



**State of Hawaii**

**CONSOLIDATED PLAN**  
**DRAFT PY2024 ANNUAL ACTION PLAN**

Fifth Program Year  
(July 1, 2024 - June 30, 2025)

April 2024

Hawaii Housing Finance and Development Corporation

677 Queen Street, Suite 300

Honolulu, Hawaii 96813



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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(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), and Housing Opportunities for Persons with acquired immunodeficiency syndrome (AIDS) (HOPWA) programs. The ConPlan ensures that jurisdictions receiving federal assistance plan for the housing and related needs of low- 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 (the City) is an entitlement jurisdiction and is required to prepare its own Consolidated Plan. The State's ConPlan focuses its HOME and HOPWA funds in the counties of Hawaii, Kauai, and Maui; HTF funds are used to serve those counties as well as the City.

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 the U.S. Department of Housing and Urban Development's (HUD) HOME, HTF, and HOPWA formula grant programs.

The HOME and HTF programs are administered by the Hawaii Housing Finance and Development Corporation (HHFDC), and the HOPWA program is administered by the Homeless Programs Office (HPO) of the Department of Human Services' (DHS) Benefits, Employment and Support Services Division (DHS-BESSD). DHS has formally declined the PY2024 Emergency Solutions Grant (ESG) funding in favor of the neighbor island counties or the City managing the funds directly. DHS' letter of decline to HUD for PY2024 ESG funds is attached as "**ESG Exhibit A.**" DHS will continue to seek guidance from HUD to transition administrative responsibilities of the HOPWA program to an alternative entity.

Development of the PY2024 (i.e., July 1, 2024, through June 30, 2025) AAP involved consultation with government housing agencies and 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, and the publication of notices in a newspaper of general circulation and on HHFDC's website to solicit public comments on the draft AAP.

**Note:** The HTF allocation amount included throughout this draft plan is the estimated amount that the State anticipates receiving in PY2024. Once the actual allocation amount is announced, the proposed activities' budgets will be proportionally increased or decreased from the estimated funding level to match the actual allocation amount.

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

HHFDC and its neighbor island county housing partners may use the annual HOME allocations to promote decent, affordable housing; strengthen communities; and increase homeownership opportunities through 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. For PY2024, the State will receive approximately \$3,000,000 in HOME funds. Ten percent (10%) will be reserved for administrative costs, and 15% will be set aside for Community Housing Development Organization (CHDO) activities.

The County of Hawaii will receive the PY2024 HOME allocation under HHFDC's annual rotation described below. The State allows the counties to retain HOME Program Income for additional eligible activities, including up to 10% for administration. The State 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 or services. Pre-awards must be authorized in writing by HHFDC and pre-award costs greater than 25% will require approval by the local Housing and Urban Development (HUD) Field Office before the costs are incurred.

HHFDC anticipates receiving an HTF allocation of approximately \$3,000,000 for PY2024 and will focus its HTF activities on the development or preservation of affordable rental housing serving extremely low-income households. HHFDC will work with the County of Hawaii to use HTF funds toward promoting decent, affordable rental housing, and to strengthen communities. HHFDC's HTF allocation plan for PY2024 is attached as "**HTF Exhibit A**" and is subject to HUD's approval.

For PY2024, the State anticipates receiving \$300,000 in HOPWA funds. DHS-BESSD shall request pre-award authority from HUD to continue the implementation of HOPWA projects without interruption. The State will use its HOPWA funds in the counties of Hawaii, Kauai, and Maui to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS. Its focus will be on providing housing information, rent or deposit assistance, and other supportive services to persons with human immunodeficiency virus (HIV)/AIDS who are homeless or at risk of homelessness.

In August 2023, DHS-BESSD received \$1,339,404 in Rapid Unsheltered Survivor Housing (RUSH) funds under the Emergency Solutions Grants (ESG) Program to assist households experiencing homelessness or housing instability in certain areas impacted by the Maui wildfires. The program provides time-limited housing support, financial assistance, and stabilization services.

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

HHFDC and DHS-BESSD, through their administration of the State's HOME, HTF, and HOPWA programs, have assisted many communities and families across the state. 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 historical timeliness issues in expending funds.

HHFDC also administers the National Housing Trust Fund Program (HTF). HHFDC retains 5% of the HTF funds annually for administrative purposes, and allocates 50% of the remaining balance to the counties of Hawaii, Kauai, and Maui on the same rotation as HOME Program funds. Until PY2019, the remaining 50% of HTF was allocated to the City and County of Honolulu (the City). Due to capacity limitations and concerns with past HTF performance, HHFDC did not allocate HTF funding to the City beginning PY2020. After approaching the City for an allocation of PY2024 HTF funds, it was decided that the entire allocation of PY2024 HTF funds will be awarded to Hawaii County, which is scheduled to receive the neighbor island portion of PY2024 HOME Program funds.

DHS-BESSD administers the HOPWA program and awards funds to service providers in the neighbor island counties through a competitive selection process. It oversees the use of 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, and HOPWA programs through the administration of the ConPlan and AAP. A copy of HUD's Annual Community Assessment Report for PY2022 and the State's response are attached as "**State of Hawaii Exhibit A**."

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

In developing the draft AAP, a series of public hearings were held by HHFDC and each of the counties to solicit input on the State's housing needs and priorities. Public hearings were held in-person and virtually using platforms such as Zoom and Teams. Public hearing notices were published in August, September, and October 2022 in regional newspapers and in the Honolulu Star-Advertiser (a newspaper of general circulation). Public hearings were held from August through October 2023 by county housing and HHFDC staff in Hilo, County of Hawaii; in Wailuku, County of Maui; in Honolulu, City and County of Honolulu; and in Lihue, County of Kauai.

On March 8, 2024, HHFDC published a public notice to solicit comments on the draft PY2024 AAP; comments will be accepted through April 7, 2024. The public notice and copies of the draft AAP are available for review at depository libraries throughout the state, the housing offices in the counties of Hawaii, Honolulu, Kauai, and Maui, at the Homeless Programs Office of the Department of Human Services, HHFDC, and on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc). The public notice also provides phone numbers for interested parties to call HHFDC staff and request a mailed copy of the draft AAP.

A summary of the public hearings and copies of publication affidavits are shown in the attached “**State of Hawaii Exhibit B.**”

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

Although no public testimony was received at public hearings, the need for more affordable housing, both rental and homeownership continues to exist.

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

N/A

#### **7. Summary**

N/A

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

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

Agency Role	Name	Department/Agency
Lead Agency	HAWAII	
HOPWA Administrator		Department of Human Services-BESSD
HOME Administrator	HAWAII	Dept of Business, Economic Development & Tourism
ESG Administrator		
	HAWAII	Dept of Business, Economic Development & Tourism

Table 1 – Responsible Agencies

### Narrative

HHFDC administers HUD's HOME and HTF programs and is the lead on the ConPlan for the State of Hawaii. HPO administers HUD's Housing Opportunities for Persons with AIDS program.

### Consolidated Plan Public Contact Information

Dean Minakami is the Executive Director of HHFDC and contact person for the ConPlan, HOME and HTF programs. His office number is (808) 587-0518 and email address is [dean.minakami@hawaii.gov](mailto:dean.minakami@hawaii.gov). Harold Brackeen, III, is the Administrator for the Homeless Programs Office of DHS-BESSD and contact person for the HOPWA program. His office number is (808) 586-7072 and email address is [hbrackeeniii@dhs.hawaii.gov](mailto:hbrackeeniii@dhs.hawaii.gov).

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

### 1. Introduction

HHFDC, DHS-BESSD, and the county housing agencies formed a core working group to coordinate the development and implementation of the ConPlan. The core group utilized the 2023 Homeless Point-in-Time Count Report, the 2019 Hawaii Housing Planning Study, and the 2020 Analysis of Impediments to Fair Housing Choice to aid in the development of the ConPlan and AAP.

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

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

HHFDC consulted with its network of organizations including HUD, DHS-BESSD, county housing agencies, state health and human services departments, and nonprofit entities involved with financing, developing and managing housing, and providing supportive services. DHS and the county housing agencies expanded the State's network by reaching out to stakeholders at the local level (e.g., nonprofit housing advocacy groups, shelter and service providers, and local government agencies).



The Hawaii Interagency Council on Homelessness (HICH) includes 27 members representing the 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. (See current HICH membership at: <http://homelessness.hawaii.gov/hich/>.) In 2022, the State Legislature passed Act 252 to establish the Statewide Office on Homelessness and Housing Solutions (SOHHS) to be headed by the Governor's Coordinator on Homelessness (GCH) that, among other duties, is responsible for providing administrative support to the HICH. The Governor appointed a new GCH in December 2023.

The HICH also works with a diverse group of stakeholders who are not formal members of the council. This group includes the Hawaii Department of Transportation, the Department of Land and Natural Resources, the State of Hawaii Judiciary, the American Civil Liberties Union, county police departments, acute care hospitals, federally qualified health centers, homeless service providers, advocacy organizations, a lived-experience council of homeless individuals, and animal-rescue organizations.

**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**

Bridging the Gap (BTG) is a consortium of stakeholders representing the counties of Hawaii, Kauai, and Maui tasked with carrying 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. The BTG website can be accessed through this direct link: <https://www.btghawaii.org/>.

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

As mentioned in a prior section, DHS formally declined its PY2024 ESG allocation in favor of funds being administered directly by another entity such as the neighbor island counties or the City. The receiving entity shall be responsible for working with its CoC to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

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

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 – Victims of Domestic Violence Services – Homelessness Services – Health	Services – Education Services – Employment Services – 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 Homeless Needs – Chronically Homeless Homeless Needs – Families with children Homeless Needs - Veterans	Homeless Needs – Unaccompanied youth Non-homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 non-profit entities involved with financing, development, and managing housing, and providing public services. DHS-BESSD and the county housing agencies augmented the state's network by outreaching to stakeholders at the local level (e.g., non-profit housing advocacy groups, shelter and service providers, local government agencies). 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 2023. 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 Hawaii Inter-agency Council on Homelessness (HICH) is an advisory body, modeled after the United States Interagency Council on Homelessness, that serves as a statewide homelessness planning and policy development entity with broad representation from State and County government and the community. The HICH is comprised of individuals who represent respective homeless providers, government, veteran, faith-based, and business sectors. 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 & 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.	

**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		

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

**Narrative**

N/A

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

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

In developing the PY2024 AAP, a series of virtual and in-person public hearings were held by each of the counties and HHFDC to solicit input on housing and homeless needs and priorities. Public hearing notices were published in regional newspapers and in the Honolulu Star-Advertiser (a newspaper of general circulation) in August, September, and October 2023 and virtual public hearings were held from August 2023 through October 2023. A summary of comments received at the hearings is shown in the attached "**State of Hawaii Exhibit B**" and in Table 4, below.

On March 8, 2024, HHFDC published a public notice to solicit comments on the draft PY2024 APP. The public notice and copies of the draft AAP are available for review at public libraries, the housing offices of the counties of Hawaii, Honolulu, Kauai, and Maui, HHFDC, and on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc). Interested parties may contact HHFDC staff to request a copy by mail. Public comments will be accepted through April 7, 2024.

**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 Meeting	Non-targeted/broad community	Virtual and in-person public hearings were attended by members of the public, nonprofits, government agencies, council representatives, and interested parties.	Although public testimony was not received, there is a continued need for affordable housing, both rental and for ownership.	N/A	
2	Newspaper Ad	Non-targeted/broad community	Public comments will be accepted through April 7, 2024.	Any comments received will be considered in the final PY2024 AAP.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

HHFDC and its neighbor island partners will use the PY2024 HOME allocation in the amount of approximately \$3,000,000 to promote decent, affordable housing, strengthen communities, and increase homeownership opportunities. HOME funds may be used toward: 1) the construction of new or rehabilitation of existing affordable rental and for-sale housing, 2) TBRA, 3) the development of transitional housing for the homeless, 4) affordable homeownership projects, 5) down payment/closing cost assistance and gap loans through county homebuyer loan programs, and 6) homebuyer education and counseling sessions. HOME program income may be used for HOME-eligible activities. In PY2024, the County of Kauai anticipates receiving approximately \$141,618, and the County of Hawaii anticipates receiving an estimated \$200,000 in program income. Both counties will determine eligible activities in their counties for program income funds to be utilized during future program years in which they receive allocations of regular HOME program funds. The County of Maui does not anticipate receiving program income during PY2024. However, any program income received in PY2024 by Maui County will be used in the county during a future program year in which it receives an allocation of regular HOME program funds.

HHFDC anticipates receiving an HTF allocation of approximately \$3,000,000 for PY2024. HHFDC will focus its HTF solely on rental housing activities for households with incomes at or below 30% of the Area Median Income (AMI). After retaining 5% of the PY2024 allocation for administration, HHFDC will allocate the balance to the County of Hawaii. In past years, HHFDC allocated half of the balance to the City and the remaining 50% was rotated between the neighbor island counties, on the same rotation as the HOME program. However, due to the City's past challenges with the administration of the program, HHFDC will award the entire PY2024 HTF balance to the County of Hawaii, which is scheduled to receive the neighbor island portion of the PY2024 allocation. This action is intended to provide the City with additional time to build the capacity needed to administer the HTF program, should it resume administration of HTF in future program years, and will continue to improve the overall performance of HHFDC's HTF program.

DHS-BESSD/HPO and its partners will strengthen communities through use of its PY2024 HOPWA allocation of approximately \$300,000 toward providing housing information and rent/deposit assistance services and support services, and to fund a portion of the market rental unit costs for homeless and homeless-at-risk persons with HIV/AIDS.

ESG RUSH funding from PY2023 has been awarded to subrecipient Catholic Charities Hawaii to provide the following Homelessness Prevention and Rapid Rehousing Program (HPRP) services: 1) Financial assistance: Eligible costs includes moving costs, rental assistance, security, and utility deposits; and 2) Case management and supportive services: Housing search and placement, sustainability supports, and linkages to other needed community services. Ka Mana O Na Helu has been awarded RUSH Homeless Information Management System (HMIS) funds to ensure each RUSH project is set up properly in the HMIS for accurate data collection and reporting; provide training on required ESG RUSH changes as applicable; and monitor/review HMIS data quality.

## 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	240,686	0	3,240,686	0	HOME funds may be used for the construction of new or rehabilitation of existing affordable rental and for-sale housing, for TBRA, for the development of transitional housing for the homeless, development funds for affordable homeownership projects using a self-help building method, provide down payment/ closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
HOPWA	public-federal	Perm. hsg. in facilities; Perm. hsg. Placement; Short term or trans. hsg. Facilities; STRMU; Supp. Svcs; TBRA	300,000	0	0	300,000	0	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.
HTF	public-federal	Acq; Admin and Planning; Homebuyer assistance; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership	3,000,000	0	0	3,000,000	0	HTF will be used for the development or preservation of affordable rental housing for extremely low-income households earning at or below 30% AMI.

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

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

HOME program funds may be used to support the development of affordable rental housing and affordable homeownership housing. Projects utilizing HOME funds have historically leveraged the funds to secure other state and federal funding such as the United States Department of Agriculture (USDA), Low-Income Housing Tax Credits, and State 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 accumulated more than \$40M in match as of 09/30/2022.

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% of the AMI or below. The State's Subgrantees have been combining their HTF funds with their HOME funds or provided other county resources toward projects that also leverage other state and federal funds, such as HHFDC's Low-Income Housing Tax Credit program or Rental Housing Revolving Funds. The HTF program has no match requirement.

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

N/A

#### **Discussion**

N/A

## 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-8 HOPWA Support Services	2020	2024	Non- Homeless SpN	Rural Counties	Services for Persons with HIV/AIDS; HIV/AIDS Housing Assistance; CES	HOPWA: \$63,000	Public service activities other than Low/Mod. Income Hsg. Benefit: 454 Persons Assisted
2	HP-9 HOPWA Financial Assistance	2020	2024	Non- Homeless SpN	Rural Counties	HIV/AIDS Housing Assistance	HOPWA: \$207,000	TBRA / Rapid Rehousing: 19 Households Assisted Homelessness Prevention: 10 Persons Assisted Other: 5 Other
3	HP-11 Adminis- tration	2020	2024	Homeless Non- Homeless SpN	Rural Counties Statewide	Services for Persons with HIV/AIDS; Trans. to Permanent Hsg; Rapid Re-hsg; Homelessness Prevention; HIV/AIDS Hsg Assist.; CES	HOPWA: \$30,000	Other: 0 Other
4	HR-1 Rental Hsg - New Construction / Rehab	2020	2024	Affordable Housing	Rural Counties	Rental Housing	HOME: \$2,334,611	Rental units constructed: 9 Household Housing Unit
5	HO-1 For Sale Hsg – New Construction / Rehab.	2020	2024	Affordable Housing	Rural Counties Statewide	Affordable Home- ownership Opportunities	HOME: \$450,000	Homeowner Housing Added: 3 Household Housing Units
6	HR-4 HTF Rental Hsg New Construc- tion/Acq/Reha b	2020	2024	Affordable Housing	Statewide	Rental Housing	HTF: \$2,700,000	Rental units constructed: 9 Household Housing Units
7	HA-1 Adminis- tration	2020	2024	Adminis- tration	Rural Counties Statewide	Planning and Administration	HOME: \$300,000 HTF: \$306,641	Other: 0 Other
8	HR-2 Tenant Based Rental Assistance	2020	2024	Affordable Housing	Rural Counties	Rental Housing	HOME: \$0	TBRA / Rapid Rehousing: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	HO-2 For Sale Hsg - Self Help Building Method	2020	2024	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit
10	HO-3 Homebuyer Financing	2020	2024	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	<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.
2	<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).
3	<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 program funds by service providers (HOPWA and ESG RUSH) and State Administrators (HOPWA).
4	<b>Goal Name</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Goal Description</b>	Rental housing for low-income households is a high priority need. HOME funds will be used with other rental housing development resources to increase the inventory of rentals for this target population.
5	<b>Goal Name</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Goal Description</b>	Affordable for-sale units are a high priority need. HOME funds may be used to construct new, affordable for-sale housing units.
6	<b>Goal Name</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Goal Description</b>	Rental housing for extremely low-income households is a high priority need. National Housing Trust Funds will be used with other resources to increase the inventory of affordable rentals for this target population.
7	<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.
8	<b>Goal Name</b>	HR-2 Tenant Based Rental Assistance
	<b>Goal Description</b>	Tenant Based Rental Assistance helps low- and very low-income households with rent, making housing more affordable for those who qualify.
9	<b>Goal Name</b>	HO-2 For Sale Housing - Self Help Building Method
	<b>Goal Description</b>	Affordable for-sale units are a high priority need. HOME funds may be used to construct new, or rehabilitate existing affordable for-sale housing units using a self-help building method.
10	<b>Goal Name</b>	HO-3 Homebuyer Financing
	<b>Goal Description</b>	HOME funds may be used to provide down payment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.

