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EXHIBITS

State of Hawaii Exhibit A: Evaluation of Past Performance

State of Hawaii Exhibit B: Summary of Public Hearings and Publication Affidavits

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HTF Exhibit A: PY2026 HTF Allocation Plan

HTF Exhibit B: PY2026 HTF Funding Allocation

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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 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 in Hawaii, Kauai and Maui counties and HOPWA funds statewide; HTF funds are used to serve the City in addition to the neighbor island counties.

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 United States (US) Department of Housing and Urban Development's (HUD) HOME, HTF, and HOPWA programs.

Related to the administration of federal assistance for programs outlined in the 2025 ConPlan and AAP, the State of Hawaii shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

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 Supportive Services Division, Homeless Programs Office (HPO). DHS/BESSD/HPO continues to seek guidance from HUD on its intent to transition administrative responsibilities of the HOPWA program to an alternative entity.

Development of the PY2026 (i.e., July 1, 2026, through June 30, 2027) AAP involved consultation with government housing agencies, each jurisdiction's Continuum of Care (CoC) 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.

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. Additionally, the allocations may be used for Tenant-Based Rental Assistance (TBRA), the development of transitional housing for the homeless, various county homebuyer loan programs, and homebuyer education and counseling sessions.

For PY2026, 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. Maui County will receive the PY2026 HOME allocation under HHFDC's annual rotation described below. The State allows counties to retain HOME Program Income for

additional eligible activities, including up to ten percent (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 HUD Field Office before the costs are incurred.

HHFDC anticipates receiving and HTF allocation of approximately \$3,000,000 for PY2026 and will focus its HTF activities on the development or preservation of affordable rental housing serving extremely low-income households. HHFDC will work with Maui County and the City, to use HTF funds to promote decent, affordable rental housing, and strengthen communities. Subject to HUD's approval, HHFDC's HTF allocation plan for PY2026 is attached as "**HTF Exhibit A.**"

For PY2026, the State anticipates receiving approximately \$1,000,000 in HOPWA funds. DHS/BESSD/HPO and its partners will strengthen communities through their use of HOPWA funds, which will be used to provide housing information and rent/deposit assistance and support services, and to fund a portion of market rental unit costs for individuals and families experiencing homelessness or at risk of homelessness

3. Evaluation of past performance

HHFDC and DHS/BESSD/HPO, 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 either Hawaii, Kauai, or Maui counties on an annually rotating basis; HHFDC provides oversight to these counties to ensure appropriate use of HOME funds and compliance with HOME regulations. The rotation has provided these counties with two years for planning and has alleviated some of the historical timeliness issues in expending funds.

HHFDC also administers the HTF program and retains 5% of the HTF funds annually for administrative purposes and allocates 50% of the remaining balance to either Hawaii, Kauai, or Maui counties on the same rotation as the HOME Program funds. For PY2026, half of the HTF allocation will be directed to Maui County, which is scheduled to receive the neighbor island portion of PY2026 HOME Program funds; and the other half will be directed to the City.

DHS/BESSD/HPO administers the HOPWA program and awards funds to provider(s) through a competitive selection process. It oversees the use of HOPWA to ensure appropriate, efficient, and timely use of funds.

Through its Annual Performance Assessment, 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 Performance Assessment Report for PY2024 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 AAP, a series of public hearings were held in each county 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 July, August, and September 2025 in regional newspapers and in the Honolulu Star-Advertiser (a newspaper of general circulation). Public Hearings were held from August through October 2025 by county housing agencies and HHFDC in Hilo, Hawaii County; in Wailuku, Maui County; in Honolulu, City and County of Honolulu; and in Lihue, Kauai County. On March 2, 2026, HHFDC published a public notice to solicit comments on the draft PY2026 AAP. The public notice and copies of the draft AAP have been made available for review at depository libraries throughout the state, county housing agencies, DHS/BESSD/HPO, HHFDC and on HHFDC's website at

www.hawaii.gov/dbedt/hhfdc. The public notice also provided phone numbers for interested parties to call HHFDC and request a paper copy of the draft AAP. The 30-day comment period will end on April 2, 2026.

5. Summary of public comments

Comments provided at public hearings evidenced the need for more investment of financial resources toward economic and community development, staffing to facilitate emotional support groups for those transitioning out of homelessness, youth physical fitness programs, and rental assistance.

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

All comments received from attendees were accepted and will be included in the PY2026 AAP.

7. Summary

Across the State, there continues to be an unmet need for affordable for-sale housing and affordable rental housing for families and special needs populations, which includes seniors and persons with disabilities.

Since the City receives its own allocation of HOME funds, HHFDC will continue to focus its HOME funds in Hawaii, Kauai, and Maui counties, for the development or preservation of affordable housing. Neighbor island activities will also receive preference and priority over Honolulu projects for HOME funds that are recaptured, unused or returned.

Half of the State's HTF allocation will continue to be rotated among the neighbor island counties in accordance with the current HOME rotation. Maui County will receive the neighbor island allocation of HHFDC's PY2026 funds, and the City will receive the other half, which will be used toward rental housing activities serving extremely low-income households.

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 Housing Finance and Development Corporation	Department of Business, Economic Development, and Tourism (DBEDT)
HOPWA Administrator	Homeless Programs Office	Department of Human Services – Benefit, Employment and Supportive Services Division
HOME Administrator	HHFDC	DBEDT
HTF Administrator	HHFDC	DBEDT

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. DHS/BESSD/HPO administers HUD's HOPWA 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.

Harold Brackeen, III is the DHS/BESSD/HPO Administrator and contact person for the HOPWA program. His office number is (808) 586-7082 and email address is hbrackeeniii@hawaii.gov.

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

1. Introduction

HHFDC, DHS/BESSD/HPO, and county housing agencies formed a core working group to coordinate the development and implementation of the ConPlan. The core group utilized the 2024 *Homeless Point-in-Time Count Report*, the 2024 *Hawaii Housing Planning Study* (HHPS), and the 2025 *Analysis of Impediments to Fair Housing Choice* (AI) 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/HPO administers federal and state programs that provide housing and services for the homeless and other persons with special needs. Together, HHFDC and DHS/BESSD/HPO 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/HPO; county housing agencies; state health and human services departments; and nonprofit entities involved with financing, developing and managing housing, and providing supportive service services. DHS/BESSD/HPO and 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 supportive service providers, and local government agencies).

Efforts to address homelessness in Hawaii have been ongoing and DHS/BESSD/HPO continued to work with the Governor's Coordinator on Homelessness to implement the State's Plan to End Homelessness. As chair of the Hawaii Interagency Council on Homelessness (HICH), the Governor's Coordinator on Homelessness oversees proper administration of council activities. The HICH continues to address challenges within the service systems (i.e., mental health, housing, health, employment, and criminal justice sectors) and encourage service connections through more meaningful and effective partnerships. 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 services providers, advocacy organizations, a lived-experience council of homeless individuals, and animal-rescue organizations. Bridging the Gap (BTG), the Continuum of Care (CoC) for Hawaii, Kauai, and Maui counties also participates in the HICH.

Implementation steps related to the plan includes advancing the vision of ending homelessness in Hawaii by implementing and sustaining a housing-focused system that draws upon the efforts of multiple partners and creates a clear pathway to stable housing for individuals and families experiencing homelessness. The State has continued to implement Housing focused concepts into its programs including its homeless prevention program, permanent supportive housing program, and Rapid Re-Housing program. BTG reported a 17% reduction in unsheltered homelessness in the 2024 Point in Time Count which can largely be attributed to the adoption of housing focused concepts into the system and increased collaborative efforts amongst the providers and stakeholders.

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

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

BTG is the union of all three rural county chapters which comprise the Hawaii balance-of-state continuum of care representing the counties of Hawaii, Kauai and Maui. BTG is a geographically based group of relevant stakeholder representatives that carries out the planning responsibilities of the CoC programs. Community Alliance Partners (Hawaii County), Kauai Community Alliance, and the Maui Homeless Alliance are the neighbor island chapters which strive to end homelessness in their geographic areas. Additionally, neighbor islanders are well-represented on the HICH and have adopted its strategic plan as its standard.

The State convenes the Statewide CoC every other month, which includes the chairperson of each local chapter and a respective county government representative. The statewide planning body collaborates on resources, priorities and strategic planning; and has also taken on an expanded role of advising the State on funding priorities and legislative initiatives. The general membership of the three local chapters collectively convenes at least twice annually for general membership meetings, which are conducted via electronic means (webinar, video teleconference, teleconference, or other generally available technologies).

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

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

BTG works closely with DHS/BESSD/HPO to ensure that the ConPlan and AAP are completed accurately and represent local efforts in each rural county jurisdiction. As the party responsible for the homeless and special needs sections of the ConPlan, this planning consortium discusses subgrantee resource utilization, funding prioritization, and performance standards. The CoC consistently partners with DHS/BESSD/HPO and assists all jurisdictions regarding the ConPlan development process.

In 2023, due to an increase in state funding, DHS/BESSD/HPO formally declined ESG funding and instead, it was allocated directly to the counties. The State currently administers, with limited personnel resources, more than \$45,000,000 in contracts with homeless service providers statewide. Aside from essential base programs, these funds were also allocated for the development and implementation of several new projects including the Family Assessment Center concept, which allows for increased implementation of housing focused concepts and services. In anticipation of changes in the HOPWA

formula grant allocation, to ensure appropriate and efficient administration of the program, DHS/BESSD/HPO is been working under guidance from HUD'S Honolulu Field Office on future administration options for the HOPWA program.

The CoC remains deeply committed to preventing at-risk households from entering the homeless system, and assisting homeless individuals and families to quickly obtain permanent housing. According to the 2024 PIT Report, the count of homeless persons living in shelters decreased by five percent (5%), and the number of unsheltered homeless decreased by twenty-one percent (21%). The results are encouraging, and BTG has clearly benefited from increased collaboration amongst its stakeholders and adoption of housing focused concepts.

Neighbor island representatives continue to be engaged in planning, advocacy, and data committee activities. Additionally in 2022, BTG completed its update of a formal Homeless Management Information System (HMIS) Security and Privacy Plan, and a Policies and Procedures Manual which include security policies that detail how data is secured in HMIS; data sharing policies that detail with whom data is shared and for what purposes; and access to and use of the HMIS. A formal data quality plan has also been adopted to define what constitutes a record for each program type; and determines timeliness, completeness and accuracy standards.

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

Annual PIT data is used to supplement and add context to the reporting along with performance, demographic, and subpopulation characteristics of specific counties and over the entire CoC. Each year, the HMIS Administrator and DHS/BESSD/HPO representatives provide PIT training in Maui, Kauai, Hilo and Kona to ensure that a consistent, accurate methodology is used in each geographic location.

