affordable rental housing serving extremely low-income households earning 30% or less AMI. State Recipients have been combining their HTF with their HOME funds in projects that also leverage other state and federal funds. The HTF program has no match requirement.

To satisfy the anticipated matching funds requirement under the ESG program, DHS/BESSD will provide state funds to agencies in the Counties of Hawaii, Kauai and Maui by contracting for services under the State Homeless Shelter Program and the State Rapid Re-housing.

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

**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	2020	2025	Homeless		Unsheltered Homeless Victims of Domestic Violence Transition to Permanent Housing Coordinated Entry System	ESG: \$210,050	Homeless Person Overnight Shelter: 2000 Persons Assisted
2	HP-2 Domestic Violence Emergency Shelter	2020	2025	Non-Homeless Special Needs		Victims of Domestic Violence Transition to Permanent Housing Coordinated Entry System	ESG: \$37,000	Homeless Person Overnight Shelter: 280 Persons Assisted
3	HP-3 Transition to Permanent Housing	2020	2025	Homeless		Unsheltered Homeless Victims of Domestic Violence Transition to Permanent Housing Coordinated Entry System		Other: 122 Other
4	HP-4 Rapid Re-housing Financial Assistance	2020	2025	Homeless		Transition to Permanent Housing Rapid Re-housing Coordinated Entry System	ESG: \$101,520 State Homeless Emergency Grants Programs: \$50,000 State Housing Placement Program: \$200,000	Tenant-based rental assistance / Rapid Rehousing: 175 Households Assisted
5	HP-5 Rapid Re-housing Support Services	2020	2025	Homeless		Transition to Permanent Housing Rapid Re-housing Coordinated Entry System		Tenant-based rental assistance / Rapid Rehousing: 175 Households Assisted
6	HP-6 Homelessness Prevention Financial Assistance	2020	2025	At-risk of homelessness		Homelessness Prevention	ESG: \$67,680	Homelessness Prevention: 70 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	HP-7 Homelessness Prevention Support Services	2020	2025	At-risk of homelessness		Homelessness Prevention		Homelessness Prevention: 70 Persons Assisted
8	HP-8 HOPWA Support Services	2020	2025	Non-Homeless Special Needs		Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance Coordinated Entry System	HOPWA: \$62,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
9	HP-9 HOPWA Financial Assistance	2020	2025	Non-Homeless Special Needs			HOPWA: \$178,794	Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted
10	HP-10 Coordinated Entry System	2020	2025	Homeless Non-Homeless Special Needs		Coordinated Entry System		Other: 323 Other
11	HP-11 Administration	2020	2025	Homeless Non-Homeless Special Needs		Unsheltered Homeless Victims of Domestic Violence Services for Persons with HIV/AIDS Transition to Permanent Housing Rapid Re-housing Homelessness Prevention HIV/AIDS Housing Assistance Coordinated Entry System	HOPWA: \$26,000 ESG: \$22,000	Other: 0 Other
12	HP-12 Homeless Management Information System	2020	2025	Homeless Non-Homeless Special Needs		Unsheltered Homeless Victims of Domestic Violence Services for Persons with HIV/AIDS Transition to Permanent Housing Rapid Re-housing Homelessness Prevention HIV/AIDS Housing Assistance Coordinated Entry System	ESG: \$4,500	Other: 0 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	HR-1 Rental Housing - New Construction / Rehab	2020	2025	Affordable Housing	Rural Counties	Rental Housing	HOME: \$2,700,000	Rental units constructed: 16 Household Housing Unit
14	HR-2 Tenant Based Rental Assistance	2020	2025	Affordable Housing	Rural Counties	Rental Housing	HOME: \$350,000	Tenant-based rental assistance / Rapid Rehousing: 32 Households Assisted
15	HO-1 For Sale Housing – New Construction / Rehab.	2020	2025	Affordable Housing	Rural Counties	Affordable Homeownership Opportunities	HOME: \$250,000	Homeowner Housing Added: 6 Household Housing Unit
16	HR-3 Rental Housing SpN – New Construction/Rehab	2020	2025	Affordable Housing	Rural Counties	Rental Housing		Homeowner Housing Added: 11 Household Housing Unit
17	HR-4 HTF Rental Housing New Construction/ Acq/Rehab	2020	2025	Affordable Housing	Statewide	Rental Housing	HTF: \$2,700,000	Rental units constructed: 14 Household Housing Unit
18	HA-1 Administration	2020	2025	Administration	Rural Counties Statewide	Planning and Administration	HOME: \$150,000 HTF: \$150,000	

**Table 61 – Goals Summary**

### Goal Descriptions

1	Goal Name	HP-1 Emergency Shelter Operations
	Goal Description	Unsheltered homeless need a safe place to sleep. Shelters provide a secure environment where homeless individuals and families can stabilize their lives, address their needs, and strengthen their economic situation toward the goal of permanent housing. ESG funds will be utilized for shelter operational costs, anticipating service to 2,000 person annually.
2	Goal Name	HP-2 Domestic Violence Emergency Shelter
	Goal Description	Persons who are fleeing or attempting to flee domestic violence need a safe place to sleep. Provide operations funding to emergency shelters for victims of domestic violence, anticipating services to approximately 280 survivors of domestic violence.
3	Goal Name	HP-3 Transition to Permanent Housing
	Goal Description	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.
4	Goal Name	HP-4 Rapid Re-housing Financial Assistance
	Goal Description	Provide financial assistance to approximately 175 persons annually who lack a fixed, regular and adequate nighttime residence to achieve housing stability in permanent housing. Financial assistance includes short/medium term rents, security deposits, and utility payments.
5	Goal Name	HP-5 Rapid Re-housing Support Services
	Goal Description	Rapid Re-housing (RRH) funds will provide housing relocation and stabilization services (case management, housing search and placement, legal services, landlord mediation, etc.) as integral components to achieving housing stability in permanent housing. The State anticipates providing these services to approximately 175 persons annually.
6	Goal Name	HP-6 Homelessness Prevention Financial Assistance
	Goal Description	ESG HPRP funding helps prevent homelessness by providing eligible housing-related financial assistance to persons and families at risk of homelessness. Financial assistance includes short/medium term rents, rent/utility arrears, and utility payments. The anticipates serving approximately 70 persons annually.

7	<b>Goal Name</b>	HP-7 Homelessness Prevention Support Services
	<b>Goal Description</b>	Provide assistance through stabilization services (i.e., case management, legal services, mediations, etc.) as integral components to prevent homelessness. The State anticipates serving approximately 70 persons annually.
8	<b>Goal Name</b>	HP-8 HOPWA Support Services
	<b>Goal Description</b>	Persons with HIV/AIDS need services to achieve housing stability. Provide housing information (Support Services) and rent deposit assistance (Permanent Housing Placement) in Hawaii, Kauai and Maui.
9	<b>Goal Name</b>	HP-9 HOPWA Financial Assistance
	<b>Goal Description</b>	Provide funds to pay a portion of the market rental or mortgage unit costs of homeless and persons at risk of homelessness with HIV/AIDS through Tenant based rental assistance (TBRA) and short-term rent, mortgage, utility (STRMU).
10	<b>Goal Name</b>	HP-10 Coordinated Entry System
	<b>Goal Description</b>	Coordinated entry system (CES) is a fair, immediate, low barrier, person-centered process that helps communities prioritize housing assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Participation in the CES process is integral to both ESG and HOPWA programs. The CES process provides information about service needs and gaps to help communities plan their assistance and identify needed resources.
11	<b>Goal Name</b>	HP-11 Administration
	<b>Goal Description</b>	Administrative funds will be utilized to ensure the appropriate, effective and efficient use of ESG and HOPWA funds by service providers and State Administrators.
12	<b>Goal Name</b>	HP-12 Homeless Management Information System
	<b>Goal Description</b>	Funding for the administration and operation of the Homeless Management Information System (HMIS).
13	<b>Goal Name</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Goal Description</b>	Construct new or rehabilitate existing affordable rental housing. In PY2020, the County of Maui intends to use 2,250,000 of its regular HOME funds in Phases 1 and 2 of the Kaiaulu O Halelea project in Kihei. An additional \$450,000 in HOME CHDO funds will be used in Phase 1. It is anticipated that Phase 1 will produce 64 multifamily units, 8 of which will be HOME-assisted; Phase 2 will produce 72 multifamily units, 8 of which will be HOME-assisted.
14	<b>Goal Name</b>	HR-2 Tenant Based Rental Assistance
	<b>Goal Description</b>	Tenant based rental assistance will help low-income families with rent, making housing more affordable to those households. For PY2020, the County of Kauai intends to utilize its current HOME program income for TBRA to assist up to 30 homeless families, with preference to homeless families with minor children, homeless families who are victims of domestic violence, homeless who are elderly singles (62 years of age or older) and homeless who are single females, for up to 24 months. The County of Hawaii does not anticipate receiving program income in PY2020 but, if received, intends to use program income to assist up to two low- or very low-income households with TBRA to subsidize their rent payments.
15	<b>Goal Name</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Goal Description</b>	Construct new or acquisition/rehabilitation of existing affordable for-sale housing, to promote affordable homeownership opportunities. For PY2020, the County of Kauai intends to utilize its HOME program income for the development of single family residences on County-owned parcels to be sold to first-time homebuyers whose annual household incomes are 80% AMI and below.
16	<b>Goal Name</b>	HR-3 Rental Housing SpN - New Construction/Rehab
	<b>Goal Description</b>	New construction or rehabilitation of existing affordable rental housing units for special needs populations. For PY2020, the County of Maui has identified the Liloa Hale as an alternate HOME activity to receive HOME funds, should any of its primary activities fall through. Liloa Hale is anticipated to be a 150-unit senior rental project consisting of 134 one-bedroom and 16 two-bedroom units on a 4.895-acre parcel in Kihei, targeted for seniors with incomes at or below 60% AMI.
17	<b>Goal Name</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Goal Description</b>	National Housing Trust Funds will be used to produce or preserve affordable rental housing units for extremely low-income households earning 30% AMI or below. In PY2020, the County of Maui intends to utilize its HTF allocation in Phases 1 and 2 of the Kaiaulu O Halelea project in Kihei. It is anticipated that Phase 1 will produce 64 units, 7 of which will be HTF-assisted, and Phase 2 will produce 72 units, 7 of which will be HTF-assisted. Additionally, the County of Maui has identified the Hale O Pi'ikea project as an alternate to receive HTF funds, should either of the Kaiaulu O Halelea phases fall through or become ineligible. The Pi'ikea project is anticipated to produce 90 units, 9 of which will be HTF-assisted. For PY2020, the City and County of Honolulu will not receive an allocation of HTF funds, to allow the City time to identify activities for its PY2018 and PY2019 HTF funds and build its capacity to administer HTF funds.
18	<b>Goal Name</b>	HA-1 Administration
	<b>Goal Description</b>	Funds will be used for the efficient and effective administration of federal programs, including affirmatively furthering fair housing.

**Table 62 – Goals Summary**

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

### Introduction:

Since the City and County of Honolulu receives its own allocation of HOME, ESG and HOPWA funds, the State's HOME, ESG, and HOPWA program funds will be used primarily in the neighbor island counties of Hawaii, Kauai and Maui, to address the priority needs and objectives identified in the Consolidated Plan. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose.

HHFDC's HOME funds may be used to promote decent affordable housing and strengthen communities through the production of new or rehabilitation of existing rental and homeownership housing, for TBRA, and for the administration of the HOME program. HHFDC's annual HOME allocation from HUD will be rotated between the three neighbor island counties of Hawaii, Kauai and Maui, as State Recipients. State Recipients do not allocate their HOME funds based on geographic areas; in general, HOME funds are allocated through a Request for Proposal or other application process, which ranks and rates projects for program eligibility, need, and meeting the ConPlan priorities, objectives, and performance measures. Should a State Recipient choose not to (or, based on HHFDC's determination, is unable to) administer their HOME funds, HHFDC may directly administer the funds or reallocate funds 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, which preference given to projects located outside of the City and County of Honolulu; or 3. Invested in a HHFDC project located throughout the State.

For PY2020, HHFDC anticipates the receipt of approximately \$3M in HOME funds, which will be awarded to the County of Maui in accordance with HHFDC's rotation schedule. The County of Maui's planned HOME activities for PY2020 are shown in the attached "HOME Exhibit B." DHS-BESSD's 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 PY2020, the State anticipates receiving \$450,000 in ESG funds, to meet the Consolidated Plan objectives of strengthening communities and promoting decent affordable housing. In addition, the State anticipates receiving \$270,000 in HOPWA funds which will be utilized to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS.

HHFDC anticipates receiving approximately \$3M in HTF funds, which may be used in all four counties (including the City and County of Honolulu) 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 with incomes at or below 30% AMI. HHFDC awards one-half of its allocation to the City and County of Honolulu and rotates one-half of its allocation between the neighbor island counties of Hawaii, Kauai and Maui. For PY2020, HHFDC has elected not to award HTF funds to the City, to provide time for the City to identify HTF activities for PY2018 and PY2019 and to build capacity to administer the HTF program. As such, the County of Maui, which is scheduled to receive the neighbor island allocation, will receive the City's portion of PY2020 HTF as well. The County

of Maui's planned HTF activities for PY2020 are shown in the attached "HTF Exhibit B."

### Funding Allocation Priorities

	HP-1 Emergency Shelter Operations (%)	HP-2 Domestic Violence Emergency Shelter (%)	HP-3 Transition to Permanent Housing (%)	HP-4 Rapid Re-housing Financial Assistance (%)	HP-5 Rapid Re-housing Support Services (%)	HP-6 Homelessness Prev. Financial Assist. (%)	HP-7 Homelessness Prevention Supp. Svcs. (%)	HP-8 HOPWA Support Services (%)	HP-9 HOPWA Financial Assistance (%)	HP-10 Coordinated Entry System (%)	HP-11 Administration (%)	HP-12 HMIS (%)	HR-1 Rental Hsg.-New Construction / Rehab (%)	HR-2 Tenant Based Rental Assistance (%)	HO-1 For Sale Hsg.- New Constr./ Rehab. (%)	HR-3 Rental Hsg SpN-New Constr./Rehab (%)	HR-4 HTF Rental Hsg New Constr/Acq/Rehab (%)	HA-1 Administration (%)	Total (%)
HOME	0	0	0	0	0	0	0	0	0	0	0	0	90	0	0	0	0	10	100
HOPWA	0	0	0	0	0	0	0	20	70	0	10	0	0	0	0	0	0	0	100
ESG	30	6	10	18	5	20	5	0	0	0	5	1	0	0	0	0	0	0	100
HTF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	10	100
Other State Homeless Emergency Grants Programs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other State Housing Placement Program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other State Rapid Re-housing Program	0	0	0	50	10	30	10	0	0	0	0	0	0	0	0	0	0	0	100
Other State Shelter Program	75	5	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100

Table 63 – Funding Allocation Priorities

### Reason for Allocation Priorities

Testimony at public hearings supported the need for affordable housing, both rental and homeownership, statewide. HHFDC's 2019 Hawaii Housing Planning Study cited the need for more than 50,000 housing units by 2025; of this amount, more than 26,000 are for families earning 80% or less of the area median income. The HOME program will fund affordable rental units in the neighbor island counties of Hawaii, Kauai and Maui 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 of the area median income. The HTF program will be used in all four counties for the development or preservation of affordable rental units for extremely low-income households with incomes at or below 30% 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 PY2020 will be allocated at approximately one percent (1%) for Homeless Management Information System (HMIS) costs and allowable five percent for administrative fees for DHS /HPO. Agencies that are awarded funding will be allowed a maximum of two and a half percent (2.5%) in administrative fees. According to the 2019 PIT Report, the count of homeless persons living in shelters increased by eight percent, while the number of unsheltered homeless decreased by seven percent. In light of these results, BTG will apportion the remaining ESG funds as follows: sixty percent (60%) to ESG shelter operations, and forty percent (40%) to homelessness prevention and rapid re-housing (HPRP) activities. This reflects a direct reversal of the apportionment in place for the last five years. In addition, the State has increased funding levels for prevention and rapid

re-housing programs, of which several neighbor islands agencies have been awarded. The CoC remains deeply committed to prevent at-risk households from entering the homeless system in the first place, and to assist homeless individuals and families to quickly obtain permanent housing. Homelessness prevention and rapid re-housing activities include financial assistance for rents, security deposit and utilities, and housing relocation and stabilization services.

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 Foundation has served 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 percent (73%) of the funds will be allocated to financial assistance for housing through TBRA, STRMU, and permanent housing placement support. Roughly twenty percent (20%) 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.

### **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 PY2020 HOME allocation will be distributed to the County of Maui, which plans to use its HOME funds to develop affordable rental units in Kihei. In accordance with HHFDC's HTF Allocation Plan, the County of Maui is also scheduled to receive the neighbor island portion of PY2020 HTF funds. For PY2020, HHFDC has elected not to award HTF funds to the City and County of Honolulu, so the County of Maui will receive these HTF funds as well, for the development of affordable rental units in Kihei. The County of Maui has identified alternate activities for the use of HOME and HTF funds, in the event any of its PY2020 activities fall through. One of the State's objectives in expending ESG funds is to strengthen communities through homelessness prevention 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 is anticipated to award approximately \$169,200 in ESG funds to agencies to provide homelessness prevention and rapid re-housing activities in the neighbor island counties of Hawaii, Kauai and Maui. The anticipated ESG funds of approximately \$253,800 will be used for operations of emergency shelters for the unsheltered homeless and victims of domestic violence. To achieve DHSBESSD/ 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 percent (approximately \$4,500) for HMIS, and five percent (\$22,500) for its administrative costs.

The State anticipates receiving approximately \$270,000 in HOPWA funds for PY2020. 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 issues an RFI for one provider to serve as a centralized administrative agency to provide HOPWA-funded activities, such as TBRA, short-term rental, mortgage and utility payments (STRMU), permanent housing placement, and supportive services, for persons living with HIV/AIDS in the Counties of Hawaii, Kauai and Maui.

## **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 Consolidated Plan

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the Department of Human Services - Benefits, Employment and Support Services Division (HPO) administers the ESG and HOPWA programs. Since the City & County of Honolulu receives its own allocation of HOME, ESG and HOPWA, HHFDC and HPO distribute the state's HOME, ESG and HOPWA funds to the neighbor island counties of Hawaii, Kauai, and Maui.

HHFDC rotates its HOME funds on an annual basis between the Counties of Hawaii, Kauai and Maui. Ten percent of the annual allocation is reserved for administrative costs, and 15% is set aside for CHDO activities. Under HHFDC's rotation, the County of Maui is scheduled to receive the PY2020 HOME allocation. HHFDC permits the counties to use other HOME funds, such as program income and/or recaptured funds, for eligible activities or projects. 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 10 percent of program income received to help cover administrative costs associated with increased activities funded with program income, subject to HHFDC's approval. HHFDC will permit pre-awards of up to 25% of a county's current program year's allocation for HOME-eligible activities to avoid interruption of projects and /or services. Pre-awards must be authorized in writing by HHFDC before costs are incurred. Pre-award costs greater than 25% will require approval by the local HUD Field Office before the costs are incurred.

Should a State Recipient choose not to (or, based on HHFDC's determination, is unable to) administer their HOME funds, HHFDC may directly administer the funds or reallocate funds 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, which 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 distributes its HTF funds to all four counties, including the City and County of Honolulu, as Subgrantees. More than one-half of the state's population reside in the City and County of Honolulu, so HHFDC has elected to annually award one-half of its allocation (after retention of 5% for allocation costs) to the City and County of Honolulu, and the other one-half will be rotated between the neighbor island counties, on the same rotation as HHFDC's HOME funds. However, for PY2020, HHFDC has elected not to award HTF funds to the City and County of Honolulu, to allow time for the City to identify eligible activities for PY2018 and PY2019 and to increase its capacity to administer the HTF program and funds. Since the County of Maui is scheduled to receive the neighbor island portion of the PY2020 HTF, HHFDC will award the entire PY2020 HTF allocation to the County of Maui. 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.

Should a Subgrantee be unable to identify an eligible HTF project(s) and /or complete the tasks to meet the commitment requirements within a specified timeframe, HHFDC, in its sole discretion, shall seek alternate activities from the remaining Subgrantees. Should the remaining Subgrantees be unable to identify an eligible HTF project(s) and/or complete the tasks to meet the commitment requirements within a specified timeframe, HHFDC, in its sole discretion, shall seek alternate activities from eligible recipients.