**Table 7 – Goal Descriptions**



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

### Introduction:

The State's HOME and HOPWA program funds are used primarily in the neighbor island counties of Hawaii, Kauai, and Maui to address the priority needs and objectives identified in the ConPlan. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose.

HHFDC annually rotates its HOME allocation between the three counties. The County of Hawaii will receive HOME funds for PY2024. 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. State Recipients do not allocate their HOME funds based on geographic areas; in general, HOME funds are allocated through a Request for Proposals or other application process which ranks and rates projects based on 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 its HOME funds, HHFDC may reallocate funds to the next State Recipient on the rotation schedule for an annual allocation of funds.

For PY2024, HHFDC anticipates the receipt of \$3,000,000 in HOME funds, which will be awarded to the County of Hawaii, in accordance with HHFDC's rotation schedule. The County of Hawaii's planned HOME funding allocation for PY2024 is shown in the attached "**HOME Exhibit A.**" DHS-BESSD's HPO receives annual formula allocations of the HOPWA grant and administers the program for the counties of Hawaii, Kauai, and Maui. In PY2024, the State anticipates receiving \$300,000 in HOPWA funds which will be utilized to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS.

HHFDC anticipates receiving \$3,000,000 in HTF funds, which may be used in all four counties to promote decent, affordable housing and strengthen communities through the production or preservation of affordable rental housing serving extremely low-income households. For PY2024, HHFDC has elected not to award HTF funds to the City. The County of Hawaii, which is scheduled to receive the neighbor island HTF allocation, will receive the City's portion of PY2024 HTF as well. The County of Hawaii's planned HTF funding allocation for PY2024 is shown in the attached "**HTF Exhibit B.**" Should the County of Hawaii be unable to identify an eligible HTF activity or complete tasks to meet the commitment requirements, HHFDC, in its sole discretion, shall seek alternate activities from the remaining Subgrantees. HHFDC may also seek alternate HTF activities from eligible recipients.

As previously mentioned, the HTF allocation amounts in this draft plan are estimated amounts that the State anticipates receiving in PY2024. Once the actual allocation amount is announced, the proposed activities' budgets will be proportionally increased or decreased from the estimated funding level to match the actual allocation amount.

### Funding Allocation Priorities

	HP-8 HOPWA Support Services (%)	HP-9 HOPWA Financial Assistance (%)	HP-11 Administration (%)	HR-1 Rental Housing - New Construction / Rehab (%)	HO-1 For Sale Housing - New Construction / Rehab. (%)	HR-4 HTF Rental Housing New Construction/Acq/Rehab (%)	HA-1 Administration (%)	HR-2 Tenant Based Rental Assistance (%)	HO-2 For Sale Housing - Self Help Building Method (%)	HO-3 Homebuyer Financing (%)	Total (%)
HOME	0	0	0	75	15	0	10	0	0	0	100
HOPWA	20	70	10	0	0	0	0	0	0	0	100
HTF	0	0	0	0	0	90	10	0	0	0	100

Table 8 – Funding Allocation Priorities

### Reason for Allocation Priorities

Although testimony was not received from attendees at the public hearings, there continues to be a 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% of the AMI or below. The PY2024 HOME program will fund affordable rental and/or for-sale units in the County of Hawaii serving families with incomes of 80% of the AMI or below. Alternate activities include TBRA, county homebuyer loan programs, and homebuyer education. HTF will be used in Hawaii County for the development or preservation of affordable rental units for extremely low-income households with incomes at 30% of the AMI or below.

One provider will serve as a centralized administrative agency to provide HOPWA-funded activities, such as TBRA; short-term rental, 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. The State will retain three percent (3%) of the grant for administration. Of the remainder, approximately seventy-three 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 percent (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 PY2024 HOME allocation will be distributed to the County of Hawaii, which anticipates use of its HOME funds for the development of affordable rental and homeownership units. In accordance with HHFDC's HTF Allocation Plan, the County of Hawaii is also scheduled to receive the neighbor island portion of PY2024 HTF funds. For PY2024, HHFDC has elected not to award HTF funds to the City, therefore, the County of Hawaii will receive these HTF funds as well, for the development of affordable rental units.

The State anticipates receiving \$300,000 in HOPWA funds for PY2024. 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 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 STRMU payments, 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:**

HHFDC administers the HOME and HTF programs, and DHS-BESSD/HPO administers the HOPWA program. Since the City receives its own allocation of HOME and HOPWA funds, HHFDC and HPO distribute the State's HOME, 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. 10% of the annual allocation is reserved for administrative costs, and 15% is set aside for CHDO activities. Under HHFDC's rotation, the County of Hawaii is scheduled to receive the PY2024 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% 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 and 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 reallocate funds to the next State Recipient on the rotation schedule for an annual allocation of funds.

HHFDC has distributed its HTF funds statewide to all four counties as Subgrantees. More than half of the state's population resides in the City and County of Honolulu, so HHFDC initially elected to annually award half of its allocation (after retention of five percent (5%) for allocation costs) to the City, and award the other half on a rotational basis between the neighbor island counties, on the same rotation as HHFDC's HOME funds. However, for PY2024, HHFDC has elected not to award HTF funds to the City, to allow the City time to increase its capacity, should it decide to resume administration of the HTF program and accept future year HTF funds. Since the County of Hawaii is scheduled to receive the neighbor island portion of the PY2024 HTF, HHFDC will award the entire PY2024 HTF allocation to the County of Hawaii less 5% retention for HHFDC administration. HHFDC will allow pre-award costs for planning activities and preparation of the HTF allocation plan of up to five percent (5%) of its allocation amount.

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 first seek alternate activities from the remaining Subgrantees and, finding none, from other eligible recipients.

## Distribution Methods

1	<b>State Program Name:</b>	Hawaii
	<b>Funding Sources:</b>	HOPWA HOME HTF
	<b>Describe the state program addressed by the Method of Distribution.</b>	<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 implemented an annual rotation of the full allocation to one neighbor island county. The County of Hawaii will receive the PY2024 HOME allocation, the County of Kauai will receive it in PY2025, and the County of Maui will receive it in PY2026. 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 initially distributed its HTF allocation to all four counties in the State of Hawaii: after retaining 5% for program administration, HHFDC allocated one-half of the balance to the City and the remaining one-half to a neighbor island county, on the same rotation as HHFDC's HOME funds. For PY2024, HHFDC has elected not to allocate HTF funds to the City, to allow the City time to increase its capacity to administer the HTF program. Since the County of Hawaii is scheduled to receive the neighbor island portion of the PY2024 HTF allocation, HHFDC has elected to award the entire PY2024 HTF allocation to the County of Hawaii.</p> <p>In 2020, the State's DHS/HPO issued a Request for Information (RFI) for its HOPWA program funds, soliciting providers to serve the Counties of Hawaii, Kauai, and Maui. The RFI was posted on the publicly accessible State Procurement Office (SPO) website. In accordance with the RFI, selected a service provider and is able to renew their agreements for four (4) additional consecutive one (1) year terms, for a period of performance period total of five (5) years. The RFI required HOPWA applicants to submit work plans that identify clear goals, objectives, and outcomes for the respective programs.</p>

<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. The County of Hawaii publishes a Public Notice of RFP prior to issuing the RFP for the HOME, HOME-ARP, and HTF funds via newspapers and Hawaii County's website. The County of Hawaii conducts public hearings to interested parties to provide program information and availability of funds. For PY2024 RFPs for HOME, HOME-ARP, and HTF were made available from September 1, 2023 through November 15, 2023. Applications accepted, are reviewed, and selected by the County for funding consideration, subject to the availability of funds. Applications are reviewed for eligibility and rated using the selection criteria. Each application must describe the eligible activity, in accordance with its applicable program funds requirements/regulations, and contain a certification by each eligible recipient that housing units assisted with will comply with its applicable program funding requirements. In addition, applicants must provide performance goals and benchmarks that the County will use to monitor efforts to meet the rental housing objectives.</p> <p>DHS/HPO administers HOPWA 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. Embedded in the RFI evaluation process is a number of performance criteria that aid the CoC in maximizing funding allocation. 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.</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>N/A</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>N/A</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Eligible applicants (provider agencies) submit their project information in strict accordance with the RFI requirements within the specified deadline. The Maui AIDS Foundation has been selected as the project sponsor and administrative lead for the counties of Hawaii, Maui, and Kauai to provide services and assistance to persons with HIV/AIDS.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HOME and HTF funds will be allocated by HOME State Recipients and HTF Subgrantees to eligible activities in all categories.</p> <p>HOPWA funds will be dispersed in the counties of Hawaii, Kauai, and Maui. Approximately 73% will be used for market rental unit costs for homeless and at-risk persons with HIV/AIDS, and roughly 20% 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.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<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.</p> <p>Limited, existing HOPWA awards are insufficient to meet demand. 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>

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<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.</p> <p>For the HOPWA program, outcome measures expected are based on the number of households who receive TBRA and Short-Term Rent Mortgage and Utility financial assistance to obtain and/or retain permanent housing; and the number of households receiving supportive services.</p>
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**Table 9 - Distribution Methods by State Program**

**Discussion:**

N/A

**AP-35 Projects – (Optional)**

**Introduction:**

HOME funds will provide decent, affordable housing and strengthen communities through the production and development of affordable rental housing, and affordable homeownership opportunities.

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 at 30% AMI or below.

As projects utilizing PY2024 HOME and HTF funds are selected, the County of Hawaii will fulfill its citizen participation requirements by issuing a Notice of Public Comment, which will offer detailed project information.

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	HOME 2024 - HHFDC Admin
2	HOME 2024 - State Recipient Admin
3	HOME 2024 - Rental Housing Development
4	HOME 2024 - CHDO
5	HOME - Kauai County Program Income Retainage
6	HOME 2024 - Tenant Based Rental Assistance (Alternate Activity)
7	HOME 2024 - Homeownership Housing Development (Alternate Activity)
8	HOME 2024 - Homebuyer Financing (Alternate Activity)
9	HTF 2024 - HHFDC Admin
10	HTF 2024 - State Recipient Admin
11	HTF 2024 - Rental Housing Development
12	HOPWA 2024 Hawaii DHS Admin
13	HOPWA 2024

**Table 10 – Project Information**

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

Since the City 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 priority needs and objectives identified in the State's ConPlan. The counties of Hawaii, Kauai, and Maui have assigned a high priority to housing for all types of households with incomes earning 80% of the AMI or below. 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.

In past years, HHFDC distributed its HTF funds to the three neighbor island counties and the City. The use of HTF funds were focused on affordable rental housing for extremely low-income families earning incomes at or below 30% of the AMI. After retention of administrative funds, HHFDC designated one-half of the annual HTF allocation for the City, where the greatest need existed and continues to exist for affordable rental housing. The other half was rotated between the counties of Hawaii, Kauai, and Maui, on the same rotation as the HOME funds. Since the City does not plan to resume administration of the HTF program in PY2024, the County of Hawaii will receive the entire allocation of HTF.

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) for Maui, Kauai, and Hawaii Counties. HOPWA funds were distributed equitably throughout the counties based on geographic need, unmet needs, and acuity levels of individuals/households.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	HOME 2024 - HHFDC Admin
	<b>Target Area</b>	Statewide
	<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 utilize HOME funds to administer and coordinate the State's HOME program to ensure effective and timely project implementation in accordance with all applicable HUD rules and regulations. For PY2024, HHFDC will retain 5% of the annual HOME allocation for its administration of the HOME program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	HHFDC, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813
	<b>Planned Activities</b>	Planning and Administration
2	<b>Project Name</b>	HOME 2024 - State Recipient Admin
	<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>	State Recipient will utilize HOME funds to administer its HOME allocation to ensure effective and timely activity/program implementation in accordance with all applicable regulations.
	<b>Target Date</b>	6/30/2025
	<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/or Maui (anticipate County of Hawaii for PY2024).
	<b>Planned Activities</b>	Planning and Administration
3	<b>Project Name</b>	HOME 2024 - Rental Housing Development
	<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: \$2,250,000
	<b>Description</b>	Develop approximately 9 HOME-assisted units with a 20-year affordability period in the counties of Hawaii, Kauai, and/or Maui (anticipate County of Hawaii for PY2024).
	<b>Target Date</b>	9/30/2033
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Activity will provide approximately 9 HOME-assisted affordable rental units to households earning 80% AMI or below.
	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui (anticipate County of Hawaii for PY2024).
	<b>Planned Activities</b>	Development of affordable rental housing.

4	<b>Project Name</b>	HOME 2024 - CHDO
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-1 Rental Housing - New Construction / Rehab HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method
	<b>Needs Addressed</b>	Rental Housing Affordable Homeownership Opportunities
	<b>Funding</b>	HOME: \$450,000
	<b>Description</b>	Development of affordable rental and/or homeownership housing to include, but not limited to, leasehold or fee simple ownership in the counties of Hawaii, Kauai, and/or Maui (anticipate County of Hawaii for PY2024).
	<b>Target Date</b>	9/30/2033
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three households earning 80% AMI or below will have affordable rental and/or homeownership opportunities from the development of three single-family homes.
	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui (anticipate County of Hawaii for PY2024).
	<b>Planned Activities</b>	Development of affordable rental and/or homeownership housing for leasehold or fee simple ownership.
5	<b>Project Name</b>	HOME - Kauai County Program Income Retainage
	<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>	\$0
	<b>Description</b>	The County of Kauai will retain its accumulated \$240,686 (from PY2022 and PY2023) in HOME Program Income until it is scheduled to receive its next HOME allocation in PY2025.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	County of Kauai
	<b>Planned Activities</b>	N/A
6	<b>Project Name</b>	HOME 2024 - Tenant Based Rental Assistance (Alternate Activity)
	<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>	\$0
	<b>Description</b>	A TBRA program could help low- and very low-income households with rent, making housing more affordable for those who qualify. Should a county select TBRA as an alternate activity, a description of the county's applicant policies and procedures will be provided.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If selected as an alternate activity, a TBRA program would provide rental assistance to qualifying low- and very low-income households.
	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui.
	<b>Planned Activities</b>	Alternate Activity - Tenant Based Rental Assistance

7	<b>Project Name</b>	HOME 2024 - Homeownership Housing Development (Alternate Activity)
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method
	<b>Needs Addressed</b>	Affordable Homeownership Opportunities
	<b>Funding</b>	\$0
	<b>Description</b>	If selected as an alternate activity, funds may be used to develop affordable homeownership units in the counties of Hawaii, Kauai, and/or Maui.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If selected as an alternate activity, funds may be used to develop affordable homeownerships units in the counties of Hawaii, Kauai and/or Maui for qualifying households earning below 80% AMI.
	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui.
	<b>Planned Activities</b>	Alternate activity - Development of affordable homeownership units in the counties of Hawaii, Kauai, and/or Maui.
8	<b>Project Name</b>	HOME 2024 - Homebuyer Financing (Alternate Activity)
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-3 Homebuyer Financing
	<b>Needs Addressed</b>	Affordable Homeownership Opportunities
	<b>Funding</b>	\$0
	<b>Description</b>	If selected as an alternate activity, HOME funds may be used to provide down payment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If selected as an alternate activity, an estimated number and type of families that will benefit from a Homebuyer Financing Program will be determined by the county utilizing the funds.
	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui.
	<b>Planned Activities</b>	Homebuyer activities may include: down payment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
9	<b>Project Name</b>	HTF 2024 - HHFDC Admin
	<b>Target Area</b>	Statewide
	<b>Goals Supported</b>	HP-11 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HTF: \$150,000
	<b>Description</b>	HHFDC will use PY2024 HTF to administer and coordinate the State's HTF program to ensure the production or preservation of affordable housing in accordance with HHFDC's HTF Allocation Plan and regulations provided in 24 CFR Part 93.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	HHFDC, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813
	<b>Planned Activities</b>	Planning and administration

10	<b>Project Name</b>	HTF 2024 - State Recipient Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HTF: \$150,000
	<b>Description</b>	State Recipient will use HTF to administer and coordinate the HTF program and ensure effective, timely project implementation in accordance with all applicable HUD rules and regulations.
	<b>Target Date</b>	6/30/2025
	<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/or Maui (anticipate County of Hawaii for PY2024).
	<b>Planned Activities</b>	Planning and administration
11	<b>Project Name</b>	HTF 2024 - Rental Housing Development
	<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: \$2,700,000
	<b>Description</b>	Develop approximately 9 HTF-assisted units with a 30-year affordability period in the counties of Hawaii, Kauai, and/or Maui (anticipate County of Hawaii for PY2024).
	<b>Target Date</b>	9/30/2033
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 9 HTF-assisted rental units will be provided for households earning 30% AMI or below.
12	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui (anticipate County of Hawaii for PY2024).
	<b>Planned Activities</b>	Development of affordable rental housing.
	<b>Project Name</b>	HOPWA 2024 Hawaii DHS Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-11 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOPWA: \$9,000
	<b>Description</b>	Funds will be utilized for administrative services by the Department of Human Services, Homeless Programs Office.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	State administrative activities will be undertaken at: Department of Human Services Benefit, Employment and Support Services Division, Homeless Programs Office 1010 Richards Street, Suite 312 Honolulu, Hawaii 96813
	<b>Planned Activities</b>	General management, oversight, and coordination HOPWA grant.