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

1	Agency/Group/Organization	HUD Honolulu Field Office
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly Coordinator's meetings are attended by staff to keep current on CPD programs and provide agency-specific updates. Regular attendance encourages proper implementation of HUD's program regulations and provides an opportunity for staff to take away best practices from other grantees.
2	Agency/Group/Organization	State of Hawaii, Department of Human Services, Benefits, Employment, & Supportive Services Division
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the agency responsible for the State's ConPlan and AAP, HHFDC relies on DHS/BESSD/HPO and its connections with the Continuum of Care, a wide network of service providers and other government agencies to inform sections of the report relating to homelessness and the HOPWA program.
3	Agency/Group/Organization	Hawaii Public Housing Authority (HPHA)
	Agency/Group/Organization Type	Housing PHA Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the agency responsible for the State's ConPlan and AAP, HHFDC requests information from HPHA regarding Public Housing Needs, as well as current and planned activities throughout the state designed to address each need.

4	Agency/Group/Organization	Hawaii, Kauai, and Maui Housing Agencies
	Agency/Group/Organization Type	Housing Other government - Local Fair Housing
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HHFDC and county housing agency staff collaborate on the citizen participation process and meet regularly to discuss various program topics, challenges, and best practices. As the agency responsible for preparing the State's ConPlan and AAP, HHFDC requests information from each county housing agency on current and planned activities, under various areas of both reports.
5	Agency/Group/Organization	City and County of Honolulu Government
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HHFDC and City and County of Honolulu agency staff collaborate on the citizen participation process and meet to discuss various program topics, challenges, and best practices. As the agency responsible for preparing the State's ConPlan and AAP, HHFDC requests information from the City and County of Honolulu on current and planned activities under certain areas of both reports.
6	Agency/Group/Organization	Bridging The Gap
	Agency/Group/Organization Type	Services-homeless Continuum of Care Program
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BTG is an active collaboration of community-based representatives of subsidized housing; providers of mental health care, medical, public health, homeless outreach, substance abuse rehabilitation and domestic abuse shelters; community policy agents; government housing; concerned citizens and homeless persons for Maui, Hawaii, and Kauai counties. Local BTG chapters include the Community Alliance Partners (Hawaii County), Kauai Community Alliance, and the Maui Homeless Alliance. On behalf of the State, DHS/BESSD/HPO consults with and meets monthly with the BTG Board to identify priorities for services to the homeless and gaps in the housing and service delivery systems to help ensure improved collaboration amongst stakeholders in the homeless system.
7	Agency/Group/Organization	Hawaii Interagency Council on Homelessness
	Agency/Group/Organization Type	Services-homeless Advisory Body for Homelessness
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HICH is an advisory body, modeled after the United States Interagency Council on Homelessness, which serves as a statewide homelessness planning and policy development entity with broad representation from the state and county governments and the community. HICH is composed of individuals who represent respective homeless providers, government, veteran, faith-based, and business sectors. HICH also works with a diverse group of stakeholders that are not formal members of the council, such as the Hawaii Department of Transportation, Department of Land and 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. DHS/BESSD/HPO consults with HICH to strengthen the homeless service system and accelerate change based on housing-focused strategies with the goal of working to end homelessness.

Table 2 – Agencies, groups, organizations who participated

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Bridging The Gap	DHS/BESSD/HPO has adopted the goals of the CoC in its administration of the HOPWA program. These goals are included in the ConPlan.
HICH Strategic Plan	Hawaii Interagency Council on Homelessness	The HICH Strategic Plan's major objectives are to: 1) retool the homeless crisis response system; 2) increase access to stable, affordable housing; 3) increase economic stability and self-sufficiency; and 4) improve health and stability. DHS/BESSD/HPO actively participates in the HICH to implement its goals and objectives, which are incorporated in the 5-Year ConPlan.

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 PY2026 AAP, a series of virtual and in-person public hearings were held by each county 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 July, August, and September 2025, and virtual public hearings were held between August 2025 and October 2025. 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 2, 2026, HHFDC will publish a public notice to solicit comments on the draft AAP. The public notice and copies of the draft AAP are available for review at public libraries, the county housing agencies, HHFDC, and on HHFDC's website at www.hawaii.gov/dbedt/hhfdc. Interested parties may contact HHFDC to request a paper copy. Public comments will be accepted through April 2, 2026.

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, non-profits, government agencies, and other interested parties.	Comments received included the continued need for affordable housing (all types), rental assistance, and funding for emotional support services to assist homeless individuals in the process of transitioning to permanent housing. A comment was also received voicing the need for investment in human resources (i.e., job training) as a main component of addressing homelessness and economic development.	N/A	
2	Newspaper Ad	Non-targeted/broad community	Public comments will be accepted through April 2, 2026.			

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 PY2026 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 PY2026, Kauai County anticipates receiving approximately \$113,037 in HOME program income, and \$6,300 in HTF program income; and Hawaii County anticipates receiving an estimated \$200,000 in HOME 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 and HTF program funds. Maui County does not anticipate receiving program income during PY2026. However, any program income received in PY2026 by Maui County will be used in the county during a future program year in which it receives an allocation of regular HOME and HTF program funds.

HHFDC anticipates receiving an HTF allocation of approximately \$3,000,000 for PY2026. HHFDC will focus its HTF solely on rental housing activities for households with maximum incomes at or below 30% of the Area Median Income (AMI). After retaining 5% of the PY2026 allocation for administration, HHFDC will allocate half of the balance to Maui County and the other half of the balance to the City.

DHS/BESSD/HPO and its partners will strengthen communities through use of its PY2026 HOPWA allocation of approximately \$1,000,000 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.

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	0	0	3,000,000	9,000,000	HOME funds will 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 downpayment/ closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
HOPWA	public-federal	Permanent housing in facilities; Permanent housing placement; Short term or transitional housing facilities; STRMU; Supportive services; TBRA	1,000,000	0	0	1,000,000	3,000,000	HOPWA funds will be utilized for tenant based rental assistance, supportive services, short term rent, mortgage and utility assistance, permanent housing assistance, and administrative costs.
HTF	public-federal	Acquisition; Admin and Planning; Homebuyer assistance; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership	3,000,000	0	0	3,000,000	9,000,000	HTF will be used for the development or preservation of affordable rental housing for extremely low-income households earning at or below 30% AMI.

Table 5 - Expected Resources – Priority Table

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

HOME program funds will be used to assist in the development of affordable rental housing and affordable homeownership housing. Projects utilizing HOME funds have historically leveraged HOME to secure other state and federal funding such as USDA, Low Income Housing Tax Credits, and Rental Housing Revolving Funds, in addition to 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 09/30/2023.

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. State Recipients have been combining their HTF with their HOME funds in projects that also leverage other state and federal funds. The HTF program does not have a match requirement.

If appropriate, describe publicly 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	HR-1 Rental Housing – New Construction / Rehab	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HOME: \$2,400,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit
2	HR-2 Tenant Based Rental Assistance	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HOME: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
3	HO-1 For Sale Housing - New Construction / Rehab.	2025	2029	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$450,000	Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
4	HO-2 For Sale Housing - Self Help Building Method	2025	2029	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
5	HO-3 Homebuyer Financing	2025	2029	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit
6	HR-4 HTF Rental Housing New Construction/ Acq/Rehab	2025	2029	Affordable Housing	Statewide	Rental Housing	HTF: \$2,850,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit
7	HA-1 Administration	2025	2029	Administration	Statewide	Planning and Administration	HOME: \$150,000 HTF: \$150,000	Other: 300000 Other
8	HP-1 HOPWA Support Services	2025	2029	Non-Homeless Special Needs	Statewide	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance	HOPWA: \$140,000	Public service activities other than Low/Moderate Income Housing Benefit: 3075 Persons Assisted
9	HP-2 HOPWA Financial Assistance	2025	2029	Non-Homeless Special Needs	Statewide	HIV/AIDS Housing Assistance	HOPWA: \$760,000	Tenant-based rental assistance / Rapid Rehousing: 390 Households Assisted Homelessness Prevention: 100 Persons Assisted
10	HP-3 HOPWA Administration	2025	2029	Administration	Statewide	Planning and Administration	HOPWA: \$70,000	Other: 70000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	HR-1 Rental Housing – New Construction / Rehab
	Goal Description	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 rental units for this target population.
2	Goal Name	HR-2 Tenant Based Rental Assistance
	Goal Description	TBRA helps low- and very low-income households with rent, making housing more affordable for those who qualify.
3	Goal Name	HO-1 For Sale Housing – New Construction / Rehab.
	Goal Description	Affordable for-sale unit are a high priority need. HOME funds may be used with other rental housing development resources to increase the inventory of affordable rental units for this target population.
4	Goal Name	HO-2 For Sale Housing – Self Help Building Method
	Goal Description	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.
5	Goal Name	HO-3 Homebuyer Financing
	Goal Description	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.
6	Goal Name	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	Goal Description	Rental housing for extremely low-income households is a high-priority need. HTF funds will be used with other resources to increase the inventory of affordable rentals for this target population.
7	Goal Name	HA-1 Administration
	Goal Description	Funds will be used for the efficient and effective administration of HOME and HTF programs, including fair housing activities.
8	Goal Name	HP-1 HOPWA Support Services
	Goal Description	Persons with HIV/AIDS need services to achieve housing stability. Funds will be used to provide housing information and rent/deposit assistance (Permanent Housing Placement) and supportive services to persons with HIV/AIDS.
9	Goal Name	HP-2 HOPWA Financial Assistance
	Goal Description	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 TBRA and Short-Term Rent, Mortgage, Utility (STRMU) assistance.
10	Goal Name	HP-3 HOPWA Administration
	Goal Description	HOPWA administration funds will be utilized to ensure the appropriate, effective and efficient use of HOPWA program funds by service providers and State administrators.

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction:

HOME program funds are used primarily in Hawaii, Kauai, and Maui counties 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 neighbor island counties, and Maui County will receive the funds for PY2026. 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 (RFP) 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 PY2026, HHFDC anticipates the receipt of \$3,000,000 in HOME funds, which will be awarded to Maui County in accordance with HHFDC's rotation schedule. Maui County's planned HOME funding allocation for PY2026 is shown in the attached "**HOME Exhibit A.**" In PY2026, HHFDC anticipates receiving \$1,000,000 in HOPWA funds which will be utilized to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS. This is an increase in funding for the annual formula allocation awarded to DHS/BESSD/HPO. Previously, the HOPWA formula allocation was split, with the City and County of Honolulu receiving a portion of the funds to administer on Oahu and a portion of funds allocated to DHS/BESSD/HPO to be administered on the neighbor islands. Due to a change in the HOPWA formula, the allocation that was previously awarded to the City and County of Honolulu was reallocated to DHS/BESSD/HPO to be administered statewide.