## Distribution Methods

1	State Program Name:	Hawaii
	Funding Sources:	HOPWA HOME ESG HTF

	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>HHFDC distributes 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 annual HOME allocation, requiring them to "save up" before enough funds were available to proceed. This resulted in slow or delayed spending of HOME funds, resulting in red flags from HUD. To address the red flags, HHFDC instituted the annual rotation of the full annual allocation to one neighbor island county. The County of Maui will receive the PY2020 HOME allocation, the County of Hawaii will receive it in PY2021, and the County of Kauai will receive it in PY2022. The counties use their respective solicitation processes to identify eligible activities, and use their HOME funds for affordable rental housing, TBRA, affordable homeownership opportunities, and administration of the program.</p> <p>HHFDC distributes its HTF allocation to all four counties in the State of Hawaii: after retaining 5% for program administration, HHFDC annually allocates one-half of the balance to the City &amp; County of Honolulu and annually rotates the remaining one-half to a neighbor island county, on the same rotation as HHFDC's HOME funds. For PY2020, HHFDC has elected not to allocate HTF funds to the City and County of Honolulu, to all the City time to identify eligible activities for its PY2018 and PY2019 HTF funds and to increase its capacity to administer the HTF program. Since the County of Maui is scheduled to receive the neighbor island portion of the PY2020 HTF allocation, HHFDC has elected to award the entire PY2020 HTF allocation to the County of Maui. Due to the limited amount of HTF funds and the demand for affordable rental housing in Hawaii, HHFDC will focus HTF funds on affordable rental housing units serving extremely low-income households, earning 30% or less AMI.</p> <p>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>
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<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 applications for the HOME or HTF programs but distributes funds to its HOME State Recipients and HTF Subgrantees (as described above), who do. In general, State Recipients and Subgrantees issue Requests for Proposals or other county-approved application process in their respective counties to solicit activities that can help meet its goals and objectives. The state's and counties' 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>DHS/HPO and the CoC 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 is a number of performance criteria that aid the CoC in maximizing the ESG funding allocation, including BTG's commitment to prevention activities for households to retain their housing, and obtaining 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 PY20 RFI requires that services be provided in a manner that is consistent with a Housing First (HF) model. The RFI states 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 are 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. 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 includes 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>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 based on the criteria listed above. The evaluation committee selects the awardees with satisfactory scores of 70% or higher. HPO submits a combined proposal on behalf of the ESG/HOPWA awardees through the related sections of the Annual Action Plan to the HHFDC. After a grant agreement is executed with HUD, DHS/HPO executes agreements with the selected provider agencies. The award list is posted on the SPO website as agreements are executed.</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>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>
<b>Describe how resources will be allocated among funding categories.</b>	<p>HOME and HTF funds will be allocated by HOME State Recipients and HTF Subgrantees to eligible activities in all categories. 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 two and a half percent (2.5%) for provider administration costs. BTG will apportion the remaining ESG funds as follows: sixty percent (60%) to ESG shelter operations, and forty percent (40%) to homelessness prevention and rapid re-housing (HPRP) activities. 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>
<b>Describe threshold factors and grant size limits.</b>	<p>For the HOME and HTF programs, HHFDC's HOME State Recipients and HTF Subgrantees issue Requests for Proposals or another application process, to solicit eligible activities. Selected activities are limited to the aggregate total that does not exceed the annual HOME or HTF allocations. Under the HOME program, fifteen percent of the allocation is set aside for Community Housing Development Organizations. Under the HOME and HTF programs, ten percent is set aside for program administration. Each HOME State Recipient or HTF Subgrantee establishes its threshold factors. Generally, proposals competing for HOME or HTF funds are evaluated on the extent to which it meets the needs and objectives of the HOME or HTF program and community's needs, experience and capacity of the applicant, and leveraging. Limited, existing ESG and HOPWA awards are insufficient to meet demand. Results from the 2019 Neighbor Islands Homeless Point-In-Time Count conducted on January 22, 2019 revealed a two percent decline in one-day homelessness from 2,035 persons in 2018 to 1,995 persons in 2019. This decrease can be attributed to overall decreases on the islands of Hawaii (21%) and Maui (1%). Kauai realized a 51 percent increase in total homelessness; however, this increase was more than offset by the reductions noted for Hawaii and Maui. The 2019 overall decrease was fueled by a seven percent decrease in unsheltered homelessness to 1,237 persons compared to 1,330 in 2018. Unsheltered homelessness declined on two of the Neighbor Islands, Hawaii (33%) and Maui (7%). This continues a three-year downward unsheltered trend, using 2016 as the baseline year. The count of homeless persons living in shelters increased eight percent from 705 to 758 persons, with increases registering on the islands of Hawaii and Maui, and Kauai reporting a modest decrease. Despite the overall decrease, each county still faces huge challenges with the homeless population, and 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. 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 needs.</p>
<b>What are the outcome measures expected as a result of the method of distribution?</b>	<p>As a result of allocating HOME and HTF funds to its State Recipients and Subgrantees, HHFDC expects to increase the State's inventory of affordable rental units and expand affordable homeownership opportunities. DHS/HPO anticipates the following outcomes:</p> <ul style="list-style-type: none"> <li>• Decrease the length of time persons remain homeless</li> <li>• Decrease returns to homelessness of those exiting to permanent housing</li> <li>• Decrease number of homeless persons</li> <li>• Increase change in cash income for persons in CoC-funded projects</li> <li>• Decrease persons homeless for the first time within the last 2 years</li> <li>• Increase exits to permanent housing</li> </ul>

**Table 64 - Distribution Methods by State Program**

## Discussion:

In 2019, the State began to consider divesting ESG and HOPWA program responsibilities. This was due to an increase in state funding to address Hawaii's serious homeless problem. The State currently administers, with limited personnel resources, in excess of \$45,000,000.00 for contracts with homeless service providers statewide. Aside from essential base programs, these funds were also allocated for the development and implementation of several new projects. To retain ESG and HOPWA funds in the state and, to ensure appropriate and efficient administration of the programs, DHS requested guidance from the HUD Field Office and received several options to consider. However, discussions are still very preliminary, and no final decisions have been made.

## 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.

HTF funds will provide decent, affordable housing and strengthen communities through the production or preservation of affordable rental housing, targeting extremely low-income households with incomes of 30 percent and below AMI.

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	ESG20 Hawaii
2	HOPWA20
3	HOPWA20 Hawaii DHS Admin
4	HOME 2020 - Kaiaulu O Halelea 64 (CHDO Activity)
5	HOME 2020 - Kaiaulu O Halelea 72
6	HOME 2020 - ALTERNATE - Liloa Hale
7	HOME 2020 - County of Maui Administration
8	HOME 2020 - HHFDC Administration
9	HTF 2020 - Kaiaulu O Halelea 64
10	HTF 2020 - Kaiaulu O Halelea 72
11	HTF 2020 - ALTERNATE - Hale O Pi'ikea
12	HTF 2020 - County of Maui Administration
13	HTF 2020 - HHFDC Administration
14	HOME 2020 – TBRA – County of Kauai
15	HOME 2020 – TBRA – County of Hawaii
16	HOME 2020 – County of Kauai - Scattered Lot Development

**Table 65 – Project Information**

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

Since the City & County of Honolulu receives its own HOME 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 affordable rental housing, particularly rental housing for very low- and low-income families and special needs populations, including tenant based rental assistance. Priorities also include the provision of homeownership opportunities through the new construction or acquisition and/or rehabilitation of housing for first-time homebuyers, county homebuyer loan programs, and homebuyer education.

HHFDC has distributed its HTF funds to all counties, including the City and County of Honolulu, and focuses these funds on affordable rental housing for extremely low-income families with incomes at or below 30% AMI. After retention of administrative funds, HHFDC designates one-half of the annual HTF allocation for the City and County of Honolulu, where the greatest need exists for affordable rental housing. The other half is rotated between the Counties of Hawaii, Kauai and Maui, on the same rotation as the HOME funds. For PY2020, HHFDC has elected not to distribute HTF funds to the City and County of Honolulu, to allow time for its staff to increase its administrative capacity and to identify eligible HTF activities for PY2018 and PY2019. HHFDC will distribute its PY2020 allocation to the County of Maui, which is next in the rotation to receive the neighbor island portion of the HTF allocation. HHFDC will evaluate the City's capacity for the administration of future HTF funds.

Under the ESG program, obtaining permanent housing for the homeless and retaining housing for at-risk individual and families still feature prominently in BTG's decision to select Homeless Prevention and Rapid Re-housing (HPRP) as a crucial part of continuum of care services. However, according to the 2019 PIT Report, the count of homeless persons living in shelters increased by eight percent (8%), while the number of unsheltered homeless decreased by seven percent (7%). In addition, recent Rapid Re-housing Program awards from State funds have significantly augmented the rural counties' HPRP resources. In light of the PIT results and with ample HPRP funds at hand, BTG has elected to increase the proportion of emergency shelter operating funds to continue to provide essential services. After allocating 1% to HMIS and 7.5% to Administration, the remaining funds will be allotted as follows: 60% to Shelter Operations and 40% to HPRP. ESG funds for each component 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.

HPRP activities include financial assistance for rents, security deposits and utilities, and housing relocation and stabilization services. BTG has chosen to allocate HPRP funds to one agency each in Maui, Kauai and Hawaii counties.

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.

## AP-38 Project Summary

1	<b>Project Name</b>	ESG20 Hawaii
	<b>Target Area</b>	
	<b>Goals Supported</b>	HP-1 Emergency Shelter Operations HP-2 Domestic Violence Emergency Shelter HP-3 Transition to Permanent Housing HP-4 Rapid Re-housing Financial Assistance HP-5 Rapid Re-housing Support Services HP-6 Homelessness Prevention Financial Assistance HP-7 Homelessness Prevention Support Services HP-10 Coordinated Entry System HP-11 Administration HP-12 Homeless Management Information System
	<b>Needs Addressed</b>	Unsheltered Homeless Victims of Domestic Violence Transition to Permanent Housing Rapid Re-housing Homelessness Prevention Coordinated Entry System
	<b>Funding</b>	ESG: \$450,000
	<b>Description</b>	ESG Shelter Operations funds will be utilized for emergency shelter operation costs including maintenance/repair, food, security, supplies, utilities and insurance. Shelter providers will include, as an integral part of their activities, transitioning homeless people into permanent housing. ESG Homelessness Prevention and Rapid-Rehousing Program (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>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unsheltered homeless: 2,000 persons assisted in emergency shelters; Domestic Violence emergency shelters: 280 persons assisted; Transition to permanent housing from shelters: 122 homeless and DV households; Rapid Re-housing: 875 households will receive financial and support services to obtain permanent housing; Homeless Prevention: 70 persons will receive financial and support services to sustain their current housing situation.
	<b>Location Description</b>	PY20 ESG funds will be utilized in the rural counties of Hawaii, Kauai and Maui.

	<b>Planned Activities</b>	Emergency Shelter Operations: ESG shelter funds will provide for operational costs including maintenance, utilities, security, food, supplies and insurance; and transitioning homeless people into permanent housing. 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.
2	<b>Project Name</b>	HOPWA20
	<b>Target Area</b>	
	<b>Goals Supported</b>	HP-8 HOPWA Support Services HP-9 HOPWA Financial Assistance HP-10 Coordinated Entry System
	<b>Needs Addressed</b>	Services for Persons with HIV/AIDS Rapid Re-housing Homelessness Prevention HIV/AIDS Housing Assistance
	<b>Funding</b>	HOPWA: \$260,000
	<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>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 persons with HIV/AIDS will receive support services and permanent housing placement financial assistance. 15 households will receive Tenant Based Rental Assistance (TBRA) to obtain and sustain permanent housing. 9 persons with HIV/AIDS will receive Short Term Rent, Mortgage, Utility (STRMU) assistance.
	<b>Location Description</b>	HOPWA will be utilized in the rural counties of Hawaii, Kauai and Maui.

	<b>Planned Activities</b>	Activities planned under the PY20 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. Maui AIDS Foundation, as the administrative lead, has determined that using each county's Section 8 payment standard is advantageous to identifying available market units for rent. Since rents on the neighbor islands are prohibitive to low income HOPWA clients, the voucher payment standards provided more flexibility than the HUD Fair Market Rent system. 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, record-keeping 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.
3	<b>Project Name</b>	HOPWA20 Hawaii DHS Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Funds will be utilized for administrative services by the Department of Human Services, Homeless Programs Office.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Administrative activities will be undertaken at: Department of Human Services Benefit, Employment and Support Services Division, Homeless Programs Office 1010 Richard Street, Suite 312 Honolulu, Hawaii 96813
	<b>Planned Activities</b>	General management, oversight and coordination HOPWA grant.

4	<b>Project Name</b>	HOME 2020 - Kaiaulu O Halelea 64
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$1,700,000
	<b>Description</b>	Kaiaulu O Halelea 64 is Phase 1 of 2 phases, to be built on six acres of a 17-acre parcel in Kihei. The development will consist of a 64-unit multifamily project with 32 two-bedroom units, 24 three-bedroom units, and 8 four-bedroom units serving households with incomes at or below 60% AMI. The County of Maui plans to use \$1,250,000 in regular PY2020 HOME funds and \$450,000 in PY2020 HOME CHDO funds for the construction of the project.
	<b>Target Date</b>	3/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Of the 64 total units in the project, approximately eight units will be HOME-assisted, serving families with incomes at or below 60% AMI.
	<b>Location Description</b>	Liloa Parkway, Kihei, Maui. TMK (2) 2-2-024-033.
5	<b>Planned Activities</b>	HOME funds will be utilized for the construction of a 64-unit multifamily rental project consisting of 2-, 3-, and 4-bedroom units.
	<b>Project Name</b>	HOME 2020 - Kaiaulu O Halelea 72
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	Kaiaulu O Halelea 72, Phase 2 of a 2-phase development, will be built on 11 acres of a 17-acre parcel in Kihei. The project will be a 72-unit multifamily development consisting of 36 two-bedroom units, 27 three-bedroom units, and 9 four-bedroom units serving households with incomes at or below 60% AMI. The County of Maui plans to use \$1,000,000 of PY2020 HOME funds for the construction of the project.
	<b>Target Date</b>	3/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight units in the 72-unit project will be HOME-assisted units, serving households with incomes at or below 60% AMI.
6	<b>Location Description</b>	Liloa Parkway, Kihei, Maui.
	<b>Planned Activities</b>	HOME funds will be utilized for the construction of a 72-unit multifamily rental project consisting of 2-, 3-, and 4-bedroom units.
	<b>Project Name</b>	HOME 2020 - ALTERNATE - Liloa Hale
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-12 Homeless Management Information System
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	:
	<b>Description</b>	The County of Maui has identified an alternate activity for the use of PY2020 HOME funds, in the event other identified activities fall through. The Liloa Hale project is a 150-unit development in Kihei consisting of 134 one-bedroom units and 16 two-bedroom units, targeting seniors with incomes at or below 60% AMI.

	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Liloa Hale will consist of 150 units serving senior households with incomes at or below 60% AMI; of these, 11 will be HOME-assisted.
	<b>Location Description</b>	300 East Welakahao Road, Kihei, Maui. TMK (2) 2-2-002-072.
	<b>Planned Activities</b>	Should the County of Maui's primary PY2020 HOME activities be determined ineligible, the County of Maui will consider this alternate activity for funding. HOME funds would be used for the construction of the project to address the need for rental housing for special needs populations.
7	<b>Project Name</b>	HOME 2020 - County of Maui Administration
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	The County of Maui will use HOME funds for the administration of HOME program activities and funds.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	County of Maui.
	<b>Planned Activities</b>	Effective, efficient administration of the HOME program.
8	<b>Project Name</b>	HOME 2020 - HHFDC Administration
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	HHFDC will provide oversight administration of the HOME program to ensure compliance with HOME program requirements.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Counties of Hawaii, Kauai and Maui.
	<b>Planned Activities</b>	HHFDC will provide oversight administration of the HOME program to ensure compliance with HOME program regulations.
9	<b>Project Name</b>	HTF 2020 - Kaiaulu O Halelea 64
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HTF: \$1,621,242



	<b>Description</b>	The County of Maui intends to use \$1,621,242 of PY2020 HTF program funds for the development of Phase 1 of 2 phases of the Kaiaulu O Halelea project. Phase 1 will consist of a 64-unit multifamily project consisting of 32 two-bedroom units, 24 three-bedroom units, and 8 four-bedroom units serving households with incomes at or below 60% AMI. Of the 64 units, seven will serve extremely low-income households with incomes at or below 30% AMI.
	<b>Target Date</b>	3/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HTF funds will be utilized for the construction of a 64-unit multifamily rental project consisting of 2-, 3- and 4-bedroom units. Seven of these units will serve households with extremely low incomes at or below 30% AMI.
	<b>Location Description</b>	Liloa Parkway, Kihei, Maui.
	<b>Planned Activities</b>	Construction of a 64-units multifamily rental project.
	<b>Planned Activities</b>	Construction of a 64-units multifamily rental project.
10	<b>Project Name</b>	HTF 2020 - Kaiaulu O Halelea 72
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HTF: \$1,078,758
	<b>Description</b>	Kaiaulu O Halelea 72 is Phase 2 of a two-phase development in Kihei. The multifamily project will consist of 72 units consisting of 36 two-bedroom units, 27 three-bedroom units, and 9 four-bedroom units serving households with incomes at or below 60% AMI. Of the 72 units, seven will be HTF-assisted, serving families with extremely low incomes at or below 30% AMI.
	<b>Target Date</b>	3/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately seven units will be HTF-assisted, serving households with extremely low incomes at or below 30% AMI.
	<b>Location Description</b>	Liloa Parkway, Kihei, Maui. TMK (2) 2-2-024-033.
	<b>Planned Activities</b>	HTF funds will be used for the construction of the 72-unit multifamily rental project.
11	<b>Project Name</b>	HTF 2020 - ALTERNATE - Hale O Pi'ikea
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	:
	<b>Description</b>	This is an ALTERNATE ACTIVITY that may be considered by the County of Maui if a primary activity should be found ineligible for HTF funds. Approximately 2,700,000 in HTF funds may be used for the development of a 90-unit multifamily project in Kihei, consisting of 30 one-bedroom units, 30 two-bedroom units, and 30 three-bedroom units.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If this Alternate project is selected, it is estimated that a minimum of nine units will be HTF-assisted to serve households with extremely low incomes at or below 30% AMI.
	<b>Location Description</b>	Kihei, Maui. Pi'ikea and Liloa Drive. TMK (20 3-9-002-076.
	<b>Planned Activities</b>	Should the primary PY2020 HTF activities be deemed ineligible, the County of Maui will consider this alternate for funding. HTF funds may be utilized for the construction of this 90-unit rental housing project.
12	<b>Project Name</b>	HTF 2020 - County of Maui Administration
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	HTF: \$150,000
	<b>Description</b>	Approximately \$150,000 in HTF funds will be used by the County of Maui for its administration of the HTF program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a.
	<b>Location Description</b>	County of Maui.
13	<b>Planned Activities</b>	Effective, efficient administration of the HTF program and related activities.
	<b>Project Name</b>	HTF 2020 - HHFDC Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HTF: \$150,000
	<b>Description</b>	HTF funds of approximately \$150,000 will be used for oversight activities and administration of the HTF program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a.
14	<b>Location Description</b>	Statewide.
	<b>Planned Activities</b>	HTF funds will be used for effective and efficient oversight activities and administration of the HTF program.
	<b>Project Name</b>	HOME Program Income – County of Kauai TBRA
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-2 Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME Program Income: 300,000
	<b>Description</b>	The County of Kauai intends to utilize current HOME program income for TBRA to assist homeless families and individual households with rent.
	<b>Target Date</b>	08/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rent subsidy will assist up to 30 homeless families with preference to homeless families with minor children, homeless families who are victims of domestic violence, homeless who are elderly singles (62 or older), and homeless who are single females, for up to 24 months.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	HOME program income funds will be utilized as TBRA to assist homeless families and individual households with rent.
15	<b>Project Name</b>	HOME Program Income – County of Hawaii TBRA
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-2 Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME Program Income: Anticipated estimate \$50,000
	<b>Description</b>	The County of Hawaii anticipates receiving approximately \$50,000 in HOME program income which, if received, will be used to assist two low-income households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately two low- and very low-income households may receive TBRA vouchers to subsidize their rent payments.
	<b>Location Description</b>	Countywide.
16	<b>Planned Activities</b>	Anticipated program income may be utilized to provide TBRA vouchers that will assist low- and very low-income households in subsidizing their rent payments.
	<b>Project Name</b>	HOME Program Income – County of Kauai Scattered Lot Development
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-1 For Sale Housing – New Construction / Rehabilitation
	<b>Needs Addressed</b>	Affordable Homeownership Opportunity
	<b>Funding</b>	HOME Program Income - \$250,000
	<b>Description</b>	The County of Kauai intends to utilize current HOME program income for the development of single family residences on County-owned parcels to be sold to first-time homebuyers whose annual household incomes are 80% AMI and below.
	<b>Target Date</b>	01/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately six households may be assisted with affordable homeownership.
	<b>Location Description</b>	Kapaa and Hanapepe, County of Kauai
	<b>Planned Activities</b>	HOME program income funds will be utilized for site improvements and new construction of single family homes.

**Table 66 - Project Summary Information**

## **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**

n/a

### **Acceptance process of applications**

n/a

## **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?**

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

## **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**

HOME, ESG and HOPWA funds will be distributed throughout the counties of Hawaii, Kauai and Maui. HTF funds will be distributed in all four counties. Although projects and activities could benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose.

### **Geographic Distribution**

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

**Table 67 - Geographic Distribution**

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

The City and County of Honolulu receives an allocation of HOME, ESG and HOPWA funds. HHFDC and DHS-BESSD have therefore elected to focus the State's HOME, ESG and HOPWA funds in the neighbor island counties of Hawaii, Kauai and Maui. HHFDC's annual HOME fund allocations are rotated between the three counties of Hawaii, Kauai and Maui.

ESG funds for each component (Shelter Operations and Homelessness Prevention and Rapid Rehousing) 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.