13	<b>Project Name</b>	HOPWA 2024
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-8 HOPWA Support Services HP-9 HOPWA Financial Assistance HP-11 Administration
	<b>Needs Addressed</b>	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance Coordinated Entry System
	<b>Funding</b>	HOPWA: \$291,000
	<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). Provide funds for sponsor agency Administration costs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Projected number of households to be served. Tenant based rental assistance: 19 Short term rent, mortgage and utility assistance: 10 Permanent Housing Placement Assistance: 5 Support Services: 34 with housing assistance; 420 without housing assistance;
	<b>Location Description</b>	HOPWA funds will be utilized to serve the Counties of Hawaii, Kauai and Maui. Maui AIDS Foundation will serve as the lead agency and project sponsor: 1935 Main St., Suite 101, Wailuku, HI 96793.
	<b>Planned Activities</b>	Activities planned under the PY24 HOPWA project include: Tenant-based rental assistance (TBRA): Provide funds to pay a portion of the market rental unit costs for homeless and at-risk persons with HIV/AIDS. Short term rent, mortgage and utility (STRMU): Provide short term financial assistance, paid on the participant's behalf as an intervention to help households maintain their current housing to prevent homelessness. Permanent housing placement services: Provide housing information and financial assistance, including security deposits which may be used to help eligible persons establish a new residence where ongoing occupancy is expected to continue. Supportive Services: Provide supportive services such as health care accessibility, transportation, housing information, with or without housing activities, to those living with HIV/AIDS. Other services include counseling and referrals for physical and mental health; assessment; drug and alcohol abuse treatment and counseling; personal assistance; nutritional services; intensive care, when required; and assistance in gaining access to local, State, and Federal government benefits and services. Health services shall only be provided to individuals with HIV/AIDS or related diseases. Administration: Project Sponsor will utilize administrative funds for overall program management, coordination, evaluation, 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.

## **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?**

No

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

N/A

## **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 and HOPWA funds will be distributed throughout the counties of Hawaii, Kauai, and Maui. HTF funds may 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 12 - Geographic Distribution**

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

The City receives its own allocation of HOME and HOPWA funds from HUD. HHFDC and DHS-BESSD have therefore elected to focus the State's HOME 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.

The Maui AIDS Foundation (MAF) is the HOPWA project sponsor/lead agency and will provide administrative management and accountability for the agencies which comprise the Neighbor Island HIV/AIDS Coalition (NIHAC) for Maui, Kauai, and Hawaii counties. HOPWA funds were distributed equitably throughout the counties based on geographic need, unmet needs, and acuity levels of individuals/households.

HHFDC's HTF program has served all four counties in the state, including the City where more than half of the state's population reside. In the past, 50% of HHFDC's annual allocation was awarded to the City and 50% was awarded to one of the neighbor island counties of Hawaii, Kauai, or Maui, on the same rotation as HHFDC's HOME program allocation. For PY2024, the City will not receive an HTF allocation and the County of Hawaii will receive an HTF allocation of approximately \$3,000,000.

## **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. Generally, 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 ConPlan 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% of the AMI are targeted for rentals and rental assistance; households with incomes from 80% to 140% of the 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.

During the 5-year ConPlan period (PY2020 - PY2024), funds will support the production or preservation of approximately 127 affordable, HOME-assisted rental units and 61 affordable HTF-assisted rental units. Another 145 households will be assisted with HOME TBRA, and approximately 35 households will receive affordable homeownership opportunities under the HOME program.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	21
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	21

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

### **Discussion:**

For PY2024, the County of Hawaii, as HHFDC's State Recipient of HOME and HTF funds, intends to use these funds toward the production of approximately 21 new rental and for-sale homeownership units.

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

### **Introduction:**

Demand for public housing remains high in Hawaii. As of July 1, 2022, HPHA's waitlist for federal public housing units totaled approximately 5,292. Of these, more than 84% were families with extremely low incomes at or below 30% of the AMI. More than 400 waitlisted families have children, while over 1,100 families were elderly and families with disabilities. Families on HPHA's waitlist for Section 8 as of July 1, 2022 totaled more than 6,276; of these, families with extremely low incomes totaled 5,587. More support and assistance are clearly needed for this segment of the population.

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

Through a Request For Qualifications process, HPHA selected Highridge Costa Development Company to redevelop a portion of its federal public housing portfolio. Nine project sites were identified, which HPHA plans to transform into mixed-income, mixed-use communities. Called the Ka Lei Momi Project (Project), it proposes to deliver 10,000 housing units, with a one-for-one replacement of all existing public housing units. This Project is expected to be completed in multiple phases over the next 10 years, depending on external factors.

HPHA is prioritizing the redevelopment of Mayor Wright Homes (MWH). MWH will provide 2,448 units ranging from studios to five-bedroom residences. Over half of these rental units will be made available to residents with maximum incomes between 30% to 80% of the AMI, and the remaining units will be made available to residents earning between 80% and 100% of the AMI. MWH will also include 253 leasehold for-sale condominium residences available to individuals and families earning maximum incomes between 60% and 140% of the AMI. Each building will have indoor and outdoor amenities such as community rooms and barbeque areas.

The Kapaa Homes project will redevelop the existing outdated complex and will offer 124 affordable rentals for residents earning maximum incomes between 30% and 60% of the AMI.



HPHA also plans to redevelop the Kuhio Park Terrace Low-Rise and Kuhio Homes properties into mixed-income housing. These projects will deliver 650 dwelling units in eight new buildings and will be completed in three phases. The revitalization will offer new off-street parking spaces, bicycle parking, community gathering areas, community gardens, landscaping, play areas, a multi-modal fitness loop, and a few amenity buildings.

**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 Plan 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:**

N/A

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

### Introduction

Although DHS formally declined its PY2024 ESG allocation in favor of the neighbor island counties managing the funds directly, it continues to provide a continuum of services through its programs that serve various populations. DHS-HPO's core services, including Outreach, Shelter, Rapid Re-housing, and Prevention, are integral to ending homelessness.

Additionally, the Office on Homelessness and Housing Solutions (OHHS) has developed priorities to reduce chronic homelessness and provide housing solutions for the disadvantaged, as follows:

- 1) Expand Housing Inventory for Houseless Individuals Using Every Tool
  - Increase housing vouchers available, acquire properties and convert them to deeply affordable space, and construct new deeply affordable housing.
  - Help reduce the costs and expedite review/approvals for projects that will quickly house unhoused folks, e.g., using the Governor's Homeless Emergency Proclamation.
- 2) Test New Solutions to Long-Term Affordable Communities (Including Non-Traditional Housing)
  - Create Kauhale\* – low-cost, low-footprint, "village" housing where people support each other's healing and growth as a community.
  - Partner with community groups, nonprofits, faith-based organizations, private landowners, and Counties to create homes for those experiencing homelessness in less traditional ways
- 3) Create More Space for those with Mental or Behavioral Health Needs
  - Expand both clinical and community-based facilities for behavioral and mental health healing.
  - Improve processes for getting people into treatment when they are unable to care for themselves.
- 4) Clear the Obstacles Along the Pathway from Street to Home
  - Resource service providers to cover the true cost of services, reducing turnover and understaffing issues.
  - Ensure the Coordinated Entry System (CES) supports timely, equitable, and sustainable placements into housing.
  - Enable new paths to housing for those that don't fit into existing criteria and prioritization.
- 5) Call Everyone Back to Community and Aloha
  - NIMBYism perpetuates homelessness, and we need every community to be part of the solution by finding space for unhoused neighbors.
  - Include people with lived expertise in our community conversations and decisions, for they often know the gaps in our systems and what works best.

\*More information at: KAUAHALE INITIATIVE <https://homelessness.hawaii.gov/kauhale/>

## **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 Homeless Outreach Program covers 100% of BTG's geography (Kauai, Hawaii, and Maui) in alignment with established PIT regions. Partnerships with a broad range of organizations help the CES to reach individuals and families least likely to apply for homeless assistance. BTG providers frequently partner with licensed medical and mental health professionals to diagnose disabilities or treat wounds. Legal services obtained through the Outreach program assist with procuring documents needed to transition individuals and families into permanent housing.

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

Emergency and Transitional shelters throughout the state provide a secure environment for individuals and families to stabilize their lives, address needs, and strengthen their economic situations. These facilities provide homeless clients with a broad spectrum of services or referral to services, 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.

### **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 Rapid Re-Housing (RRH) Program has two main components: RRH which targets homeless households and Homeless Prevention (HP) which provides financial assistance and support services for those imminently at risk of losing their home. RRH providers focus on permanent housing placement by utilizing the Housing First (HF) approach, in which individuals and families experiencing homelessness are quickly connected with permanent housing without preconditions and barriers to entry.

BTG aligns with State and Federal requirements by using RRH resources to help households obtain housing quickly, increase self-sufficiency, and remain housed. BTG employs essential activities to achieve these goals including landlord recruitment, rental/financial assistance, housing stabilization services, connections with community resources, and acquisition of underutilized properties for housing conversion. BTG also recognizes that increasing housing inventory for those transitioning out of homelessness is critical.

ESG RUSH funds will be utilized to assist households experiencing homelessness or housing instability in certain areas impacted by the Maui wildfires. The program provides time-limited housing support, financial assistance, and stabilization services, including:

- Rental Assistance: rental assistance and rental arrears
- Financial assistance: rental application fees, security and utility deposits, utility payments, last month's rent, housing re-location costs (i.e., moving truck rental, hiring a moving company, up to three months of storage fees, etc.)
- Services: housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair

**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**

In June 2023, a demonstration project called Palama Ola Kauhale was launched to provide respite for discharged patients who needed additional time and space to recuperate and fully recover. Space was provided for 10 people at a time, along with health and social services, community-building activities, a bathroom and shower trailer (also accessible to the public), and an office space for 24-7 staffing and security. The target level of care included checking vitals, assistance with medication, and help getting in and out of bed, if needed. The estimated duration of this temporary kauhale was six months from opening. The initial location has since been closed, however, the Palama units have been relocated to another urban Honolulu site. Lessons learned from this successful pilot project will inform and direct future efforts for kauhale models with wrap-around services. Thirteen more kauhale are planned across the state: two on Hawaii island, including one focused on homeless substance abuse issues; two on Maui, one on Molokai, and six on Oahu.

## Discussion

N/A

## 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	10
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	29

## 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. Housing supply is constrained, 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, and 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 transportation costs, 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 indirectly 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 certain counties) 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 near high quality public transit.

**Resource strategies:** Continue to make government land and financing resources (e.g., Rental Housing Revolving Fund, Low-Income Housing Tax Credits) available for affordable housing developments.

Explore alternative financing sources including Transit Oriented Affordable Housing (TOAH) funds which is a public-private financing resource funded by government, philanthropic and financial entities for the development of affordable housing and community facilities near transit lines. 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:**

N/A

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

#### **Introduction:**

As a condition to receiving HUD Community Planning & Development funds such as HOME, HTF or HOPWA, 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 analyzes existing conditions affecting Fair Housing, identifies impediments to fair housing, and proposes an agency action plan outlining steps to reduce the impediments. Generally, HHFDC has updated its AI every five years to coincide with the ConPlan.

In 2019, HHFDC and its housing partners HPHA (Lead), DHHL, DHS-BESSD, and the housing agencies of all four counties) pooled their resources and contracted with the University of Hawaii (UH) to conduct an AI that focused on each agency's internal policies and procedures that could impede efforts to affirmatively further fair housing and identified 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 recommended that HHFDC's policies and procedures be updated to reflect current fair housing requirements, and that the updated policies and procedures be disseminated to the staff and public.

through its programs. The AI encouraged the continuance of providing fair housing education for landlords, tenants, agencies, and the public, and finally, recommended that HHFDC documents its efforts to overcome patterns of segregation in favor of integrated and balanced areas of living and opportunity. 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:

1. advocate for increases in State funding to support the development of affordable housing;
2. work with State Recipients and Subgrantees to improve the administration of the HOME and HTF programs;
3. leverage federal resources such as HOME, HTF and HOPWA funds to provide low-cost rental units for target populations; and
4. 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 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**

The counties of Hawaii, Kauai, and Maui continue to ensure that projects receiving federal funds adhere to lead-based paint (LBP) requirements under Title 24 Code of Federal Regulations, Part 35. In addition to requiring LBP visual assessments on dwellings built before 1978, each county housing agency provides landlords and participants under various programs with educational materials on LBP hazards.

Most of HPHA's family projects have been tested and either encapsulated or abated. When improvements are made to a project, HPHA submits updated LBP test results (completed within the last two years) to the Hawaii Department of Health. Therefore, when making improvements to a project, HPHA will include LBP testing as part of the scope and abate/encapsulate as required, or assume that

LBP is present 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 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 provides 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 in reducing 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's ConPlan, 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. The HICH is utilizing this approach toward ending homelessness, 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 DOH and DHS will provide resources either directly to clients or through nonprofit health and service providers to support low- and moderate-income households.

### **Discussion:**

N/A



## 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, 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 HOME funds expended for a project from the net proceeds of the sale of a HOME-assisted property if the program recipient fails to comply with the terms of its agreement with the County, refuses to accept conditions imposed by the County, HHFDC, or HUD, sells or otherwise transfers the property in violation of terms of the agreement during the affordability period, or if the program recipient ceases to use the property as per the terms of its agreement. Net proceeds are defined as the sales price, minus superior loan repayments (other than HOME funds) and any closing costs. Under no circumstances can the PJ capture more than is available from the net proceeds of the sales.

The **County of Kauai** 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 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 25% of the increase in appraised value. To ensure that housing under the resale provision remains affordable, the County has defined the reasonable range of low-income homebuyers targeted for subsequent purchase as those with incomes between 70 and 80 percent of the AMI.

The **County of Maui** requires recapture of the total amount of the HOME investment if the HOME-assisted unit is sold, conveyed, or transferred during the affordability period in violation of the HOME agreement provisions less the HOME investment amount prorated for the length of time the

homeowner owned and occupied the unit. The homeowner may recover their down payment and capital improvements made since purchase before the Direct Subsidy is recaptured. The County's recapture provision allows for the assumption of HOME recapture obligations by a subsequent homebuyer, provided the subsequent homebuyer is HOME eligible and no additional HOME assistance is provided to the subsequent homebuyer. If the subsequent homebuyer does not assume the HOME recapture obligations, the current 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 to meet the HOME affordability requirements for homeownership housing units and. State Recipients must repay HOME funds to HHFDC if affordability requirements are not met. State Recipients must require program recipients to maintain all affordability requirements through the execution of deed restrictions and lien recordation 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.
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).  
N/A
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).  
N/A
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).  
N/A

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

1. Include written standards for providing ESG assistance (may include as attachment)  
N/A
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.  
N/A
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).  
  
N/A

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.

N/A

5. Describe performance standards for evaluating ESG.

N/A

**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 PY2024 HTF Allocation Plan (page 1, section II. Distribution of Funds), 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".

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".

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".

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".

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".

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".

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".

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".

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".

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".

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".

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.

Yes

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.

See attached Exhibit "**HTF Exhibit A**," pages 6-7.

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; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

See attached Exhibit "**HTF Exhibit A**," starting at page 7.

**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".

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".

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.

N/A

**11. 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."

N/A

#### **Discussion:**

DHS-BESSD, Homeless Programs Office, administers the HOPWA program. Project sponsors are selected through a competitive Request for Information (RFI) process. The RFI is issued under the provisions of Chapter 103F, HRS, and its Administrative Rules.

# **STATE OF HAWAII**

## **EXHIBIT A**

### **Evaluation of Past Performance – HUD's Annual Community Assessment and Governor's Response**

Referenced in

**AP-05 – Executive Summary**

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OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT  
9CD-23440c

**U.S. Department of Housing and Urban Development**

Honolulu Field Office – Region IX  
1003 Bishop Street, Suite 2100  
Honolulu, Hawaii 96813-4918  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

November 29, 2023

The Honorable Josh Green  
Governor, State of Hawaii  
State Capitol  
Executive Chambers  
Honolulu, HI 96813

Dear Governor Green:

**SUBJECT: Annual Community Assessment Report  
Program Year 2022**

This letter is to convey the U.S. Department of Housing and Housing Development's (HUD's) assessment of the State of Hawaii's (State's) performance in Program Year 2022, from July 1, 2022 to June 30, 2023. 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 (ACA) Report reflects HUD's assessment of the State's implementation of its CPD programs and identifies areas missing data requiring the State to correct its Consolidated Annual Performance and Evaluation Report (CAPER) reporting deficiencies and general areas for improving performance. The State will have 30 days from the date of this letter to correct the CAPER deficiencies and comment on the report. Should the State not wish to comment or fail to comment within the above 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 would like to thank the State's CPD staff for their continued commitment to the CPD programs. The State's commitment to the program objectives has resulted in achieving many of the CPD programs' goals and ensuring that low- and moderate-income persons have an opportunity to succeed. HUD will continue to support the State's staff, provide opportunities for training, technical assistance and looks forward to a continued partnership with the State. If you have any questions or need assistance, please contact Stephanie Kaimana On, Senior CPD

Representative, at (808) 457-4680 or [stephanie.w.kaimanaon@hud.gov](mailto:stephanie.w.kaimanaon@hud.gov). If responding in writing to this letter, please provide your response as a PDF document to [CPDHonolulu@hud.gov](mailto:CPDHonolulu@hud.gov).

Sincerely,



Mark A. Chandler  
Director  
Office of Community Planning  
and Development

Enclosure

cc:

HHFDC Executive Director (w/enclosure)

Department of Human Services Director (w/enclosure)

9CES: Madaraka (w/enclosure)

File: 9CD Official Files, State of Hawaii

## ANNUAL COMMUNITY ASSESSMENT REPORT

### State of Hawaii

**2022 Program Year: July 1, 2022 to June 30, 2023**

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

Stephanie Kaimana On  
Senior Community Planning and  
Development Representative  
HUD Honolulu Field Office  
1003 Bishop Street, Suite 2100  
Honolulu, HI 96813  
(808) 457-4680

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

Mr. Dean Minakami  
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 complies 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 (PY) 2022 performance.