In addition, HHFDC anticipates receiving \$3,000,000 in HTF funds, which may be used in the City and neighbor island counties to promote decent, affordable housing and strengthen communities through the production or preservation of affordable rental housing serving extremely low-income households. For PY2026, Maui County, is scheduled to receive half of the neighbor island HTF allocation, and the City will receive the other half. Maui County's planned HTF funding allocation for PY2026 is shown in the attached "**HTF Exhibit B.**" Should Maui County 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.

Funding Allocation Priorities

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

Testimonies were received from attendees at the public hearings, surrounding economic development and homeless needs; however a continued need for affordable housing, both rental and homeownership continue to exist, statewide. HHFDC's 2024 HHPs cited the need for 64,490 housing units by the end of 2027; of this amount, more than 42,100 are for families earning maximum incomes of 80% of the AMI or below. The PY2026 HOME program will fund affordable rental and/or for-sale units in Maui County serving families with maximum incomes of 80% of the AMI or below. Alternate activities include TBRA, county homebuyer loan programs, and homebuyer education. HTF will be used in Maui County and the City for the development or preservation of affordable rental units for extremely low-income households with maximum incomes at 30% of the AMI or below.

DHS/BESSD/HPO plans to provide the following HOPWA-funded activities: TBRA; short-term rental, STRMU payments; permanent housing placement; and supportive services for persons living with HIV/AIDS statewide. The Maui AIDS Foundation has served as the lead agency and sponsor for the state's neighbor island allocation in the past; however, the City and County of Honolulu's allocation is being combined with the DHS/BESSD/HPO's allocation to cover the entire state with DHS/BESSD/HPO administering the funds, so DHS/BESSD/HPO plans to re-procure to determine future HOPWA administrative responsibilities. 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 PY2026 HOME allocation will be distributed to Maui County, which anticipates use of its HOME funds for the development of affordable rental and homeownership units. In accordance with HHFDC's HTF Allocation Plan, Maui County and the

City are scheduled to receive PY2026 HTF funds for the development of affordable rental units.

The State anticipates receiving \$1,000,000 in HOPWA funds for PY2026. Due to a change in the HOPWA formula allocation, the State will be receiving funds that were previously allocated to the City and County of Honolulu. HOPWA funds will help 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. DHS/BESSD/HPO plans to procure 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.

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

Introduction:

HHFDC administers HOME and HTF programs, and DHS/BESSD/HPO administers the HOPWA program. Since the City receives its own allocation of HOME funds, HHFDC and DHS/BESSD/HPO distribute HOME funds to Hawaii, Kauai, and Maui counties and HOPWA funds statewide.

HHFDC rotates its award of HOME funds on an annual basis among Hawaii, Kauai, and Maui counties. Ten percent (10%) of the annual allocation is reserved for administrative costs, and 15% is set aside for CHDO activities. Under HHFDC's rotation, Maui County is scheduled to receive the PY2026 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 will distribute its HTF funds statewide to the City and all neighbor island counties as Subgrantees. More than half of the state's population resides in the City, so HHFDC will 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. 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	State Program Name:	Hawaii
	Funding Sources:	HOPWA HOME HTF
	Describe the state program addressed by the Method of Distribution.	<p>HHFDC distributes its HOME allocation annually on a rotating basis between either Hawaii, Kauai, or Maui county. Previously, all three neighbor island counties 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. Maui County will receive the PY2026 HOME allocation, Hawaii County will receive it in PY2027, and Kauai County will receive it in PY2028. Neighbor island 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 will distribute its HTF allocation to all four counties in the state; after retaining 5% for program administration, HHFDC will allocate one-half of the balance to the City and the remaining half to a neighbor island county, on the same rotation as HHFDC's HOME funds. For PY2026, Maui County will receive the neighbor island portion of the HTF allocation, and HHFDC will award the other half to the City.</p> <p>In 2026 , DHS/BESSD/HPO will procure for its HOPWA program funds, soliciting providers to serve statewide. The RFI will be posted on the publicly accessible State Procurement Office (SPO) website. The RFI will require HOPWA applicants to submit work plans that identify clear goals, objectives, and outcomes for their respective programs.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HHFDC does not select applications for 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 RFPs or other county-approved application process in their respective counties to solicit activities that can help meet its goals and objectives. The State 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. In the County of Kauai, when HOME and/or HTF funds are designated toward an affordable housing project to be developed on county-owned land, an RFP is issued by the county's Purchasing Division through a Public Purchase system. Interested parties may register with the Purchasing Division to receive RFP issuance notifications. For projects that have not been designated HOME and/or HTF funds, a Notice of Funding Availability (NOFA), which includes a Public Notice issued in The Garden Island is issued and a NOFA application is made available on the Kauai County Housing Agency's website. For HOME-CHDO funds, the NOFA method is always used. In all counties, application packages may be obtained from the office of the jurisdiction and/or on the jurisdiction's website.</p> <p>DHS/BESSD/HPO administers HOPWA funding procured through an objective RFI process on behalf of all 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>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

<p>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)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Eligible applicants (provider agencies) submit their project information in strict accordance with the RFI requirements within the specified deadline.</p>
<p>Describe how resources will be allocated among funding categories.</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 statewide. 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>Describe threshold factors and grant size limits.</p>	<p>For the HOME and HTF programs, HHFDC's HOME State Recipients and HTF Subgrantees issue RFPs 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, 15% of the allocation is set aside for Community Housing Development Organizations. Under the HOME and HTF programs, 10% 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>HOPWA awards are limited and therefore 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>What are the outcome measures expected as a result of the method of distribution?</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 STRMU 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 development of affordable rental housing and increasing of 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 maximum incomes at 30% of the AMI or below.

As projects utilizing PY2026 HOME and HTF funds are selected, Maui County 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 2026 - HHFDC Admin
2	HOME 2026 - State Recipient Admin
3	HOME 2026 - Rental Housing Development
4	HOME 2026 - CHDO
5	HOME 2026 - Tenant Based Rental Assistance (Alternate Activity)
6	HOME 2026 - Homeownership Housing Development (Alternate Activity)
7	HOME 2026 - Homebuyer Financing (Alternate Activity)
10	HTF 2026 - HHFDC Admin
11	HTF 2026 - State Recipient Admin
12	HTF 2026 - Rental Housing Development
14	HOPWA 2026 - Hawaii DHS Admin
15	HOPWA 2026

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 HOME funds to either Hawaii, Kauai, or Maui county on an annually rotating basis. HOME funds will be utilized to address priority needs and objectives identified in the ConPlan. Hawaii, Kauai, and Maui counties have assigned a high priority to housing for all types of households with maximum incomes at 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 PY2026, HHFDC will distribute HTF funds to the City and one of three counties. The use of HTF funds will focus on affordable rental housing for extremely low-income families earning maximum incomes at or below 30% of the AMI. After retention of administrative funds, HHFDC will designate one-half of the annual HTF allocation to the City, where the greatest need exists and continues to exist for affordable rental housing. The other half will be rotated among Hawaii, Kauai, and Maui counties on the same rotation as the HOME funds.

The HOPWA project sponsor/lead agency will provide administrative management and accountability statewide. DHS/BESSD/HPO plans to distribute HOPWA funds equitably throughout the state based on geographic need, unmet needs, and acuity levels of individuals/households.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOME 2026 - HHFDC Admin
	Target Area	Statewide
	Goals Supported	HA-1 Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$150,000
	Description	HHFDC will utilize HOME funds to administer and coordinate the HOME program to ensure effective and timely project implementation in accordance with all applicable HUD rules and regulations. For PY2026, HHFDC will retain 5% of the annual HOME allocation for its administration of the HOME Program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	HHFDC, 677 Queen Street, Suite 300; Honolulu, Hawaii 96813
	Planned Activities	Planning and administration
2	Project Name	HOME 2026 - State Recipient Admin
	Target Area	Rural Counties
	Goals Supported	HA-1 Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$150,000
	Description	State Recipient will utilize HOME funds to administer its HOME allocation to ensure effective and timely project implementation in accordance with all applicable regulations.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Counties of Hawaii, Kauai, and/or Maui (Anticipate Hawaii County for PY2026).
	Planned Activities	Planning and administration
3	Project Name	HOME 2026 - Rental Housing Development
	Target Area	Rural Counties
	Goals Supported	HR-1 Rental Housing - New Construction / Rehab
	Needs Addressed	Rental Housing
	Funding	HOME: \$2,250,000
	Description	Develop HOME-assisted units with a 20-year affordability period in the counties of Hawaii, Maui, and/or Maui (anticipate Maui County for PY2026). The estimated total number of HOME-assisted units are to be determined and will be included in the final PY2026 AAP.
	Target Date	9/30/2034