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.

HHFDC's HTF program serves all four counties in the state, including the City and County of Honolulu where more than half of the state's population reside. Fifty percent of HHFDC's annual allocation will be awarded to the City and County of Honolulu and fifty percent will be awarded to one of the neighbor island counties of Hawaii, Kauai, or Maui, on the same rotation as HHFDC's HOME program allocation.

## Discussion

HHFDC distributes its annual fund allocations to the counties as State Recipients under the HOME program and as Subgrantees under the HTF program. State Recipients/Subgrantees do not allocate their HOME/HTF funds based on geographic areas. In general, HOME and HTF funds are allocated through a Request for Proposal process, or another county-approved application process, which ranks and rates projects 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:

The State of Hawaii has a severe shortage of affordable housing. Statewide, it is projected that approximately 50,156 housing units will be needed from 2020 to 2025. This includes an estimated backlog of 28,459 housing units and the projected demand for approximately 18,078 new housing units to accommodate household growth. Households with incomes at or below 80% AMI are targeted for rentals and rental assistance; households with incomes from 80% to 140% AMI are targeted for homeownership assistance. Approximately 26,238 affordable rental housing units and 10,066 affordable for-sale units are estimated to be needed by 2025.

One Year Goals for the Number of Households to be Supported	
Homeless	2,000
Non-Homeless	24
Special-Needs	280
Total	2,304

Table 68 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	32
The Production of New Units	36
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	68

Table 69 - One Year Goals for Affordable Housing by Support Type

**Discussion:**

Over the next 5 years, funds will support the production or preservation of approximately 116 affordable, HOME-assisted rental units and 61 affordable HTF-assisted rental units. Another 200+ households will be assisted with HOME TBRA, and approximately 35 households will receive affordable homeownership opportunities under the HOME program.

**AP-60 Public Housing - 24 CFR 91.320(j)****Introduction:****Actions planned during the next year to address the needs to public housing**

HPHA will continue to seek partnerships with development partners in going forward with its Public Housing property redevelopment strategy. In addition, HPHA will continue to collaborate with the Resident Advisory Board, resident associations, service providers, legislators, businesses, and various community organizations and members to improve the quantity and quality of HPHA's public housing communities.

HPHA intends to utilize the \$20 million in General Obligation bonds appropriated by the Hawaii State Legislature to assist with the capital repairs of health and safety issues at public housing properties.

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

HPHA uses various strategies to promote public housing resident involvement with management. More specifically, HPHA encourages and assists Resident Associations in their duties of addressing general and property-specific issues.

HPHA also works with the Resident Advisory Board, made up of public housing property leaders, in reviewing and revising management processes in the HPHA 5-Year and Annual Plan. Meetings include discussion topics that affect all public housing residents, and cover issues related to redevelopment plans, safety and security, and legislative endeavors.

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

HPHA is not a troubled agency.

**Discussion:**

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

### **Introduction**

**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 State's Outreach Program agencies are considered access points to the CoC's coordinated entry process which begins with the use of the VI-SPDAT, the common triage 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.

State services include street outreach and civil legal services. Agencies funded under this opportunity are 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 uses 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. DHS/HPO continues to fund legal services in association with its Outreach Program. 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.

HPO anticipates issuing a new Outreach Request For Proposals in 2020.

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

The ESG Shelter Operations and the State Homeless Shelter Program will 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 lives, address needs and strengthen economic situations. These facilities provide a broad spectrum of services, or referral to 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. 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.

The State's emergency shelters are considered access points and are contractually required to utilize the VI-SPDAT and participate in each county's Coordinated Entry System (CES). The system is being further developed as a tool to help emergency and transitional shelter providers better triage the level of care needed by clients, determining which individuals/families could best benefit from shelter services.

In August 2019, DHS/HPO re-issued an RFP which required that shelter services 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. For the first time, transitional shelter providers will be allowed to utilize beds or units for bridge housing. Providers will be required to follow its CoC CES process and obtain prior written authorization by HPO. The provider will also be required to work closely with a permanent supportive housing program to assist in obtaining permanent housing for the participant. Bridge housing will be used for a short-term stay, generally for up to 90 days, when an individual or family has been offered and accepted a permanent housing intervention (e.g., section 8 voucher, permanent supportive housing voucher, rent to work voucher), but is not able to immediately enter the permanent housing. Also, through the Shelter RFP, homeless service providers may design and develop services that will be specific to After Care services to effectively assist participants in sustaining their housing. The After Care services shall be consistent with the DHS initiative, Ohana Nui approach, which creates partnerships among multiple agencies to offer program participants the necessary assistance to keep them safe, healthy, sheltered, and employed. Ohana Nui is a concurrent all-generation approach which addresses the needs of the whole family.

In February 2019, DHS issued an RFP for the existing Kakaako (Honolulu) Family Assessment Center (FAC) and a new FAC for any county statewide. The target population of the FAC are unsheltered homeless families transitioning to permanent housing. FAC services focus on helping families access permanent housing as rapidly as possible by removing barriers to program entry, assisting with quickly locating and accessing housing options, assisting to access income and benefits, and connecting to community services and supports to promote stability and prevent evictions and returns to Homelessness. The new FAC program has been implemented and being managed by the Neighborhood Place of Puna in Hawaii County.

**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's DHS-HPO 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 AMI. 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.

The State's Housing First (HF) program requires compliance with HUD's definition in determining priority for permanent housing. However, there are those who do not reach the required level of chronicity yet are extremely vulnerable and desperately need housing and supportive services. Hence, the DHS offered an alternative eligibility process in consideration of homeless individuals and families who do not quite meet the criteria of the "chronically homeless" definition. Service providers who recognize these attributes in their clients may request approval from the DHS for placement in permanent housing through the HF program and are expected to do their due diligence by completing the required paperwork. Each request is on a case by case basis, and utilized sparingly.

The State apportioned funding 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 State RRH program will provide financial assistance and support services for those imminently at risk of losing their home within 14 days and homeless individuals and families. State allocates 60% of the total funds to RRH and 40% to prevention. RRH will provide 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.

Act 219, Sessions Laws of Hawaii 2018, was passed to implement a Coordinated Statewide Homeless Initiative (CSHI) providing “important, cost-effective homeless prevention and rapid re-housing services statewide and increases coordination through the statewide information and referral system on behalf of homeless individuals and those at risk of homelessness.”

The service goals are to assist eligible households obtain or retain permanent housing and attain economic independence and self-sufficiency for the long-term through a combination of rental assistance and supportive services. This approach is a valuable strategy for quickly transitioning homeless households into permanent housing with needed and appropriate supports, and to prevent at risk households from entering the homeless system entirely. The target population of the CSHI program are households who are unsheltered and sheltered homeless, and those at risk of becoming homeless who have entered the eviction process. Households must be at or below 80% of the area median income (AMI) as determined by the HUD. Within this target population, eligible participants must demonstrate a financial and emergency need which is a direct barrier toward permanent housing move-in, or be directly related to impending eviction. Those with other subsidized financial assistance for housing are eligible to receive unduplicated assistance from this program.

**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 and partnerships with large public systems such as hospitals, prisons and mental institutions regarding resource allocation and discharge planning both for the homeless and non-homeless populations.

Strengthen intersection between healthcare and housing – In October 2018, the Center for Medicare and Medicaid Services (CMS) approved amendments to the State’s 1115 Medicaid waiver. This amendment enables the State to better utilize Medicaid in providing supportive services to assist homeless persons with maintaining tenancy following housing placement. DHS continues to work with the health plans and homeless service providers to implement the new waiver amendment. The implementation plan includes providing training to local health plans on housing-focused approaches to patient care, and training for homeless providers on billing for Medicaid services.

In late 2018, the State implemented two pilot programs in partnership with the Queen’s Medical Center on Oahu. The Medical Respite Pilot Program will provide short-term, temporary housing and supportive services to medically frail Homeless individuals upon being discharged from a hospital. The Emergency Department Pilot Program will provide high intensity care navigation for the homeless persons with the

greatest medical needs and/or the highest Emergency Department utilization rates. Both programs have been extended through June 30, 2020. The success of these pilot programs may potentially lead to the implementation of similar programs in the rural counties.

Pilot new models for Permanent Supportive Housing (PSH) – The State and the four counties continue to expand site-based permanent supportive housing with funding provided by Act 209, Session Laws of Hawaii 2019, for the Ohana Zone pilot program. In addition, the HICH has reviewed financial modeling data prepared by the Corporation for Supportive Housing (CSH) and, based on this modeling, adopted a set of priorities for the 2019 legislative session that include a request for \$75 million a year for the next ten years to be set aside for capital funding for site-based permanent supportive housing projects.

## 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	11
Tenant-based rental assistance	19
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	30

Table 70 – HOPWA Goals

### 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 the State. Included are demographic changes, market forces, changes in federal housing policy, changes in federal tax policy, and development constraints (including the lack of "reasonably priced," developable land, lack of infrastructure, high development costs, governmental regulations, community opposition, and growing environmental requirements).

Geographic Limitations: Hawaii lacks sufficient land near its major population centers. As an island state, Hawaii's percentage of land suitable for development is the lowest among the 50 states. Furthermore, as more area is developed, fewer acres of undeveloped land remain. The value of undeveloped land increases and the political power of owners of developed land grows. Supply is attenuated, which causes prices to rise. Geographic constraints reduce housing supply by limiting housing investment.

Lack of Major Off-Site Infrastructure: The lack of off-site infrastructure, such as roads, sewers, water, drainage, and schools, increases the cost of housing. Historically, public infrastructure was developed by local government. However, as the cost of infrastructure increased and development requirements grew, the responsibility for off-site infrastructure was passed to developers, increasing the cost of housing, which is passed to the beneficiaries of the housing units developed: owners and renters of a

new development.

**Construction Costs:** Compared to construction costs across the mainland U.S., Hawaii's construction costs are high. Significant contributors to building costs are unionization, local wages, local topography, and the regulatory environment. Construction costs can rise sharply in construction boom periods and makes tight-margin projects like workforce housing challenging to complete. The cost of construction is impacted by the high cost of litigation and insurance that are factored into the price of goods and services. Insurance coverages include property, general liability, professional liability, excess liability, unemployment, health, auto, workers compensation, business interruption, and even terrorism.

**Government Regulations:** The purpose of housing planning and regulation is to bring order to the development of cities and towns, protect people against arbitrary development practices and, more recently, to protect the character of neighborhoods as they exist. They are intended to promote public health and safety, control or direct growth, target resources, and prioritize areas of importance. However, these policies and regulations unintentionally add to the cost of housing.

**Tax Policy -** Taxes add to the cost of housing production. The 4% general excise tax (and additional 0.5% county surcharge tax in the City and County of Honolulu) is levied on rental receipts, construction materials, and personal services, such as architectural and engineering fees. A conveyance tax of 10 cents per \$100 of purchase price for residential properties valued at \$600,000 or less, 20 cents per \$100 of purchase price for residential properties valued at \$600,000 or more but less than \$1 million and escalates for properties valued at more than \$1,000,000. County and real property taxes are levied based upon the assessed valuation of the property.

**Mini Davis-Bacon requirements -** Act 294, SLH 1990, requires HHFDC and the counties to comply with the prevailing wage requirements of the State Labor Department for any project receiving tax credits or other assistance under the provisions of Chapter 201H, HRS. This requirement may add substantially to the cost of a housing project, sometimes by as much as 20%.

**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 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. HHFDC will take the following actions to remove or ameliorate the development of affordable housing:

- 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 Fund, 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. 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 land.

- Government regulations strategies: Continue to utilize Section 201H-38, Hawaii Revised Statutes (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. Participation in pilot projects, such as micro-apartment units or container housing, to find ways to reduce development costs.

- Tax Policy strategies: Continue to utilize Section 201H-36, 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 success of housing bond and Low Income Housing Tax Credit programs and request increased credit resources to help increase the production of affordable housing.

#### **Discussion:**

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

#### **Introduction:**

As a condition to receiving HUD Community Planning & Development funds such as HOME, HTF or ESG, grantees like HHFDC and DHS-BESSD 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 analyze 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.

In 2019, HHFDC and its housing partners (Hawaii Public Housing Authority (Lead), HHFDC, DHHL, DHS-BESSD, and the housing agencies of all four counties) decided to pool its resources and contracted with the University of Hawaii to conduct an AI that would focus on each agency's internal policies and procedures that could impede efforts to affirmatively further fair housing, and identify actions to improve each agency's fair housing efforts. This focus on internal policies and procedures was a result of agency staff providing incorrect or conflicting information to the public and a desire to improve the delivery of fair housing information to the public. UH reviewed internal policies and procedures relating to fair housing and conducted a staff survey of each agency. The survey was focused on determining the level of staff's fair housing knowledge and agency procedures in providing fair housing information to the public.

In HHFDC's AI, UH recommended several actions to improve the delivery of fair housing information to the public. First and foremost, the AI recommended that agency staff receive fair housing education. It also reported that staff needed clear direction on the process to follow if a fair housing inquiry was received. Finally, the AI recommended that HHFDC's policies be updated to reflect current fair housing regulations. The AI can be viewed on HHFDC's website at <https://dbedt.hawaii.gov/hhfdc/>.

#### **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:

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- 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 and Subgrantees to improve the administration of the HOME and HTF programs;
- leverage federal resources such as HOME, HTF and ESG funds to provide low-cost rental units for transitional housing and supportive services to homeless populations, and to 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 tenants, 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 partnerships 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 Funds, Low Income Housing Tax Credits) available for affordable housing development, and explore alternative financing sources including a Transit Oriented Affordable Housing (TOAH) Fund 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.

HHFDC will continue to advocate for funding for the Rental Housing Revolving Fund and capital improvement project funds for affordable rental housing project, 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.

### **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 state Department of Health requires that with each modernization, updated test results must be provided that is no more than two 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 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 quickly as possible. The production and preservation of affordable housing provide housing stability that assists families in their efforts to attain economic self-sufficiency. HHFDC, DHS-BESSD, HPHA and the 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, 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 government agencies and service providers.

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

HHFDC, DHS-BESSD and the counties will solicit nonprofit developers and service providers to continue to provide affordable rental and for-sale 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, the 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:

#### 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 to establish and impose resale or recapture provisions in accordance with HOME regulations to ensure affordability in subsequent sales during the affordability period.

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 County agreement, or refuses to accept conditions imposed by the County, HHFDC, or HUD<sup>1</sup> when the recipient sells or otherwise transfers any real or personal property purchased or constructed with HOME funds within the affordability period<sup>2</sup> and when the recipient ceases to use the property constructed, rehabilitated and/or renovated with HOME funds for the affordability period, 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.

1) For fee-simple sales, the County will utilize a recapture provision. If a homeowner elects to transfer or sell the HOME-assisted property prior to the end of the HOME affordability period, the total amount of HOME funds provided shall be due to the County from available net proceeds.

2) For fee-simple self-help homebuilding programs that payoff HOME assistance at time of escrow closing, the County will utilize a modified resale provision. If a homeowner elects to transfer or sell the HOME-assisted property prior to the end of the HOME affordability period, the property shall be sold to another HOME-eligible purchaser. The fair return for resale is established by Second Purchase Money Market Note that allows for a homebuyer the return of the 5% of the principal amount of the Note, commencing upon the 11th year of the Note, and each year thereafter for 20 years, until the principal amount is repaid.

3) For leasehold sales, the County will utilize a resale provision. If a homeowner elects to transfer or sell the HOME-assisted property prior to the end of the HOME affordability period, the property must be sold to another HOME-eligible purchaser. The fair return for resale will be established 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 seller's share will be equal to twenty-five (25%) percent 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 the area median income.

The County of Maui requires recapture of the total amount of the HOME investment for the unit, less the HOME investment amount prorated for the length of time the homeowner occupied the unit, if a HOME-assisted unit is sold, conveyed or transferred during the affordability period. The homeowner may recover his entire investment (down payment and capital improvements made since purchase) before any of the Direct Subsidy is recaptured. The County's recapture provision 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. If the subsequent homebuyer does not assume the HOME recapture obligations, the homeowner must repay the prorated HOME investment from any net proceeds.

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 requires all HOME-assisted housing meet the HOME affordability requirements for rental and homeownership housing units and requires State Recipients to repay HOME funds to HHFDC if affordability requirements are not met. Each State Recipient must require its recipients to maintain all affordability requirements through the execution of 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 91.320(k)(3)**

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

Subrecipient agencies providing ESG assistance are contractually required by the State, detailed in the Scope of Service, to follow standards in accordance with 24CFR Part 576 Part 576. Eligibility standards are written in DHS/HPO's ESG Policies and Procedures Manual as stated in "ESG Exhibit E."

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

The Housing First approach adopted by BTG emphasizes providing support for stable housing as an important first, rather than last, step in a transition to independently sustained permanent housing. BTG selected a common triage 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 contracted for Outreach, Shelter, State Homeless Emergency Grants, Rapid Re-housing and Housing First programs requiring adherence to the HF model and participation in a coordinated entry system (CES).

BTG's CES process begins with assertive community outreach to identify and engage the homeless,



then utilizing the VI-SPDAT to assign a vulnerability score. The CoC has reached its goal of creating a by-name list by county with corresponding VI-SPDAT scores so that, based on vulnerability and other prioritization factors, all homeless individuals can be matched with the resources most appropriate to their needs. When necessary, local representatives will 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. (See “BTG Coordinated Entry System, Policy and Procedures Manual for Singles and Families” at:

[https://www.hawaiihomelessprogramshmis.org/media/uploads/btg\\_ces\\_policy\\_and\\_procedures\\_manual\\_-\\_version\\_11.5.19.pdf](https://www.hawaiihomelessprogramshmis.org/media/uploads/btg_ces_policy_and_procedures_manual_-_version_11.5.19.pdf) )

In 2018, the HMIS Administration team implemented a fully automated the CES referral process. These enhancements in HMIS create efficiencies in the system in terms of placing/housing clients, expand autonomy for providers, and allow the CoCs to use system data more confidently to drive policy and funding decisions.

In addition, the State Shelter RFP (posted in August 2019) requires awarded providers to complete an assessment using the Service Prioritization Decision Assistance Tool (SPDAT). The SPDAT is an evidence-informed approach to assess an individual’s or family’s needs and identifies the areas in the person/family’s life where support is most likely necessary in order to avoid housing instability. Service providers shall assess program participant’s service needs within 7 days of program entry, update the assessment at least monthly, and ensure assessments are signed by the Participant, case manager, and supervisor and dated.

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 non-profit, 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 ESG 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 ReHousing. 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 70% 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, 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. In January 2020, the Homeless Programs Office (HPO) in partnership with the State Procurement Office (SPO), conducted all-day procurement trainings in each of the four counties (Oahu, Hawaii, Kauai and Maui). The State legislature found that homeless outreach services and homeless housing programs were lacking in rural areas of the State. While there are more robust services in the urban centers, extra effort was needed to address the capacity issues faced by rural jurisdictions. In 2019, Act 162 was passed by the Legislature directing HPO and SPO to provide training for nonprofit organizations that are interested in providing services in rural areas. The three main and equal goals for the training were to:

- increase the knowledge base, tools and resources available to non-profit homeless outreach and homeless housing programs providers.
  - build capacity to expand homeless outreach services and homeless housing programs in rural areas of the state.
  - foster coordination between the service providers and state and county governments to increase effectiveness and successful outcomes.
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. While every attempt will be made to involve a homeless or formerly homeless person, since the State is the primary recipient of ESG funds, the homeless participation requirement does not apply.

5. Describe performance standards for evaluating ESG.

The McKinney-Vento Homeless Assistance Act established a set of selection criteria for HUD to use in awarding CoC funding that require CoCs to report to HUD their system-level performance. The intent of these selection criteria are to encourage CoCs, in coordination with ESG Program recipients and all other homeless assistance stakeholders in the community, to regularly measure their

progress in meeting the needs of people experiencing homelessness in their community and to report this progress to HUD. Specifically, the BTG HUD System Performance Measures (SPM) assess the CoC's performance against the following:

Measure 1: Length of Time Persons Remain Homeless (LOT)

Measure 2: The Extent to which Persons who Exit Homelessness to Permanent Housing Destinations Return to Homelessness

Measure 3: Number of Homeless Persons – (a) Most Recent Point-In-Time Count; (b) Annual Count

Measure 4: Employment and Income Growth for Homeless Persons in CoC-funded Projects

Measure 5: Persons Homeless for the First Time within the Last 2 Years

Measure 7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent Housing

SPM Data Quality: Exit Destination Error Rates

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.320(k)(5)**

1. How will the grantee distribute its HTF funds? Select all that apply:

☒ Subgrantees that are HUD-CPD entitlement grantees

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

See HHFDC's PY2020 HTF Allocation Plan, attached as "HTF Exhibit A."

