

**STATE OF HAWAII**  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**  
**SUBSTANTIAL AMENDMENT NO. 4 TO THE**  
**PY2019 ANNUAL ACTION PLAN**

In its PY2019 Annual Action Plan (AAP), approved by HUD in July 2019 and amended in February 2020, April 2020, July 2020, and January 2021, the Hawaii Housing Finance and Development Corporation (HHFDC) reported that the City and County of Honolulu (City) would receive \$1,425,000 from the state's allocation under the National Housing Trust Fund (HTF) program. By September 2020, the City had committed \$889,430 of its project funds but was unable to identify an eligible activity to utilize the balance of its project funds of \$460,570. The City returned these funds to HHFDC for re-allocation to another county and retained \$889,430 in project funds and \$50,000 for its administration of the HTF program.

To meet the commitment deadline and in accordance with its PY2019 HTF Allocation Plan, HHFDC notified the Counties of Hawaii, Kauai and Maui of the available PY2019 HTF project funds of \$460,570. In response, the County of Maui proposed utilizing the funds for its Kaiaulu o Halelea 64 (Halelea 64) project, which had been previously approved to utilize \$1,621,242 in PY2020 HTF funds. Halelea 64 is a 64-unit multifamily rental project to be developed in Kihei, County of Maui, serving households with incomes at or below 60% AMI. Of the 64 units, seven will be HTF-assisted, serving households with extremely low incomes at or below 30% AMI, including homeless households. The County of Maui proposed to:

1. reduce PY2020 HTF funds by \$460,570 from the Halelea 64 project;
2. re-program \$460,570 in PY2020 HTF funds deducted from Halelea 64 to its Kaiaulu o Halelea 56 (Halelea 56) project; and
3. allocate PY2019 HTF funds of \$460,570 to the County of Maui for its Halelea 64 project to replace the re-programmed PY2020 HTF funds.

Like Halelea 64, Halelea 56 was previously approved to receive PY2020 HTF funds of \$1,078,758 as the Kaiaulu o Halelea 72 project, a planned 72-unit multifamily rental project in Kihei, with seven units serving households with extremely low incomes at or below 30% AMI. The project required significant modifications to comply with the County's zoning requirements, reducing the total number of units from 72 to 56, adding infrastructure improvements to increase sewer capacity and an ADA-compliant pedestrian path through the project. Halelea 56 will continue to provide seven HTF-assisted units.

On December 23, 2020, HHFDC approved the re-programming of PY2020 funds of \$460,570 from Halelea 64 to Halelea 56 and the simultaneous allocation of \$460,570 in PY2019 HTF funds to the County of Maui for its Halelea 64 project. The County of Maui will also receive \$25,000 in PY2019 HTF funds for its administration of the HTF program. This Substantial Amendment #4 to the PY2019 AAP identifies the Halelea 64 project to receive \$460,570 in PY2019 HTF funds, incorporates the project into the PY2019 AAP, and identifies and includes the County of Maui to receive \$25,000 in PY2019 HTF funds for its HTF administration.

Other aspects of the PY2019 AAP remain the same.

On January 13, 2021, a Notice of Public Comment (Notice) was published in the Honolulu Star-Advertiser and posted to HHFDC's website at <http://hawaii.gov/dbedt/hhfdc>, inviting the public to

comment on the proposed amendment to the PY2019 AAP. The Notice and Draft Substantial Amendment No. 4 were also sent to depository libraries to provide public access to these documents. Public comments were accepted through February 12, 2021; no comments were received.

A copy of the Notice of Public Comment is attached as Exhibit A.

Attachment: Exhibit A, Notice of Public Comment

**EXHIBIT A**  
**NOTICE OF PUBLIC COMMENT**

NOTICE OF PUBLIC COMMENT  
On the Draft Substantial Amendment No. 4 to the  
PY2019 Annual Action Plan

Pursuant to 24 CFR Part 91, the Hawaii Housing Finance and Development Corporation (HHFDC), Department of Business, Economic Development and Tourism, State of Hawaii, gives notice that a draft Substantial Amendment No. 4 to the Consolidated Plan Annual Action Plan (AAP) for program year July 1, 2019 – June 30, 2020 (PY2019) has been prepared. HHFDC is making the document available for review and comment.

The purpose of the Consolidated Plan and the AAP is to ensure that jurisdictions receiving federal assistance plan for the housing and related needs of low- and moderate-income families in a way that improves the availability and affordability of decent, safe, and sanitary housing in suitable living environments. To receive funding under certain U. S. Department of Housing and Urban Development (HUD) programs, the State must have a housing strategy that has been approved by HUD.

HHFDC administers HUD’s National Housing Trust Fund (HTF) program and gives notice of a draft Substantial Amendment No. 4 to its PY2019 AAP to identify and incorporate an eligible activity in the County of Maui to utilize PY2019 HTF funds. The County of Maui, as HHFDC’s Subgrantee of HTF funds, intends to award PY2019 HTF funds of \$460,570 to the Kaiaulu o Halelea 64 project in Kihei which will provide 64 multi-family rental housing units, seven of which will be targeted to households with extremely low-incomes at or below 30% AMI. The allocation of PY2019 HTF funds to Halelea 64 will replace PY2020 HTF funds that will be re-programmed from the Halelea 64 project to the Kaiaulu o Halelea 56 project, also located in Kihei, Maui.

Draft Substantial Amendment No. 4 to the PY2019 AAP is available for review at depository libraries and may be accessed from HHFDC’s website at <http://hawaii.gov/dbedt/hhfdc>. To be mailed copies, interested persons may call 587-0634; Neighbor Island residents may call toll free at the numbers listed below:

From Kauai: 274-3141, ext. 70634	From Hawaii: 974-4000, ext. 70634
From Maui: 984-2400, ext. 70634	From Molokai/Lanai: 1-800-468-4644, ext. 70634

Interested persons are invited to provide written comments on the draft Substantial Amendment via email to [HHFDC.ConsolidatedPlan@hawaii.gov](mailto:HHFDC.ConsolidatedPlan@hawaii.gov) by February 12, 2021 at 4:00 p.m. All written comments will be considered in preparing the final Substantial Amendment.

If access or communication assistance and/or services (e.g., large print or taped materials) are required, please contact HHFDC’s Human Resources Office at 587-0501, by written request, or by email to [hhfdchr@hawaii.gov](mailto:hhfdchr@hawaii.gov) by January 20, 2021. Prompt requests help to ensure the availability of appropriate accommodations. Persons on the neighbor islands may call the following toll free numbers:

From Kauai, 274-3141, ext. 70501	From Hawaii, 974-4000, ext. 70501
From Maui, 984-2400, ext. 70501	From Molokai & Lanai, 1-800-468-4644, ext. 70501

HHFDC does not discriminate against any person because of race, color, religion, sex, including gender identity or expression, sexual orientation, disability, familial status, ancestry, age, marital status, or HIV infection.

Denise Iseri-Matsubara, HHFDC Executive Director

January 13, 2021

Honolulu Star-Advertiser