	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide HOME-assisted affordable rental units to households earning 80% AMI or below.
	Location Description	Counties of Hawaii, Kauai, and/or Maui (Anticipate Maui County for PY2026).
	Planned Activities	Development of affordable rental housing
4	Project Name	HOME 2026 - CHDO
	Target Area	Rural Counties
	Goals Supported	HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method
	Needs Addressed	Affordable Homeownership Opportunities
	Funding	HOME: \$450,000
	Description	Development of affordable rental and/or homeownership housing to include but not limited to, leasehold or fee simple homeownership in Hawaii, Kauai, and/or Maui counties (anticipate Maui County for PY2026).
	Target Date	9/30/2034
	Estimate the number and type of families that will benefit from the proposed activities	Qualified households earning 80% of the AMI or below will have affordable rental and/or homeownership opportunities from the development of single-family homes. The estimated number of units will be determined and included in the final PY2026 AAP.
	Location Description	Hawaii, Kauai, and /or Maui counties (anticipate Maui County for PY2026).
	Planned Activities	Development of affordable rental and/or homeownership housing for leasehold or fee simple ownership.
5	Project Name	HOME 2026 - Tenant Based Rental Assistance (Alternate Activity)
	Target Area	Rural Counties
	Goals Supported	HR-2 Tenant Based Rental Assistance
	Needs Addressed	Rental Housing
	Funding	\$0
	Description	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.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	If selected as an alternate activity, a TBRA program will provide rental assistance to qualifying low- and very low-income households.
	Location Description	Hawaii, Kauai, and/or Maui counties.
	Planned Activities	Alternate activity - Tenant Based Rental Assistance
6	Project Name	HOME 2026 - Homeownership Housing Development (Alternate Activity)
	Target Area	Rural Counties
	Goals Supported	HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method
	Needs Addressed	Affordable Homeownership Opportunities
	Funding	\$0
	Description	If selected as an alternate activity, funds may be used to develop affordable homeownership units in Hawaii, Kauai, and/or Maui counties.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	If selected as an alternate activity, funds may be used to develop affordable homeownership units in Hawaii, Kauai and/or Maui counties for qualifying households earning up to 80% of the AMI.
	Location Description	Hawaii, Kauai, and/or Maui counties
	Planned Activities	Alternate activity - Development of affordable homeownership units in Hawaii, Kauai, and/or Maui counties.
7	Project Name	HOME 2026 - Homebuyer Financing (Alternate Activity)
	Target Area	Rural Counties
	Goals Supported	HO-3 Homebuyer Financing
	Needs Addressed	Affordable Homeownership Opportunities
	Funding	\$0
	Description	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.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Hawaii, Kauai, and/or Maui counties.
	Planned Activities	Homebuyer activities may include: downpayment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
8	Project Name	HTF 2026 - HHFDC Admin
	Target Area	Statewide
	Goals Supported	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	Needs Addressed	Rental Housing
	Funding	HTF: \$150,000
	Description	HHFDC will use PY2026 HTF to administer and coordinate HHFDC's HTF program to ensure the production or preservation of affordable housing in accordance with the HTF Allocation Plan and regulations provided in 24 CFR Part 93.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	HHFDC, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813
	Planned Activities	Planning and administration
9	Project Name	HTF 2026 - State Recipient Admin
	Target Area	Statewide
	Goals Supported	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	Needs Addressed	Rental Housing
	Funding	HTF: \$150,000.00

	Description	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.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Hawaii, Kauai, and/or Maui counties (anticipate Maui County and the City and County of Honolulu for PY2026).
	Planned Activities	Plannin and administration
10	Project Name	HTF 2026 - Rental Housing Development
	Target Area	Statewide
	Goals Supported	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	Needs Addressed	Rental Housing
	Funding	HTF: \$2,700,000.00
	Description	Develop HTF-assisted units with a 30-year affordability period in the Counties of Hawaii, Kauai, Maui and/or the City and County of Honolulu (anticipate Maui County and the City and County of Honolulu for PY2026). The number of estimated HTF-assisted units will be determined and included in the final PY2026 AAP.
	Target Date	9/30/2034
	Estimate the number and type of families that will benefit from the proposed activities	HTF-assisted rental units will be provided for households earning maximum incomes at 30% of the AMI or below. The number of estimated HTF-assisted units will be determined and included in the final PY2026 AAP.
	Location Description	Hawaii, Kauai, Maui countie and/or the City and County of Honolulu (anticipate Maui County and the City and County of Honolulu for PY2026)
	Planned Activities	Development of affordable rental housing
11	Project Name	HOPWA 2026 - Hawaii DHS Admin
	Target Area	Statewide
	Goals Supported	HP-3 HOPWA Administration
	Needs Addressed	Planning and Administration
	Funding	HOPWA: \$70,000.00
	Description	Funds will be utilized for administrative services by DHS/BESSD/HPO.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	State administrative activities will be undertaken at: Department of Human Services Benefit, Employment and Supportive Services Division, Homeless Programs Office 1010 Richards Street, Suite 312 Honolulu, Hawaii 96813
	Planned Activities	General management, oversight, and coordination of the HOPWA grant
12	Project Name	HOPWA 2026
	Target Area	Statewide

Goals Supported	HP-1 HOPWA Support Services HP-2 HOPWA Financial Assistance HP-3 HOPWA Administration
Needs Addressed	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance
Funding	HOPWA: \$930,000
Description	Provide TBRA; STRMU; permanent housing assistance; and supportive services to those living with HIV/AIDS; provide funds for sponsor agency Administration costs.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Projected number of households to be served: Tenant Based Rental Assistance: 78 Short-Term Rent, Mortgage, and Utility Assistance: 20 Permanent Housing Placement Assistance: 19 Supportive Services: 1,207 with housing assistance; 0 without housing assistance
Location Description	HOPWA funds will SERVE Hawaii, Kauai, and Maui Counties; and the City and County of Honolulu. [Lead agency infor
Planned Activities	Activities planned under the PY2026 HOPWA project include: TBRA, which will provide funds to pay a portion of the market rental unit costs for homeless and at-risk persons with HIV/AIDS. STRMU, which will 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, which will 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, which will 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.

Table 11 – Project Summary Information

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

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

No

Available Grant Amounts

N/A

Acceptance process of applications

N/A

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

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

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 will be distributed throughout Hawaii, Kauai, and Maui counties and HOPWA funds will be distributed statewide. 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

Target Area	Percentage of Funds
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 from HUD. HHFDC has therefore elected to focus the State's HOME funds on Hawaii, Kauai, and Maui counties. HHFDC's annual HOME fund allocations are rotated among those counties.

The project sponsor/lead agency(s) provide administrative management and accountability for the agencies statewide. DHS/BESSD/HPO anticipates receiving \$1,000,000 in HOPWA funds for PY2026 as

they are receiving HOPWA funds that were previously allocated to the City and County of Honolulu due to a change in the HOPWA formula allocation. HOPWA funds will be 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 PY2026, since the City has elected to receive an HTF allocation, 50% of HHFDC's annual allocation will be awarded to the City and 50% will be awarded to Maui county, on the same rotation as HHFDC's HOME program allocation.

Discussion

HHFDC distributes its annual fund allocations to the counties as State Recipients under the HOME program and as Subgrantees under the HTF program. State Recipients/Subgrantees do not allocate their HOME/HTF funds based on geographic areas. 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:

Hawaii has a severe shortage of affordable housing. Statewide, it is projected that approximately 64,490 housing units will be needed between 2022 and 2027. This includes a backlog of housing units and the projected demand for 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% up to 140% of the AMI are targeted for homeownership assistance. Approximately 34,500 affordable rental housing units and 29,990 affordable for-sale units are estimated to be needed by 2027.

During the five-year ConPlan period (PY2025 – PY2029), funds will support the production or preservation of approximately 58 affordable, HOME-assisted rental units; nine affordable homeownership units, three of which will be built using the self-help building method; and 63 affordable HTF-assisted rental units. Although rental housing development activities are prioritized throughout this ConPlan period, activities such as TBRA, and if the need arises, other affordable homeownership opportunities may be selected as alternate activities under the HOME program.

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

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

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

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

Discussion:

For PY2026, Maui County as HHFDC’s State Recipient of HOME and HTF funds, intends to use these funds toward the production of new rental and for-sale homeownership units. The number of units, once determined, will be included in the final PY2026 AAP.

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

Introduction:

Demand for public housing remains high in Hawaii. As of July 1, 2025, HPHA’s waitlist for federal public housing units totaled approximately 6,106 households. Of these, more than 97% were households with extremely low incomes at or below 30% of the AMI. More than 2,295 waitlisted families have children, while over 3,100 families were elderly and families with disabilities. Families on HPHA’s waitlist for

Section 8 as of July 1, 2025, totaled more than 1,796 households; of these, families with extremely low incomes totaled 98.5%. More than 724 waitlisted families have children, while over 900 families were elderly and families with disabilities. More support and assistance are clearly needed for this segment of the population.

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

HPHA partnered with Aloha Care, Hawaii Foodbank, Lanakila Pacific, CVS, Project Vision, Kapiolani Community College, DHS to hold “Farm Fresh Friday” events throughout the year at several elderly low-income public housing communities. These events will provide elderly tenants with bags of fresh produce, health vaccinations, SNAP, Med-Quest, digital literacy information, and vision screenings with the distribution of reading glasses.

HPHA has applied for the Jobs Plus grant with the hopes of receiving funding to assist AMP 44 (Oahu Leeward Coast) families with the following:

- Employment Services – On-site job centers with counselors, interview prep, skills training, and help overcoming barriers (childcare, transport).
- Financial Incentives – Rent rules that reward work, allowing residents to keep their rent the same so they can keep more of their earnings as income rises.
- Community Support – Building a work-friendly environment through resident-led outreach and social networks.

The overwhelming majority of the HPHA’s public housing assistance already targets families at or below 30% of AMI, elderly families, and disabled families. The HPHA currently has over \$27 million in capital projects planned over the five-year period of FY 23 to FY 27. The average age of the agency’s housing inventory is over 50 years old. Capital projects which address health and safety issues, site improvements, ADA compliance, structural repairs, and general infrastructure upgrades are prioritized. Aging properties and reductions in federal funding have made asset preservation an increasingly difficult challenge.

Below is a list of services and amenities coordinated, promoted, or provided by the HPHA for assisted families, including programs provided or offered as a result of partnership with other entities:

- Child & Family Services – Case management and congregate activities for elderly residents to improve residents’ quality of life.
- Mental Health Kokua – Case management and supportive services for mentally disabled persons.

The HPHA is in the process of transforming a portion of the HPHA's portfolio of public housing properties into modernized, energy-efficient, mixed-income communities.

This effort includes master planning and redevelopment ten sites: Oahu sites include Kuhio Park Low-Rise, Mayor Wright Homes, Puuwai Momi, Ka’ahumanu Homes, Kamehemeha Homes, Hale Laulima, and Nanakuli Homes. Neighbor island sites include Lanakila Homes (Hawaii Island), Kahekili Terrace (Maui Island), and Kapa’a (Kauai Island).

All of these targeted sites, totaling over 80 acres of land, have significant potential to become mixed-income, mixed-use, transit-oriented developments. The redevelopment effort is targeting delivery of a minimum of 10,000 net new housing units in addition to the one-for-one replacement of public housing units.

For more information, please visit our website: <https://ka-lei-momi.com/>

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

DHS/BESSD/HPO continues to provide a continuum of services through its programs that serve various homeless populations. DHS/BESSD/HPO core services, including Outreach, Shelter, Rapid Re-housing, and Prevention, are integral to ending homelessness.

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

- 1) Expand Housing Inventory for Homeless 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 Emergency Proclamations Related to Homelessness.
 - Continue to look for new funding opportunities and work to retain funding to ensure the continuation of services and expansion of new, affordable housing.
- 2) Continue to Test New Solutions for Long-Term Affordable Communities (Including Non-Traditional Housing)
 - Continue to expand the Kauhale Initiative* – low-cost, low-footprint, “village” housing where people support each other’s healing and growth in a deeply affordable community.
 - Partner with community groups, nonprofits, faith-based organizations, private landowners, and Counties to create homes for those experiencing homelessness in less traditional ways.
 - Ensure that households are connected with support services, often times, referred to as wrap around services so that the household can address barriers to attaining permanent housing.