In assessing the State's performance, HUD relied primarily on the State's 2022 Consolidated Annual Performance and Evaluation Report (CAPER), reports from HUD's Integrated Disbursement and Information System (IDIS), technical assistance provided, on-site and remote monitoring, and communications with the State's federal programs staff. HUD's ACA report summarizes the State's accomplishments, provides areas for improvement, recommendations for the coming year, and actions the State needs to take regarding its CAPER. For this period, HUD determined that the State generally met the intent of its HUD Community Planning and Development (CPD) programs, which consist of 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.

### **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. HUD's review of the State's performance and HUD's recommendations are provided in the following sections of the report.

Based on the State's accomplishments through the HOME, HTF, ESG, and HOPWA Programs, the State has demonstrated it can carry out various housing and community development programs effectively. However, the State has had issues with timely expending its HOME, HTF and ESG program funds as follows:

- During the program year, the State requested a one-year extension for Hawaii County's Koloko Heights rental housing project, to meet the requirement to complete the project within four years of HOME fund commitment. In addition, the State requested a one-year extension to meet the 2018 Housing Trust Fund (HTF) expenditure deadline.
- The State did not meet the expenditure deadlines for its PY 2020 and PY 2021 ESG allocations. The State requested and was granted extensions to expend remaining balances for both program years.

## **CPD Programs**

### **HOME**

In PY 2022, the State received \$3,000,039 in HOME funds. Based on the State's rotational allocation between the Counties of Hawaii, Kauai, and Maui, the County of Hawaii received the HOME allocation in PY 2022. The State retained 5% from the PY 2022 allocation for the general administration of the HOME program.

The State and state recipients of HOME funds made progress towards housing goals despite challenges, such as the limited number of Community Housing Development Organizations (CHDOs) statewide, dealing with a complex and prolonged development process for the HOME activities, and new or inexperienced staff who administer the HOME program. In PY 2022, the state recipients of the Counties of Maui, Hawaii, and Kauai received technical assistance and training on the HOME and HTF programs, from a combination of contractor, State, and HUD assistance.

During PY 2022, the State reported receiving \$237,445 in program income. The State also contributed \$4,775,137 of HOME matching funds during PY 2022 and will carry over an excess match balance of \$40,696,903 to the next program year. In PY 2022, the State had the following HOME accomplishments:

- Kauai County – Tenant Based Rental Assistance (TBRA) program served 35 households.
- Maui County – TBRA program served 67 households.

- Maui County completed construction of the Kaiaulu O Halelea 64, Phase IA project; however, IDIS activity completion was pending at the end of the program year so HOME units for this project will be reported in the PY 2023 CAPER.

The following HOME projects are underway:

- Hawaii County: Hale Na Koa O Hanakahi Senior/Veterans project in Hilo; Habitat for Humanity's Puna Self-Help Housing affordable homeownership project in Puna; and Kaloko Heights Affordable Rentals in Kailua-Kona.

Note: During the program year, the State requested a one-year extension for Hawaii County's Koloko Heights rental housing project, to meet the requirement to complete the project within four years of HOME fund commitment. In addition, the State requested a one-year extension to meet the 2018 Housing Trust Fund (HTF) expenditure deadline. Hawaii County cited complications due to COVID-19 and delays with permitting and environmental approvals, which have since been resolved. The HOME and HTF extension requests are currently under review by HUD Headquarters.

- Maui County: Kaiaulu O Halelea 56, Phase IB in Kihei; and
- Kauai County: Lima Ola, Phase I Multi-Family Affordable Housing Project in `Ele`ele.
- Kauai County set aside \$450,000 to conduct site improvements for the construction of three affordable single-family residences in Wailua. Results from this activity will be reported in a future CAPER.

During the program year, HUD conducted a remote monitoring and issued a finding on the State's non-compliance with Davis-Bacon and Related Acts (DBRA) requirements for Maui County's Kaiaulu O Halelea rental housing project. Due to the developer agreements for Phases 1A and 1B being executed within three months apart and both phases being constructed concurrently, it was determined that both phases should have been assessed as one contract for DBRA purposes; therefore, triggering DBRA requirements for Kaiaulu O Halelea, as a HOME-assisted project with 12 or more units. HUD is providing technical assistance, and the State is in the process of implementing corrective actions to resolve issues found.

### **Housing Trust Fund**

In PY 2022, the State received \$3,744,423 in HTF funds. As with the HOME Program, the distribution of HTF funds is on a rotational basis among the Counties of Hawaii, Kauai, and Maui, with Kauai County receiving the PY 2022 allocation. Kauai County identified and committed HTF funds to the Lima Ola Phase I, Multi-Family Affordable Housing Development project in Koloa. The State retained 5% of the funds for program administration. Due to concerns with the City and County of Honolulu's (City's) past HTF performance and to improve the overall performance of the program, the State has not allocated HTF funds to the City since PY 2020. The State will evaluate the City for future HTF allocations.

No HTF projects were completed during the program year. The following HTF projects are underway:

- Maui County: Kaiaulu O Halelea 64 Project in Kihei is expected to produce 64 units, with seven HTF-assisted units;
- Maui County: Kaiaulu O Halelea 56, Phase IB in Kihei is expected to produce 56 units, with seven HTF-assisted units;
- Hawaii County: Kaloko Heights Affordable Housing project is expected to produce 100 units, with six HTF-assisted units; and
- Hawaii County: Hale Na Koa O Hanakahi Senior/Veterans project in Hilo is underway.
- Maui County completed construction of the Kaiaulu O Halelea 64, Phase IA project; however, IDIS activity completion was pending at the end of the program year so HOME units for this project will be reported in the PY2023 CAPER.

### **ESG and Continuum of Care**

In Program Year 2022, the State received \$452,605 ESG and had a balance of ESG-CV funds to support several homeless shelters and providers during the program year. The State has expended \$9,336,216 of its \$9,404,068 in ESG-CV funds and matched the ESG Program with State resources. The ESG-CV expenditure deadline for project costs was September 30, 2023, with a draw deadline of April 30, 2024. The ESG-CV expenditure deadline for HMIS and administrative costs is December 31, 2023, with a draw deadline of July 31, 2024. The State should make efforts to draw the remaining \$67,852 in ESG-CV funds by these deadlines.

During PY 2022 the State used its ESG and ESG-CV funds supporting homeless shelter operations, essential services, homeless prevention, and rapid rehousing. The State reported assisting 477 persons with emergency shelter, 217 persons with emergency shelter for victims of domestic violence, and 63 persons with rapid re-housing assistance. A total of 442 homeless individuals obtained permanent housing, while 16 persons retained their current housing situation through ESG homelessness prevention assistance. HUD notes the State failed to expend its ESG PY 2020 and 2021 ESG funds within 24 months of grant award. The State requested and was granted extensions to expend remaining balances for both program years.

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 Continuum of Care (CoC) entity that 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.

On January 23, 2023, BTG conducted the 2023 Neighbor Islands' Point-In-Time (PIT) Count of unsheltered and sheltered persons experiencing homelessness in the counties of Hawaii,

Kauai and Maui. Results for the count saw an increase in sheltered homelessness from 628 individuals/family individuals in 2022 to 653 in 2023. The unsheltered count resulted in an increase from 1,394 in 2022 to 1,542 in 2023.

During the program year, BTG continued working with service providers on the neighbor islands to participate in the Coordinated Entry System (CES). The CES has been maintained in each county to organize and prioritize available housing resources and to match resources with the most vulnerable households in the community. Ka Mana O Na Helu, BTG's Homeless Management Information System (HMIS) Lead and Collaborative Applicant, also worked on expanding BTG's governance and CES policies and tracking System Performance Measures. Performance dashboards were expanded to track program outcomes, such as permanent housing exit rates, system inflow/outflow, and annual outcomes related to the PIT Count.

HUD wishes the State and BTG continued success in implementing actions to end homelessness.

### **HOPWA**

The State received \$282,828 in PY 2022 HOPWA funding and distributes its HOPWA allocation to the Neighbor Island Housing Program (NIHP), a cooperative effort between Maui AIDS Foundation (MAF), the Hawaii Island HIV/AIDS Foundation (HIHAF), and Malama Pono Health Services (MP) on Kauai. The primary focus of the cooperative is to increase the housing stability for people living with HIV/AIDS with a focus on funding rental assistance; supportive services, 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.

The State received \$39,007 in HOPWA-CV funds, as authorized by the CARES Act. The supplemental funds provided under the CARES Act was used by HOPWA grantees as additional funding to maintain operations and for rental assistance, supportive services, and other necessary actions, to prevent, prepare for, and respond to coronavirus. All HOPWA-CV funds were expended last program year and grant closeout was completed in Program Year 2022. HUD congratulates the State for the timely expenditure of HOPWA-CV funds.

In PY 2022, the State achieved the following accomplishments with HOPWA funds:

- Provided Tenant Based Rental Assistance (TBRA) to 23 individuals and their families, surpassing the goal of 19;
- Assisted 11 persons and their families with STRMU assistance to stay in their current housing situations, exceeding the goal of 10; and
- Assisted 492 people with supportive services.

## **Community Empowerment**

The State provided opportunities for citizen participation during the development of the CAPER. A Notice of Public Comment (Notice) was published in the Honolulu Star Advertiser newspaper. The Notice and draft CAPER were also posted on the Hawaii Housing Finance and Development Corporation's website. 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. However, the State requested an extension to the four-year completion deadline for one HOME-assisted project. In addition, the State did not meet the 2018 HTF expenditure deadline and requested a one-year extension. The State also did not meet the expenditure deadlines for its PY 2020 and PY 2021 ESG allocations and requested extensions to expend remaining balances for both program years. The State is timely with the expenditure of HOPWA funds. HUD encourages the State to continue its efforts to ensure future CPD funding will not be compromised.

## **Fair Housing & Equal Opportunity**

The State's CAPER was reviewed by the HUD Honolulu Office of Fair Housing and Equal Opportunity (FHEO). The report was found acceptable, and the following is FHEO's analysis:

1. The CAPER states that the Hawaii Public Housing Authority (HPHA) continues to address Americans with Disabilities Act (ADA) issues by carrying out its multi-phase strategy. The HPHA Needs Assessment and DRAFT Title II Transition Plan can be found at <http://www.hpha.hawaii.gov/housingplans/index.htm>.
2. The HPHA reported that it "will adhere to the three (3) year Voluntary Compliance Agreement (VCA) executed with HUD's Office of Fair Housing and Equal Opportunity for the purposes of:
  - Executing the HPHA's Accessibility Surveys
  - Executing the Needs Assessments
  - Executing the Self-Evaluations
  - Executing and completing the Transition Plans
  - Continue to engage in meaningful discussions with applicants and tenants with disabilities, advocacy groups and HUD during the implementation phase.
  - Pursue the HPHA's goal to exceed the minimum 5% ADA and 2% sensory (vision and hearing-impaired) requirement for accessible units, striving to meet the census data indication of need for this area of 6.8% mobility and 4.1% sensory units."



3. The “Transition Plan was approved by the HPHA Board of Directors in October of 2019, and a public hearing was held in December (2019); on-site staff training re: ADA-compliance was held for all of HPHA and privately managed staff, and we continue to work with consultant EMG to finalize HPHA’s Section 504 Transition Plans.”
4. The HPHA indicated that it “contracted” with EMG to address barriers to accessibility at HPHA properties.
5. Site assessments for mobility and visual/hearing accessibility were completed at all HPHA properties, management offices and administrative offices and a Needs Assessment Report was created and a (final) Transition Plan and the HPHA promised to submit it to HUD at the end of 2022” but was never submitted it (last update submitted February 2022).
6. The VCA was executed in July 2018. Consequently, **FHEO requests that the State (Office of the Governor) provide an update** on recent actions that the State through the HPHA is taking to finalize compliance with the VCA. Please be advised the State and HPHA need to finalize its Transition Plans as expeditiously as possible since the State/HPHA’s VCA completion is long overdue.

As a result of the above **the State is not fulfilling its responsibility to overcome impediments to fair housing choice** and the State and HPHA are in jeopardy of being found in violation of the VCA, which expired in July 2021. Should the State have any questions or comments on FHEO’s analysis please contact Mr. Jelani Madaraka, Branch Chief, at [jelani.m.madaraka@hud.gov](mailto:jelani.m.madaraka@hud.gov).

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

HUD’s review of the State’s CAPER revealed several areas missing data requiring the State’s action to correct its CAPER weaknesses, general areas for the State to improve performance and other areas of recommendations as noted below.

#### **CPD Program Timeliness**

- The State needs to continue to monitor its ongoing HOME, HTF, ESG, HOPWA, and CoC programs to ensure timely implementation and expenditures.
- While the 24-month commitment deadline for HOME funds is currently suspended, HUD expects each Participating Jurisdiction (PJ) to monitor its commitment and expenditure rates to ensure the timely use of HOME program funds. The State should monitor whether or not HUD continues to suspend the 24-month HOME commitment requirement or resumes it in future program years.
- The 24-month commitment deadline for HTF funds is still in place. The State should therefore ensure that projects are timely in meeting the requirements for committing HOME and HTF funds. The State should regularly evaluate uncommitted HOME and HTF

funds, to ensure that the community is assisted with available resources.

- Timely expenditure of ESG funds continues to be an issue for the last several program years and ESG-CV funds were recaptured by HUD during PY 2021, due to the State's failure to meet the 50% expenditure deadline. The State should work with its subrecipients to ensure that ESG funds are expended within the 24-month expenditure deadline.

#### **Affordable Housing (CR-20)**

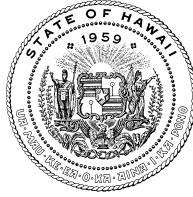
- Provide a summary of the efforts to address “worst case needs” and progress in meeting the needs of persons with disabilities. Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disabilities do not include beds in nursing homes or other service-centered facilities.

#### **HTF Grantees/Subgrantee (CR-56)**

- Provide information on whether or not the State or State Recipients received and addressed any emergency transfers requested under 24 CFR 5.2005(e) and 24 CFR 92.359, pertaining to victims of domestic violence, dating violence, sexual assault, or stalking, including data on the outcomes of such requests.

#### **Conclusion**

Overall, the State is addressing community needs by implementing a Consolidated Plan with a vision for the future through its Action Plan. HUD encourages the State to continue supporting various housing and community development programs and wants to recognize the HHFDC and DHS-BESSD-HPO staff for their dedication to the CPD programs.



EXECUTIVE CHAMBERS  
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA

December 27, 2023

Mr. Mark A. Chandler  
Director, Office of Community Planning and Development  
Honolulu Field Office – Region IX  
U.S. Department of Housing and Urban Development  
1003 Bishop Street, Suite 2100  
Honolulu, Hawai'i 96813

RE: Annual Community Assessment Report for Program Year 2022

Aloha Mr. Chandler:

This letter provides comments on your Annual Community Assessment Report dated November 29, 2023, which determined that the State of Hawai'i (the State) is generally meeting the intent of the United States Department of Housing and Urban Development's (HUD) Community Planning and Development (CPD) programs.

I am pleased that the Hawai'i Housing Finance and Development Corporation (HHFDC) and Department of Human Services (DHS) have been successfully leveraging the funds made available through HUD's CPD programs to address the needs of low-, very low-, and extremely low-income households in our community.

In the report, it was noted that HUD conducted a remote monitoring and that a finding of noncompliance with Davis-Bacon and Related Acts (DBRA) was issued. The finding is specific to the Maui County Kaiāulu O Halele'a Project. HHFDC indicated the corrective actions being taken to resolve the finding in its response letter to HUD dated September 15, 2023, and provided an update to HUD in its letter dated November 8, 2023. With technical assistance from HUD, HHFDC is committed to implementing necessary corrective actions to ensure compliance with program requirements.

The report also noted issues with the timely expenditure of HOME Investment Partnerships (HOME) and Housing Trust Fund (HTF) funds. This finding is specific to the Hawai'i County Kaloko Heights Affordable Housing Project. As mentioned in the report, HHFDC requested a one-year extension to the HOME completion deadline and an extension to the HTF

Mr. Mark A. Chandler  
December 27, 2023  
Page Two of Two

expenditure deadline for the project, and HUD headquarters is reviewing the report. HHFDC looks forward to HUD headquarters' decision.

The Program Year 2022 report noted challenges with the timely expenditure of Emergency Solutions Grant – CARES Act (ESG-CV) Program funds. In response to this matter, DHS has confirmed with Ka Mana 'O Na Helu (KMNH), the sub-recipient of the ESG-CV funds, that the remaining balance for the Homeless Management Information System (HMIS) and administrative costs will be spent by the December 31, 2023 expenditure deadline and invoiced prior to the July 31, 2024 draw deadline.

The Hawai'i Public Housing Authority (HPHA) is working to finalize its ADA Title II Transition Plan; however, due to the COVID-19 pandemic and subsequent increases in construction costs, the estimated costs for its barrier removal strategy section needs to be updated. Once the estimated costs have been updated, HPHA will bring it to its Board of Directors to approve the Final Transition Plan. HPHA anticipates its completion shortly. HPHA has been making progress towards its goals of converting its public housing inventory to include 6.8% mobility and 4.1% sensory units, despite the insufficient funding budgeted to HPHA to make accessibility improvements at various projects. As of June 30, 2023, out of a total of 5,595 units, 380 units or 6.79% were accessible for mobility and 195 units or 3.49% were accessible for the sensory impaired. With another 12 units for mobility and 16 units for the sensory impaired currently under construction, when completed, HPHA will be at 7.01% accessible for mobility and 3.77% accessible for the sensory impaired. With the continued legislative support that HPHA has been receiving to achieve accessibility, HPHA is successfully moving forward with its transition plan to become fully compliant.