3. If distributing HTF funds by selecting applications submitted by eligible recipients,  
a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

**6. Performance Goals and Benchmarks.** The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.**

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a

description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

**8. Rehabilitation Standards.** The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

☒ The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

**12. Refinancing of Existing Debt.** Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

#### **Discussion:**

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> HOPWA
	<b>List the name of the organization or individual who originated the data set.</b> Maui AIDS Foundation
	<b>Provide a brief summary of the data set.</b> Projected outcome objectives for TBRA, STRMU, Support Services, Permanent Housing Placement.
	<b>What was the purpose for developing this data set?</b> Projected numbers for PY20 through PY24 workplans
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Concentrated on persons/households with HIV/AIDS in the counties of Hawaii, Kauai and Maui.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
2	<b>Data Source Name</b> HIV Surveillance Report
	<b>List the name of the organization or individual who originated the data set.</b> State of Hawaii, Department of Health.
	<b>Provide a brief summary of the data set.</b> HIV/AIDS Surveillance collects, analyzes and disseminates epidemiologic data on HIV infection in Hawaii. HIV surveillance data are used extensively to target and evaluate HIV prevention and care programs.
	<b>What was the purpose for developing this data set?</b> The annual HIV Surveillance Report provides an overview on the current epidemiology of HIV disease in the State of Hawaii.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> HIV infections diagnosed as of December 31, 2018 and reported through June 30, 2019.
	<b>Briefly describe the methodology for the data collection.</b> Mandatory HIV named reporting to the Hawaii State Department of Health commenced March, 2008 and is now the data source for the DOH HIV/AIDS Surveillance Report.
	<b>Describe the total population from which the sample was taken.</b> Residents of the State of Hawaii, or individuals residing/located in the State of Hawai'i at the time of diagnosis.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> At the end of 2018, there were 4,774 cumulatively diagnosed HIV infections, including 3,529 stage 3 (AIDS) cases among Hawaii residents.
3	<b>Data Source Name</b> HOPWA CAPER

	<b>List the name of the organization or individual who originated the data set.</b> Maui AIDS Foundation the lead agency for the Neighbor Island Housing Program (NIHP), a cooperative effort of the three community-based AIDS Service Organizations (ASOs) serving the islands of Kauai, Molokai, Lanai, Maui and Hawaii. Established in 1998, the cooperating agencies of NIHP are Malama Pono Health Services (MP), Maui AIDS Foundation (MAF) and the Hawaii Island HIV/AIDS Foundation (HIHAF).
	<b>Provide a brief summary of the data set.</b> The data set quantifies the unmet housing needs, beyond what the HOPWA can serve.
	<b>What was the purpose for developing this data set?</b> In an effort to address the needs of geographic areas throughout the grant service area, unmet needs must be identified and quantified as well.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> July 1 - June 30, 2019.
	<b>Briefly describe the methodology for the data collection.</b> Unmet housing needs are monitored by the Housing Director at Maui AIDS Foundation, the lead agency and project sponsor for all 5 of islands (Maui, Kauai, Lanai, Molokai and Hawaii). Clients are processed in order of date and needs. The final determination is made in collaboration between the housing coordinators and case managers in Hawaii, Kauai and Maui counties.
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
<b>4</b>	<b>Data Source Name</b> Homeless Needs Assessment
	<b>List the name of the organization or individual who originated the data set.</b> Bridging the Gap, Homeless Management Information System (HMIS), Administrator Bridging the Gap, Point in Time Count conducted on 1/22/19.
	<b>Provide a brief summary of the data set.</b> Sheltered and unsheltered estimates in each subpopulation; total number of clients experiencing homelessness each year; total number of clients becoming homeless each year; number of clients exiting homelessness each year; average length of stay (LOS) to exit for those clients exiting during FY 2019.
	<b>What was the purpose for developing this data set?</b> The main objective during 2019 was to obtain a reliable estimate of sheltered and unsheltered homeless individuals and families throughout the neighboring islands of Hawaii, Maui, and Kauai. The count assists in 1) assessing current levels of homelessness for various household types, 2) providing estimates for the levels of veteran, chronic, and youth homelessness and 3) measuring the prevalence of other underlying causes of homelessness such as mental health and substance use disabilities.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2019
	<b>Briefly describe the methodology for the data collection.</b> For the sheltered component, Point In Time coordinators contacted emergency and transitional shelter providers leading up to the count and confirmed that all clients sleeping in their facilities on the night of the count had active HMIS intake records. Shelters not participating in the HMIS, including domestic violence programs and disaster shelters, were contacted individually and asked to complete the manual survey. For the unsheltered component, the state received HUD permission to conduct a multi-day unsheltered count. In 2019, this equated to a six-day physical count between Wednesday, January 23, 2019 and Monday, January 28, 2019.

	<p><b>Describe the total population from which the sample was taken.</b> Sheltered and unsheltered homeless persons in Hawaii, Kauai and Maui counties.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Rural counties: Hawaii, Kauai and Maui</p>





# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier HI State Program 159999	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
Jurisdiction: <b>State of Hawaii, Hawaii Housing Finance and Development Corporation</b>		UOG Code	
Street Address Line 1: <b>677 Queen Street, Suite 300</b>		Organizational DUNS: <b>80-441-2661</b>	
Street Address Line 2		Organizational Unit <b>State of Hawaii</b>	
City <b>Honolulu</b>	<b>Hawaii</b>	Department <b>Business, Economic Development and Tourism</b>	
ZIP <b>96813-5176</b>	Country <b>U.S.A.</b>	Division <b>Hawaii Housing Finance and Development Corporation</b>	
<b>Employer Identification Number (EIN):</b>		County	
<b>14-1967871</b>		Program Year Start Date (MM/DD) <b>07/01/19</b>	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
<b>State Government</b>		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
CFD Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>National Housing Trust Fund</b>		14.275 Housing Trust Fund	
HOUSING TRUST FUND Project Titles <b>Maui:</b> Kaiaulu O Halelea 64; Kaiaulu O Halelea 72; Administration. Alternate: Hale O Pi'ikea		Description of Areas Affected by HTF Project(s) Statewide	
\$HTF Grant Amount <b>\$3,000,000</b>	\$Additional HUD Grant(s) Leveraged Est. \$3,000,000	Describe HOME Investment Partnerships Program	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HTF Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles <b>MAUI:</b> Kaiaulu O Halelea 64; Kaiaulu O Halelea 72; Administration. Alternate: Liloa Hale. <b>KAUAI:</b> Scattered Lot Development; <b>TBRA.</b> <b>HAWAII ISLAND:</b> <b>TBRA.</b>		Description of Areas Affected by HOME Project(s) Counties of Kauai, Hawaii, and Maui	
\$HOME Grant Amount <b>Est. \$3,000,000</b>	\$Additional HUD Grant(s) Leveraged \$3,000,000	Describe National Housing Trust Fund	

\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income <b>\$600,000</b> (\$300,000 – County of Kauai TBRA, \$250,000 Scattered Lot Development. \$50,000 County of Hawaii TBRA)		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles <b>Hawaii:</b> Hawaii Island HIV/AIDS Foundation; <b>Kauai:</b> Malama Pono Health Services; <b>Maui:</b> Maui AIDS Foundation, lead and project sponsor.		Description of Areas Affected by HOPWA Project(s) Counties of Hawaii, Kauai and Maui	
\$HOPWA Grant Amount Est. \$260,000	\$Additional HUD Grant(s) Leveraged Est. \$450,000	Describe Emergency Solutions Grant	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income n/a		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) <b>\$449,445</b>			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s) Counties of Hawaii, Kauai and Maui.	
\$ESG Grant Amount Est. \$450,000	\$Additional HUD Grant(s) Leveraged Est. \$260,000	Describe HOPWA	
\$Additional Federal Funds Leveraged  \$0		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 1	Project Districts 1&2		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
First Name <b>Denise</b>	Middle Initial	Last Name <b>Iseri-Matsubara</b>	
Title Interim <b>Executive Director</b>	Phone <b>(808) 587-0641</b>	Fax <b>(808) 587-0600</b>	
eMail <b>denise.iseri-matsubara@hawaii.gov</b>	Grantee Website <b>dbedt.hawaii.gov/hhfdc</b>	Other Contact	
Signature of Authorized Representative		Date Signed  <b>05/15/2020</b>	

## STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

**Affirmatively Further Fair Housing** -- The State will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of State** -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

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Signature of Authorized Official

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Date

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Title

## **Specific Community Development Block Grant Certifications**

The State certifies that:

**Citizen Participation** -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

### **Consultation with Local Governments** --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

**Local Needs Identification** -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) \_\_\_\_\_ [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Compliance with Laws** -- It will comply with applicable laws.

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Signature of Authorized Official

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Date

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Title

## Specific HOME Certifications

The State certifies that:

**Tenant Based Rental Assistance** -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy Layering** -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

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Signature of Authorized Official

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Date

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Title

## **Emergency Solutions Grant Certifications**

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

**Matching Funds** – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

**Discharge Policy** – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

**Confidentiality** – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Homeless Persons Involvement** – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

**Consolidated Plan** – All activities the subrecipient undertakes with assistance under ESG are consistent with the State’s current HUD-approved consolidated plan.

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Signature of Authorized Official

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Date

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Title



## **Housing Opportunities for Persons With AIDS Certifications**

The State HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

# **HOME EXHIBIT “A”**

## **HUD’s PY2018 Annual Community Assessment**





U.S. Department of Housing and Urban Development

Honolulu Field Office – Region IX  
1132 Bishop Street, Suite 1400  
Honolulu, Hawaii 96813  
<http://www.hud.gov>  
<http://www.espanol.hud.gov>

RECEIVED  
HAWAII HOUSING FINANCE  
DEVELOPMENT CORP

2019 DEC 18 A 10: 10

December 16, 2019

Honorable David Y. Ige  
Governor of the State of Hawaii  
State Capitol  
Honolulu, HI 96813

Dear Governor Ige:

SUBJECT: Final Response to Annual Community Assessment Report  
Program Year 2018

The U.S. Department of Housing and Urban Development (HUD) received the State of Hawaii's (State's) comments provided by letter, dated December 2, 2019, responding to HUD's assessment of the State's 2018 Annual Community Assessment (ACA) Report.

HUD acknowledges the additional clarifications provided by the State. The ACA is considered final, with no changes being made to the original report. This letter should be included as part of the State's ACA process for review of Program Year 2018. Please consider the report final and make it available to the public. It is recommended that you make the report and correspondence available in the same way you handle your regular program reports: by providing a notice in the newspaper, identifying the report contents and where it is available for review.

If you have any questions, please call me at 808-457-4679.

Sincerely,

Mark A. Chandler, Director  
Office of Community Planning  
and Development

cc:

✓ Mr. Craig K. Hirai  
Executive Director  
Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300  
Honolulu, HI 96813

Mr. Panjak Bhanot  
Director  
Department of Human Services  
P.O. Box 339  
Honolulu, HI 96809





EXECUTIVE CHAMBERS  
HONOLULU

DAVID Y. IGE  
GOVERNOR

Dec 2, 2019

Mr. Mark A. Chandler, Director  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development (HUD)  
1132 Bishop Street, Suite 1400  
Honolulu, Hawai'i 96813

Dear Mr. Chandler:

This responds to your Annual Community Assessment Report dated October 28, 2019, which reports that the State has met the intent of HUD's Community Planning and Development (CPD) programs and continues to have the capacity to implement and administer federal CPD programs. I am pleased that the State has effectively leveraged federal funds to assist low- and moderate-income households with housing under the HOME and National Housing Trust Fund programs and provided housing assistance and support services to persons who are homeless or with HIV/AIDS under the ESG and HOPWA programs.

In PY2018, the Department of Human Services (DHS), Homeless Programs Office (HPO) formally requested that Bridging the Gap (BTG), the Continuum of Care (CoC) for Kaua'i, Hawai'i and Maui Counties, change the administration of the CoC program grants. The change was requested due to DHS' HPO staff capacity issues. Provider agency contractors were subsequently transitioned from being sub-recipients of DHS to becoming direct grantees of HUD. DHS, HPO also relinquished its roles as the Collaborative Applicant (CA) for CoC grants, and as the Homeless Management Information System (HMIS) Lead. Under a procurement process, BTG designated and transitioned the roles and responsibilities of the CA and HMIS Lead to Ka Mana Na O Helu. This transfer of responsibilities ensures that CoC Planning grants and HMIS duties continue to be administered as required and ensures that CoC Balance of State funds remain in the state to address the needs of Hawai'i's homeless population. The HUD Field Office provided guidance throughout this process and subsequently approved the changes.

Due to an increase in state funding to address Hawai'i's serious homeless problem, the State currently administers, with limited personnel resources, in excess of \$45,000,000 for contracts with homeless service providers statewide. These funds were also allocated for the development and implementation of several new projects. To retain ESG and HOPWA funds in the state and to ensure appropriate and efficient administration of the programs, the State is also considering divesting ESG and HOPWA program responsibilities. DHS requested guidance from the HUD Field Office

Mark Chandler  
Page Two

and received several options to consider. However, discussions are still very preliminary, and no final decisions have been made. You will be consulted and kept abreast of progress on this matter.

The State will continue its diligence to ensure that activities are compliant with HUD requirements, and that HUD funds are spent timely to support the needs of its residents and communities.

I look forward to the continued partnership between the State and HUD to produce more affordable housing and to help Hawai'i's homeless and special needs populations.

With warmest regards,

A handwritten signature in black ink, appearing to read "David Y. Ige", with a stylized, flowing script.

David Y. Ige  
Governor, State of Hawai'i

c: Craig K. Hirai, Executive Director, HHFDC  
Pankaj Bhanot, Director, DHS/BESSD-HPO, Attn: Harold Brackeen, III





U.S. Department of Housing and Urban Development

Honolulu Field Office – Region IX  
1132 Bishop Street, Suite 1400  
Honolulu, Hawaii 96813-4918  
www.hud.gov  
espanol.hud.gov

OCT 28 2019

Honorable David Y. Ige  
Governor of the State of Hawaii  
State Capitol  
Honolulu, HI 96813

Dear Governor Ige:

SUBJECT: Annual Community Assessment Report  
Program Year 2018

RECEIVED  
HAWAII HOUSING FINANCE  
DEVELOPMENT CORP  
2019 OCT 30 A 9:45

This letter is being sent to convey HUD's assessment of the State of Hawaii's (State's) performance in Program Year 2018, from July 1, 2018 to June 30, 2019, for its Community Planning and Development (CPD) programs. The report reflects the State's efforts to ensure compliance with HUD's HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The administration of these programs is divided between the Hawaii Housing Finance and Development Corporation (HHFDC) for the HOME and HTF programs, and the Department of Human Services (DHS) for the ESG and HOPWA programs.

The enclosed Annual Community Assessment Report reflects HUD's assessment on the State's implementation of its CPD programs. The State will have 30 days from the date of this letter to comment on the report. Should the State not wish to comment or fails to comment within the above time period, please consider the report final and make it available to the public. It is recommended that you make the report available in the same way you handle your regular program reports: by providing a notice in the newspaper, identifying the report contents and where it is available for review.

HUD looks forward to our continued partnership with the State in serving the needs of its citizens. Should you have questions regarding our comments, please call me at (808) 457-4678.

Sincerely,

Mark A. Chandler, Director  
Office of Community Planning  
and Development

Enclosure

cc:

✓ Mr. Craig K. Hirai (w/enclosure)  
Executive Director  
Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300  
Honolulu, HI 96813

Mr. Panjak Bhanot (w/enclosure)  
Director  
Department of Human Services  
P.O. Box 339  
Honolulu, Hawaii 96809

## **ANNUAL COMMUNITY ASSESSMENT REPORT**

**State of Hawaii**

**2018 Program Year: July 1, 2018 to June 30, 2019**

### **HUD Point of Contact:**

Marsha Ito  
Community Planning and  
Development Representative  
HUD Honolulu Field Office  
1132 Bishop Street, Suite 1400  
Honolulu, HI 96813  
(808) 457-4679

### **State Point of Contact:**

Mr. Craig K. Hirai  
Executive Director  
Hawaii Housing Finance and  
Development Corporation  
677 Queen Street, Suite 300  
Honolulu, HI 96813  
(808) 587-0680

### **Introduction**

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require federal grant recipients receiving federal assistance to submit an annual performance report disclosing the status of grant activities. The Department of Housing and Urban Development (HUD) is required at 24 CFR 91.525 to determine whether the grant recipient is in compliance with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received. In accordance with 24 CFR 91.525, the comments below incorporate HUD's assessment of the State of Hawaii's (State's) Program Year 2018 (PY2018) performance.

In assessing the State's performance, HUD relied primarily upon the State's 2018 Consolidated Annual Performance and Evaluation Report (CAPER), technical assistance provided, on-site and remote monitoring, and communications with the State's federal programs staff. During this period, HUD has determined that the State generally met the intent of the Community Planning and Development (CPD) programs. Based on the State's accomplishments through the HOME Investment Partnerships Program (HOME), the Housing Trust Fund (HTF), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) programs, the State has demonstrated its ability to carry out various housing programs. HUD congratulates the State on its many accomplishments and its achievement of CPD program objectives.

### **Significant Performance Conclusions**

The administration of the CPD programs is divided between the Hawaii Housing Finance and Development Corporation (HHFDC) for the HOME and HTF programs, and the Department of Human Services' Benefits, Employment and Support Services Division, Homeless Programs Office (DHS-BESSD-HPO) for the ESG, HOPWA, and the Continuum of Care (CoC) programs.

## CPD Programs

### HOME

The State received \$3,008,138 in HOME funds. Based on the State's rotational allocation between the Counties of Hawaii, Kauai, and Maui, the County of Hawaii was due to receive a HOME allocation of \$2,857,731 in PY2018. The State retained \$150,407 for the general administration of the HOME program.

The State and its state recipients of HOME funds continued to make progress towards its housing goals despite challenges it continues to face, such as the limited number of CHDOs statewide, dealing with a complex and prolonged development process for the HOME activities, and new or inexperienced County staff who administer HOME program. To assist the Counties', the State has procured a consultant to provide Hawaii-specific training for HOME and HTF training to new staff. The consultant will also be providing technical assistance to the State on specific HOME and HTF issues through January 24, 2020. HUD commends the State for its progress towards its major goals despite the challenges it encounters.

During PY2018, the State reported receiving \$282,456 of program income. The State also contributed \$284,257 of HOME matching funds during PY 2018 and will carry over an excess match balance of \$27,234,852 to its next program year.

For PY2018, the State completed the following HOME projects:

- The County of Kauai completed the Ele'ele Iluna Phase II, Increment A, which provided 24 homes under its self-help homeownership program;
- The County of Kauai provided TBRA to 11 households;
- The County of Hawaii provided TBRA to 83 households.

Currently, the following major HOME projects are under construction:

- The County of Maui: Kaiwahine Village Phase I affordable rentals in North Kihei, and the Kahoma Self-Help Homeownership project in Lahaina. Completion of both projects are expected in the next year;
- The County of Kauai: Ele'ele Iluna, Phase II, Increment B, a self-help homeownership project in Ele'ele, and the Koa'e Workforce Housing Development project in Koloa. Completion of both projects is expected in the next year.

In addition, the following projects are in the planning stages:

- The County of Hawaii: Kaloko Heights Affordable Rentals in Kailua-Kona, and Habitat for Humanity's Puna Self-Help Housing project in the Puna District;

- The County of Kauai: Waimea Huakai project in Waimea, and the Pua Loke project in Lihue.

The Counties of Hawaii and Kauai continue to provide TBRA assistance to make rents more affordable to households.

During PY2018, the State contracted with Spectrum Seminars, Inc. to conduct on-site inspections and tenant file reviews of its HOME and NSP-assisted rental housing activities and the HOME TBRA program. Monitoring was conducted on 31 projects; 29 projects had no issues and two properties had non-compliance issues.

### **Housing Trust Fund**

The State received \$3,000,000 in HTF funds. As with the HOME program, the distribution of HTF funds is on a rotational basis for the three Counties and with the City and County of Honolulu receiving an annual allocation.

The neighbor island Counties each have HTF activities planned or underway, and the State is satisfied with the Counties administration of the HTF funds it receives. The State's main concern is with City's administration of the HTF program. The City's PY2016 funds were returned to the State for re-allocation to another County. It recently committed its PY2017 funds and the City is now working to identify activities for its PY2018 and PY2019 HTF funds. The State views the City as lacking the capacity to properly administer HTF funds. This jeopardizes the State's HTF allocation and may cause the funds to be subject to recapture by HUD. The State is committed to taking steps to improve the overall performance of its HTF program and will be considering changing how it allocates future HTF funds.

### **Emergency Solutions Grant**

The State received an allocation of \$437,933 in PY2018 for the Emergency Solutions Grant (ESG) program. The funds were allocated to activities located in the counties of Hawaii, Kauai, and Maui, and continue to fund projects which provide a secure environment where individuals and families can stabilize their lives, address their needs, and receive efficient and effective services designed to help them access permanent housing. The broad spectrum of services to address homelessness include mental health and educational services, job and life skills training, and assistance in obtaining and sustaining permanent housing.

HUD is aware that the State's Homeless Programs Office (HPO) is looking at options to divest itself of the ESG program. However, the State did not discuss this in its CAPER; therefore, the citizens of the state have not been informed of this option the State is considering. In the State's reply to this Annual Community Assessment (ACA), the State needs to disclose this possible option and discuss the State's planning process to address the possible plan related to the ESG program (e.g. if the State is considering an option of not "accepting" future ESG funding, it needs to explain why given the state's homeless situation). If it is a situation of the HPO being unable to manage the ESG program, then what is the State's plans to manage future

ESG funding (e.g. would a different State agency take over administering the ESG funds).