3) Continue to Create More Space for those with Mental or Behavioral Health Needs

- Continue to expand both clinical and community-based facilities for behavioral and mental health healing.
- Continue to improve processes for getting people into treatment when they are unable to care for themselves.
- Ensure that service providers are either providing support services or referring clients to support services so that they can address their mental and behavioral needs.

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 and ensure that support services are accessible for those in need.
- Ensure the Coordinated Entry System (CES) supports timely and sustainable placements into housing.
- Enable new paths to housing for those that don't fit into existing criteria and prioritization.
- Ensure that service providers align their client engagement and service delivery with the objective of attaining permanent housing.

5) Call Everyone Back to Community and Aloha

- NIMBYism perpetuates homelessness, and communities will need to be part of the solution by finding space for unhoused neighbors.
- Include people with lived expertise in our community conversations as they often know the gaps in our systems and can identify issues that aren't always easy to identify.

*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 Coordinated Entry System 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. Outreach programs frequently serve as the most effective mechanism for assisting homeless households in attaining permanent housing, due to the trusted relationships established between outreach providers and the households they serve.

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. Shelters should be working with households to ensure that they are receiving the appropriate support services and ensure that the households are actively working towards attaining permanent housing. A key objective is to decrease the length of shelter stays while avoiding recidivism, so that more households transition to permanent housing and shelters can serve a greater number of households, contributing to a reduction of homelessness in the community.

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: 1) RRH, which targets homeless households, and 2) 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, 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 continues to recognize that increasing housing inventory for those transitioning out of homelessness is critical.

ESG RUSH funds are being 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, stabilization services, street outreach and HMIS data collection and reporting which includes:

- 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 (e.g., moving truck rental, hiring a moving company, up to three months of storage fees).
- Services: housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair.

Street Outreach: Street Outreach to locate households affected by the Maui wildfires.

HMIS Data Collection and Reporting: HMIS setup, data analysis and development of reports for compliance.

Since its inception, the ESG RUSH program has had zero cases of recidivism. This success is largely attributable to provider efforts to ensure households receive or are referred to appropriate support services, are placed into permanent housing, and are supported through trusted relationships developed with displaced households.

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 ten (10) Kauhale 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 initial location has since been closed; however, three other Kauhale locations have since opened, Ka Malu Ko’olau, located in Windward Oahu, Ho’okahi Leo, in urban Honolulu near Middle Street and Alana Ola Pono, in Iwilei, which is also in urban Honolulu. Lessons learned from the initial pilot project will inform and direct future efforts for kauhale models with wrap-around services.

Current Kauhale projects are the Waimanalo Kauhale which will add 20 tiny homes and community spaces for cooking, bathing and gathering; Ho’okahi Leo Kauhale which is adding 50 tiny homes with shared spaces such as kitchens, laundries and showers; and Kipuola Kauhale which is adding 64 tiny homes built to support residents moving from homelessness to independence connecting clients with workforce opportunities and wrap-around services.

On Maui, to address the households that were displaced by the Maui Wildfires, interim housing has been provided by Family Life Center, Inc. providing 88 units with community spaces for cooking, cleaning and community interaction while also providing support services to address the trauma that the households have endured while working with households to attain permanent housing. HomeAid Hawaii has also been working to develop interim housing solutions for displaced households and has partnered with the State to open Ka La’i Ola with the goal of providing 500 units for up to five years. Approximately 900 individuals have been housed at Ka La’i Ola and the plan is to house up to 1500 individuals upon the completion of the project.

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	20
Tenant-based rental assistance	78
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	98

Table 15 - HOPWA Goals

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

Introduction:

Numerous factors, largely structural in nature, impede affordable housing production in Hawaii. As a result, Hawaii's housing supply is highly inelastic, meaning that a change in price does not lead to a change in supply in a timely or efficient manner. That leads to chronically low housing production rates and stubbornly high prices. Several of these factors are summarized below:

Scarcity of developable land: Hawaii's land use management system begins with the process established by the State Land Use Law in 1961, which classifies lands into one of four districts. This system unintentionally constrains the supply of land available for housing development, with a mere 5% of the state's land classified as urban. In addition, the islands' suitable lands become more constrained over time as more area is developed. With land supply constrained, land prices rise and limit opportunities for low-cost housing production.

Lack of off-site infrastructure: Insufficient infrastructure capacity to support housing is a significant barrier to development. Public infrastructure like potable water, wastewater, drainage, and schools has historically been developed by public agencies. As the costs of infrastructure increased over time, the responsibility for constructing off-site infrastructure was passed from government to housing developers, which increases the cost of new housing.

High construction costs: Hawaii has some of the highest construction costs in the nation. Due to the state's geographic remoteness, most construction materials are imported and from great distance, adding to cost and delivery time. The global supply-chain crisis that arose from the COVID-19 pandemic has exacerbated this condition, and emerging geopolitical confrontations threaten to do so even further. Additionally, the shortage of local, skilled labor during boom times drives up construction costs sharply.

Regulatory challenges: Land use and zoning regulations are used to protect public interests, but excessive regulation leads to longer processing times needed to obtain the requisite approvals. Hawaii's land use system of entitlements and permitting involves multiple layers of state and county governments, ultimately leading to higher construction costs.

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 public lands and financing resources (e.g., RHRF, LIHTC) 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 RHRF 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 governmental lands.

Regulatory 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.

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/HPO 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 2024, HHFDC and its housing partners DHHL, DHS/BESSD/HPO, and county housing agencies gathered resources and contracted with the University of Hawaii (UH) to conduct an AI that assesses the barriers to fair housing in Hawaii. Interviews were conducted with institutional leaders, fair housing stakeholders, and voluntary private industry business owners and employees. Public input was also gathered from participants at the April 2024 Fair Housing Summit. Factors considered include the status of protected classes and fair housing opportunities, the barriers particular classes face and how they may be addressed, and the overall administrative operation of the network of institutions involved in fair housing. UH also investigated housing complaint trends in Hawaii by collecting complaint data from various agencies, which allowed them to further specify unique barriers experienced by protected populations, especially those with disabilities. Housing preference policy in Hawaii was also investigated to look at the use of preference systems and their impacts.

As a part of the State’s 2025 AI report, UH provided several actions to improve the delivery of fair housing information to the public. The 2025 AI may 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 governmental lands and financing resources (e.g., RHRF, LIHTC) 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 RHRF and capital improvement project funds for affordable rental housing projects, explore additional incentives for private development participation in the development of affordable housing; and explore opportunities to collaborate with new public partners in the mixed-use residential development of government land.

Actions planned to reduce lead-based paint hazards

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/HPO, 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 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/HPO, 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/HPO, 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. 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/HPO, and 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. Governmental 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 HOME program will be consistent with 24 CFR 92.205. No other forms of investment 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.

Hawaii County 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 Hawaii County, refuses to accept conditions imposed by Hawaii 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 Participating Jurisdiction capture more than is available from the net proceeds of the sales.

Kauai County will use either the resale or recapture provision depending on land tenure: For fee-simple sales, Kauai 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 Kauai County from available net proceeds. For leasehold sales, Kauai 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, Kauai County has defined the reasonable range of low-income homebuyers targeted for subsequent purchase as those with incomes between 70% and 80% of the AMI.

Maui County 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. Maui 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

**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 PY2025 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

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum

level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A

Discussion:

DHS/BESSD/HPO 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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**U.S. Department of Housing and Urban Development
Office of Community Planning and Development**

Honolulu Field Office – Region IX
1003 Bishop Street, Suite 2100
Honolulu, Hawaii 96813-4918
www.hud.gov
espanol.hud.gov

Sent via Electronic Email

January 6, 2026

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

Subject: State of Hawaii Annual Performance Assessment
HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF),
and Housing Opportunities for Persons with AIDS (HOPWA)
Program Year 2024

Dear Governor Green:

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2024 CAPER submission and to apprise you of our assessment of State of Hawaii's overall progress. HUD acknowledges the State of Hawaii's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2024 CAPER, we have concluded that the State of Hawaii has the capacity to carry out its CPD programs and has met its reporting requirements.

Thank you for your continued commitment to strengthen your community through CPD programs. Please submit any comments regarding the contents of this letter to this Office within 30 days of the date of this letter. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Stephanie

Kaimana On, Senior Community Planning and Development Representative at (808) 457-4676
or stephanie.w.kaimanaon@hud.gov.

Sincerely,

**REBECCA
BLANCO**

Digitally signed by: REBECCA BLANCO
DN: CN = REBECCA BLANCO C = US O
= U.S. Government OU = Department of
Housing and Urban Development, Office
of Community Planning and Development
Date: 2026.01.06 07:55:50 -08'00'

Rebecca Blanco
Director
Office of Community Planning and
Development

CPD Program Progress Summary

This section summarizes State of Hawaii’s program progress during the assessment period July 1, 2024 – June 30, 2025, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

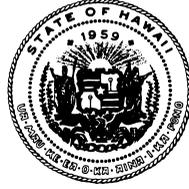
Summary of Programs Administered and 2024 Funding Amounts:

Allocations	2024 Funding Amounts	Total Available 2024 Balance	Total Available Balance – All Years
HOME	\$3,000,000	\$2,850,000.00	\$9,125,951.99
HOME-ARP	\$6,720,952 (2021)	\$4,654,890.54 (2021)	\$4,654,890.54
HTF	\$3,144,833.37	\$3,144,833.37	\$9,237,798.93
HOPWA	\$307,914	\$7,192.84	\$190,273.84

Summary of Program Deadlines and Baseline Requirements:

Program	Requirement	Progress
HOME	Compliance with <i>last</i> September 30 th Treasury cancelling funds deadline	Last Deadline: 9/30/2025 Balance of undisbursed funds: \$0.00
	Progress towards <i>next</i> September 30 th Treasury cancelling funds deadline	Next Deadline: 9/30/2026 Balance of undisbursed funds: \$113,215
HTF	Compliance with 24-month HTF commitment requirement	Last 24-month deadline:7/6/2025 Uncommitted Balance: \$0.00 Next 24-month deadline:9/6/2026 Uncommitted Balance: \$3,144,833.37
	Compliance with Five-year HTF expenditure requirement	Last Expenditure Deadline: 9/12/2025 Grant Balance: \$0.00 Next Expenditure deadline:7/12/2026 Grant Balance: \$0.00

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EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

FEB 04 2026

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

Dear Mr. Chandler:

Re: Annual Performance Assessment for Program Year 2024

This letter provides comments on your *Annual Performance Assessment* dated January 6, 2026, which determined that the State of Hawaii (the State) has the capacity to carry out its United States Department of Housing and Urban Development's (HUD) Community Planning and Development (CPD) programs and has met its reporting requirements.