In partnership with HUD, the State will continue to improve its administration of CPD programs to ensure that activities are compliant with HUD requirements and that funds are timely expended to support the needs of our residents and communities. I look forward to this continued partnership to address the housing needs of Hawai'i's homeless, special needs, and lower-income populations.

Mahalo,



Josh Green, M.D.  
Governor, State of Hawai'i

c: Dean Minakami, Executive Director, HHFDC, Attn: Keri Higa  
Catherine Betts, Director of Human Services, Attn: Harold Brackeen, III  
Hakim Ouansafi, Executive Director, HPHA, Attn: Benjamin Park  
CPDHonolulu@HUD.gov



OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT  
9CD-24440f

**U.S. Department of Housing and Urban Development**

Honolulu Field Office – Region IX  
1003 Bishop Street, Suite 2100  
Honolulu, Hawaii 96813  
<http://www.hud.gov>  
<http://www.espanol.hud.gov>

January 25, 2024

The Honorable Josh Green  
Governor, State of Hawaii  
State Capitol  
Executive Chambers  
Honolulu, HI 96813

Dear Governor Green:

**SUBJECT: Final Response to Annual Community Assessment Report  
Program Year 2022**

The U.S. Department of Housing and Urban Development (HUD) received the State of Hawaii's (State's) December 27, 2023 transmittal, responding to HUD's assessment of the State's 2022 Annual Community Assessment (ACA) Report.

The State's response to the ACA provided additional information for the Affordable Housing (CR-20) section of the 2022 Consolidated Annual Performance and Evaluation Report (CAPER) and included a summary of the efforts to address "worst case needs" and progress in meeting the needs of persons with disabilities. The State also updated the HTF Grantees/Subgrantees (CR-56) section to confirm that there were no emergency Violence Against Women Act (VAWA) transfers requested in any Housing Trust Fund units during the program year.

Finally, the State provided an update on Hawaii Public Housing Authority's progress towards completing its ADA Title II Transition Plan. Our HUD Office of Community Planning Development (CPD) will provide the State's status update to HUD's Office of Fair Housing and Equal Opportunity (FHEO) and Office of Public Housing (PIH) for their review and follow up, as needed.

HUD CPD acknowledges the additional information provided by the State. The ACA is considered final. The State's response to the ACA and this letter should be included as part of the State's ACA process for review of Program Year 2022. 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 or need assistance, please contact Stephanie Kaimana On, Senior CPD Representative, at (808) 457-4680 or [stephanie.w.kaimanaon@hud.gov](mailto:stephanie.w.kaimanaon@hud.gov).

Sincerely,



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

cc:

Executive Director, HHFDC  
Director, Department of Human Services  
Director, HUD Honolulu PIH  
Program Compliance Branch Chief, HUD Honolulu FHEO  
9CD Official Files, State of Hawaii

# **STATE OF HAWAII**

## **EXHIBIT B**

### **Summary of Public Hearings And Publication Affidavits**

**Referenced in**

**AP-05 – Executive Summary and  
AP-12 - Participation**

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**SUMMARY OF 2023 JOINT VIRTUAL AND IN-PERSON PUBLIC HEARINGS  
For the PY2024 Annual Action Plan**

**Hawaii Housing Finance and Development Corporation  
and  
County of Hawaii, City & County of Honolulu, County of Kauai, and County of Maui**

**I. ATTENDEES:**

**BIG ISLAND:**

<b>August 10, 2023 (virtual - Zoom)</b>	
County of Hawaii – Office of Housing and Community Development (OHCD)	Alisa Hanselman, Beryl Manlinguis, Brian Ishimoto, Royce Shiroma
State of Hawaii – Hawaii Housing Finance and Development Corporation	Keri Higa, Danielle Guthrie, Claude Allen

<b>August 23, 2023 (in-person)</b>	
County of Hawaii – OHCD	Alisa Hanselman, Beryl Manlinguis, Royce Shiroma
State of Hawaii – HHFDC	Keri Higa

**HONOLULU**

<b>September 12, 2023 (virtual – Teams)</b>	
City & County of Honolulu – Department of Community Services (DCS)	Timothy Ho, Dylan Ramos, Gailene Wong
City & County of Honolulu – Department of Budget and Fiscal Services (BFS)	Holly Kawano, Randall Goto, Cynthia Emoto
State of Hawaii – HHFDC	Dean Watase, Keri Higa, Chris Woodard, David Oi, Danielle Guthrie, Claude Allen
County of Maui – Office of the Mayor	Patience Kahula, Chandee Kauhaahaa

<b>September 13, 2023 (in-person)</b>	
City & County of Honolulu – DCS	Timothy Ho
City & County of Honolulu – BFS	Holly Kawano, Randall Goto, Nicole Hori
State of Hawaii – HHFDC	Keri Higa, Danielle Guthrie, Claude Allen

**KAUAI**

<b>October 11, 2023 (virtual)</b>	
County of Kauai – Kauai County Housing Agency	Kerrilyn Barros, Steven Franco, Chong Su, Donna Ephan
State of Hawaii – HHFDC	Keri Higa, Dean Watase, David Oi, Danielle Guthrie, Claude Allen
State of Hawaii – Office of the Governor	Tami Whitney
Mental Health Kokua	Cordula Diaz
Queen Liliuokalani Children’s Center	Maeole Quanan
Catholic Charities Hawaii	Melody Lopez

<b>October 16, 2023 (in-person)</b>	
County of Kauai – Kauai County Housing Agency	Kerrilyn Barros, Steven Franco
State of Hawaii – HHFDC	Keri Higa

**MAUI**

<b>October 24, 2023 (virtual)</b>	
County of Maui – Mayor’s Office	Patience Kahula, Chandee Kauhaahaa, Laurie Fukushima
County of Maui – Department of Housing and Human Concerns (DHHC)	Regina Freeman
HHFDC	Keri Higa, Danielle Guthrie, Claude Allen, Jr., David Oi

<b>October 25, 2023 (in-person)</b>	
<b>County of Maui – Mayor’s Office</b>	Patience Kahula, Chandee Kauhaahaa, Laurie Fukushima
<b>County of Maui – DHHHC</b>	Regina Freeman
<b>HHFDC</b>	Keri Higa

## **II. SUMMARY and PUBLIC TESTIMONY:**

State and county housing staff summarized priorities, goals and objectives and the required Consolidated Plan Reports of HUD’s Community Planning and Development programs. When the floor was opened to accept public testimony on the housing and homeless needs in the state, attendees made the following comments:

### **County of Hawaii – 08/10/2023 (virtual – Zoom):**

There were no attendees from the public.

### **County of Hawaii – 08/23/2023 (in-person):**

There were no attendees from the public.

### **City & County of Honolulu – 09/12/2023 (virtual – Teams):**

There were no comments offered by attendees from the public.

### **City & County of Honolulu – 09/13/2023 (in-person):**

There were no attendees from the public.

### **County of Kauai – 10/11/2023 (virtual – Teams):**

Although individuals from the public were in attendance, no comments were provided.

### **County of Kauai – 10/16/2023 (in-person):**

There were no attendees from the public.

### **County of Maui – 10/24/2023 (virtual – Blue Jeans):**

No public comments were offered by attendees.

### **County of Maui – 10/25/2023 (in-person):**

There were no attendees from the public.

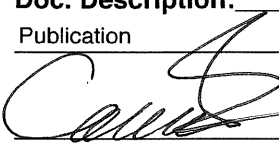
AFFIDAVIT OF PUBLICATION

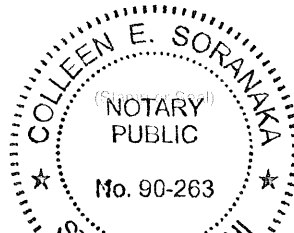
IN THE MATTER OF  
NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII

City and County of Honolulu

}  
} SS.  
}

Doc. Date:	<b>JUL 26 2023</b>	# Pages:	1
Notary Name:	COLLEEN E. SORANAKA	First Judicial Circuit	
Doc. Description:	Affidavit of Publication		
Notary Signature		Date	<b>JUL 26 2023</b>



Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

Honolulu Star-Advertiser 1 times on:

07/26/2023

MidWeek 0 times on:

The Garden Island 0 times on:

Hawaii Tribune-Herald 0 times on:

West Hawaii Today 0 times on:

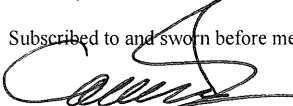
Other Publications: 0 times on:

And that affiant is not a party to or in any way interested in the above entitled matter.

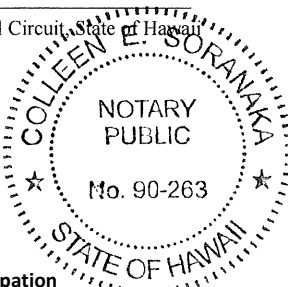


Kimberly Masu

Subscribed to and sworn before me this 26th day of July A.D. 2023

  
Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii  
My commission expires: Jan 06 2024

Ad # 0001423162



STATE OF HAWAII EXHIBIT B

AP-05 - Executive Summary and AP-12 - Citizen Participation

NOTICE OF PUBLIC HEARINGS  
(for consultation on housing needs)

Pursuant to 24 Code of Federal Regulations Part 91, notice is hereby given that the State of Hawaii (State); Department of Business, Economic Development and Tourism; Hawaii Housing Finance and Development Corporation (HHFDC), will prepare an Annual Action Plan (AAP) for Program Year 2024-2025 (PY2024), as part of the Consolidated Plan (CP) process. In preparation for this AAP, HHFDC will consult with local governments and residents at public hearings to be held in each county. In the County of Hawaii, HHFDC will conduct virtual and in-person hearings with the Office of Housing and Community Development (OHCD) as follows:

Virtual Public Hearing:

Thursday, August 10, 2023 at 1:00 p.m.

Connectivity information on attending the virtual public hearing:

Join on your computer or mobile app: See Notice of Public Hearing on HHFDC's website at [www.dbedt.hawaii.gov/hhfdc](http://www.dbedt.hawaii.gov/hhfdc)

Or call in (audio only): +1 669-254-5252, Meeting ID: 161 352 2494, Passcode: 513319

In-Person Public Hearing:

Wednesday, August 23, 2023 at 9:00 a.m. at OHCD, Existing Housing Conference Room; 1990 Kinooole Street, Suite 104; Hilo, Hawaii

The CP's purpose 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.

The AAP describes the State's funding plans for the coming program year and certifies program compliance with the CP, HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

For PY2024, the State anticipates receiving approximately \$3,000,000 in HOME funds and \$250,000 in HOPWA funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated under the HTF program, which may be used in the counties of Hawaii, Kauai, Maui, and the City and County of Honolulu. These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, reduce homelessness, and provide preventative programs and activities for homeless individuals and families in the State.

An informational packet describing the HOME, HTF and HOPWA programs is posted on HHFDC's website at <http://hawaii.gov/dbedt/hhfdc> and available for public viewing at the following public libraries: Hilo, Island of Hawaii; Lihue, Island of Kauai; Kahului, Island of Maui; Kaimuki, Kaneohe, and Pearl City, Hawaii State Library's Documents Center, and University of Hawaii Library's Serials Receiving, Island of Oahu. A copy may also be picked up at the agencies listed below between the hours of 7:45 a.m. and 4:30 p.m. from Monday through Friday (except for weekends and State holidays).

AGENCIES:

HHFDC; 677 Queen Street, Suite 300; Honolulu, Oahu

County of Hawaii

Office of Housing and Community Development  
1990 Kinooole Street, Suite 102; Hilo, Hawaii or  
74-5044 Ane Keohokalole Highway, Building B; Kailua-Kona, Hawaii

To receive a copy by mail, interested persons may call (808) 587-0577; neighbor island county residents may call toll free, extension 70577:

From Kauai: (808) 274-3141

From Maui: (808) 984-2400

From Molokai/Lanai: 1-800-468-4644

From Hawaii: (808) 974-4000

Interested persons are invited to attend the hearings and state their views, orally or in writing, related to the housing and homeless needs to be considered in developing the State's AAP.

Please make five copies of written testimony available to the presiding officer at the hearing. Written testimony may also be submitted via email to [hhfdc consolidated plan@hawaii.gov](mailto:hhfdc consolidated plan@hawaii.gov), by U.S. mail to HHFDC; 677 Queen Street, Suite 300; Honolulu, Hawaii, 96813, or by fax to (808) 587-0600 by 4:30 p.m. on the day of the hearing. Comments and testimony received will be considered in preparing the final AAP.

If access or communication assistance and/or services (e.g., large print, taped materials, sign language interpreter, or translator) are required to participate in this public hearing, please contact HHFDC's Human Resources Office at (808) 587-0501, by email at [hhfdc hr@hawaii.gov](mailto:hhfdc hr@hawaii.gov), by fax at (808) 587-0600, or by written request at least ten business days before the hearing. Prompt requests help to ensure the availability of appropriate accommodations. Upon request, this notice is available in alternate/accessible formats.

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 status.

Dean Minakami, HHFDC Interim Executive Director

July 26, 2023  
(SA1423162 7/26/23)




**IN THE MATTER OF**  
**NOTICE OF PUBLIC HEARINGS**

City and County of Honolulu

Date \_\_\_\_\_

COLLEEN E. SORANAKA  
NOTARY  
PUBLIC  
No. 90-263  
STATE OF HAWAII

A circular notary seal for Colleen E. Soranaka, a Notary Public in the State of Hawaii. The seal features the text "COLLEEN E. SORANAKA" around the top inner edge, "NOTARY PUBLIC" in the center, "No. 90-263" below the center, and "STATE OF HAWAII" around the bottom inner edge. Two small stars are positioned on the left and right sides of the seal.

(HTH1423390 7/26/23)

# AFFIDAVIT OF PUBLICATION

## IN THE MATTER OF NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII

City and County of Honolulu

SS.

Doc. Date: JUL 26 2023 # Pages: 1

Notary Name: COLLEEN E. SORANAKA

First Judicial Circuit

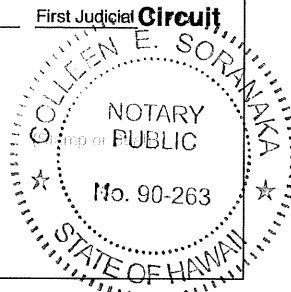
Doc. Description: Affidavit of

Publication

Notary Signature

Date

JUL 26 2023



Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

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07/26/2023

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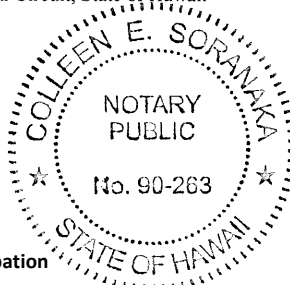
And that affiant is not a party to or in any way interested in the above entitled matter.

Kimberly Masu

Subscribed to and sworn before me this 26th day of July A.D. 2023

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii  
My commission expires: Jan 06 2024

Ad # 0001423386



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Dean Minakami, HHFDC Interim Executive Director

July 26, 2023

(WHT1423386

7/26/23)



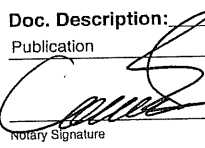
STATE OF HAWAII EXHIBIT B

AP-05 - Executive Summary and AP-12 - Citizen Participation

# AFFIDAVIT OF PUBLICATION

IN THE MATTER OF  
NOTICE OF PUBLIC HEARING

STATE OF HAWAII }  
 } SS.  
City and County of Honolulu }

Doc. Date:	<b>AUG 29 2023</b>	# Pages:	1
Notary Name:	COLLEEN E. SORANAKA	First Judicial Circuit	
Doc. Description:	Affidavit of Publication		
 Notary Signature		<b>AUG 29 2023</b> Date	

COLLEEN E. SORANAKA  
 NOTARY PUBLIC  
 No. 90-263  
 STATE OF HAWAII

Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

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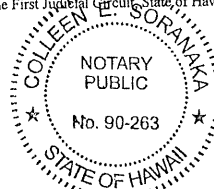
And that affiant is not a party to or in any way interested in the above entitled matter.

  
Kimberly Masu

Subscribed to and sworn before me this 29th day of August A.D. 2023

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii  
My commission expires: Jan 06 2024

Ad # 0001428246



## NOTICE OF PUBLIC HEARINGS (for consultation on housing needs)

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**Virtual Public Hearing:**  
Tuesday, September 12, 2023 at 11:00 a.m.

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• Or call in (audio only): +1 808-829-4853,  
Phone Conference ID: 728805411#

**In-Person Public Hearing:**  
Wednesday, September 13, 2023 at 10:00 a.m. at HHFDC's Board Room; 677 Queen Street, Suite 300; Honolulu, Oahu

The ConPlan's purpose 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.

The State and City's AAP will describe funding plans for the coming program year and certifies program compliance with the CP, HOME Investment-Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs. The City's AAP will also include its Community Development Block Grant (CDBG) program.

In addition to the PY2024 AAP, the City will cover its Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2022-2023 (PY2022), which describes its accomplishments during PY2022. A copy of the draft CAPER will be posted to the City's website, on or before August 29, 2023, at <http://www.honolulu.gov/cdbg>. A hard copy of the draft CAPER will be made available upon request by emailing [bfscdbgm@honolulu.gov](mailto:bfscdbgm@honolulu.gov). Interested parties may submit written comments on the City's draft CAPER by September 14, 2023 to the City's Department of Budget and Fiscal Services, Federal Grants Unit; 925 Dillingham Boulevard, Room 240; Honolulu, Hawaii 96817, or by email to [bfscdbgm@honolulu.gov](mailto:bfscdbgm@honolulu.gov). The final CAPER will be submitted to HUD on or before September 30, 2023.

For PY2024, the State anticipates receiving approximately \$3,000,000 in HOME funds and \$250,000 in HOPWA funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated under the HTF program, which may be used in the counties of Hawaii, Kauai, Maui, and the City and County of Honolulu. These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, reduce homelessness, and provide preventative programs and activities for homeless families and individuals in the State. Information on the City's programs can be found on its website at <http://www.honolulu.gov/cdbg>.