The Statewide Homeless Point-In-Time Count conducted on January 22, 2019, revealed a 2 percent overall decrease in one-day homelessness from 2,035 persons in 2018 to 1,995 persons in 2019. There were overall decreases on the islands of Hawaii (21%) and Maui (1%); however, a 51 percent increase on the island of Kauai offset the decreases noted for Hawaii and Maui. The count of homeless persons living in emergency or transitional shelters increased eight percent from 705 to 758 persons, with increases registering on the islands of Hawaii and Maui, and Kauai reporting a modest decrease.

The implementation of the Coordinated Entry System (CES) has contributed towards the overall decrease in homelessness. Positive results are attributed to the CES, which organizes and prioritizes available housing resources and matches these resources with the most vulnerable households in the community; opening of new affordable housing developments; increased local, state and federal funding for homeless prevention activities, Rapid Re-Housing programs; increased federal funding for the Housing Choice Voucher (Section 8) program; and continued operationalizing of the Housing First strategies, including low-barrier shelters and no pre-conditions to shelter placement and housing programs.

The regulation at 24 CFR 576.203(b) requires grantees to expend ESG funds within 24 months of grant award. The State requested an extension of the ESG program expenditure deadline for its PY2017 grant in order use the ESG administrative funds to pay for its portion of the Analysis of Impediments (AI) to Fair Housing report. HUD reviewed the State's request and approved an extension to December 31, 2019, to expend the administrative funds for this purpose.

HUD commends the State for its efforts to assist homeless persons. Under the ESG program, the jurisdictions represented by Bridging the Gap (BTG) continue its efforts to assist homeless persons and have made notable progress toward carrying out the goals from its 5-year Consolidated Plan.

### HOPWA

The State received \$258,770 in PY2018 for the Housing Opportunities for Persons with AIDS (HOPWA) program. The Neighbor Island HIV/AIDS Coalition (NIHAC) is a cooperative effort between Maui AIDS Foundation (MAF), the Hawaii Island HIV/AIDS Foundation (HIHAF), and Malama Pono Health Services (MP) on Kauai. It serves three counties in the State which comprises 5 separate islands.

HUD is aware that the State's HPO is looking at options to divest itself of the HOPWA program and is considering transferring the program to another State agency/department. However, the State's CAPER did not discuss this option being considered by the State. In the State's reply to this ACA, please discuss the State's plan regarding the future of the HOPWA formula funding.

The primary focus of the NIHAC is to increase the housing stability for people living with HIV/AIDS. HOPWA funds assist persons with rental assistance; supportive services and

case management; housing placement; and short-term rental, mortgage, and utilities (STRMU) activities. For the HOPWA agencies implementing the program, challenges include high unemployment, low wages, limited public transportation, and the high cost of living and the high cost of housing.

In PY2018, the State and the NIHAC have accomplished the following:

- Provided TBRA to 20 individuals/households;
- Helped 9 individuals/households stay in their current housing situations by providing STRMU assistance;
- Provided permanent housing placement services to 11 households;
- Assisted 40 individuals/households with supportive services.

### **Continuum of Care**

The State is the lead entity in the homeless planning groups for the counties of Hawaii, Kauai, and Maui. Bridging the Gap (BTG) is the entity which addresses the homeless needs of the neighbor islands. The State continues to collaborate with non-profits in each county to address the complete spectrum of housing and services for the homeless.

In 2018, the State divested itself from the management of its CoC funding by transferring all of its CoC grants to BTG partner agencies. However, the CAPER does not discuss the State's decision in regard to the CoC funding. Please address this in the State's reply to this ACA.

In 2018, BTG fulfilled its goal to implement a fully automated CES. Homeless outreach services are coordinated through the CES and case conferencing process. The State's outreach program agencies are considered access points to the CoC's coordinated entry process which 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. Ongoing assertive community outreach is conducted to identify and engage the homeless. A cohesive, coordinated outreach effort persists 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. However, HUD's on-site monitoring revealed weaknesses in this process. In the case of Hawaii county, homeless placements were delayed because of a single access point for homeless was lacking staff coverage that delegated clients to housing. BTG has agreed to correct the deficiency.

### **Community Empowerment**

The State provided opportunities for citizen participation during the development of the CAPER. The CAPER was made available in libraries statewide and at the County Housing

Offices on Hawaii, Kauai, and Maui. Despite the opportunities available for public participation, no comments were received. HUD encourages the State to continue its efforts to foster public participation and explore additional opportunities to involve the public in its planning process.

### **Management of Funds**

Overall, the State's management of its HOME, HTF, ESG, HOPWA, and CoC funds is adequate. HUD notes that the State staff responsible for the CPD programs works diligently to ensure HUD funding is spent in accordance with program requirements. HUD encourages the State to continue its efforts to ensure future CPD funding will not be compromised.

### **Areas for Improvement and Recommendations**

The State needs to continue to monitor its ongoing HOME, HTF, ESG, HOPWA, and CoC programs to ensure timely implementation and expenditures. The State continues to explore ways to improve administration of its CPD programs. HUD recommends that the State continue to identify project obstacles and develop plans to address these obstacles in order to strengthen its CPD programs.

### **Fair Housing & Equal Opportunity**

During PY2014, the State and Counties collaborated to procure an update to the last Analysis of Impediments (AI) to Fair Housing Choice. It chose to focus the AI on challenges facing persons with disabilities and was conducted by the University of Hawaii's Center of Disability Studies (UH-CDS). The AI identified the following impediments: the lack of knowledge on legal requirements for fair housing (FH) choice and available resources and programs that can support people with disabilities obtain and retain suitable housing; persons with disabilities at low-income levels have tremendous difficulties obtaining affordable housing that is accessible; the lack of skills and knowledge to serve and support people with disabilities in the housing, social service, medical, caretaking, and related fields; and 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 State continues to support educational efforts help to raise awareness of the concept and principles of visibility and universal design in residential properties; to assist with providing housing for people with serious cognitive impairments; to support its CoC partners in providing housing for people with serious cognitive impairments; and to participate in the annual Civil Rights Awareness training, covering topics such as discrimination, the State's complaint process, retaliation, responsibilities, fair housing, and language access.

HUD encourages the State to continue its efforts to further fair housing. The CAPER was made available to Mr. Jelani Madaraka, Lead Civil Rights Analyst, HUD Honolulu Field Office, for compliance with Fair Housing and Equal Opportunity (FHEO) requirements. He will forward any comments or questions he may have under separate cover.



## **Conclusion**

Overall, the State is meeting its communities' needs by planning and executing a Consolidated Plan with a vision for the future, and by implementing this Plan through its Annual Action Plan. As a result, the State has assisted many communities by successfully implementing the CPD programs. The staffs at the HHFDC and the DHS-BESSD-HPO are a pleasure to work with and are a credit to the State and its CPD programs.

HUD looks forward to the State's continued success in implementing its housing programs.



# **HOME EXHIBIT “B”**

## **PY2020 HOME Funds and Activities**



## PY2020 HOME FUNDS AND ACTIVITIES

### PY2020 HOME Allocation:

HOME Resources	County of Hawaii	County of Kauai	County of Maui	HHFDC	Total
<b>FY2020 HOME</b>					
Regular Project	\$0		\$2,250,000		\$2,250,000
*ALTERNATE Regular Project			*[\$1,000,000]		*[\$1,000,000]
CHDO Set-Aside	\$0		\$450,000		\$450,000
Administration	\$0		\$150,000	\$150,000	\$300,000
<b>Subtotal – 2020 HOME Funds</b>	<b>\$0</b>		<b>\$2,850,000</b>	<b>\$150,000</b>	<b>3,000,000</b>
<b>Other HOME Funds</b>					
<i>Anticipated Program Income in PY2020</i>	<i>\$50,000</i>	<i>\$550,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$600,000</i>
<b>Subtotal – Other HOME Funds</b>	<b>\$50,000</b>	<b>\$550,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>
<b>Total Available</b>	<b>\$50,000</b>	<b>\$550,000</b>	<b>\$2,850,000</b>	<b>\$150,000</b>	<b>\$3,600,000</b>

*Italics = HOME Program Income*

\* The County of Maui has identified an "Alternate" activity to receive HOME funds if either of its Regular Projects are dropped.

### PY2020 HOME Activities:

HOME Activity	County of Hawaii	County of Kauai	County of Maui	HHFDC	TOTAL
HR-1: Construct New or Rehabilitate Existing Affordable Rental Housing	\$0	\$0	\$1,250,000 Kaiaulu O Halelea 64 Phase 1 of 2 (Kihei)	\$0	\$2,250,000
	\$0	\$0	\$1,000,000 Kaiaulu O Halelea 72, Phase 2 of 2 (Kihei)	\$0	
	\$0	\$0	<b>ALTERNATE</b> [\$1,000,000] Liloa Hale (Kihei)	\$0	[\$1,000,000]
HR-1: Construct New or Rehabilitate Existing Affordable Rental Housing ( <b>CHDO Activity</b> )	\$0	\$0	\$450,000 Kaiaulu O Halelea 64, Phase 1 of 2 (Kihei)	\$0	\$450,000
HR-2: Tenant Based Rental Assistance (Anticipated PI)	\$50,000	\$300,000	\$0	\$0	\$350,000
HO-1: Construct New or Rehabilitate Existing Affordable Homeownership Housing Units	\$0	\$250,000 <i>Scattered Lot Development</i>	\$0	\$0	\$250,000
HA-1: Administration	\$0	\$0	\$150,000	\$150,000	\$300,000
<b>Total</b>	<b>\$50,000</b>	<b>\$550,000</b>	<b>\$2,850,000</b>	<b>\$150,000</b>	<b>\$3,600,000</b>

*Italics = HOME Program Income.*

\* The County of Maui has identified an "Alternate" activity to receive HOME funds if either of its Regular Projects are dropped.



# **HTF EXHIBIT “A”**

## **PY2020 HTF Allocation Plan**





STATE OF HAWAII  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
PROGRAM YEAR 2020  
HOUSING TRUST FUND PROGRAM  
ALLOCATION PLAN

I. INTRODUCTION

The Housing Trust Fund (HTF) program was created by Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289) and is administered by the U.S. Department of Housing and Urban Development. The regulations which govern the HTF are contained in 24 CFR Part 93, Housing Trust Fund. The purpose of the HTF is to provide grants to State governments to increase and preserve the supply of decent, safe, and sanitary affordable housing for primarily extremely low-income (30% AMI) households, including homeless families. The Hawaii Housing Finance and Development Corporation (HHFDC) is designated as the HTF Grantee for the State of Hawaii.

II. DISTRIBUTION OF FUNDS

The Consolidated Plan identifies a substantial need for affordable housing throughout the State of Hawaii. Consequently, the HHFDC will make its allocation of HTF funds available on a statewide basis. HHFDC will fund projects through subgrantees (a unit of general local government that is selected to administer all or a portion of the state HTF program). The annual distribution is described below:

- a. HHFDC will retain 5% of the HTF annual allocation for allowable administrative and planning expenses.
- b. The balance of the HTF annual allocation will be provided to the County of Maui, as a Subgrantee.
- c. The HTF program requires HHFDC to commit funds within 24 months of HUD's execution of the HTF grant agreement. Should a Subgrantee be unable to identify an eligible HTF project(s) and/or complete the tasks to meet the commitment requirements within a specified timeframe, HHFDC, in its sole discretion, shall seek alternate activities from the remaining Subgrantees.
- d. Should the remaining Subgrantees be unable to identify an eligible HTF project(s) and/or complete the tasks to meet the commitment requirements within a specified timeframe, HHFDC, in its sole discretion, shall seek alternate activities from eligible recipients.
- e. The HHFDC anticipates receiving \$3,000,000 in HTF funds for the Program Year 2020 – 2021, to be distributed as follows:

Fund Type	County of Maui	HHFDC	Total
HTF Project Funds	\$2,700,000	\$0	\$2,700,000
Administration	\$150,000	\$150,000	\$300,000
Total HTF Funds	\$2,850,000	\$150,000	\$3,000,000

### III. ELIGIBLE ACTIVITIES AND EXPENSES

Rental Housing - HHFDC will focus its HTF funds on providing affordable rental housing to 30% AMI households. HTF funds may be used for the production, preservation, and rehabilitation of affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities.

Eligible activities and expenses include: real property acquisition, site improvements and development hard costs, related soft costs, conversion, demolition, financing costs, relocation assistance, operating cost assistance and reasonable administrative and planning costs for HTF program administration.

HHFDC does not intend to use HTF funds for refinancing of existing debt.

### IV. ELIGIBLE RECIPIENTS

An organization, agency or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity) is eligible to apply for HTF assistance as an owner or developer to carry out an HTF-assisted project. A recipient must:

- a. Make acceptable assurances to the Subgrantee/HHFDC that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- b. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- c. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and

- d. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

## V. APPLICATION AND AWARD PROCESS

Applications for the HTF are issued, accepted and selected by the applicable county housing agencies (Subgrantees) annually for funding consideration, subject to availability of funds. Should Subgrantees be unable to identify an eligible HTF project(s) within a specified timeframe, HHFDC shall seek alternate activities from eligible recipients. Applications are reviewed for eligibility and rated using the selection criteria. Each application must describe the eligible activity, in accordance with 24 CFR 93.200, to be conducted with HTF funds and contain a certification by each eligible recipient that housing units assisted with HTF will comply with the HTF requirements.

In addition, applications will include performance goals and bench marks that the Subgrantees/HHFDC will use to monitor efforts to accomplish the rental housing objectives.

### STATE OF HAWAII SUBGRANTEES

<b>City and County of Honolulu</b>	<b>County of Kauai</b>
Department of Community Services	Kauai County Housing Agency
Kapalama Hale, Suite 200	Pi'ikoi Building
925 Dillingham Boulevard	4444 Rice Street, Suite 330
Honolulu, Hawaii 96817	Lihue, Hawaii 96766
<b>County of Hawai'i</b>	<b>County of Maui</b>
Office of Housing and Community Development	Department of Housing and Human Concerns
1990 Kinoole Street, Suite 105	2065 Main Street, Suite 108
Hilo, Hawaii 96720	Wailuku, Hawaii 96793

For PY 2020, the applicable Subgrantee to issue the HTF applications is the County of Maui.

#### Minimum Thresholds:

Applicants must meet all of the following Minimum Threshold requirements to receive consideration for an allocation or award of HTF.

Failure to meet any Minimum Threshold shall result in the immediate rejection of the application.

1. **Market Assessment**  
A market assessment of the housing needs of extremely low income individuals to be served by the project must be submitted as a part of the application. The assessment should review the neighborhood and other relevant market data to determine that there is current demand for the type and number of housing units being developed.
2. **Site Control**  
Evidence of site control shall be submitted with the application for HTF funds. Site control shall be substantiated by providing evidence in the form of an executed lease or sales option agreement, fee simple deed, executed land lease, or any other documentation acceptable to the County. Evidence of site control must be provided for all proposed sites.
3. **Capital Needs Assessment (For projects acquiring an existing property.)**  
To ensure that the proposed rehabilitation of the project is adequate and that the property will have a useful life that exceeds the affordability period, a capital needs assessment of the property by a competent third party shall be submitted with the application. A capital needs assessment is a qualified professional's opinion of a property's current physical condition. It identifies deferred maintenance, physical needs and deficiencies, and material building code violations that affect the property's use, structural and mechanical integrity, and future physical and financial needs. The Capital Needs Assessment shall identify any work that must be completed immediately to address health and safety issues, violation of Federal or State law, violation of local code, or any work necessary to ensure that the building can continue to operate as affordable housing.
4. **Debt Service Ratio**
  - a. **Projects with hard debt service requirements:**
    - i. The Project is required to evidence a Debt Service Ratio of no less than 1.15x on all hard debt service requirements for the first 15 years.
  - b. **Projects with no hard debt service requirements:**
    - i. The Project is required to evidence positive Net Operating Income throughout the 30-year proforma period.
  - c. **Hard Debt Service:**
    - i. Defined as scheduled regular and periodic principal and/or interest payments of project loan obligations made for its direct benefit, as evidenced by a note and loan agreement.
    - ii. The Applicant is required to support all hard debt service loans and terms with executed lenders' commitment letters, letters of interest, or term sheets.
  - d. **Underwriting Criteria and Requirements:**
    - i. Applicants are required to use the following parameters and assumptions in the preparation of the project proforma:
      1. Annual Income Inflation Rate of 2.0% and Annual Expense

- Inflation Rate of 3.0% for the first 15 years or term of the first mortgage, whichever is greater.
  - 2. Annual Income Inflation Rate of 2.0% and Annual Expenses Inflation Rate of 2.0% for the remaining term of affordability.
  - 3. Vacancy Rate of no less than 5.0%
  - 4. Annual Replacement Reserve Allocation of no less than \$300 per unit per year.
5. Phase I Environmental Site Assessment  
All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment.
- For acquisition/rehabilitation projects, the Phase I Environmental Assessment should address lead based paint and asbestos.
6. Developer Fee
- i. New Construction – maximum developer fee of 15% of the total development costs or \$3,750,000 (whichever is less)
  - ii. Acquisition/Rehabilitation – maximum developer fee of 10% of the acquisition costs and 15% of the rehabilitation costs or \$3,750,000 (whichever is less).

## VI. SELECTION CRITERIA

- a. Timeliness and Readiness to Proceed (Max. 30 pts.) – The proposed project is feasible and will meet the required timelines to commit and expend HTF funds. Applicants need to demonstrate project “readiness.” Factors to be considered are site control, financial commitments, environmental factors, zoning, utilities and site and neighborhood standards;
- b. Consolidated Plan Priorities (Max. 10 pts.) - The extent to which the project proposes accomplishments that will meet the rental housing objectives for both the HHFDC and the County. The HTF is primarily a production program meant to add units to the supply of affordable housing for extremely low-income households. Merits of the application in meeting the priority housing needs of the County where the project is located such as accessible to transit or employment centers, housing that includes green building and sustainable development features or housing that serves special needs populations;
- c. Developer Experience and Financial Capacity (Max. 25 pts.) - Applicant’s ability to obligate HTF dollars and undertake funded activities in a timely manner. Need to review evidence of experience in developing and managing projects of similar type and scope, staff qualifications, and fiscal soundness. In addition, applicants who have received federal funds in the past will be evaluated on the basis of their

past performance. Qualifications of the proposed project team, personnel and /or contractors to carry out the proposed project including proven record of experience with comparable projects;

- d. Financially Feasible Project (Max. 25 pts.) – Project pro forma to cover a minimum 30 year HTF affordability period and include rents that are affordable to extremely low-income households. Priority to be given for projects with extended affordability periods and project based rental assistance; and
- e. Use of Non-Federal Funding Sources (Max. 10 pts.) – Given the 30% AMI income targeting requirements, viable projects will require other funding sources compatible with HTF. Priority consideration to the extent project will use non-federal funding sources.

A minimum score of 50 points (out of the 100 total points) must be scored in order to be recommended for the award of HTF funds.

Successful Recipient(s) will receive a Notice of Award, which will state that the Subgrantee's intent to award HTF funds is subject to approval of the applicable HTF Allocation Plan/Action Plan by the County Council/Approving Authority, HHFDC and HUD.

## VII. MAXIMUM PER-UNIT DEVELOPMENT SUBSIDY LIMITS

Each year, HHFDC must establish maximum limitations on the total amount of HTF funds that may be invested per-unit for development of non-luxury rental housing projects. The Public Housing Total Development Cost Limits (TDCs) for elevator structures, as annually established by HUD, have been adopted for the HTF program. HUD's data is based on construction cost indices for the area and is published annually by HUD's Office of Capital Improvements. The development costs of affordable rental housing across the state are generally higher in comparison but the TDCs provide a reliable maximum subsidy limit which will produce a greater number of HTF assisted units throughout the state. The limits are applicable statewide but, in the future, should HUD's data indicate that costs vary significantly across the state, the limits may be adjusted accordingly.

The following table reflects the maximum per unit subsidy limits by bedroom size for housing assisted with HTF within the State of Hawaii, for PY 2020.

Bedrooms	PY2020 HTF Maximum Per-Unit Subsidy Limit
0	\$177,886
1	\$249,041
2	\$320,196
3	\$426,927
4+	\$533,659

## VIII. REHABILITATION STANDARDS

Rehabilitation of multi-family projects that utilize HTF funds must comply with all applicable federal, state and local codes, ordinances, requirements, County HTF rehabilitation standards and the requirements of 24 CFR 93.301(b). At a minimum, the following property standards and requirements shall apply:

- 1) Health and Safety – If the housing is occupied at the time of initial inspection, all Life-Threatening Deficiencies must be identified and addressed immediately. See Appendix A which identifies all life-threatening deficiencies (Highlighted in yellow and bold) for the property site, building exterior, building systems, common areas and unit components.
- 2) Major Systems – All projects with 26 or more units are required to have the useful remaining life of the major systems determined with a capital needs assessment. Major systems include: structural support, roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; heating, ventilation, and air conditioning. If the useful life of one or more major system is less than the affordability period, it must be replaced or rehabilitated or a replacement reserve must be established and monthly deposits made to the reserve account to adequately repair or replace the systems as needed.
- 3) Lead Safe Housing Rule – All HTF-funded rehabilitation must meet the requirements of the Lead Safe Housing Rule at 24 CFR Part 35.
- 4) Accessibility – Assisted housing must meet the accessibility requirements at 24 CFR part 8 (implementing section 504 of the Rehabilitation Act of 1973) and Titles II and III of the Americans with Disabilities Act implemented at 28 CFR parts 35 and 36. For “covered multifamily dwellings,” as defined at 24 CFR 100.205, standards must require that the housing meets the design and construction requirements at 24 CFR 100.205. (Note that grantees may use HTF funds for other improvements that permit use by a person with disabilities, even if they are not required by statute or regulation.)