I am pleased that the Hawaii 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 partnership with HUD, the State will continue to improve its administration of CPD programs to ensure that activities comply with HUD requirements and that funds are spent in a timely manner 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.

Mr. Mark Chandler
Page Two of Two

If you have any questions, please contact Keri Higa at keri.higa@hawaii.gov.

Mahalo,

A handwritten signature in black ink, appearing to read "Josh Green".

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

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

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 2025 JOINT VIRTUAL AND IN-PERSON PUBLIC HEARINGS
For the PY2026 Annual Action Plan**

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

I. ATTENDEES:

BIG ISLAND:

August 14, 2025 (in-person)	
County of Hawaii – Office of Housing and Community Development (OHCD)	Alisa Hanselman, Royce Shiroma, Linda Bui, Kyla Lee
State of Hawaii – Hawaii Housing Finance and Development Corporation (HHFDC)	Keri Higa
Lokahi Project	Misty VanHavel, Jason VanHavel

August 21, 2025 (virtual - Zoom)	
County of Hawaii – OHCD	Alisa Hanselman, Royce Shiroma
State of Hawaii – HHFDC	Keri Higa, Danielle Guthrie, Christina Longman
State of Hawaii – Department of Human Services; Benefits, Employment, and Supportive Services Division; Homeless Programs Office (DHS-BESSD-HPO)	Clint Tanaka
Malama Pono Ohana	Matapuna Levenson
County of Hawaii – Office of Sustainability, Climate, Equity and Resilience	Laura Acasio
The Lokahi Project	Misty VanHavel, Jason VanHavel
Child and Family Services	Treven Wong, Lahela Paresa
Public Attendee, Citizen of Hawaii County	Melisa Hall

HONOLULU

September 17, 2025 (hybrid – HHFDC & Teams)	
City & County of Honolulu – Department of Budget and Fiscal Services – Federal Grants Unit (BFS-FGU)	Holly Kawano, Nicole Hori, Connie Kaneshiro
City & County of Honolulu – Department of Community Services (DCS)	Timothy Ho, Ted Hayden
State of Hawaii – HHFDC	Keri Higa, Danielle Guthrie
State of Hawaii – DHS-BESSD-HPO	Clint Tanaka (via Teams)

KAUAI

October 8, 2025 (virtual - Teams)	
County of Kauai – Kauai County Housing Agency	Kerrilyn Barros, Steven Franco, Anna Kanoho
State of Hawaii – HHFDC	Keri Higa
State of Hawaii – DHS-BESSD-HPO	Clint Tanaka
Hoomana	Lexi Jones, Kenna Stormogipson, Summer Yadao
Iwikua	Marie Mori
Public Attendee	Rani [Last Name]

October 20, 2025 (in-person)	
County of Kauai – Kauai County Housing Agency	Kerrilyn Barros, Steve Franco, Anna Kanoho
State of Hawaii – HHFDC	Keri Higa

MAUI

October 14, 2025 (virtual - Teams)	
County of Maui – Office of the Mayor - CDBG Program Office	Jolie Jenkins, Laurie Fukushima
County of Maui – Department of Housing	Regina Freeman, Saumalu Mataafa, Gail Rumbaoa
County of Maui – Department of Human Concerns	Jessica Crouse
State of Hawaii – HHFDC	Keri Higa, Danielle Guthrie, Christina Longman
Maui AIDS Foundation	Linda Puppolo, Carla Ebube
Public Attendee	Amy Johnson

October 16, 2024 (in-person)	
County of Maui – Office of the Mayor - CDBG Program Office	Jolie Jenkins, Laurie Fukushima
County of Maui – Department of Housing	Regina Freeman
County of Maui – Department of Human Concerns	Jessica Crouse, Chritopher Kish
State of Hawaii – HHFDC	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 – August 14, 2025 (in-person):

Jason VanHavel of The Lokahi Project shared his input on community development, homelessness, and their direct relationship to economic development, for which the two main points are 1) removing obstacles and 2) helping with resources. VanHavel shared his opinion of successful thriving communities not being based on natural resources, but human resources (i.e., job training), which is a “low hanging fruit,” and if invested in, could improve economic development and the community.

County of Hawaii – August 21, 2025 (virtual - Teams):

Although members of the public were in attendance, no comments or testimony was provided.

City & County of Honolulu – September 17, 2025 (hybrid – HHFDC & Teams):

There were no comments, testimony, or attendees from the public.

County of Kauai – October 8, 2025 (virtual – Teams):

The following questions from public attendees were addressed:

1. How will the recent (federal) government shutdowns impact prior federal (funding) commitments and the release of funds? (Kenna Stormogipson)

The local HUD office will provide guidance when made available, which will be passed on accordingly. Delays are possible because of the shutdown. For non-profits that applied for and were awarded current year funds, grant agreements were executed with HUD, funds are secured, and a line of credit is in place. At the County’s CDBG website, under each Annual Action Plan, each project is listed with award details.

(S. Franco & K. Barros)

2. If Hoomano were to be awarded a grant, when can fund disbursement be expected? (Kenna Stormogipson)

By March, recommendations are made to the Mayor and goes to County Council. By April, selections are included in the Annual Action Plan and submitted to HUD in May. Sub-recipient Agreements are executed in September. A detailed timeline of the process, which takes about 1 year, is available on Kauai County's CDBG website. Emphasis is placed on timeliness requirements. (K. Barros).

Regarding housing and homelessness, the following comments were provided by public attendees:

1. For the homeless, in addition to housing, emotional support is needed. Funding for staffing is needed to offer facilitated groups for homeless to share their experiences and help those participating take their next steps. (Kenna Stormogipson).
2. In Waimea and Kekaha, there is a lack of physical fitness programs and activities available for youth between six and ten. These programs aid in boosting confidence and overall health of this specific population. (Lexi Jones).
3. Having a stable place to call "home" is a necessary foundation for houseless individuals. Homeless sweeps further traumatize people, and emotional support is needed to feel safe and heal. (Summer Yadao).
4. Rental assistance for at least a year is needed and SNAP benefits should be localized. Cash assistance for necessities not covered by other programs would be helpful. (Summer Yadao).
5. More funding from local sources is needed. (Kenna Stormogipson).

County of Kauai – October 20, 2025 (in-person):

There were no comments, testimony, or attendees from the public.

County of Maui – October 14, 2025 (virtual – Teams):

Linda Puppolo of the Maui AIDS Foundation (MAF) asked for clarification on changes to the PY2026 HOPWA allocation, since the State will be receiving a total allocation of \$1M, which will be used to serve the neighbor island counties and the City and County of Honolulu. Since MAF is the central administrator for the allocation of HOPWA funds, L. Puppolo expressed concerns around the co-mingling of neighbor island and City and County of Honolulu funds and program administration and feels that the State should keep the two pots of funds separate once received.

County of Maui – October 16, 2025 (in-person):

There were no comments, testimony, or attendees from the public

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AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII
City and County of Honolulu

Doc. Date: JUL 18 2025 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: JUL 21 2025



Barbara Suzuki 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 0 times on:
Hawaii Tribune-Herald 1 times on:
07/18/2025
West Hawaii Today 0 times on:
Other Publications: 0 times on:

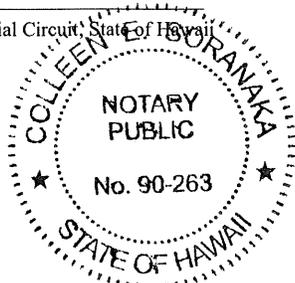
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature] Barbara Suzuki

Subscribed to and sworn before me this 21st day of July A.D. 2025

[Signature] Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Jan 06 2028

Ad # 0001499358



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 2025-2026 (PY2026), 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:

- In-Person Public Hearing:
Thursday, August 14, 2025 at 5:00 p.m. at OHCD, Existing Housing Conference Room; 1990 Kinoole Street, Suite 104; Hilo, Hawaii
Virtual Public Hearing:
Thursday, August 21, 2025 at 12:00 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
Or call in (audio only): +1 669-254-5252, Meeting ID: 161 646 1580

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 PY2026, the State anticipates receiving approximately \$3,000,000 in HOME funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated to be received under the HTF program, and approximately \$1,000,000 is anticipated to be received under the HOPWA program, which may be used in any of the counties. 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 Kinoole 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.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 HHFDC's Human Resources Office at (808) 587-0501, by email at hhfdch@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 Executive Director
(HTH1499358 7/18/25)



AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII
City and County of Honolulu

Doc. Date: JUL 18 2025 # Pages: 1
Notary Name: COLLEEN E. SORANAKA
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: JUL 21 2025
Notary Public Seal: COLLEEN E. SORANAKA, NOTARY PUBLIC, No. 90-263, STATE OF HAWAII

Barbara Suzuki 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

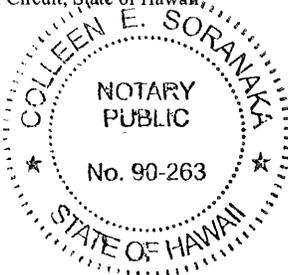
Honolulu Star-Advertiser 0 times on:
MidWeek 0 times on:
The Garden Island 0 times on:
Hawaii Tribune-Herald 0 times on:
West Hawaii Today 1 times on:
07/18/2025
Other Publications: 0 times on:

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

Barbara Suzuki
Subscribed to and sworn before me this 21st day of July A.D. 2025

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii, My commission expires: Jan 06 2028

Ad # 0001499360



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 2025-2026 (PY2026), 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:

In-Person Public Hearing:

Thursday, August 14, 2025 at 5:00 p.m. at OHCD, Existing Housing Conference Room; 1990 Kinoole Street, Suite 104; Hilo, Hawaii

Virtual Public Hearing:

Thursday, August 21, 2025 at 12:00 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
Or call in (audio only): +1 669-254-5252, Meeting ID: 161 646 1580

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 PY2026, the State anticipates receiving approximately \$3,000,000 in HOME funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated to be received under the HTF program, and approximately \$1,000,000 is anticipated to be received under the HOPWA program, which may be used in any of the counties. 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 Kinoole 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.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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IC 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 Executive Director
(WHT1499360 7/18/25)

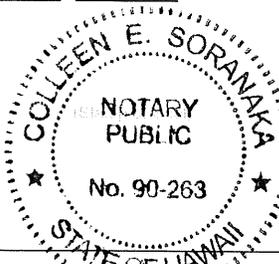


AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII
City and County of Honolulu