An Informational Packet describing the HOME, HTF, and HOPWA programs is posted on HHFDC's website at <http://hawaii.gov/dbedt/hhfdc> and are available for public viewing at the following public libraries: Hilo, Island of Hawaii; Lihue, Island of Kauai; Wailuku, Island of Maui; Kaimuki, Kaneohe, Pearl City, Hawaii State Library's Documents Center, and UH Library's Serials Receiving, Island of Oahu. A copy may also be picked up at the agencies listed below between the hours of 7:45 a.m. and 4:30 p.m. from Monday through Friday (except for weekends and State holidays).

**AGENCIES:**  
HHFDC, 677 Queen Street, Suite 300, Honolulu, Oahu

City and County of Honolulu  
Department of Budget and Fiscal Services, Federal Grants Unit  
925 Dillingham Boulevard, Room 240; Honolulu, Oahu

Department of Community Services  
925 Dillingham Boulevard, Room 200; Honolulu, Oahu

To receive a copy by mail, interested persons may call (808) 587-0634; neighbor island county residents may call toll free, extension 70634:  
From Kauai: (808) 274-3141 From Maui: (808) 984-2400  
From Molokai/Lanai: 1-800-488-4844 From Hawaii: (808) 974-4000

Interested persons are invited to attend the hearings and state their views, orally or in writing, related to the housing and homeless needs to be considered in developing the State's and/or the City's AAPs, and on the City's CAPER.

Please make five copies of written testimony available to the presiding officer at the hearing. Written testimony may also be submitted via email to [hhfdc.consultedplan@hawaii.gov](mailto:hhfdc.consultedplan@hawaii.gov), by U.S. mail to HHFDC, 677 Queen Street, Suite 300; Honolulu, Hawaii 96813; or by fax to (808) 587-0600 by 4:30 p.m. on or before the day of the hearing. Written testimony on the City's AAP or CAPER may be sent to the City and County of Honolulu, Department of Budget and Fiscal Services, Federal Grants Unit; 925 Dillingham Boulevard, Room 240; Honolulu, Hawaii 96817; or by email to [bfscdbgm@honolulu.gov](mailto:bfscdbgm@honolulu.gov). Comments and testimony received will be considered in preparing the State's and City's final AAPs and the City's final CAPER. Written testimony and comments on the City's draft CAPER must be received by September 14, 2023.

If access or communication assistance and/or services (e.g., large print, taped materials, sign language interpreter, or translator) are required to participate in this public hearing, please contact the HHFDC's Human Resources Office at (808) 587-0504, by email at [hhfdhr@hawaii.gov](mailto:hhfdhr@hawaii.gov), by fax at (808) 587-0600, or by written request at least ten business days before the hearing. Requests for access or communication assistance may also be made by contacting the City's Department of Budget and Fiscal Services by email at [bfscdbgm@honolulu.gov](mailto:bfscdbgm@honolulu.gov). Prompt requests help to ensure the availability of appropriate accommodations. Upon request, this notice is available in alternate/accessible formats.

HHFDC and the City do 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 status.

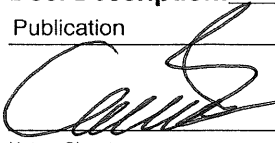
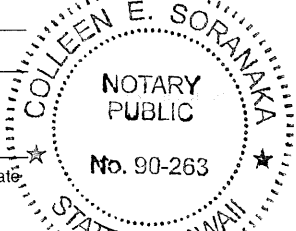
Dean Minakami, HHFDC Interim Executive Director



# AFFIDAVIT OF PUBLICATION

## IN THE MATTER OF NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII }  
 } SS.  
City and County of Honolulu }

Doc. Date:	SEP 26 2023	# Pages:	1
Notary Name:	COLLEEN E. SORANAKA	First Judicial Circuit	
Doc. Description:	Affidavit of Publication		
Notary Signature		Date	SEP 26 2023
			

Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

Honolulu Star-Advertiser 0 times on:  
MidWeek 0 times on:  
The Garden Island 1 times on:  
09/26/2023  
Hawaii Tribune-Herald 0 times on:  
West Hawaii Today 0 times on:

Other Publications: 0 times on:

And that affiant is not a party to or in any way interested in the above entitled matter.

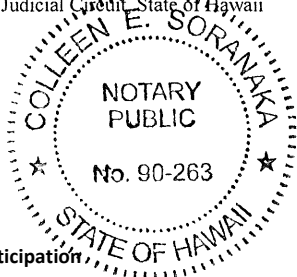


Kimberly Masu

Subscribed to and sworn before me this 26th day of September A.D. 2023

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii  
My commission expires: Jan 06 2024

Ad # 0001429800



STATE OF HAWAII EXHIBIT B

AP-05 - Executive Summary and AP-12 - Citizen Participation

## NOTICE OF PUBLIC HEARINGS (for consultation on housing needs)

Pursuant to 24 Code of Federal Regulations Part 91, notice is hereby given that the State of Hawaii (State); Department of Business, Economic Development and Tourism; Hawaii Housing Finance and Development Corporation (HHFDC), will prepare an Annual Action Plan (AAP) for Program Year 2024-2025 (PY2024), as part of the Consolidated Plan (ConPlan) process. In preparation for this AAP, HHFDC will consult with local governments and residents at public hearings to be held in each county. In the County of Kauai (County), HHFDC will conduct virtual and in-person hearings with the County's Kauai County Housing Agency as follows:

**Virtual Public Hearing:**  
Wednesday, October 11, 2023 at 2:00 p.m.

Connectivity information on attending the virtual public hearing:

**Join on your computer or mobile app:** See Notice of Public Hearing on HHFDC's website at [www.dbedt.hawaii.gov/hhfdc](http://www.dbedt.hawaii.gov/hhfdc)  
**Or call in (audio only):** +1 469-848-0234,  
Phone Conference ID: 548478145#

### In-Person Public Hearing:

Monday, October 16, 2023 at 10:00 a.m. at the Moikeha Building, Meeting Room #3; 4444 Rice Street; Lihue, Kauai.

The ConPlan's purpose 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.

The AAP describes the State's funding plans for the coming program year and certifies program compliance with the ConPlan, HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

For PY2024, the State anticipates receiving approximately \$3,000,000 in HOME funds and \$250,000 in HOPWA funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated under the HTF program, which may be used in the counties of Hawaii, Kauai, Maui, and the City and County of Honolulu. These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, reduce homelessness, and provide preventative programs and activities for homeless individuals and families in the State.

An Informational Packet describing the HOME, HTF, and HOPWA programs is posted on HHFDC's website at <http://hawaii.gov/dbedt/hhfdc> and available for public viewing at the following public libraries: Hilo, Island of Hawaii; Lihue, Island of Kauai; Wailuku, Island of Maui; Kaimuki, Kaneohe, and Pearl City, Hawaii State Library's Documents Center, and UH Library's Serials Receiving, Island of Oahu. A copy may also be picked up at the agencies listed below between the hours of 7:45 a.m. and 4:30 p.m. from Monday through Friday (except for weekends and State holidays).

### AGENCIES:

HHFDC; 677 Queen Street, Suite 300; Honolulu, Oahu

### County of Kauai

Kauai County Housing Agency; 4444 Rice Street, Suite 330; Lihue, Kauai

To receive a copy by mail, interested persons may call (808) 587-0577; neighbor island county residents may call toll free, extension 70577:

From Kauai: (808) 274-3141 From Maui: (808) 984-2400  
From Molokai/Lanai: 1-800-468-4644 From Hawaii: (808) 974-4000

Interested persons are invited to attend the hearings and state their views, orally or in writing, related to the housing and homeless needs to be considered in developing the AAP.

Please make five copies of written testimony available to the presiding officer. Written testimony may also be submitted via email to [hhfdc.consolidatedplan@hawaii.gov](mailto:hhfdc.consolidatedplan@hawaii.gov), by U.S. mail to HHFDC; 677 Queen Street, Suite 300; Honolulu, Hawaii 96813, or by fax to (808) 587-0600 by 4:30 p.m. on the day of the hearing. Comments and testimony received will be considered in preparing the final AAP.

If access or communication assistance and/or services (e.g., large print, taped materials, sign language interpreter, or translator) are required to participate in this public hearing, please contact the HHFDC's Human Resources Office at (808) 587-0501, by email at [hhfdchr@hawaii.gov](mailto:hhfdchr@hawaii.gov), by fax at (808) 587-0600, or by written request at least ten business days before the hearing. Prompt requests help to ensure the availability of appropriate accommodations. Upon request, this notice is available in alternate/accessible formats.

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 status.

Dean Minakami, HHFDC Interim Executive Director  
(T)1429800 9/26/23





# AFFIDAVIT OF PUBLICATION

## IN THE MATTER OF NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII

}

} SS.

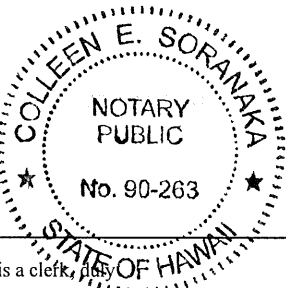
City and County of Honolulu

}

Doc. Date: **SEP 26 2023** # Pages: **1**  
Notary Name: **COLLEEN E. SORANAKA** First Judicial Circuit

Doc. Description: **Affidavit of  
Publication**

**SEP 26 2023**  
Notary Signature Date



Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

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09/26/2023

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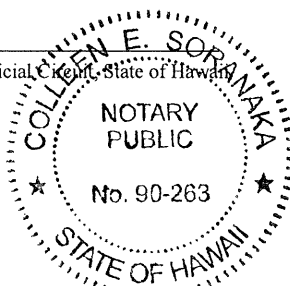
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Kimberly Masu  
Kimberly Masu

Subscribed to and sworn before me this 26th day of September A.D. 2023

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii  
My commission expires: Jan 06 2024

Ad # 0001429797



## NOTICE OF PUBLIC HEARINGS (for consultation on housing needs)

Pursuant to 24 Code of Federal Regulations Part 91, notice is hereby given that the State of Hawaii (State); Department of Business, Economic Development and Tourism; Hawaii Housing Finance and Development Corporation (HHFDC), will prepare an Annual Action Plan (AAP) for Program Year 2024-2025 (PY2024), as part of the Consolidated Plan (ConPlan) process. In preparation for this AAP, HHFDC will consult with local governments and residents at public hearings to be held in each county. In the County of Kauai (County), HHFDC will conduct virtual and in-person hearings with the County's Kauai County Housing Agency as follows:

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Wednesday, October 11, 2023 at 2:00 p.m.

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### AGENCIES:

HHFDC; 677 Queen Street, Suite 300; Honolulu, Oahu

### County of Kauai

Kauai County Housing Agency; 4444 Rice Street, Suite 330; Lihue, Kauai

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From Kauai: (808) 274-3141 From Maui: (808) 984-2400  
From Molokai/Lanai: 1-800-468-4644 From Hawaii: (808) 974-4000

Interested persons are invited to attend the hearings and state their views, orally or in writing, related to the housing and homeless needs to be considered in developing the AAP.

Please make five copies of written testimony available to the presiding officer. Written testimony may also be submitted via email to [hhfdc.consolidatedplan@hawaii.gov](mailto:hhfdc.consolidatedplan@hawaii.gov), by U.S. mail to HHFDC; 677 Queen Street, Suite 300; Honolulu, Hawaii 96813, or by fax to (808) 587-0600 by 4:30 p.m. on the day of the hearing. Comments and testimony received will be considered in preparing the final AAP.

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Dean Minakami, HHFDC Interim Executive Director  
(SA1429797 9/26/23)





## AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, }  
County of Maui. } ss.

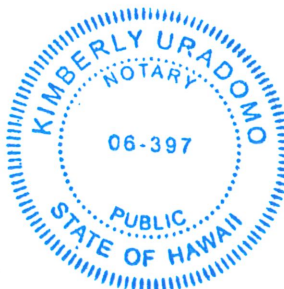
Brandy Emmanuel being duly sworn  
deposes and says, that she is in Advertising Sales of  
the Maui Publishing Co., Ltd., publishers of THE MAUI NEWS, a  
newspaper published in Wailuku, County of Maui, State of Hawaii;  
that the ordered publication as to NOTICE OF PUBLIC HEARINGS

of which the annexed is a true and correct printed notice, was  
published 1 time in THE MAUI NEWS, aforesaid, commencing  
on the 10th day of October, 2023, and ending  
on the 10th day of October, 2023, (one day  
inclusive), to-wit: on October 10, 2023

and that affiant is not a party to or in any way interested in the above  
entitled matter.

[Signature]  
This 2 page NOTICE OF PUBLIC HEARINGS, dated  
October 10, 2023,  
was subscribed and sworn to before me this 11th day  
October, 2023, in the Second Circuit of the State of Hawaii,  
by Brandy Emmanuel.

[Signature]  
Notary Public, Second Judicial  
Circuit, State of Hawaii



Kimberly Uradomo  
Commission expires: 7/2/2026

**NOTICE OF PUBLIC HEARINGS**  
(for consultation on housing needs)

Pursuant to 24 Code of Federal Regulations Part 91, notice is hereby given that the State of Hawaii (State); Department of Business, Economic Development and Tourism; Hawaii Housing Finance and Development Corporation (HHFDC), will prepare an Annual Action Plan (AAP) for Program Year 2024-2025 (PY2024), as part of the Consolidated Plan (ConPlan) process. In preparation for this AAP, HHFDC will consult with local governments and residents at public hearings to be held in each county. In the County of Maui (Maui County), HHFDC will conduct virtual and in-person hearings with the Office of the Mayor's Community Development Block Grant (CDBG) Program Office, and the Department of Housing and Human Concerns' Housing Division as follows:

**Virtual Public Hearing:**

Tuesday, October 24, 2023 at 10:00 a.m.

Connectivity information on attending the virtual public hearing can be found at:

**Join on your computer or mobile app:** See Notice of Public Hearing on HHFDC's website at [www.dbedt.hawaii.gov/hhfdc](http://www.dbedt.hawaii.gov/hhfdc)

**Or call in (audio only):** +1.808.829.4853, Phone Conference ID: 313862000

**In-Person Public Hearing:**

Wednesday, October 25, 2023 at 2:00 p.m. at the J. Walter Cameron Center, Conference Room #1; 95 Mahalani Street; Wailuku, Maui.

The ConPlan's purpose 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, HHFDC must have a housing strategy that has been approved by HUD.

The AAP describes HHFDC's funding plans for the coming program year and certifies program compliance with the ConPlan, HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs. For PY2024, HHFDC anticipates receiving approximately \$3,000,000 in HOME funds, and \$250,000 in HOPWA funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated under the HTF program, which may be used in the counties of Hawaii, Kauai, Maui, and the City and County of Honolulu. These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, reduce homelessness, and provide preventative programs and activities for homeless individuals and families in the State.

Maui County is also required to prepare an AAP for PY2024, as part of its ConPlan. For PY2024, Maui County expects to receive approximately \$1,829,334 for its CDBG Program. PY2024 CDBG program funds will be administered by Maui County CDBG Program office to facilitate recovery from the Maui wildfires.

Additional information on the CDBG Program is available on Maui County's Website at [www.mauicounty.gov/mayor/community](http://www.mauicounty.gov/mayor/community). You may also contact the CDBG Program Office at (808) 270-7213 or via email at [patience.m.kahula@co.maui.hi.us](mailto:patience.m.kahula@co.maui.hi.us).

An informational packet describing the HOME, HTF, and HOPWA programs is posted on HHFDC's website at <http://hawaii.gov/dbedt/hhfdc> and available for public viewing at the following public libraries: Hilo, Island of Hawaii; Lihue, Island of Kauai; Wailuku, Island of Maui; Kaimuki, Kaneohe, Pearl City, Hawaii State Library's Documents Center, and University of Hawaii Library's Serials Receiving, Island of Oahu. A copy may also be picked up at the agencies listed below between the hours of 7:45 a.m. and 4:30 p.m. from Monday through Friday (except for weekends and State holidays).

**AGENCIES:**

HHFDC, 677 Queen Street, Suite 300, Honolulu, Oahu

County of Maui

Department of Housing and Human Concerns

2200 Main Street, Suite 546, Wailuku, Maui

To receive a copy by mail, interested persons may call (808) 587-0577; neighbor island county residents may call toll free, extension 70577:

From Kauai: (808) 274-3141

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Dean Minakami, HHFDC Interim Executive Director

(MN: Oct. 10, 2023)



**AFFIDAVIT OF PUBLICATION**

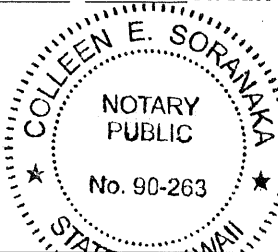
**IN THE MATTER OF  
NOTICE OF PUBLIC HEARINGS**

STATE OF HAWAII

City and County of Honolulu

SS.

Doc. Date:	<b>OCT 10 2023</b>	# Pages:	<b>1</b>
Notary Name:	<b>COLLEEN E. SORANAKA</b>	First Judicial Circuit	
Doc. Description:	Affidavit of Publication		
Notary Signature		Date	<b>OCT 10 2023</b>



Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

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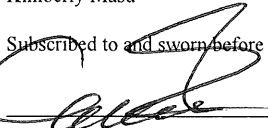
West Hawaii Today 0 times on:

Other Publications: 0 times on:

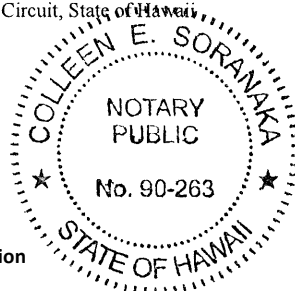
And that affiant is not a party to or in any way interested in the above entitled matter.

  
Kimberly Masu

Subscribed to and sworn before me this 10th day of October A.D. 2023

  
Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii  
My commission expires: Jan 06 2024

Ad # 0001432742



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**Virtual Public Hearing:**

Tuesday, October 24, 2023 at 10:00 a.m.