5) Disaster Mitigation – Housing must meet state and local requirements for disaster mitigation, or requirements established by HUD, where they are needed to mitigate the risk of potential natural disasters.

6) Local/state or national codes - All rehabilitation projects must meet all applicable federal, state and local codes, standards, ordinances, rules, regulations and requirements by project completion. In cases where standards differ, the most restrictive standard will apply. The State of Hawaii has adopted the 2006 International Building Code (2006 IBC) and the 2006 International Energy Conservation Code (2006 IECC). Should the adopted codes be modified or updated, the newly adopted code standard will apply. See local government agencies for additionally adopted codes. In the absence of local building codes, the housing must meet the International Existing Building Code of the International Code Council.

7) Uniform Physical Condition Standards (UPCS) – Upon completion, the project and units must be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. Appendix A: Uniform Physical Condition Standards for Multifamily Housing Rehabilitation (“Appendix A”) identifies the type and degree of deficiencies that shall be addressed.



## Uniform Physical Condition Standards (UPCS) for Multifamily Housing Rehabilitation

All projects funded with HTF will be required to meet HUD's UPCS to ensure housing will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. Standards include the UPCS inspectable items and observable deficiencies for the site, building exterior, building systems, common areas, and units.

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency That Must Be Addressed
<b>NOTE: Deficiencies highlighted in yellow are life-threatening and must be addressed immediately if the housing is occupied.</b>		
<b>Requirements for Site:</b>		
Fencing and Gates	Damaged/Falling/Leaning	An exterior fence, security fence, or gate is damaged and does not function as it should or could threaten safety or security.
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable or there is a rut larger than 8 inches wide by 5 inches deep.
	Overgrown/Penetrating Vegetation	Plants have visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for its intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	<b>Air Quality - Propane/Natural Gas/Methane Gas Detected</b>	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	<b>Electrical Hazards - Exposed Wires/Open Panels</b>	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)

	<b>Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling, or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	<b>Flammable Materials - Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Mailboxes/Project Signs	Mailbox Missing/Damaged	Mailbox cannot be locked or is missing
	Signs Damaged	The project sign is not legible or readable because of deterioration or damage
Parking Lots/ Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard

	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	Equipment poses a threat to safety and could cause injury

	Deteriorated Play Area Surface	More than 50% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure- Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail for four or more stairs is missing, damaged, loose or otherwise unusable
	Cracks/Settlement/Heaving	Cracks greater than $\frac{3}{4}$ ", hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's walkways/steps
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling-larger than 4 inches by 4 inches--that affects traffic ability
<b>Requirements for Building Exterior:</b>		
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	A security door that is not functioning or is "missing" (Security door should be there but isn't there)
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	<b>Blocked Egress/Ladders</b>	Stored items or other barriers restrict or block people from exiting

	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material—rebar or other

Health and Safety	<b>Electrical Hazards - Exposed Wires/Open Panels</b>	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	<b>Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	<b>Emergency Fire Exits - Missing Exit Signs</b>	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	<b>Flammable/Combustible Materials - Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk

Lighting	Broken Fixtures/Bulbs	20% or more of the lighting fixtures and bulbs surveyed are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible
	Damaged/Clogged Drains	The drain is so damaged or clogged with debris that the drain no longer functions—as shown by ponding
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Walls	Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage

	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	More than 50% of the exterior paint is cracking, flaking, or otherwise deteriorated. Water damage or related problems have stained the paint.
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane

	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
	<b>Security Bars Prevent Egress</b>	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
<b>Requirements for Building Systems</b>		
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	There is no running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	<b>Missing Outlet Covers</b>	A cover is missing, which results in exposed visible electrical connections

Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	<b>Missing/Damaged/Expired Extinguishers</b>	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required

Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	<b>Air Quality - Propane/Natural Gas/Methane Gas Detected</b>	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	<b>Electrical Hazards - Exposed Wires/Open Panels</b>	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	<b>Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling, or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard
	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	<b>Emergency Fire Exits - Missing Exit Signs</b>	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	<b>Flammable Materials - Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury

	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards – Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing to the point that the system or pumps should be shut down.
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
	<b>Misaligned Chimney/Ventilation System</b>	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding--a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
<b>Requirements for Common Areas</b>		
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area

Closet/Utility/Mechanical	Cabinets - Missing/Damaged	More than 10% of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long



Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 square foot
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate-not a sanitary surface to prepare food
Office	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel, or trim.
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	A restroom door, entry door, or fire door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Electrical - Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Electrical - Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire

	Electrical - Missing Breakers	Any open and/or exposed breaker port
	<b>Electrical - Missing Covers</b>	A cover is missing, which results in exposed visible electrical connections
	Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floors - Floor Covering Damaged	More than 50% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Floors - Missing Floor/Tiles	More than 50% of the flooring or tile flooring is missing
	Floors - Peeling/Needs Paint	Any painted flooring that has peeling, cracking, flaking, or missing paint if the affected area is more than 4 square feet
	Floors - Rot/Deteriorated Subfloor	Large areas of rot--more than 4 square feet--and applying weight causes noticeable deflection.
	Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 square foot

	GFI - Inoperable	The GFI does not function
	Graffiti	Graffiti in 6 or more places
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
	HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	<b>HVAC - Misaligned Chimney/Ventilation System</b>	Any misalignment that may cause improper or dangerous venting of gases
	HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Lavatory Sink - Damaged/Missing	The sink or associated hardware have failed or are missing. The sink cannot be used
	Lighting - Missing/Damaged/Inoperable Fixture	In more than two rooms, permanent lighting fixtures are missing or not functioning and no other switched light source is functioning in the room

	Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing
	<b>Outlets/Switches/Cover Plates - Missing/Broken</b>	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
	Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be used by people on foot, in wheelchairs, or using walkers
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable	The exhaust fan does not function
	Range/Stove - Missing/Damaged/Inoperable	Two or more burners are not functioning or oven is not functioning
	Refrigerator - Damaged/Inoperable	The refrigerator does not cool adequately for the safe storage of food
	Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Shower/Tub - Damaged/Missing	The shower or tub cannot be used for any reason. The shower, tub, faucets, drains, or associated hardware is missing or has failed.
	Sink - Missing/Damaged	The sink or hardware is either missing or not functioning
	<b>Smoke Detector - Missing/Inoperable</b>	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	The hand rail for 4 or more stairs is missing, damaged, loose or otherwise unusable
	Ventilation/Exhaust System - Inoperable	Exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Any hole in the wall greater than 2 inches by 2 inches
	Walls - Damaged/Deteriorated Trim	More than 50% of the wall trim has significant areas of deterioration

	Walls - Peeling/Needs Paint	Peeling, cracking, flaking, or otherwise deteriorated paint over more than 4 square feet on any wall
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 square foot
	Water Closet/Toilet - Damaged/Clogged/Missing	The bowl is fractured or broken and cannot take in water, water closet/toilet cannot be flushed, because of obstruction or another defect or there is a hazardous condition
	Windows - Cracked/Broken/Missing Panes	Missing or cracked panes of glass
	Windows - Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Windows - Peeling/Needs Paint	More than 10% of interior window paint is cracking, flaking or otherwise failing
	<b>Windows - Security Bars Prevent Egress</b>	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	<b>Air Quality - Propane/Natural Gas/Methane Gas Detected</b>	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	<b>Electrical Hazards - Exposed Wires/Open Panels</b>	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	<b>Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit

	<b>Emergency Fire Exits - Missing Exit Signs</b>	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	<b>Flammable/Combustible Materials - Improperly Stored</b>	Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk

Pools and Related Structures	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence
Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
<b>Requirements for Units:</b>		
Bathroom	Bathroom Cabinets - Damaged/Missing	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Lavatory Sink - Damaged/Missing	The sink cannot be used, because the sink or associated hardware is missing or has failed.
	Plumbing - Clogged Drains, Faucets	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration

	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Shower/Tub - Damaged/Missing	The shower, tub, faucets, drains, or associated hardware is missing or has failed.
	Ventilation/Exhaust System – Absent/Inoperable	Exhaust fan is not functioning or window designed for ventilation does not open
	Water Closet/Toilet - Damaged/Clogged/Missing	The bowl is fractured or broken or the water closet/toilet is missing, hazardous or cannot be flushed
Call-for-Aid (if applicable)	Inoperable	The system does not function as it should
Ceiling	Bulging/Buckling/Leaking	Bulging, buckling or sagging ceiling or problem with alignment
	Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 square foot
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
Electrical System	Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency

	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components

		that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable	The GFI does not function
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	<b>Missing Covers</b>	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles	Missing or broken flooring causes a single safety problem
	Peeling/Needs Paint	Any painted flooring that has peeling, cracking, flaking, or missing paint if the affected area is more than 4 square feet
	Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 square foot
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	<b>Air Quality - Propane/Natural Gas/Methane Gas Detected</b>	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	<b>Electrical Hazards - Exposed Wires/Open Panels</b>	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)

	<b>Electrical Hazards - Water Leaks on/near Electrical Equipment</b>	Water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	<b>Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable</b>	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	<b>Emergency Fire Exits - Missing Exit Signs</b>	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	<b>Flammable Materials - Improperly Stored</b>	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk

Hot Water Heater	<b>Misaligned Chimney/Ventilation System</b>	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor



	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	<b>Misaligned Chimney/Ventilation System</b>	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HVAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	The exhaust fan does not function or you estimate that the flue may be completely blocked
	Range/Stove - Missing/Damaged/Inoperable	The unit is missing or 2 or more burners or the oven is not functioning
	Refrigerator- Missing/Damaged/Inoperable	The refrigerator is missing or it does not cool adequately for the safe storage of food
	Sink - Damaged/Missing	The sink or hardware is either missing or not functioning.
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room

Outlets/Switches	Missing	An outlet or switch is missing
	<b>Missing/Broken Cover Plates</b>	A cover plate is missing, which causes wires to be exposed
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	<b>Missing/Inoperable</b>	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail for four or more stairs is missing, damaged, loose or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of vertical alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 square foot
Windows	Cracked/Broken/Missing Panes	Missing or cracked panes of glass
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	<b>Security Bars Prevent Egress</b>	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

# **HTF EXHIBIT “B”**

## **PY2020 HTF Funds and Activities**



## PY2020 HTF FUNDS AND ACTIVITIES

### \$3,000,000

HTF activities are rental housing projects. HTF-assisted units will serve households with incomes at or below 30% AMI.

#### \*PY2020 HTF Allocation:

<b>FY2020 HTF</b>	<b>County of Maui</b>	<b>HHFDC</b>	<b>Total</b>
Kaiaulu O Halelea 64, Phase 1	1,621,242.00	\$0.00	\$1,621,242.00
Kaaulu O Halelea 72, Phase 2	1,078,758.00	\$0.00	\$1,078,758.00
<b>**ALTERNATE:</b> Hale O Pi'ikea	<b>**[\$2,700,000]</b>		<b>**[\$2,700,000.00]</b>
Administration	\$150,000.00b	\$150,000.00	\$300,000.00
<b>Total PY2020 HTF Funds</b>	<b>\$2,850,000.00</b>	<b>\$150,000.00</b>	<b>\$3,000,000.00</b>

#### \*PY2020 HTF Activities:

<b>HTF Activity</b>	<b>Location/County</b>	<b>HTF Funds</b>	<b>Est. Total Units</b>	<b>Est. HTF Units</b>
Kaiaulu O Halelea 64, Phase 1	Kihei, Maui	\$1,621,242	64	7
Kaiaulu O Halelea 72, Phase 2	Kihei, Maui	\$1,078,758	72	7
<b>**ALTERNATE:</b> Hale O Pi'ikea	Kihei, Maui	<b>**[\$2,700,000]</b>	<b>**[90]</b>	<b>**[9]</b>
Admin. Maui County	Countywide	\$150,000	n/a	n/a
Administration	Statewide	\$150,000	n/a	n/a
<b>Total</b>		<b>\$3,000,000</b>	<b>136</b>	<b>14</b>

\* For PY2020, the City and County of Honolulu will not be included in HHFDC's distribution of HTF funds. Since the County of Maui is the designated county to receive the neighbor island portion of the PY2020 HTF allocation, it will receive Honolulu's portion as well. The City and County of Honolulu will use the time to build capacity and to identify eligible HTF activities for PY2018 and PY2019.

\*\* The County of Maui has identified an "Alternate" eligible activity to receive HTF funds if either of Phases 1 or 2 of the Kaiaulu O Halelea project is dropped



# **ESG EXHIBIT “A”**

## **Homeless Needs Assessment**





**Table 1. Rural Homeless Needs Assessment:**

A. Population	B. Estimated # of Persons Experiencing Homelessness as of the 2019 BTG PIT Count Date		C. Estimated # Experiencing Homelessness Each Year	D. Estimated # of Clients Becoming Homeless each Year	E. Estimated # Exiting Homelessness Each Year	F. Estimate the # of Days Persons Experience Homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	507	164	1,872	1,176	1,667	161
Persons in Households with Only Children	0	0	17	12	16	90
Persons in Households with Only Adults	251	1,073	1,623	1,156	1,492	110
Chronically Homeless Individuals	37	513	473	339	435	120
Chronically Homeless Families	11	10	30	19	26	179
Veterans	25	96	166	119	157	107
Unaccompanied Youth (Applied HUD definition of unaccompanied youth, where all members are < 25 years of age; and there are no children under the age of 18 in the HH)	8	33	89	66	82	92
Persons with HIV/AIDS	3	16	70	47	64	157

**Notes on Table 1 columns:**

- Column A of the table above provides the subpopulation indicated in each of the rows.
- Column B displays the sheltered and unsheltered estimates from the 2019 BTG PIT Count conducted on 1/22/19.
- Column C presents the estimate for the total number of clients experiencing homelessness each year. Count is based on actual data extracted from the HMIS for clients served during FY 2019 from Outreach, ES, TH, and RRH projects. In the case of RRH projects, clients are excluded if they had an active Housing Move-In Date.
- Column D estimates the total number of clients becoming homeless each year. The column uses the same dataset defined in C, where the client's enrollment date in the system is in FY 2019.
- Column E estimates the number of clients exiting homelessness each year, uses the same set as C, and counts total exits in FY 2019.
- Column F estimates the avg. Length of stay (LOS) to exit for those clients exiting during FY 2019, using the same dataset from C.

## Prior Living Situations (PLS) of Clients Served in BTG Homeless Service Programs, FY 2019

PLS data is used to identify the type of living situation and length of stay in that situation just prior to project entry for all adults and heads of households served. The PLS data element is used with other information to identify whether a client appears to meet the criteria for chronic homelessness at various points of enrollment and to provide data on where clients are coming from just prior to entry. The element is also used to avoid collecting information which is irrelevant or inappropriate for the client population being served. PLS responses are intended to reflect the client's last living situation, immediately prior to entering the project. For projects that do not provide shelter or housing, the PLS may be the same as the client's current living situation.

Table 2 presents PLS data from clients served in BTG's homeless service projects during FY 2019 (July-June). In aggregate, 2,859 of the clients served in homeless programs on the Neighbor Islands during FY 2019 or 81.8%, were literally homeless prior to enrolling in their respective homeless programs. This includes 25.3% (884) who came from shelters and 56.5% (1,975) who resided in places not meant for human habitation. The remaining 18.2% of clients were doubled up with family or friends, at-risk of homelessness, missing this information, or were institutionalized prior to entry. The most common prior living situation of this group was "doubled up" with family or friends, which represented 9.7% (339) of all clients, followed by other less common points of entry, which include: institutional settings such as hospitals and prisons (2.8% or 98 clients), unsubsidized housing (2.8% or 98 clients), subsidized housing (0.9% or 31 clients), and unknown locations (2.0% or 70 clients).

**Table 2. FY 2019 Living Situations Prior to Participation in Homeless Programs (BTG)**

<b>Singles</b>	<b>Persons in Families</b>	<b>BTG Total</b>	<b>Setting</b>
4.0%	14.7%	9.7%	Doubled Up
5.0%	0.8%	2.8%	Institutional Setting
15.0%	34.2%	25.3%	Sheltered Setting
0.5%	1.2%	0.9%	Subsidized Housing
70.9%	44.9%	56.5%	Unsheltered
0.2%	4.2%	2.8%	Unsubsidized Housing
4.4%	0.0%	2.0%	Unknown
1,623	1,872	3,495	Total Clients

## BTG New Homeless Service Clients Served during FY 2019

An important goal for BTG is to reduce the number of first time homeless that enter the homeless services system. The CoC works diligently to reduce the number of individuals and families who become homeless for the first time by identifying risk factors associated with this cohort, and by implementing strategies to proactively prevent or divert at-risk individuals and families from becoming homeless.

Table 3 highlights the levels of new clients served during FY 2019 by county and for the CoC. New clients are defined as individuals 1) who completed the intake process with street outreach, shelter or rapid re-housing programs in FY 2019 and 2) for whom no previous intake records could be found in the HMIS since inception (circa 2004). For the rural counties of Hawaii, Maui and Kauai, new clients with no prior HMIS history comprised 31.6% of the total homeless client population served in FY 2019. In Hawaii County, new clients represented 32.8% of the homeless clients served. 34.5% of the clients served on Kauai during FY 2019 did not have any prior HMIS records, while just under 30% of the clients served on Maui did not have any homeless history in the system.

**Table 3. New Homeless Service Clients, FY 2019**

County	New Clients	Total Clients Served	% New Clients
Hawaii	404	1,231	32.8%
Kauai	211	611	34.5%
Maui	488	1,653	29.5%
BTG	1,103	3,495	31.6%

## Average Length of Stay (LOS) by County and BTG

The State Homeless Programs Office (HPO) has continued efforts to align housing first principles into all contracts and expand Rapid Rehousing (RRH) resources statewide. Another round of RRH funding has been contracted in FY 2019, totaling over \$1M for BTG. Emphasis on expanding RRH has helped to increase BTG's PH exit rate consistently over the last two years. HPO has continued to include length of stay metrics in all homeless services contracts, which are tied to funding allocations. The HMIS admin team continues to integrate length of stay statistics in periodic monitoring reports for all project types and includes these concepts in organizational performance trainings.

One of the primary issues on the neighbor islands continues to be a lack of accessible affordable housing. To help increase supply and address this need, the CoC has focused on forging stronger relationships with local landlords through landlord summits and has advocated for damage assistance funding and additional supportive services for high acuity clients and permanent supportive housing resources.

Additionally, BTG's CES policies and procedures prioritize the chronically homeless and includes tiebreaking criteria for housing resources based on longest homeless history. Outreach and shelter access points focus on ensuring that clients have required disability and housing documentation so that when referrals are made, clients can move quickly into housing.

The tables below display the avg. LOS data for single persons in ES/TH shelters, and family individuals in ES/TH shelters. The data is displayed over the last three years by county and for the CoC. For BTG during FY 2019, avg. LOS has risen for both ES singles and persons in families, while TH singles remains close to prior years. Avg. LOS for TH persons in families has dropped significantly relative to FY 2018 and is just under eight months on average.

**Table 4. Hawaii Avg LOS to Exit FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	79	108	245	399
FY 2018	52	95	335	417
FY 2017	76	89	209	387

**Table 5. Kauai Avg LOS to Exit FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	105	115	319	321
FY 2018	75	119	378	280
FY 2017	82	46	229	280

**Table 6. Maui Avg LOS to Exit FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	68	150	78	144
FY 2018	60	98	88	185
FY 2017	33	45	146	189

**Table 7. BTG Avg LOS to Exit FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	78	141	160	231
FY 2018	59	99	156	272
FY 2017	51	54	158	220

## Rates of Exit to PH by Program and Household Type Narrative

The primary strategy to increase the rate of exit to PH continues to be increasing the capacity of housing inventory. The Keolahou PH project is currently being developed in Hilo to provide 18 units in the upstairs portion of what was the old Hilo hospital. Occupancy is slated to begin on 12/1/19. HOPE Services Hawaii will be partnering with Bay Clinic to provide onsite medical exams, wound treatment, and dental services.

In Pahoa 15 micro units will be converted to provide PH to homeless individuals. The units will be a mixture of PSH/RRH. At the same Pahoa location, HOPE is in process of developing 12 studios for seniors, which will be a mixture of PSH/RRH. The CES will fill all unit vacancies and the plan is to have the units operational by Summer 2020. In Kona the Kukuola project is being developed to provide 32 PSH micro units. Occupancy for this project is slated to begin by 7/1/20.

In Kahului, Maui the former UH Maui dorm is being refurbished to provide 12 PH units for homeless families. It is expected that families will be referred via the local CES and operational by early 2020. Advocacy continues for more supportive services as higher needs clients are placed into housing resources.

The tables below provide the PH exit rates over the last three fiscal years for each county, and in aggregate for the CoC. For FY 2019 Hawaii county had the highest PH exit rate for singles in ES, family individuals in ES, and singles in TH. Kauai county had the highest rate of exit for TH persons in families.