Doc. Date: JUL 18 2025 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: JUL 18 2025



Barbara Suzuki 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: 07/18/2025
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:

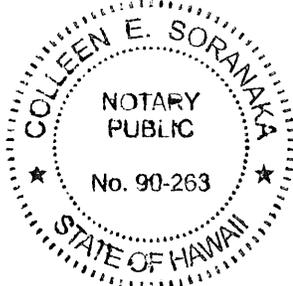
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Barbara Suzuki

Subscribed to and sworn before me this 18th day of July A.D. 2025

[Signature]
Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Jan 06 2028

Ad # 0001499353



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 2025-2026 (PY2026), 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:

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Thursday, August 21, 2025 at 12:00 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
Or call in (audio only): +1 669-254-5252, Meeting ID: 161 646 1580

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 PY2026, the State anticipates receiving approximately \$3,000,000 in HOME funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated to be received under the HTF program, and approximately \$1,000,000 is anticipated to be received under the HOPWA program, which may be used in any of the counties. 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 Kinoole 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.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 HHFDC's Human Resources Office at (808) 587-0501, by email at 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 Executive Director
(SA1499353 7/18/25)



AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARINGS

STATE OF HAWAII
City and County of Honolulu

Doc. Date: AUG 20 2025 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: AUG 20 2025
Notary Public Seal: COLLEEN E. SORANAKA, 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

Table with 3 columns: Publication Name, Times, and Times on. Rows include Honolulu Star-Advertiser (1 times on 08/20/2025), MidWeek (0 times on), The Garden Island (0 times on), Hawaii Tribune-Herald (0 times on), West Hawaii Today (0 times on), and Other Publications (0 times on).

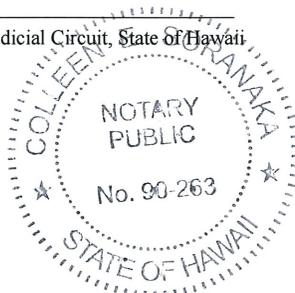
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Kimberly Masu

Subscribed to and sworn before me this 20th day of August A.D. 2025

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Jan 06 2028

Ad # 0001502542



NOTICE OF PUBLIC HEARING
(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 2026-2027 (PY2026), as part of the Consolidated Plan (ConPlan) process.

Hybrid (In-Person and Virtual) Public Hearing:
Wednesday, September 17, 2025 at 10:00 a.m. at HHFDC's Board Room; 677 Queen Street, Suite 300; Honolulu, Oahu

Connectivity information to attend the public hearing may be accessed as follows:
Join on your computer or mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
Or call in (audio only): +1 808-829-4853, Phone Conference ID: 479080365#

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.

The State and City's AAP will describe 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.

In addition to the PY2026 AAP, the City will cover its Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024-2025 (PY2024), which describes its accomplishments during PY2024. A copy of the draft CAPER will be posted to the City's website, on or before September 10, 2025, at http://www.honolulu.gov/cdbg.

For PY2026, the State anticipates receiving approximately \$3,000,000 in HOME funds and \$300,000 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.

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.

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) 587-0577; 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 and/or the City's AAPs, and on the City's CAPER.

Those who provide written testimony are asked to provide five copies of written testimony to the presiding officer at the hearing. Written testimony may also be submitted via email to 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 or before the day of the hearing.

ICSF

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, by fax at (808) 587-0600, or by written request at least ten business days before the hearing.

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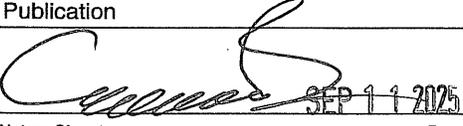
Dean Minakami, HHFDC Executive Director
(SA1502542 8/20/25)

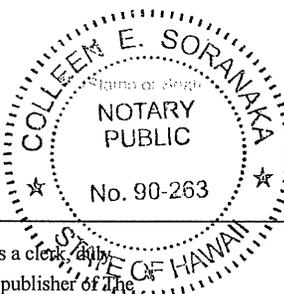


AFFIDAVIT OF PUBLICATION

**IN THE MATTER OF
NOTICE OF PUBLIC HEARING**

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

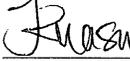
Doc. Date: SEP 11 2025 **# Pages:** 1
Notary Name: COLLEEN E. SORANAKA **First Judicial Circuit**
Doc. Description: Affidavit of
Publication

Notary Signature SEP 11 2025 Date



Kimberly Masu being duly sworn, deposes and says that she is a clerk 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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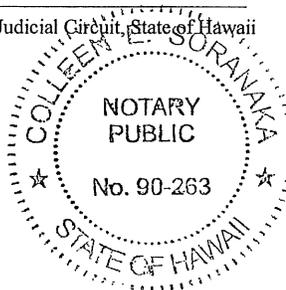
And that affiant is not a party to or in any way interested in the above entitled matter.


Kimberly Masu

Subscribed to and sworn before me this 11th day of September A.D. 2025

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Jan 06 2028

Ad # 0001504552



**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 2026-2027 (PY2026), 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, HHFDC will conduct both virtual and in-person hearings with the Kauai County Housing Agency (KCHA) as follows:

Virtual Public Hearing:
Wednesday, October 8, 2025 at 2:00 p.m.

Connectivity information on attending the virtual public hearing:
Join on your computer on mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
Or call in (audio only): +1 469-848-0234, Phone Conference ID: 122 056 535#

In-Person Public Hearing:
Monday, October 20, 2025 at 10:00 a.m. at the Lihue Civic Center, Moikeha Building, Liquor Conference Room; 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.

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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

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: (800) 468-4644 From Hawaii: (808) 974-4000

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Dean Minakami, HHFDC Executive Director

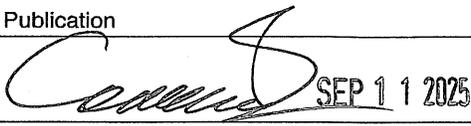
September 11, 2025
(TG1504552 9/11/25)

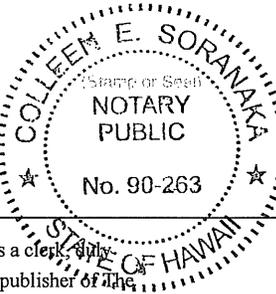


AFFIDAVIT OF PUBLICATION

**IN THE MATTER OF
NOTICE OF PUBLIC HEARING**

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

Doc. Date: SEP 11 2025 # Pages: 1
 Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
 Doc. Description: Affidavit of
Publication

 Notary Signature _____ Date SEP 11 2025



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:
 09/11/2025
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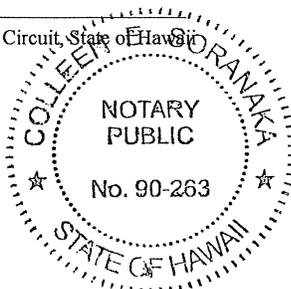
And that affiant is not a party to or in any way interested in the above entitled matter.


 Kimberly Masu

Subscribed to and sworn before me this 11th day of September A.D. 2025

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
 My commission expires: Jan 06 2028

Ad # 0001504709



**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 2026-2027 (PY2026), 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, HHFDC will conduct both virtual and in-person hearings with the Kauai County Housing Agency (KCHA) as follows:

Virtual Public Hearing:
 Wednesday, October 8, 2025 at 2:00 p.m.

Connectivity information on attending the virtual public hearing:
 Join on your computer on mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
 Or call in (audio only): +1 469-848-0234, Phone Conference ID: 122 056 535#

In-Person Public Hearing:
 Monday, October 20, 2025 at 10:00 a.m. at the Lihue Civic Center, Moikeha Building, Liquor Conference Room; 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 PY2026, the State anticipates receiving approximately \$3,000,000 in HOME funds, for use primarily in the counties of Hawaii, Kauai, and Maui. Approximately \$3,000,000 is anticipated to be received under the HTF program, and approximately \$1,000,000 is anticipated to be received under the HOPWA program, which may be used in any of the counties. 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 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: (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.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 HHFDC's Human Resources Office at (808) 587-0501, by email at 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 Executive Director

September 11, 2025
 (SA1504709 9/11/25)



NOTICE OF PUBLIC HEARINGS
(for consultation on housing needs)

AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARING

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

Doc. Date: SEP 11 2025 # Pages: 1
 Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
 Doc. Description: Affidavit of
Publication
 Notary Signature: [Signature] Date: SEP 11 2025
 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

Honolulu Star-Advertiser 1 times on:
 09/11/2025
 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:

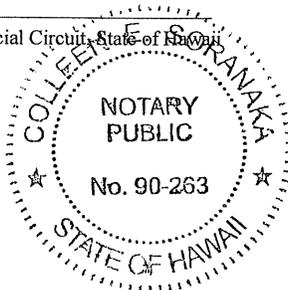
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
 Kimberly Masu

Subscribed to and sworn before me this 11th day of September, A.D. 2025

Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
 My commission expires: Jan 06 2028

Ad # 0001504561



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 2026-2027 (PY2026), 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 both virtual and in-person hearings with the Department of Housing's Federal Programs Division and the Department of Human Concerns as follows:

Virtual Public Hearing:
 Tuesday, October 14, 2025 at 10:00 a.m.

Connectivity information on attending the virtual public hearing:
 Join on your computer on mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
 Or call in (audio only): +1 808-800-0254, Phone Conference ID: 152 272 629#

In-Person Public Hearing:
 Thursday, October 16, 2025 at 10:00 a.m. at the Kalana O Maui Building, 6th Floor Conference Room; 200 South High Street; Wailuku, Maui

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County of Maui
 Department of Housing; 2200 Main Street, Suite 205; Wailuku, Maui
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Dean Minakami, HHFDC Executive Director

September 11, 2025
 (MA1504561 9/11/25)



AFFIDAVIT OF PUBLICATION

**IN THE MATTER OF
NOTICE OF PUBLIC HEARING**

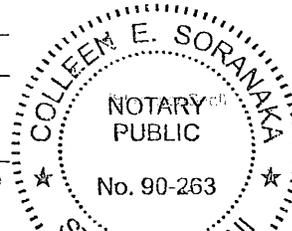
STATE OF HAWAII }
 } SS.
City and County of Honolulu }

Doc. Date: SEP 11 2025 **# Pages:** 1

Notary Name: COLLEEN E. SORANAKA **First Judicial Circuit**

Doc. Description: Affidavit of
Publication

Colleen E. Soranaka **SEP 11 2025**
Notary Signature Date



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Honolulu Star-Advertiser 1 times on:
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Other Publications: 0 times on:

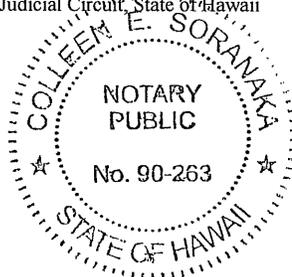
And that affiant is not a party to or in any way interested in the above entitled matter.