Connectivity information on attending the virtual public hearing can be found at:

Join on your computer or mobile app: See Notice of Public Hearing on HHFDC's website at [www.dbedt.hawaii.gov/hhfdc](http://www.dbedt.hawaii.gov/hhfdc)

Or call in (audio only): +1.808.829.4853, Phone Conference ID: 313862000

**In-Person Public Hearing:**

Wednesday, October 25, 2023 at 2:00 p.m. at the J. Walter Cameron Center, Conference Room #1; 95 Mahalani Street; Wailuku, Maui.

The ConPlan's purpose 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, HHFDC must have a housing strategy that has been approved by HUD.

The AAP describes HHFDC's funding plans for the coming program year and certifies program compliance with the ConPlan, HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

For PY2024, HHFDC anticipates receiving approximately \$3,000,000 in HOME funds, and \$250,000 in HOPWA funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated under the HTF program, which may be used in the counties of Hawaii, Kauai, Maui, and the City and County of Honolulu. These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, reduce homelessness, and provide preventative programs and activities for homeless individuals and families in the State.

Maui County is also required to prepare an AAP for PY2024, as part of its ConPlan. For PY2024, Maui County expects to receive approximately \$1,829,334 for its CDBG Program. PY2024 CDBG program funds will be administered by Maui County CDBG Program office to facilitate recovery from the Maui wildfires.

Additional information on the CDBG Program is available on Maui County's Website at [www.maui-county.gov/mayor/community](http://www.maui-county.gov/mayor/community). You may also contact the CDBG Program Office at (808) 270-7213 or via email at [patience.m.kahula@co.maui.hi.us](mailto:patience.m.kahula@co.maui.hi.us).

An informational packet describing the HOME, HTF, and HOPWA programs is posted on HHFDC's website at <http://hawaii.gov/dbedt/hhfdc> and available for public viewing at the following public libraries: Hilo, Island of Hawaii; Lihue, Island of Kauai; Wailuku, Island of Maui; Kaimuki, Kaneohe, Pearl City, Hawaii State Library's Documents Center, and University of Hawaii Library's Serials Receiving, Island of Oahu. A copy may also be picked up at the agencies listed below between the hours of 7:45 a.m. and 4:30 p.m. from Monday through Friday (except for weekends and State holidays).

**AGENCIES:**

HHFDC, 677 Queen Street, Suite 300, Honolulu, Oahu

County of Maui  
Department of Housing and Human Concerns  
2200 Main Street, Suite 546, Wailuku, Maui

To receive a copy by mail, interested persons may call (808) 587-0577; neighbor island county residents may call toll free, extension 70577:

From Kauai: (808) 274-3141

From Maui: (808) 984-2400

From Molokai/Lanai: 1-800-468-4644

From Hawaii: (808) 974-4000

Interested persons are invited to attend the hearings and state their views, orally or in writing, related to the housing and homeless needs to be considered in developing the AAP.

Please make five copies of written testimony available to the presiding officer. Written testimony may also be submitted via email to [hhfdc.consolidatedplan@hawaii.gov](mailto:hhfdc.consolidatedplan@hawaii.gov), by U.S. mail to HHFDC, 677 Queen Street, Suite 300; Honolulu, Hawaii 96813, or by fax to (808) 587-0600 by 4:30 p.m. on the day of the hearing. Comments and testimony received will be considered in preparing the final AAP.

If access or communication assistance and/or services (e.g., large print, taped materials, sign language interpreter, or translator) are required to participate in this public hearing, please contact the HHFDC's Human Resources Office at (808) 587-0501, by email at [hhfdchr@hawaii.gov](mailto:hhfdchr@hawaii.gov), by fax at (808) 587-0600, or by written request as soon as possible, at least ten business days before the hearing. Prompt requests help to ensure the availability of appropriate accommodations. Upon request, this notice is available in alternate/accessible formats.

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 status.

Dean Minakami, HHFDC Interim Executive Director

(SA1432742 10/10/23)



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# **HOME EXHIBIT A**

## **PY2024 Planned HOME Funding Allocation**

Referenced in

**AP-05 – Executive Summary and  
AP-25 – Allocation Priorities**

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## PY2024 HOME FUNDING ALLOCATION

### PY2024 HOME Allocation:

HOME Resources	County of Hawaii	County of Kauai	County of Maui	HHFDC	Total
FY2024 HOME					
Regular Project	\$2,250,000	\$0	\$0	\$0	\$2,250,000
CHDO Set-Aside	\$450,000	\$0	\$0	\$0	\$450,000
Administration	\$150,000	\$0	\$0	\$150,000	\$300,000
<b>Subtotal – 2024 HOME Funds</b>	<b>\$2,850,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$3,000,000</b>
<b>Other HOME Funds</b>					
Program Income	\$84,611	\$0	\$0	\$0	\$84,611
<b>Subtotal – Other HOME Funds</b>	<b>\$84,611</b>			<b>\$0</b>	<b>\$84,611</b>
<b>Total Available</b>	<b>\$2,934,611</b>			<b>\$150,000</b>	<b>\$3,084,611</b>

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# **HTF EXHIBIT A**

## **PY2024 HTF Allocation Plan**

**Referenced in**

**AP-05 – Executive Summary and  
AP-90 – Program Specific Requirements**

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STATE OF HAWAII  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
PROGRAM YEAR 2024  
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 HTF funds are allocated to the neighbor island counties on the same rotational basis as the HOME funds. Hawaii County is the neighbor island county to receive HOME funds for PY2024. It is proposed that the balance of the HTF annual allocation be provided to the County of Hawaii for PY2024, 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 \$3,000,000.00 in HTF funds for the Program Year 2024 – 2025 (PY2024), to be distributed as follows:

Fund Type	County of Hawaii	HHFDC	Total
HTF Project Funds	\$2,700,000.00		\$2,700,000.00
Administration	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00
Total HTF Funds	\$2,850,000.00	\$ 150,000.00	\$3,000,000.00

### 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:

- 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;
- Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- 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 benchmarks 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 102	2065 Main Street, Suite 108
Hilo, Hawaii 96720	Wailuku, Hawaii 96793

For PY 2024, the applicable Subgrantee to issue the HTF applications is the County of Hawaii.

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 (TDC) Limits for elevator structures, as annually published by HUD's Office of Capital Improvements, have been adopted for the HTF program. HUD's data is based on construction cost indices for the area. 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.

To allow maximum flexibility, the maximum per-unit subsidy limits for HTF will be set at HUD's Public Housing TDC limits in effect at the time of commitment of HTF funds.



The current HTF limits are shown in the chart below:

Bedrooms	HTF Program Maximum Per-Unit Subsidy Limit
0	\$228,252
1	\$319,553
2	\$410,854
3	\$547,805
4	\$684,756

Data Source: 2023 UNIT TOTAL DEVELOPMENT COST (TDC) LIMITS,  
as published by HUD, October 10, 2023.

[https://www.hud.gov/sites/dfiles/PIH/documents/2023\\_Units\\_TDC\\_Limits.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/2023_Units_TDC_Limits.pdf)

## 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), and the National Standards for the Physical Inspection of Real Estate (NSPIRE Standards). Upon completion, the project and units must be decent, safe, sanitary, and in good repair as described in the final rule of the NSPIRE Standards, as published by HUD (Federal Register, Vol. 88, No. 129, July 7, 2023). 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) National Standards for the Physical Inspection of Real Estate (NSPIRE) – Upon completion, the project and units must be decent, safe, sanitary, and in good repair as described in the final rule of the NSPIRE, published by HUD (Federal Register, Vol. 88, No. 129, June 22, 2023). Appendix A: Summary of the National Standards for the Physical Inspection of Real Estate (“Appendix A”) identifies the type and degree of deficiencies that shall be addressed.

See: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/reac/nspire/standards](https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards)

# APPENDIX A

## NSPIRE STANDARDS

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## APPENDIX A

### Summary of the National Standards for the Physical Inspection of Real Estate (NSPIRE Standards)

All projects funded with HTF must meet the NSPIRE Standards to ensure housing will be decent, safe, sanitary, and in good repair as published by HUD (Federal Register, Vol. 88, No. 129, July 7, 2023). NSPIRE Standards include the NSPIRE inspectable items and observable deficiencies for the site, building exterior, building systems, common areas, and units.

<b>NOTE</b> <b>Inspectable Area</b> <u>Unit</u> means the housing unit. <u>Inside</u> means inside the building or common area associated with the housing unit. <u>Outside</u> means the outside area or exterior of the housing unit or building. <b>Health and Safety Category</b> <u>Life-Threatening</u> category deficiencies must be corrected <u>immediately</u> (within 24 hours). <u>Severe</u> category deficiencies must be corrected <u>immediately</u> (within 24 hours). <u>Moderate</u> category deficiencies must be addressed within <u>30-days</u> . <u>Low</u> category deficiencies must be addressed within <u>60-days</u> . <b>For Details See:</b> <a href="https://www.hud.gov/program_offices/public_indian_housing/reac/npire/standards">https://www.hud.gov/program_offices/public_indian_housing/reac/npire/standards</a>		
INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	INSPECTABLE AREA: HEALTH AND SAFETY CATEGORY
Address and Signage	Address, signage, or building identification codes are broken, illegible, or not visible.	Unit: None Inside: None Outside: Moderate.
Bath and Shower	Only 1 bathtub or shower is present within the Unit or Inside and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) or standing water is present such that the inspector believes water is unable to drain.	Unit: <u>Severe</u> Inside: Low Outside: None
	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit or Inside that is operational.	Unit: Moderate Inside: Low Outside: None
	Bathtub component or shower component is damaged, (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is inoperable (i.e., component is not meeting function; or purpose, with or without visible damage) such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.	Unit: Moderate Inside: Low Outside: None
	Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) and it does not limit the resident's ability to maintain personal hygiene. OR Bathtub	Unit: Low Inside: None Outside: None

	component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and it does not limit the resident's ability to maintain personal hygiene.	
	Bathtub or shower cannot be used in private.	Unit: Moderate Inside: Moderate Outside: None
Cabinet and Storage	Food storage space is not present.	Unit: Moderate Inside: None Outside: None
	Storage Component is damaged, inoperable, or missing. 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Low Outside: None
Call and Aid System	System is blocked. OR Pull cord end is higher than 6 inches off the floor.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	System does not function properly. A call-for-aid system does not emit sound or light or send a signal to the annunciator. OR The annunciator does not indicate the correct corresponding room. OR Pull cord is missing. OR Pull cord is tied up such that it cannot be engaged.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Carbon Monoxide Alarm	One (1) or more of the following scenarios exists: 1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed: (a) in the immediate vicinity of each bedroom OR (b) within each bedroom; 2. Bedroom or bathroom attached to bedroom: (a) contains a fuel-burning appliance or fuel-burning fireplace OR (b) has adjacent spaces from which byproducts of combustion gases can flow AND (c) Carbon monoxide alarm is not installed in each bedroom. 3. Unit or bedroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed: (a) in the immediate vicinity of each bedroom OR (b) within each bedroom OR (c) within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location. 4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and: (a) a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or bedroom OR (b) a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace OR (c) the Unit or bedroom has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed: (i) in the immediate vicinity of each bedroom OR (ii) within each bedroom. 5. Unit or bedroom is located one (1) story or less above or below an attached private garage that: (a) does not have natural ventilation OR (b) is enclosed and does not have a ventilation system for vehicle exhaust AND (c) Carbon monoxide alarm is not installed: (i) in the	Unit: Life-Threatening Inside: None Outside: None

	immediate vicinity of each bedroom OR (ii) within each bedroom. Carbon Monoxide Alarm is missing, not installed in a proper location.	
	Carbon Monoxide Alarm is obstructed.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Carbon Monoxide Alarm does not produce audio or visual alarm when tested.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Ceiling	Ceiling has an unstable surface. OR There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).	Unit: Moderate Inside: Moderate Outside: None
	Ceiling has a hole present that opens directly to the outside environment. OR A hole that is 2 inches or greater in diameter.	Unit: Moderate Inside: Moderate Outside: None
	Ceiling component is not functionally adequate (i.e., does not allow ceiling to enclose a room, protect shaft or circulation space, create enclosure of and separation between spaces, control the diffusion of light and sound around a room).	Unit: Severe Inside: Severe Outside: None
Chimney	A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior. OR A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized	Unit: None Inside: None Outside: Life-Threatening
Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present or is incomplete)	Unit: None Inside: None Outside: Low
	Dryer transition duct is not constructed of metal or an	Unit: Life-Threatening Inside: Life-Threatening

	approved material	Outside: None
	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Cooking Appliance	No burner on the cooking range or cooktop produces heat, or the oven does not produce heat temperature.	Unit: Severe Inside: Low Outside: None
	Cooking range, cooktop, or oven component is damaged (i.e., visibly defective) such that the device is unsafe for use. OR Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that the device is unsafe for use.	Unit: Moderate Inside: Moderate Outside: None
	Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Severe Inside: None Outside: None
	A microwave is the primary cooking appliance, and it is damaged (i.e., visibly defective; impacts functionality)	Unit: Severe Inside: None Outside: None
	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat	Unit: Moderate Inside: Moderate Outside: None
Door - Entry	Entry door will not open.	Unit: Moderate Inside: Moderate Outside: None
	Entry door does not close (i.e., door seats in frame).	Unit: Severe Inside: Moderate Outside: None
	The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality). OR The self-closing mechanism does not pull the door closed and engage the latch. OR The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: None
	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.	Unit: Severe Inside: Moderate Outside: None
	A hole ¼ inch or greater in diameter that penetrates all the way through the door. OR A split or crack ¼ inch or greater in width that penetrates all the way through the door. OR A hole or a crack with separation is present, or the glass is missing within the door, sidelites, or transom.	Unit: Moderate Inside: Moderate Outside: None
	The entry door is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Severe Inside: Severe Outside: None
	There is delamination or separation of the door surface 2 inches wide or greater. OR There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).	Unit: Moderate Inside: Moderate Outside: None



	The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality). OR The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: None
	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	Unit: Moderate Inside: Moderate Outside: None
	Entry door component is damaged (i.e., visibly defective) and it does not limit the door's ability to provide privacy or protection from weather or infestation. OR Entry door component is inoperable (i.e., component not meeting function or purpose; with or without visible damage) and it does not limit the door's ability to provide privacy or protection from weather or infestation. OR Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation	Unit: Low Inside: Low Outside: None
Door – Fire Labeled	Fire labeled door does not open such that it may limit access between spaces.	Unit: Severe Inside: Severe Outside: None
	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.	Unit: Severe Inside: Severe Outside: None
	A fire labeled door assembly has a hole of any size. OR A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.	Unit: Severe Inside: Severe Outside: None
	A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality). OR A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Severe Inside: Severe Outside: None
	An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching. OR An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.	Unit: Severe Inside: Severe Outside: None
	Fire labeled door cannot be secured (i.e., access controlled) by at least 1 installed lock.	Unit: Severe Inside: Moderate Outside: None
	Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Door - General	A passage door does not open.	Unit: Moderate Inside: Moderate Outside: None
	A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate. OR A passage door component is inoperable (i.e., component is not meeting function or	Unit: Low Inside: Low Outside: None

	purpose; with or without visible damage) and the door is not functionally adequate. OR A passage door component is missing (i.e.,	
	A door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component. OR A door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or without visible damage) component. OR A door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.	Unit: Low Inside: None Outside: None
	An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: None Inside: None Outside: Moderate
Drain	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.	Unit: Moderate Inside: Moderate Outside: Moderate
Egress	The exit access or exit is obstructed.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Sleeping room is located on the third floor or below and has an obstructed rescue opening	Unit: Life-Threatening Inside: None Outside: None
	Fire escape access is obstructed.	Unit: Life-Threatening Inside: None Outside: None
Electrical – Conductor, Outlet, and Switch	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.	Unit: Severe Inside: Severe Outside: Severe
	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized	Unit: Severe Inside: Severe Outside: Severe
	Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than ½ inch	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Water is currently in contact with an electrical conductor.	Unit: Life-Threatening Inside: Life-Threatening

		Outside: None
Electrical – GFCI or AFCI – Outlet or Breaker	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).	Unit: Severe Inside: Severe Outside: Severe
	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).	Unit: Severe Inside: Severe Outside: Severe
	Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room. AND Outlet is not GFCI protected.	Unit: Severe Inside: Severe Outside: None
	Outlet is present throughout the Outside. AND The Outlet is not GFCI protected.	Unit: None Inside: None Outside: Severe
Electrical – Service Panel	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).	Unit: Moderate Inside: Moderate Outside: Moderate
	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion)	Unit: Severe Inside: Severe Outside: Severe
Elevator	Elevator is inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).	Unit: None Inside: Moderate Outside: None
	Elevator door does not fully open and close.	Unit: None Inside: Moderate Outside: None
	Safety edge device has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).	Unit: None Inside: Moderate Outside: None
Exit Sign	Exit sign is damaged (i.e., visibly defective; impacts functionality). OR Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Exit sign is obstructed such that the word “EXIT” is not clearly visible. OR Exit sign is not adequately illuminated.	Unit: None Inside: Life-Threatening Outside: Life-Threatening
Fence and Gate	Fence component is missing (i.e., evidence of prior installation, but now not present or it is incomplete), resulting in a hole that is approximately 20% or greater of the area of a single section of fence.	Unit: None Inside: None Outside: Moderate
	Gate will not open. OR Gate will open when locked or latched. OR Gate will not close	Unit: None Inside: None Outside: Moderate
	Fence demonstrates signs of collapse	Unit: None Inside: None