**Table 8. Hawaii PH Exit Rates by Program and Household Type, FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	54%	74%	61%	83%
FY 2018	46%	75%	83%	80%
FY 2017	37%	70%	55%	67%

**Table 9. Kauai PH Exit Rates by Program and Household Type, FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	18%	29%	47%	94%
FY 2018	15%	24%	40%	59%
FY 2017	18%	1%	57%	78%

**Table 10. Maui PH Exit Rates by Program and Household Type, FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	24%	38%	45%	50%
FY 2018	26%	55%	25%	45%

FY 2017	20%	22%	43%	54%
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**Table 11. BTG PH Exit Rates by Program and Household Type, FY 2017-2019**

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2019	31%	44%	48%	64%
FY 2018	32%	58%	35%	58%
FY 2017	25%	31%	45%	58%

### FY 2019 Exit Destinations by Program and Household Types Narrative

The following table provides exit destination data for BTG over the FY 2019 reporting period. Data represent an unduplicated count of clients within each program type category. Clients who participated in multiple types of programs and/or enrolled as a single person and as a family individual at different times were counted in multiple categories accordingly. The table below provides data for the total clients served in each category, including the number and percentage exiting. Exit rates are provided across five subgroups, including permanent housing. Generally, PH exit rates are best for RRH projects, and typically improve from Outreach, to ES, then TH.

**Table 12. Exit Destination by Program and Household Type, FY 2019**

Exit Destination	ES Singles	ES Persons in Fam	TH Singles	TH Persons in Fam	Outreach Singles	Outreach Persons in Fam	RRH Singles	RRH Persons in Fam
Permanent Housing	30%	43%	49%	62%	20%	29%	92%	92%
Homeless	45%	35%	9%	5%	33%	35%	6%	4%
Institutional	5%	2%	7%	4%	2%	0%	0%	0%
Other	6%	8%	14%	13%	4%	2%	3%	1%
Unknown	13%	13%	21%	16%	40%	34%	0%	3%
# Exiting Clients	789	795	119	253	853	510	106	649
Total Clients Served	816	831	155	347	900	522	124	711
% of Clients Exiting	97%	96%	77%	73%	95%	98%	85%	91%

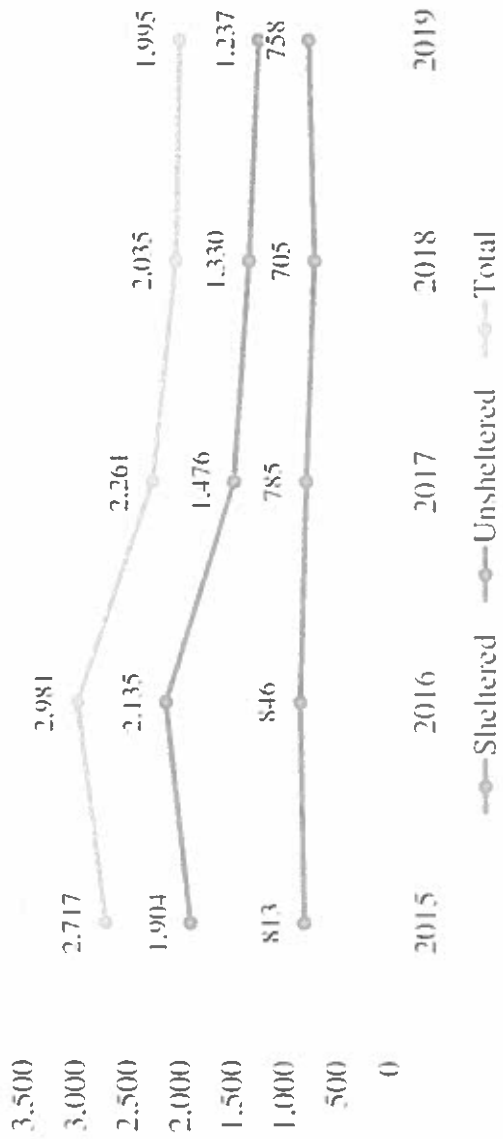
## Bridging the Gap Aggregate Homeless PIT Count Data, 2015-2019

The sections that follow provide summary statistics in aggregate and specifically for each of the three neighbor islands that supplied data in 2019. Table 13 summarizes the total number of sheltered and unsheltered homeless over the last five years, while also providing the totals for individuals, persons in families, and family households. Figure 1 illustrates the general decline in the levels of unsheltered and total homelessness each of the last three years. The 2019 sheltered count rose by eight percent, due in large part to the inclusion of the disaster related shelters on the Big Island, which accounted for 30 total people. It should be noted that each of the annual counts have been implemented using the same general methodology.

**Table 13. BTG Homeless PIT Count Data, 2015-2019**

	2015	2016	2017	2018	2019
Sheltered	813	846	785	705	758
Unsheltered	1,904	2,135	1,476	1,330	1,237
Total Persons	2,717	2,981	2,261	2,035	1,995
Individuals					
Sheltered	334	359	245	226	251
Unsheltered	1,410	1,434	1,178	1,000	1,073
Total	1,744	1,793	1,423	1,226	1,324
Persons in Families					
Sheltered	479	487	540	479	507
Unsheltered	494	701	298	330	164
Total	973	1,188	838	809	671
Family Households					
Sheltered	128	133	140	135	134
Unsheltered	114	159	68	81	43
Total	242	292	208	216	177

Figure 1: BTG Summary, 2015-2019





## Homeless PIT Count Data by Neighbor Island, 2015-2019

Table 14 displays the five-year trend in sheltered, unsheltered, and total homelessness for Hawaii Island. For 2019, the unsheltered proportion is the lowest it has been over any of the five reporting years. Figure 2 shows the Hawaii Island data graphically and the continued decline in unsheltered and total homelessness. There was a 22 percent increase in sheltered homelessness compared to 2018, with nearly 70 percent of the 43 persons increase attributable to the two new disaster shelters opening in Pahoa (Hawaii Region 5). Unsheltered homelessness declined significantly (33 percent) compared to 2018, with much of this stemming from a 117 person decline in the level of unsheltered family individuals.

**Table 14. Hawaii Island Homeless PIT Count Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Persons	1,241	1,394	953	869	690
Sheltered	220	271	275	200	243
Unsheltered	1,021	1,123	678	669	447
Individuals	770	753	574	521	459
Persons in Families	471	641	379	348	231
Family Households	110	153	83	87	55

**Figure 2 - Hawaii Island Summary, 2015-2019**

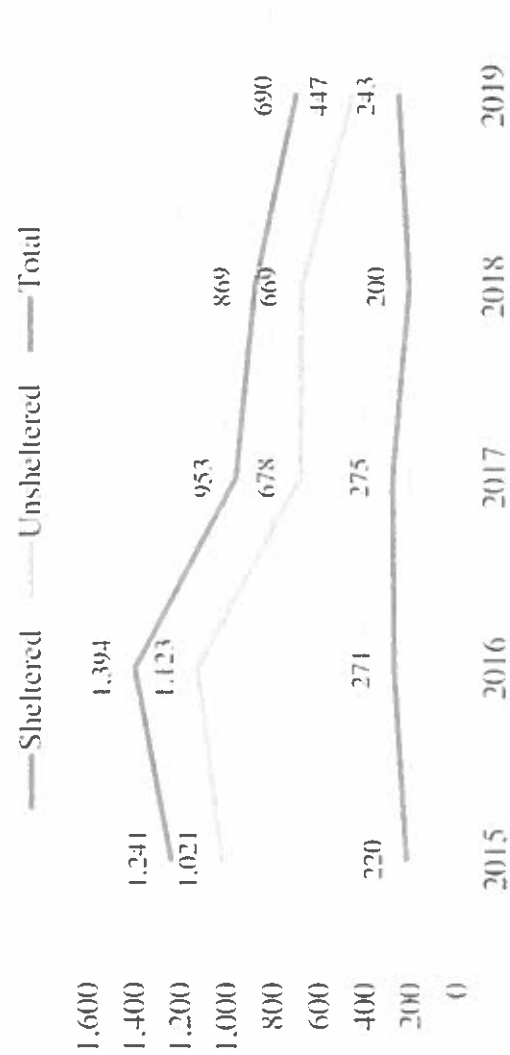


Table 15 and Figure 3 show the five-year trend in sheltered, unsheltered, and total homelessness on Maui. There was a small decline in total and unsheltered homelessness compared to 2018, and a slight uptick in sheltered homelessness. Due to a larger shelter capacity on island relative to Hawaii and Kauai, Maui is the only island where the unsheltered and sheltered totals are very close to intersecting, which is also reflected in the proportions outlined in Table 8.

**Table 15. Maui Homeless PIT Count Data, 2015-2019**

	2015	2016	2017	2018	2019
<b>Total Persons</b>	1,137	1,145	896	873	862
<b>Sheltered</b>	505	484	395	399	420
<b>Unsheltered</b>	632	661	501	474	442
<b>Individuals</b>	742	767	600	531	533
<b>Persons in Families</b>	395	378	296	342	329
<b>Family Households</b>	103	100	87	99	90

**Figure 3 - Maui Summary, 2015-2019**

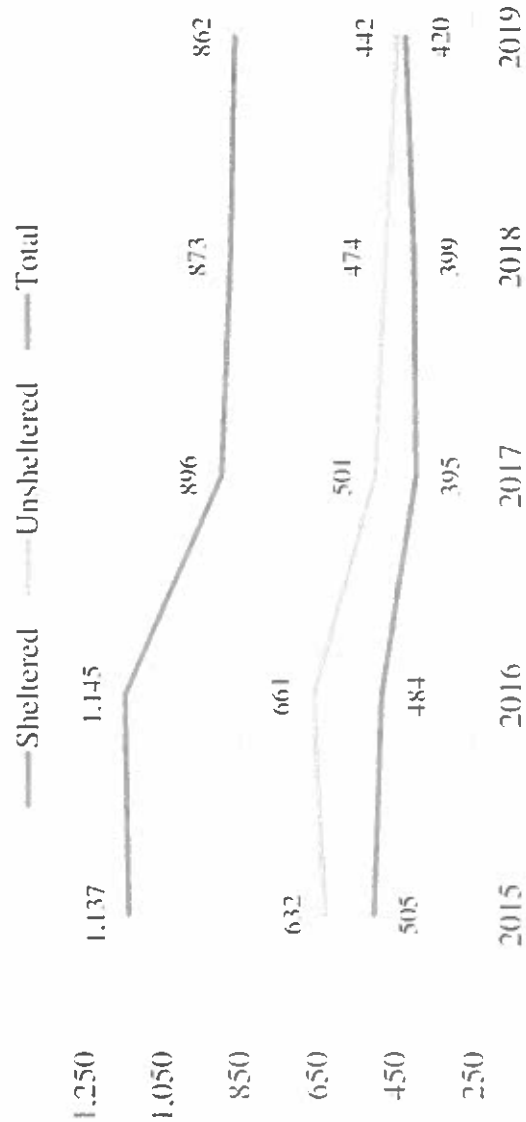
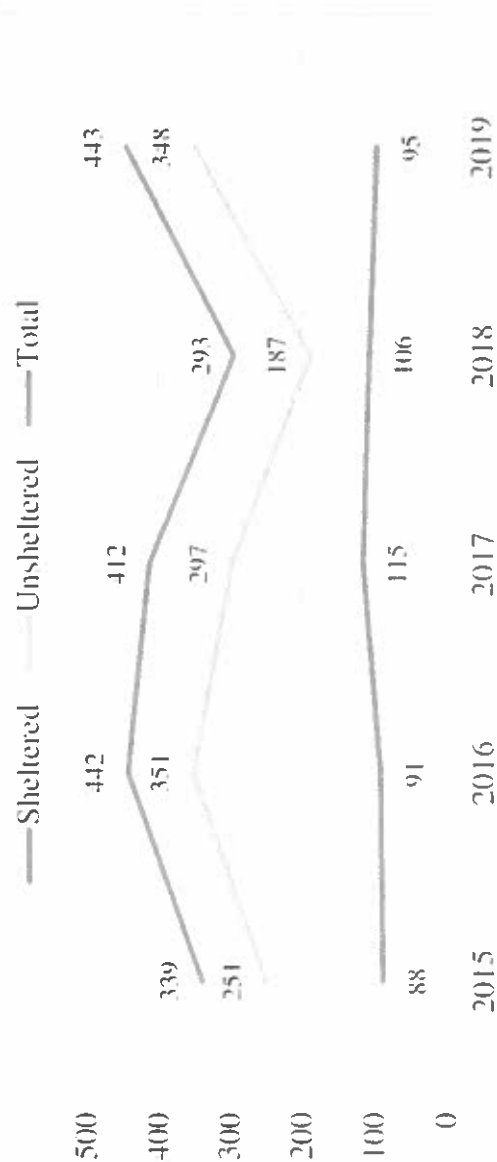


Table 16 and Figure 4 outline the five-year trend in sheltered, unsheltered, and total homelessness on Kauai. There was a modest reduction in the sheltered count, and a dramatic eighty-six percent increase in unsheltered homelessness relative to 2018. This is displayed in the large, 150-person spike in total homelessness when compared to 2018. After discussing the 2019 results with Kauai leadership, they stated that the unsheltered count was conducted with more oversight and planning, and that the execution improved considerably. Leadership is more confident that the 2019 results more accurately portray the extent of homelessness on island.

**Table 16. Kauai Homeless PIT Count Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Persons	339	442	412	293	443
Sheltered	88	91	115	106	95
Unsheltered	251	351	297	187	348
Individuals	232	273	249	174	332
Persons in Families	107	169	163	119	111
Family Households	29	39	38	30	32

**Figure 4 - Kauai Summary, 2015-2019**



## Neighbor Islands Sheltered PIT Count Household Characteristics, 2015-2019

Tables 17 through 19 summarize the sheltered homeless PIT Count data over the last five years for each of the Neighbor Islands. The BTG sheltered figure increased by 53 persons (8%) when compared to 2018, with the increase largely attributable to an increase on Hawaii island. Hawaii island had the largest percentage increase compared to 2018 (22%), which was also due in large part to the inclusion of the disaster related shelters on the Big Island, which accounted for 30 total people. The total number of sheltered households with children increased by 8 families, from 33 to 41. Maui also showed an increase relative to 2018, with Kauai registering the only decline in sheltered participants.

**Table 17. Hawaii Island Sheltered PIT Count Household Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Sheltered Persons	220	271	275	200	243
Individuals	94	90	92	76	74
Persons in Families	126	181	183	124	169
Family Households	33	49	41	33	41

**Table 18. Maui Sheltered PIT Count Household Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Sheltered Persons	505	484	395	399	420
Individuals	212	242	120	107	131
Persons in Families	293	242	275	292	289
Family Households	78	66	80	84	79

**Table 19. Kauai Sheltered PIT Count Household Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Sheltered Persons	88	91	115	106	95
Individuals	28	27	33	43	46
Persons in Families	60	64	82	63	49
Family Households	17	18	19	18	14

## Neighbor Islands Unsheltered PIT Count Household Characteristics, 2015-2019

The total number of unsheltered homeless individuals on the Neighbor Islands was estimated to be 1,237 for 2019. Tables 20 to 22 present the data by household composition type for each of the three islands and estimate the level of homelessness over each of the last five years. Additional 2019 GIS analysis for Maui county and dashboards based on interview location for each of the islands can be found here

<https://www.hawaiihomelessprogramshmis.org/bridging-the-gap/2019-btg-point-in-time-count-dashboards/>. The data below are based on client responses to the region in which they slept on the night of the count, and in some cases will be different than the interview location region due to different factors. Generally, however, there is not much variation within these regions.

In 2019, the CoC elected to include brief survey questions related to the natural disasters that occurred on Kauai and the Big Island during 2018. Based on the unsheltered data that was collected, 14 of the 348 unsheltered on Kauai (four percent) responded that their homelessness was directly caused by the flooding that occurred on Kauai's North Shore during April 2018. On the Big Island, 11 of the 447 unsheltered (two percent) indicated that their homelessness was related to Hurricane Lane (Aug 2018). 26 of the 447 Hawaii unsheltered (six percent) stated that they are homeless because of the volcanic eruptions that took place during the latter half of 2018.

**Table 20. Hawaii Island Unsheltered PIT Count Household Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Unsheltered Persons	1,021	1,123	678	669	447
Family Households	77	104	42	54	14
Persons in Families	345	460	196	224	62
Individuals	676	663	482	445	385

**Table 21. Maui Unsheltered PIT Count Household Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Unsheltered Persons	632	661	501	474	442
Family Households	25	34	7	15	11
Persons in Families	102	136	21	50	40
Individuals	530	525	480	424	402

**Table 22. Kauai Unsheltered PIT Count Household Data, 2015-2019**

	2015	2016	2017	2018	2019
Total Unsheltered Persons	251	351	297	187	348
Family Households	12	21	19	12	18
Persons in Families	47	105	81	56	62
Individuals	204	246	216	131	286

### Neighbor Islands PIT Count Veteran Homelessness, 2015-2019

Tables 23-27 present the homeless veteran data collected in 2019. There was a three percent reduction in total veteran homelessness compared to 2018, and a substantial 46 percent decrease over the five-year span dating back to 2015. Nearly four out of every five veterans were unsheltered in 2019, however, this has reduced slightly compared to 2015-2017.

**Table 23: Total Homeless Veterans, 2019**

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	22	3	96	121
Homeless Veteran Families	0	1	1	2
Persons in Veteran Families	0	3	3	6

**Table 24: Hawaii Homeless Veterans, 2019**

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	7	1	41	49
Homeless Veteran Families	0	0	1	1
Persons in Veteran Families	0	0	3	3

**Table 25: Maui Homeless Veterans, 2019**

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	10	1	35	46
Homeless Veteran Families	0	1	0	1
Persons in Veteran Families	0	3	0	3

**Table 26: Kauai Homeless Veterans, 2019**

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	5	1	20	26
Homeless Veteran Families	0	0	0	0

Persons in Veteran Families				
	0	0	0	0

**Table 27: Summary of Homeless Veterans, 2015-2019**

	Sheltered #	Sheltered %	Unsheltered #	Unsheltered %	Total
2019	25	20.7%	96	79.3%	121
2018	28	22.4%	97	77.6%	125
2017	23	13.9%	143	86.1%	166
2016	40	15.6%	217	84.4%	257
2015	35	15.6%	190	84.4%	225

## Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Tables 23 through 27 present the total number of veteran families and individuals by island that were counted in the sheltered and unsheltered PIT Counts during 2019. The tables illustrate a 46 percent decrease in the total number of homeless veterans enumerated from 2015 to 2019. Veteran housing resources have continued to expand over the last five years, which is demonstrated in the decline in veteran homelessness as illustrated in summary Table 27.

The Supportive Services for Veteran Families (SSVF) Program is available on Maui, Hawaii and Kauai counties. The goal is to assist families to identify appropriate housing, move into the unit, and maintain housing stability (i.e. pay rent on time, be a good neighbor, understand their rights and responsibilities as a renter, budget and maintain or increase income), or settle past due rent debt and maintain housing stability. This is a cost reimbursement program funded through the Department of Veterans Affairs (VA) and administered by local veteran service providers. Veterans must show a need for housing services (i.e. homeless or at risk for homelessness). Household income must not exceed 50% of area median income; and the veteran cannot be dishonorably discharged from military service. SSVF can provide case management, temporary financial assistance, employment support, and information and referral to the VA or other community services that will help to ensure housing stability.

According to data extracted from the HMIS, the Neighbor Islands have served 78 SSVF clients during FY 2019 (July-June), broken down as follows:

- SSVF Rural Homelessness Prevention:
  - 5 singles
  - 3 families, 9 individuals in families
- SSVF Rural Rapid Re-housing:
  - 52 singles
  - 3 families, 12 individuals in families

## Neighbor Islands 2019 PIT Count Demographic Characteristics

The following tables present the demographic characteristics of persons in families and individuals from the 2019 BTG PIT Count.

**Table 28. Demographic Characteristics of Persons in Families, 2019 BTG PIT Count**

Gender	Emergency	Transitional	Unsheltered	Total
Female	168	129	85	382
Male	120	90	79	289
Transgender	0	0	0	0
Gender Non-Conforming	0	0	0	0

Ethnicity	Emergency	Transitional	Unsheltered	Total
Non-Hispanic/Non-Latino	242	190	128	560
Hispanic/Latino	46	29	36	111

Race	Emergency	Transitional	Unsheltered	Total
White	45	39	40	124
Black or African American	4	3	10	17
Asian	1	7	6	14
American Indian or Alaska Native	2	2	0	4
Native Hawaiian or Other Pacific Islander	121	109	42	272
Multiple Races	115	59	66	240

**Table 29. Demographic Characteristics of Individuals, 2019 BTG PIT Count**

Gender	Emergency	Transitional	Unsheltered	Total
Female	73	28	354	455
Male	109	38	717	864
Transgender	3	0	0	3
Gender Non-Conforming	0	0	2	2

Ethnicity	Emergency	Transitional	Unsheltered	Total
Non-Hispanic/Non-Latino	161	55	938	1,154
Hispanic/Latino	24	11	135	170



Race	Emergency	Transitional	Unsheltered	Total
White	96	30	434	560
Black or African American	12	0	36	48
Asian	9	4	80	93
American Indian or Alaska Native	1	1	13	15
Native Hawaiian or Other Pacific Islander	26	11	224	261
Multiple Races	41	20	286	347



# **ESG EXHIBIT “B”**

## **Mainstream Services**



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

The following describes the State's efforts to connect with mainstream services to complement homeless service resources.

**Access to Low Income Housing:**

There is a severe shortage of affordable housing for rent or purchase in Hawaii and the cost of both is reportedly amongst the highest in the nation. This shortage affects the ability of homeless service providers to find suitable and affordable placements for those individuals who are presently homeless and who are at or below 30% of the area median income. The HICH successfully advocated for increased levels of funding for housing financing tools, such as the Rental Housing Revolving Fund and Dwelling Unit Revolving Fund, which support infrastructure and rental housing development. In addition, the HICH supports expansion of ongoing housing subsidy programs, such as the City & County of Honolulu's Rent to Work program and the Hawaii Public Housing Authority's Rent Supplement Program. To increase local capacity for housing subsidies, the Governor's Coordinator on Homelessness worked actively with the Hawaii Public Housing Authority and Department of Human Services to apply for funding through the Section 811 mainstream voucher program, including a recent award of \$825,000 in November 2019. The Coordinator also supported applications to expand the number of vouchers for homeless youth through Foster Youth to Independence Initiative (FYI). In addition to supporting housing subsidies, the State and four counties have utilized Governor David Ige's emergency proclamation regarding homelessness to expedite permitting and construction for housing, adding 354 new rental units specifically set aside for individuals transitioning from homelessness between 2016 and 2019.

**Access to Medicaid:**

The follow up case management and services required once a homeless individual becomes housed varies depending upon the acuity and need of the homeless individual. For those individuals at the highest level of need and acuity who require "permanent supportive housing" (housing plus intensive and potentially long-term services) Medicaid is a viable mainstream option to assist in funding the cost of these services. The HICH leveraged federal funding from the Substance Abuse and Mental Health Services Administration (SAMHSA) to successfully apply for an amendment to Hawaii's 1115 Medicaid waiver to allow Medicaid to pay for tenancy supports and housing navigation services through the new Community Integration Services (CIS) program. The State is currently working with the Corporation for Supportive Housing to implement the CIS program, and early work has resulted in the establishment of a new housing coordinator position in each of Hawaii's five managed care Medicaid plans. The HICH has also assisted in highlighting how new programs, such as the Family Assessment Center, provide opportunities for Department of Human Services staff to directly connect with homeless individuals in shelter and assist them in applying for Medicaid, TANF, SNAP, and other government benefits.

### **Access to Behavioral Health services:**

A key component to supportive housing services is providing access to behavioral health services, such as case management, mental health treatment, substance abuse treatment, and detox services. The HICH has assisted in strengthening linkages between the Department of Health (DOH), Department of Human Services Med-QUEST Division, law enforcement agencies, and homeless service providers to create clear pathways to behavioral health services for individuals experiencing homelessness. In October 2019, DOH launched the Hawaii Coordinated Access Resource Entry System (HI CARES), which is intended to streamline access to substance use treatment based on an individual's level of need. DOH is in the process of integrating HI CARES with the State's 24-hour mental health crisis hotline, recognizing that individuals often present with co-occurring severe mental illness and substance use disorders. The continuum of substance use treatment offered through HI CARES includes providers utilizing a harm-reduction approach, as well as residential based treatment. In addition, HICH staff worked with the Honolulu Police Department to include substance use and mental health providers as part of monthly coordinated outreach efforts aimed at addressing the needs of unsheltered homeless individuals in different parts of Oahu. The LEAD pilot programs in Maui, Kauai, and Hawaii counties also include a short-term housing component with specific beds set aside for individuals requiring mental health or substance use treatment. As a result of system-level changes, homeless service providers are better equipped to refer homeless individuals with behavioral health issues to the appropriate level of care.

### **Access to Mainstream Benefits:**

A key strategy to end an individual's homelessness is to maximize the mainstream government and other resources available to enable their survival once housed. Case managers and service providers routinely assist homeless individuals in accruing these resources, and the HPO routinely monitors and reports upon their effectiveness in doing so. Such non-homeless-designated- cash-benefits may include unemployment benefits, supplemental social security income, social security disability insurance, VA disability payments, workmen's compensation, general assistance, temporary assistance to needy families, social security, VA pension benefits, retirement pension, and child support payments. Such-non-homeless-designated-non-cash-benefits may include SNAP, Medicaid, Medicare, WIC, VA medical services, and housing benefits through HUD and public housing.

# **ESG EXHIBIT “C”**

## **List of Homeless Facilities and Services**





# MA-30 Homeless Facilities – 91.310(b)

## List of Homeless Facilities and Services

HOMELESS SHELTER PROGRAM (E = Emergency; T = Transitional; DV = Domestic Violence)	Singles	Families	Veterans	Chronic Homeless	Unaccompanied Youth
ALTERNATIVE STRUCTURES INTERNATIONAL (ASI) - Ohana Ola O Kahumana (T)		X	X	X	
CATHOLIC CHARITIES HAWAII (CCH) - Maili Land (T)		X	X	X	
FAMILY LIFE CENTER (FLC) - MAUI Ho'olanani Emergency Shelter (E)	X	X		X	X
GREGORY HOUSE PROGRAMS (GHP) (T)	X		X	X	X
HALE KIPA (HK) - Apa's (T)	X	X	X	X	X
HALE KIPA (HK) - Maka'aloa (T)	X	X	X	X	X
HAWAII ISLAND HOME FOR RECOVERY (HIHR) (T)	X		X	X	X
HOLOMUA NA OHANA (HNO) Weinberg Village Waimanalo (T)		X	X	X	
HONOLULU COMMUNITY ACTION PROGRAM (HCAP) - Kumuhonua	X		X	X	X
HOPE SERVICES HAWAII (HOPE) Kihei Pua Emergency Shelter (E)	X	X	X	X	X
HOPE SERVICES HAWAII (HOPE) West Hawaii Emergency Housing Program (E)	X		X	X	X
HOPE SERVICES HAWAII (HOPE) East Hawaii Emergency Shelter Program (E)	X		X	X	X
HOUSING SOLUTIONS, INC (HSI) Kulaokahua (T)	X		X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS) - Ka'aahi Service Center (E)	X	X	X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS) - Sumner Service Center (E )	X		X	X	X
KA HALE A KE OLA HOMELESS RESOURCE CENTER (KHAKE) (MAUI) Westside (E) (T)	X	X	X	X	X
KA HALE A KE OLA HOMELESS RESOURCE CENTER (KHAKE) (MAUI) Central (E) (T)	X	X	X	X	X
KAUAI ECONOMIC OPPORTUNITY (KEO) - Mana' Olana (E) (T)	X	X	X	X	X
KAUAI ECONOMIC OPPORTUNITY (KEO) - Komohana (T)	X		X	X	X
KEALAHOU WEST OAHU (KWO) - Onelau'ena (E)	X	X	X	X	X
KEALAHOU WEST OAHU (KWO) - Onemalu (T)		X	X	X	
STEADFAST HOUSING DEVELOPMENT CORP (SHDC) Hale Ulu Pono (T)	X		X	X	X
UNITED STATES VETERANS' INITIATIVE (USVI) - Pa'olu Kai'Aulu (E)	X	X	X	X	X
UNITED STATES VETERANS' INITIATIVE (USVI) - Veterans-In-Progress (Barbers Point) (T)	X		X	X	X
WAIKIKI HEALTH CENTER (WHC) - Next Step Shelter (E)	X		X	X	X
WAIKIKI HEALTH CENTER (WHC) - Keauhou (E)	X		X	X	X
WOMEN IN NEED (WIN) - FAMILY HOUSE - Aiea (T)	X		X	X	X
WOMEN IN NEED (WIN) - KAUAI (T)	X		X	X	X
WOMEN IN NEED (WIN) - Bridge to Success - Halawa (T)	X		X	X	X
<b>FAMILY ASSESSMENT CENTER (FAC)</b>					
CATHOLIC CHARITIES HAWAII (Villages of Maili) - Family and Individual Assessment Center	X	X	X	X	
NEIGHBORHOOD PLACE OF PUNA (HAWAII)		X	X	X	
CATHOLIC CHARITIES HAWAII (Family Assessment Center Kakaako)		X	X	X	
<b>HOMELESS OUTREACH PROGRAM</b>					
FAMILY LIFE CENTER (FLC) - Central Region 1,2,3,6	X	X	X	X	X
FAMILY LIFE CENTER (FLC) - Kihei/Lahaina Region 4 & 5	X	X	X	X	X
HOPE SERVICES HAWAII, INC. (HOPE) - Region 1,8,9,10	X	X	X	X	X
HOPE SERVICES HAWAII, INC. (HOPE) - Region 2,3,4,5,6,7	X	X	X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS)	X	X	X	X	X
KALIHI-PALAMA HEALTH CENTER (KPHC)	X	X	X	X	X
KAUAI ECONOMIC OPPORTUNITY (KEO)	X	X	X	X	X
KEALAHOU WEST OAHU (KWO)	X	X	X	X	X
UNITED STATES VETERANS INITIATIVE (USVI)	X	X	X	X	X
<b>LEGAL SUPPORT SERVICES</b>					
LEGAL AID SOCIETY OF HAWAII (LASH) - Statewide	X	X	X	X	X
<b>STATE HOMELESS EMERGENCY GRANTS PROGRAM (SHEG)</b>					
CATHOLIC CHARITIES HAWAII (Oahu)	X	X	X	X	X
CATHOLIC CHARITIES HAWAII (Neighbor Island)	X	X	X	X	X

<b>HOUSING PLACEMENT PROGRAM (FUNDED BY ETPO)</b>					
	CATHOLIC CHARITIES HAWAII	X	X	X	X
	FAMILY LIFE CENTER (FLC) - MAUI	X	X	X	X
	FAMILY LIFE CENTER (FLC) - KAUAI	X	X	X	X
	HOPE SERVICES HAWAII, INC. (HOPE)	X	X	X	X
<b>HOUSING FIRST PROGRAM</b>	INSTITUTE FOR HUMAN SERVICES (IHS)				
<b>HOUSING FIRST PROGRAM</b>					
	CATHOLIC CHARITIES HAWAII (CCH) - KAUAI	X	X	X	X
	FAMILY LIFE CENTER (FLC) - MAUI	X	X	X	X
	HOPE SERVICES HAWAII, INC. - HAWAII	X	X	X	X
	UNITED STATES VETERANS' INITIATIVE (USVI)	X	X	X	X
<b>RAPID RE-HOUSING PROGRAM</b>					
	ALTERNATIVE STRUCTURES INTERNATIONAL (ASI)	X	X	X	X
	CATHOLIC CHARITIES HAWAII (CCH)	X	X	X	X
	FAMILY LIFE CENTER (FLC)	X	X	X	X
	HONOLULU COMMUNITY ACTION PROGRAM (HCAP)	X	X	X	X
<b>GRANT-IN-AID SELF SUFFICIENCY PROGRAMS</b>	HOPE SERVICES HAWAII, INC. (HOPE)	X	X	X	X
	INSTITUTE FOR HUMAN SERVICES (IHS)	X	X	X	X
	THE SALVATION ARMY	X	X	X	X
	UNITED STATES VETERANS' INITIATIVE (USVI)	X	X	X	X
<b>GRANT-IN-AID SELF SUFFICIENCY PROGRAMS</b>					
	ALOHA HARVEST	N/A	N/A	N/A	N/A
	ALEA BRIDGE	X	X	X	X
	GREGORY HOUSE PROGRAMS	X		X	X
	FAMILY PROMISE OF HAWAII		X	X	
<b>Emergency Solutions Grant (ESG)</b>					
	<b>Emergency Shelter</b>				
	FAMILY LIFE CENTER (FLC) (E)	X	X	X	X
	HOPE SERVICES HAWAII, INC. (HOPE) (E)	X	X	X	X
	KA HALE A KE OLA (E)	X	X	X	X
<b>Homelessness Prevention and Rapid Re-housing</b>	CHILD AND FAMILY SERVICES (DV)	X	X	X	X
		X	X	X	X
		X	X	X	X
		X	X	X	X
		X	X	X	X
		X	X	X	X
<b>Housing Opportunities for Persons with AIDS</b>					
	<b>Rental Assistance and Support Services</b>				
	MAUI AIDS FOUNDATION (LEAD AGENCY)	X	X	X	X
	MALAMA FONO (KAUAI)	X	X	X	X
	HAWAII ISLAND HIV/AIDS FOUNDATION	X	X	X	X

## **ESG EXHIBIT “D”**

### **Description of Homeless Services**



**Programs Administered by the Department of Human Services  
Homeless Programs Office**

**State Homeless Emergency Grants Program:**

- Assist Households who are unsheltered homeless, sheltered homeless, at risk of becoming homeless and have income at or below 50% of the Area Median Income (AMI).
- Assist homeless household with housing, medical and other types of expenses arising from emergency needs including housing rental deposit and rent; utility costs and deposit.
- Participants must demonstrate a financial and emergency need which is directly related to impending eviction or be a direct barrier toward moving into permanent housing.
- Provide housing costs to avert imminent eviction which may include reasonable back rent and utility arrears that directly prevent a participant from being able to sign a lease or lose their current housing.
- Facilitate medical care or medicine, including emergency medical related expenses or purchase of supplies for special medical needs with supporting documentation.
- Provide transportation and job-hunting expenses or public assistance programs that will allow participants to secure employment or increase income to afford housing.

**Housing Placement Program (State TANF Funded):**

- Assist eligible Temporary Assistance to Needy Families (TANF) families who are homeless and at imminent risk of becoming and have income below the threshold of 300% federal poverty level.
- Provide for client assessment, linkage to appropriate landlords, and landlord/client intervention to assist with the transition into a rental unit.
- Provide assistance to families to quickly exit homelessness, return to housing in the community, and avoid future homelessness.
- Cultivate and outreach to new prospective landlords to rent to at imminent risk of homelessness or transitioning from homelessness to permanent housing in possession of Welfare to Work or a Section-8 voucher.
- Provide case management service and/or shall serve as the liaison with the landlord to ensure good landlord – tenant relations.
- Provide one to three payments of any combination of security deposit, first month's rent, utilities deposit or past due utilities, if necessary.
- Assist with increasing income to sustain permanent housing.

**State Homeless Outreach Program:**

- Provide outreach services to unsheltered homeless individuals and families, connecting them with emergency shelter, permanent housing, or critical services designed to help homeless individuals and families.
- Assist 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 stability.
- Provide urgent, non-facility-based care
- Assist individuals or families to connect to services to meet their basic needs and access array of services offered by the homeless system.

- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefit and employment.
- Outreach providers are considered access points to the Coordinated Entry System.

**State Homeless Outreach Program Legal Services:**

- Provide statewide vital documents and identification cards in association with the State Homeless Outreach and Shelter Programs.

**State Homeless Shelter Program:**

- Provide emergency and/or transitional shelter to increase their stability in the health, housing and social areas so that they may be able to obtain and retain permanent housing, attain economic independence and self-sufficiency for the long-term.
- Provide safe, appropriate, and immediate temporary low-barrier shelter for people with no viable alternative.
- Assist with access to permanent housing as rapidly as possible by removing barriers to program entry, assisting with quickly locating and accessing housing options.
- Assist with accessing income and benefits, and connecting to community services and supports to promote stability and prevent evictions and returns to homelessness.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefit and employment.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefit and employment.
- Identify and locate suitable housing options and provide support through housing location and application processes.
- Provide tenancy skills and how to meet lease obligations.
- Emergency Shelters are considered access points to the Coordinated Entry System.

**State Homeless Rapid Re-Housing Program:**

- Provide assistance to unsheltered homeless, sheltered homeless, at imminent risk of becoming homeless individuals and families to access permanent housing as rapidly as possible.
- Assist with locating and accessing housing options.
- Provide move-in and rental assistance.
- Provide case management and post housing services to promote stability.
- Assist in eviction prevention and avoid returning to homelessness.

**State Homeless Permanent Supportive Housing / Housing First (HF) Program:**

- Provide support to chronically homeless individuals and/or families in stability and recovery.
- Assists to obtain and secure long-term permanent housing consistent with consumer choice principles.
- Provide necessary support to maintain housing and prevent recidivism to homelessness.
- Provide homeless individuals and/or families wrap around services to maintain housing.

**Family Assessment Center (FAC):**

- Serve unsheltered homeless families transitioning to permanent housing.
- FAC services are provided in a manner that is consistent with the HF approach.

- Offer families immediate access to outreach, shelter, and permanent housing as appropriate without unnecessary prerequisites.
- Provide 24-hour access 7 days per week to the FAC facility; all beds/units assigned with Case Management.
- Provide services focused on helping families access permanent housing as rapidly as possible and preventing returns to homelessness.
- Provide and/or assist participants to connect to services to address physical and mental health, addiction, employment, educational, and legal needs.
- Provide access to sanitary facilities; personal storage space; one nutritious meal per day or cooking and food supplies; adequate clothing or clothing bank; and bedding as needed.
- FACs are considered access points to the Coordinated Entry System

#### **Family and Individual Assessment Center (FIAC) and Bridge Housing (BH):**

The following services are provided in a manner that is consistent with the HF approach.

##### **FIAC:**

- Serve unsheltered homeless individuals and families transitioning to permanent housing.
- Offer individuals and families immediate access to outreach, shelter, and permanent housing as appropriate without unnecessary prerequisites.
- Provide 24-hour access 7 days per week to the FIAC facility; all beds/units assigned with case management.
- Provide services focused on helping individuals and families access permanent housing as rapidly as possible and preventing returns to homelessness.
- Provide and/or assist participants to connect to services to address physical and mental health, addiction, employment, educational, and legal needs.
- Provide access to sanitary facilities; personal storage space; one nutritious meal per day or cooking and food supplies; adequate clothing or clothing bank; and bedding as needed.

##### **Bridge Housing:**

- Serve the documented unsheltered, most vulnerable, chronically homeless living on Oahu.
- All referrals to bridge housing are generated through the local Continuum of Care's Coordinated Entry System.
- Provide housing stabilization case management services including resolving issues or conflicts that may lead to tenancy problems, and developing tenancy skills.
- Assist all interested, eligible households to apply for mainstream affordable housing programs within 90 days of program entry.

#### **Coordinated Statewide Homeless Initiative (CSHI):**

The following CSHI services are provided in a manner that is consistent with the HF approach.

##### **Prevention Services** (Up to 40% of CSHI funds may be allocated to this component):

- Serve households who are at risk of becoming homeless who have entered the eviction process; are at or below 80% of the area median income (AMI) as determined by the U.S Department of Housing and Urban Development (HUD); lack resources and support networks that would prevent them from moving into an emergency shelter or other temporary living arrangements; and lack sufficient resources and support networks to retain housing without HP assistance.
- Provide assistance to prevent an individual or family from moving into an emergency shelter or to a public or private place not meant for human habitation.
- Provide financial assistance including limited security deposits, monthly rents, utility deposits, monthly utilities, past due rents, and/or past due utilities.

**Rapid Re-Housing Services** (minimum 60% of CSHI funds may be allocated to this component):

- Serve individuals and families who are unsheltered, or who are transitioning from homelessness in emergency or transitional shelters to permanent housing, and are in need of assistance locating an affordable rental unit.
- Eligible participants are at or below 80% of the area median income (AMI) as determined by HUD; have no appropriate subsequent housing options; and lack sufficient resources and support networks to retain housing without assistance.
- All referrals to the CSHI RRH program are generated through the local Continuum of Care's Coordinated Entry System.
- Eligible financial assistance include security deposits; first and last month's rent; property damage; temporary rental assistance; rental arrears; utility arrears; utility deposits; and moving expenses. Rental and utility arrears are only an eligible cost in cases in which such arrears directly prevent a Participant from signing a lease.
- Eligible funds may pay rents up to the Rent Reasonableness amount even if the Rent Reasonableness amount is higher than the Fair Market Rent as determined by HUD.
- Provide case management focusing on housing access and retention; complete a housing plan including a discharge plan on the approved form within seven days of engagement in services.

**Housing Opportunities For Persons With AIDS (Federal Program):**

1 lead administrative agency representing 3 separate agencies on Maui, Kauai and Hawaii Island

- Provide permanent housing placement with security deposits and ongoing rent subsidies for homeless persons with HIV/AIDS.
- Provide ongoing case management/mentoring to maintain stability in housing.
- Provide short-term rent, mortgage and utility assistance (STRMU), which is a short-term homelessness prevention and intervention benefit.

**Emergency Solutions Grant Program (Federal Program):**

- Provide operational funds to emergency shelters.
- Provide financial assistance and supportive services to prevent homelessness among at-risk individuals and families.
- Provide financial assistance and supportive services to rapidly re-house those who are literally homeless, and to ensure stability after the ESG assistance ends



## **ESG EXHIBIT “E”**

### **Standards for Providing Assistance**



# Standards for Providing Assistance

## Eligible Participants and Prioritization

A. Participants of the ESG Program must meet one of the following definitions of Homelessness:

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

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**

Individual or family who will imminently lose their primary nighttime residence, means 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 based on prioritization of potential program Participant's Vulnerability and need assessed through the VI-SPDSAT.
- D. The Applicant shall actively participate in the CES process, including case conferencing and coordination of outreach services to the Chronically Homeless.