HTF EXHIBIT A

		Outside: Moderate
Fire Escape	Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality). OR Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: None Inside: None Outside: Life-Threatening
Fire Extinguisher	Pressure gauge indicates that the fire extinguisher is over or under-charged	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR The Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Flammable and Combustible Item	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Floor	10% or more of the floor substrate area is exposed in any room.	Unit: Moderate Inside: Moderate Outside: None
	Floor component(s) is not functionally adequate (i.e., does not allow floor to separate levels or to be walked on).	Unit: Moderate Inside: Moderate Outside: None
Food Preparation Area	Food preparation area is not present.	Unit: Moderate Inside: None Outside: None
	Exposed substrate surface comprises at least 10% or more of the total food preparation area. OR The food preparation area is not functionally adequate (i.e., does not reasonably allow for adequate preparation of food)	Unit: Moderate Inside: Moderate Outside: None
Foundation	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.	Unit: Moderate Inside: Moderate Outside: Moderate
	Foundation vent cover is missing (i.e., evidence of prior installation, but now not present or is incomplete) or damaged (i.e., visibly defective; impacts functionality).	Unit: None Inside: None Outside: Moderate
	The structure has any exposed rebar. OR The foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾-inch or greater.	Unit: Moderate Inside: Moderate Outside: Moderate
	Evidence of water infiltration through the foundation	Unit: Moderate Inside: Moderate Outside: None
	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).	Unit: Moderate Inside: Moderate

		Outside: Moderate
Garage Door	Garage door has a hole of any size that penetrates through to the interior.	Unit: Moderate Inside: Moderate Outside: Moderate
	Door will not open and remain open. OR The Door will not close and remain closed	Unit: Moderate Inside: Moderate Outside: Moderate
Grab Bar	Any movement whatsoever is detected in the grab bar.	Unit: Moderate Inside: Moderate Outside: None
Guardrail	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards). OR Guardrail is damaged (i.e., visibly defective; impacts functionality). OR Guardrail is less than 30 inches in height. OR Guardrail is not securely attached and cannot reasonably protect from fall hazards.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Handrail	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: Moderate
	There is movement in the anchors of the handrail.	Unit: Moderate Inside: Moderate Outside: Moderate
	Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways). OR Handrail is not continuous for the full length of each stair flight. OR Handrail is not between 28 inches and 42 inches in height	Unit: Moderate Inside: Moderate Outside: Moderate
	4 or more stair risers are present and a handrail is not installed. OR A ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches and a handrail is not installed on both sides.	Unit: None Inside: Low Outside: Low
Heating, Ventilation, and Air Conditioning (HVAC)	The inspection date is on or between October 1 and March 31. AND The permanently installed heating source is not working. OR The permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.	Unit: Life-Threatening Inside: None Outside: none
	The inspection date is on or between October 1 and March 31. AND The permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.	Unit: Severe Inside: None Outside: None
	System or device does not turn on. OR System or device only produces hot or room temperature air.	Unit: Moderate Inside: Low Outside: None
	Unvented space heater that burns gas, oil, or kerosene is	Unit: Life-Threatening Inside: Life-Threatening

	present.	Outside: None
	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a fuel burning heating appliance.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Heating system or device safety shield is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Severe Inside: Severe Outside: None
	The inspection date is on or between April 1 and September 30. AND A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality). OR A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage). OR A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR A permanently installed heating source is not installed.	Unit: Moderate Inside: Moderate Outside: None
	Fuel burning heating system or device is present. AND Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall, or Exhaust vent is damaged (i.e., visibly defective; impacts functionality). OR Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.	Unit: None Inside: Moderate Outside: None
Infestation	Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).	Unit: Moderate Inside: Moderate Outside: None
	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Unit: None Inside: Moderate Outside: None
	Sighting of at least one live cockroach in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live cockroach in two or more rooms in a Unit during a daytime surface visual assessment.	Unit: Severe Inside: None Outside: None
	Sighting of at least one live cockroach in two or more separate locations in the building is a sign of extensive infestation.	Unit: None Inside: Moderate Outside: None
	Evidence of bedbugs is found (i.e., live or dead bedbugs, feces, eggs, or blood trails).	Unit: Moderate Inside: Moderate Outside: None
	Sighting of at least one live bedbug in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live bedbug in two or more rooms in a Unit during a daytime surface visual assessment.	Unit: Severe Inside: None Outside: None
	Sighting of at least one live bedbug in two or more separate locations in the building is a sign of extensive	Unit: None Inside: Moderate

	infestation.	Outside: None
	Evidence of mice is found (i.e., a live or dead mouse or mice, droppings, chewed holes, or urine trails).	Unit: Moderate Inside: Moderate Outside: None
	Sighting of at least one live mouse in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live mouse in two or more rooms in a Unit during a daytime surface visual assessment.	Unit: <b>Severe</b> Inside: None Outside: None
	Sighting of at least one live mouse in two or more separate locations in the building during a daytime surface visual assessment.	Unit: None Inside: Moderate Outside: None
	Evidence of rats is found (i.e., dead rat or rats, droppings, or chewed holes).	Unit: Moderate Inside: Moderate Outside: Moderate
	Live rat is seen in the Unit.	Unit: <b>Severe</b> Inside: None Outside: None
	Live rat is seen in the Inside.	Unit: None Inside: <b>Severe</b> Outside: None
	Evidence is present of pest infestation other than cockroaches, bed bugs, mice, or rats. This may include, but is not limited to, wasps/wasp nests or bees/beehives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.	Unit: Moderate Inside: Moderate Outside: None
Leak – Gas or Oil	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.	Unit: <b>Life-Threatening</b> Inside: <b>Life-Threatening</b> Outside: <b>Life-Threatening</b>
Leak – Sewage System	Wastewater is unable to drain resulting in sewer backup.	Unit: <b>Severe</b> Inside: <b>Severe</b> Outside: <b>Severe</b>
	There is evidence of a sewer line or fitting leaking	Unit: <b>Severe</b> Inside: <b>Severe</b> Outside: <b>Severe</b>
	Cap to the cleanout or pump cover is detached or missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: Moderate
	Cleanout cap or riser is damaged (i.e., visibly defective; impacts functionality)	Unit: Moderate Inside: Moderate Outside: Moderate
Leak - Water	Water from the exterior environment is leaking into the interior	Unit: Moderate Inside: Moderate Outside: None
	Failure of a plumbing system that allows for water intrusion in unintended areas.	Unit: Moderate Inside: Moderate Outside: Low
	Fluid is leaking from the sprinkler assembly.	Unit: Moderate Inside: Moderate



		Outside: Low
Lighting - Auxiliary	Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.	Unit: None Inside: <b>Severe</b> Outside: <b>Severe</b>
Lighting - Exterior	A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality). OR A permanently installed light fixture is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage). OR A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable	Unit: None Inside: None Outside: Moderate
Lighting - Interior	A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).	Unit: Moderate Inside: Moderate Outside: None
	A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.	Unit: Moderate Inside: Moderate Outside: None
	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.	Unit: Moderate Inside: Moderate Outside: None
Litter	10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage, or any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.	Unit: None Inside: Moderate Outside: Low
Minimum Electrical and Lighting	At least two (2) working outlets are not present within each habitable room, or at least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.	Unit: Moderate Inside: None Outside: None
Mold-Like Substance	Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room	Unit: Moderate Inside: Low Outside: None
	Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room	Unit: <b>Severe</b> Inside: Moderate Outside: None
	Cumulative area of patches is more than 9 square foot in a room	Unit: <b>Life-Threatening</b> Inside: <b>Severe</b> Outside: None
	Elevated moisture level.	Unit: Moderate Inside: Low Outside: None
Parking Lot	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.	Unit: None Inside: None Outside: Moderate
	More than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable.	Unit: None Inside: None Outside: Moderate



Potential Lead-Based Paint Hazards – Visual Assessment	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet, per room; for small surface areas, less than or equal to 10% per component (“de minimis”).	Unit: Moderate Inside: Moderate Outside: None
	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is more than 2 square feet, per room; for small surface areas, greater than 10% per component (“significant”).	Unit: <b>Severe</b> Inside: <b>Severe</b> Outside: Moderate
	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet (“de minimis”).	Unit: None Inside: None Outside: <b>Severe</b>
Private Roads and Driveways	Road or driveway access to the property is blocked or impassable for vehicles.	Unit: None Inside: None Outside: <b>Severe</b>
	Any one pothole is 4 inches deep and 1 square foot or greater	Unit: None Inside: None Outside: Moderate
Refrigerator	Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.	Unit: Moderate Inside: Moderate Outside: None
	Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.	Unit: Moderate Inside: Moderate Outside: None
	Refrigerator is missing (i.e., evidence of prior installation, but is now not present)	Unit: Moderate Inside: None Outside: None
Retaining Wall	Retaining wall is leaning away from the fill side.	Unit: None Inside: None Outside: Moderate
	Retaining wall is partially or completely collapsed.	Unit: None Inside: None Outside: Moderate
Roof Assembly	Debris is limiting the ability of water to drain; water may not be present. OR An area of approximately 25 square feet of ponding water is located above the drain.	Unit: None Inside: None Outside: Moderate
	Gutter component is damaged (i.e., visibly defective; impacts functionality). OR Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Gutter component is unfixed.	Unit: None Inside: None Outside: Moderate
Sharp Edges	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).	Unit: <b>Severe</b> Inside: <b>Severe</b> Outside: <b>Severe</b>
Sidewalk, Walkway, and Ramp	Sidewalk, walkway, or ramp is blocked or impassable.	Unit: None Inside: None Outside: Moderate

	Sidewalk, walkway, or ramp is not functionally adequate (i.e., does not provide a defined and safe path of exterior travel for pedestrians)	Unit: None Inside: None Outside: Moderate
Sink	Sink or sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is not functionally adequate.	Unit: Moderate Inside: Low Outside: None
	Water is directed outside of the basin.	Unit: Low Inside: Low Outside: None
	Water is not draining from the basin of the sink.	Unit: Moderate Inside: Moderate Outside: None
	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.	Unit: Moderate Inside: Moderate Outside: None
	Sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is functionally adequate.	Unit: Low Inside: Low Outside: None
	Control knobs do not activate or deactivate hot and cold water.	Unit: Moderate Inside: Moderate Outside: None
	Sink is missing (i.e., evidence of prior installation, but now not present or is incomplete) or not installed (i.e., never installed, but should have been) in the primary kitchen.	Unit: Moderate Inside: None Outside: None
Site Drainage	Standing water is present above the outflow pipe entrance. OR Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.	Unit: None Inside: None Outside: Low
	Erosion is present and the footer is exposed. OR Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.	Unit: None Inside: None Outside: Low
	Grate is not secure or does not cover the site drainage system's collection point.	Unit: None Inside: None Outside: Moderate
Smoke Alarm	Smoke alarm is not installed inside each bedroom. AND Smoke alarm is not installed outside the bedroom(s). AND Smoke alarm is not installed on each level	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Smoke alarm is obstructed.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Smoke alarm does not produce an audio or visual alarm when tested.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening

	Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Sprinkler assembly has evidence of corrosion.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Foreign material covers 75% or more of the sprinkler assembly. OR Foreign material covers 75% or more of the glass bulb	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Steps and Stairs	Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Tread on a set of stairs is loose or unlevel. OR A portion of the Tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.	Unit: Moderate Inside: Moderate Outside: Moderate
	Stringer is damaged (i.e., visibly defective; impacts functionality)	Unit: Moderate Inside: Moderate Outside: Moderate
	Step or stair is not functionally adequate (i.e., may not allow for personal traffic from one level to the next).	Unit: None Inside: None Outside: Moderate
Structural Systems	Structural system exhibits signs of serious failure and may threaten the resident's safety.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Toilet	Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Moderate Outside: None
	A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Unit that is operational.	Unit: Moderate Inside: Moderate Outside: None
	Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality). OR Only 1 toilet was installed, and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage)	Unit: Severe Inside: Moderate Outside: None
	A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Unit that is operational. OR A toilet is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) and at least 1 toilet is installed elsewhere within the Unit that is operational.	Unit: Moderate Inside: Moderate Outside: None
	Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to safely discharge human waste. OR Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) such that it may limit the resident's ability to safely discharge human waste. OR Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that it may limit the resident's ability to	Unit: Moderate Inside: Moderate Outside: None

HTF EXHIBIT A

	safely discharge human waste.	
	Toilet is not secured at the base.	Unit: Moderate Inside: Moderate Outside: None
	Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to safely discharge human waste. OR Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and it does not limit the resident's ability to safely discharge human waste. OR Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident's ability to safely discharge human waste.	Unit: Low Inside: Low Outside: None
	Toilet cannot be used in private.	Unit: Moderate Inside: Moderate Outside: None
Trash Chute	Chute door does not open. OR The chute door does not self-close and latch.	Unit: None Inside: Moderate Outside: None
	Trash is overflowing or backed up inside the chute.	Unit: None Inside: Moderate Outside: None
Trip Hazard	There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria: - An unintended ¾-inch or greater vertical difference; OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.	Unit: Moderate Inside: Moderate Outside: Moderate
Ventilation	Exhaust system does not respond to the control switch.	Unit: Moderate Inside: Moderate Outside: None
	Exhaust system is blocked such that airflow may be restricted.	Unit: Moderate Inside: Moderate Outside: None
	Exhaust system component is damaged (i.e., visibly defective; impacts functionality). OR Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: None
	An exhaust fan, window, or adequate means of ventilation or dehumidification is not present and operable.	Unit: Moderate Inside: Moderate Outside: None
Wall - Exterior	Cumulatively, 1 square foot or more of an exterior wall covering is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: None Inside: None Outside: Moderate
	Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.	Unit: None Inside: None Outside: Moderate
	Exterior wall component(s) is not functionally adequate (i.e., impacts the integrity of the wall assembly or building envelope, or does not allow exterior wall to separate the	Unit: None Inside: None

	accommodation inside from that outside).	Outside: Moderate
Wall - Interior	Interior wall has a loose or detached surface covering.	Unit: Moderate Inside: Moderate Outside: None
	Interior wall component(s) is not functionally adequate (i.e., impacts the integrity of the interior wall or does not allow interior wall to provide vertical separation between rooms or spaces).	Unit: Moderate Inside: Moderate Outside: None
	A hole is greater than 2 inches in diameter. OR An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.	Unit: Moderate Inside: Moderate Outside: None
Water Heater	TPR valve has an active leak. OR TPR valve is obstructed such that the TPR valve is unable to be fully actuated. OR Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.	Unit: <b>Severe</b> Inside: <b>Severe</b> Outside: <b>Severe</b>
	Hot water does not dispense after the handle is engaged	Unit: <b>Severe</b> Inside: Low Outside: None
	The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood level.	Unit: Moderate Inside: Moderate Outside: Moderate
	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: <b>Life-Threatening</b> Inside: <b>Life-Threatening</b> Outside: <b>Life-Threatening</b>
	Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality). OR Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Gas shutoff valve is not installed (i.e., never installed, but should have been).	Unit: <b>Life-Threatening</b> Inside: <b>Life-Threatening</b> Outside: <b>Life-Threatening</b>
Window	Window will not open. OR Once opened, window will not stay open without the use of a tool or item.	Unit: Moderate Inside: Low Outside: None
	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.	Unit: Moderate Inside: Low Outside: None
	The window will not close.	Unit: <b>Severe</b> Inside: Moderate Outside: None
	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is damaged i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit	Unit: Moderate Inside: Moderate Outside: None

	illumination within the interior space, or permit visual access between spaces). OR A visually accessible (i.e., can be reasonably accessed and observed) window screen has a hole, tear, or cut that is 1 inch or greater	
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# **HTF EXHIBIT B**

## **PY2024 Planned HTF Funding Allocation**

Referenced in

**AP-05 – Executive Summary and  
AP-25 – Allocation Priorities**

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## PY2024 HTF FUNDING ALLOCATION

**\$3,000,000**

HTF activities are rental housing projects. HTF-assisted units will serve households with incomes at or below 30% AMI.

**\*PY2024 HTF Allocation:**

HTF Activity	County of Hawaii	HHFDC	Total
New Construction/Acquisition/Rehabilitation of Affordable Rental Housing	\$2,700,000	\$0	\$2,700,000
Administration	\$150,000	\$150,000	\$300,000
<b>Total PY2024 HTF Funds</b>	<b>\$2,850,000</b>	<b>\$150,000</b>	<b>\$3,000,000</b>

\*For PY2024, the City and County of Honolulu will not receive an allocation of HTF funds from HHFDC. Since the County of Hawaii is the designated county to receive the neighbor island portion of the PY2024 HTF allocation, it will receive Honolulu's portion as well.

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**ESG EXHIBIT A**

**DHS Letter of Decline**

**for PY2024 ESG Funds**

Referenced in

**AP-05 Executive Summary**

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**JOSH GREEN, M.D.**  
GOVERNOR  
KE KIA'ĀINA



**CATHY BETTS**  
DIRECTOR  
KA LUNA HO'OKELE

**JOSEPH CAMPOS II**  
DEPUTY DIRECTOR  
KA HOPE LUNA HO'OKELE

**STATE OF HAWAII**  
KA MOKU'ĀINA O HAWAI'I  
**DEPARTMENT OF HUMAN SERVICES**  
KA 'OIHANA MĀLAMA LAWELAWE KANAKA  
Office of the Director  
P. O. Box 339  
Honolulu, Hawaii 96809-0339

BESSD 23.H0601

June 23, 2023

Mr. Mark Chandler, Director  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Pauahi Tower  
1003 Bishop Street, Suite 2100  
Honolulu, Hawaii 96813

Dear Mr. Chandler:

RE: Emergency Solutions Grant (ESG) Program Year (PY) 2024

The State of Hawaii, Department of Human Services (DHS) would like to express our sincere appreciation for the opportunity to have administered the ESG program in the past. However, this letter will serve as confirmation that DHS will not accept ESG funds for PY 2024.

If you have any questions regarding the State's declination of ESG funds, please contact Mr. Harold Brackeen III, Homeless Programs Administrator, at (808) 586-7072 or via email at [hbrackeeniii@dhs.hawaii.gov](mailto:hbrackeeniii@dhs.hawaii.gov). Thank you for your continued support in the effort to end homelessness in Hawaii.

Sincerely,

Cathy Betts  
Director

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