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Subscribed to and sworn before me this 11th day of September A.D. 2025

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Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Jan 06 2028

Ad # 0001504563



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Dean Minakami, HHFDC Executive Director

September 11, 2025
(SA1504563 9/11/25)



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HOME EXHIBIT A

PY2025 Planned HOME Funding Allocation

Referenced in

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

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PY2026 HOME FUNDING ALLOCATION
\$3,000,000

Anticipated PY2026 HOME activities are affordable rental housing projects and a Community Housing Development Corporation (CHDO) for-sale or rental housing project. HOME-assisted units will serve very low-income and low-income households with incomes at or below 50% AMI and 80% AMI, respectively.

PY2026 HOME Allocation:

HOME Resources	County of Kauai	County of Maui	County of Hawaii	HHFDC	Total
FY2026 HOME					
New Construction /Rehabilitation of Affordable Rental Housing	\$0	\$2,250,000.00	\$0	\$0	\$2,250,000.00
CHDO New Construction / Rehabilitation of For-Sale Housing	\$0	\$450,000.00	\$0	\$0	\$450,000.00
Administration	\$0	\$150,000.00	\$0	\$150,000.00	\$300,000.00
Subtotal – 2026 HOME Funds	\$0	\$2,850,000.00	\$0	\$150,000.00	\$3,000,000.00
<i>Other HOME Funds</i>					
<i>Program Income</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<i>Subtotal – Other HOME Funds</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Total Available	\$0	\$2,850,000.00	\$0	\$150,000.00	\$3,000,000.00

ITALICS = HOME Program Income

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HTF EXHIBIT A

PY2026 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 2026
HOUSING TRUST FUND PROGRAM
ALLOCATION PLAN

I. INTRODUCTION

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

II. DISTRIBUTION OF FUNDS

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

- a. HHFDC will retain 5% of the HTF annual allocation for allowable administrative and planning expenses.
- b. The balance of the HTF annual allocation will be split (50/50) between the City and County of Honolulu and the designated neighbor island county that receives HHFDC's rotated HOME allocation, (Subgrantees); for PY2026, the City and County of Honolulu and the County of Maui are anticipated to receive the HTF allocation; the next neighbor island allocation would be received by the County of Hawaii in PY2027.
- c. The HTF program requires HHFDC to commit funds within 24 months of HUD's execution of the HTF grant agreement. Should a Subgrantees be unable to identify an eligible HTF project(s) and/or complete the tasks to meet the commitment requirements within the 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 the

specified timeframe, HHFDC, in its sole discretion, shall seek alternate activities from other eligible recipients.

- e. The HHFDC anticipates receiving \$3,000,000 in HTF funds for the Program Year 2026 – 2027 (PY2026), to be distributed as shown in the following table.

Fund Type	County of Maui (Subgrantee)	City & County of Honolulu (Subgrantee)	HHFDC (Grantee)	Total PY2026 HTF Funds
HTF Project Funds	\$1,350,000	\$1,350,000	\$ 0	\$2,700,000
Administration	\$75,000	\$75,000	\$150,000	\$300,000
Totals	\$1,425,000	\$1,425,100	\$150,000	\$3,000,000

III. ELIGIBLE ACTIVITIES AND EXPENSES

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

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

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

IV. ELIGIBLE RECIPIENTS

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

- a. Make acceptable assurances to the Subgrantee/HHFDC that it will comply with the requirements of the HTF program during the entire period that begins upon

- selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- b. Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
 - c. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
 - d. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

V. APPLICATION AND AWARD PROCESS

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

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

STATE OF HAWAII SUBGRANTEES

City and County of Honolulu	County of Maui
Department of Community Services	Maui County Housing Agency
Kapalama Hale, Suite 200	Pi`ikoi Building
925 Dillingham Boulevard	4444 Rice Street, Suite 330
Honolulu, Hawaii 96817	Lihue, Hawaii 96766
County of Hawai`i	County of Maui
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 PY2026, the applicable Subgrantees to issue the HTF applications are the City and County of Honolulu and the County of Maui.

Minimum Thresholds:

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

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

1. **Market Assessment**
A market assessment of the housing needs of extremely-low-income individuals to be served by the project must be submitted as a part of the application. The assessment should review the neighborhood and other relevant market data to determine that there is current demand for the type and number of housing units being developed.
2. **Site Control**
Evidence of site control shall be submitted with the application for HTF funds. Site control shall be substantiated by providing evidence in the form of an executed lease or sales option agreement, fee simple deed, executed land lease, or any other documentation acceptable to the County. Evidence of site control must be provided for all proposed sites.
3. **Capital Needs Assessment (For projects acquiring an existing property.)**
To ensure that the proposed rehabilitation of the project is adequate and that the property will have a useful life that exceeds the affordability period, a capital needs assessment of the property by a competent third party shall be submitted with the application. A capital needs assessment is a qualified professional's opinion of a property's current physical condition. It identifies deferred maintenance, physical needs and deficiencies, and material building code violations that affect the property's use, structural and mechanical integrity, and future physical and financial needs. The Capital Needs Assessment shall identify any work that must be completed immediately to address health and safety issues, violation of Federal or State law, violation of local code, or any work necessary to ensure that the building can continue to operate as affordable housing.
4. **Debt Service Ratio**
 - a. **Projects with hard debt service requirements:**
 - i. The Project is required to evidence a Debt Service Ratio of no less than 1.15x on all hard debt service requirements for the first 15 years.

- b. Projects with no hard debt service requirements:
 - i. The Project is required to evidence positive Net Operating Income throughout the 30-year proforma period.
- c. Hard Debt Service:
 - i. Defined as scheduled regular and periodic principal and/or interest payments of project loan obligations made for its direct benefit, as evidenced by a note and loan agreement.
 - ii. The Applicant is required to support all hard debt service loans and terms with executed lenders' commitment letters, letters of interest, or term sheets.
- d. Underwriting Criteria and Requirements:
 - i. Applicants are required to use the following parameters and assumptions in the preparation of the project proforma:
 - 1. Annual Income Inflation Rate of 2.0% and Annual Expense Inflation Rate of 3.0% for the first 15 years or term of the first mortgage, whichever is greater.
 - 2. Annual Income Inflation Rate of 2.0% and Annual Expenses Inflation Rate of 2.0% for the remaining term of affordability.
 - 3. Vacancy Rate of no less than 5.0%
 - 4. Annual Replacement Reserve Allocation of no less than \$300 per unit per year.

- 5. Phase I Environmental Site Assessment
All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment.

For acquisition/rehabilitation projects, the Phase I Environmental Assessment should address lead-based paint and asbestos.

- 6. Developer Fee
 - i. New Construction – Maximum fee limits shall follow the guidelines of associated funding sources, if applicable.
 - ii. Acquisition/Rehabilitation – Maximum fee limits shall follow the guidelines of associated funding sources, if applicable.

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	\$235,6180
1	\$329,865
2	\$424,112
3	\$565,483
4	\$706,853

Data Source: 2024 UNIT TOTAL DEVELOPMENT COST (TDC) LIMITS,
as published by HUD, November 13, 2024.

https://www.hud.gov/sites/dfiles/PIH/documents/2024_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). 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.

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 24 CFR 5.703 - National Standards for the Condition of HUD Housing. Appendix A: Summary of the National Standards for the Physical Inspection of Real Estate (NSPIRE Standards) identifies the type and degree of deficiencies that shall be addressed.

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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.

<p>NOTE</p> <p>Inspectable Area <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.</p> <p>Health and Safety Category <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>.</p> <p>For Details See: https://www.hud.gov/program_offices/public_indian_housing/react/nspire/standards</p>		
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: Severe 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 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.	Unit: Low Inside: None Outside: None
	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	Unit: Life-Threatening Inside: None Outside: None

	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 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	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening

	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.	
	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 approved material	Unit: Life-Threatening Inside: Life-Threatening 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	Unit: Moderate Inside: Moderate Outside: None

	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).	
	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 purpose; with or without visible damage) and the door is not functionally adequate. OR A passage door component is missing (i.e.,	Unit: Low Inside: Low Outside: None
	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;	Unit: Life-Threatening Inside: Life-Threatening

	impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.	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 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	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening

	thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.	
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 present.	Unit: Life-Threatening Inside: Life-Threatening 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 infestation.	Unit: None Inside: Moderate 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: Severe 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: Severe Inside: None Outside: None
	Live rat is seen in the Inside.	Unit: None Inside: Severe 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: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Leak – Sewage System	Wastewater is unable to drain resulting in sewer backup.	Unit: Severe Inside: Severe Outside: Severe
	There is evidence of a sewer line or fitting leaking	Unit: Severe Inside: Severe Outside: Severe
	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: Severe Outside: Severe
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	Unit: Moderate Inside: Moderate

	component thereof is not meeting function or purpose; with or without visible damage).	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: Severe Inside: Moderate Outside: None
	Cumulative area of patches is more than 9 square foot in a room	Unit: Life-Threatening Inside: Severe 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: Severe Inside: Severe 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: Severe
Private Roads and Driveways	Road or driveway access to the property is blocked or impassable for vehicles.	Unit: None Inside: None

		Outside: Severe
	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: Severe Inside: Severe Outside: Severe
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	Unit: Low Inside: Low

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	(i.e., evidence of prior installation, but now not present or is incomplete) and the sink is functionally adequate.	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 safely discharge human waste.	Unit: Moderate Inside: Moderate Outside: None
	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	Unit: Low Inside: Low Outside: None

	not limit the resident's ability to safely discharge human waste.	
	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 3/4-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 accommodation inside from that outside).	Unit: None Inside: None 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: Severe Inside: Severe Outside: Severe
	Hot water does not dispense after the handle is engaged	Unit: Severe 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: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	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: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
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: Severe 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 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	Unit: Moderate Inside: Moderate Outside: None

HTF EXHIBIT B

PY2026 Planned HTF Funding Allocation

Referenced in

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

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PY2026 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.

*PY2026 HTF Allocation:

HTF Activity	County of Hawaii	City & County of Honolulu	HHFDC	Total
New Construction/Acquisition/Rehabilitation of Affordable Rental Housing	\$1,350,000	\$1,350,000	\$0	\$2,700,000
Administration	\$75,000	\$75,000	\$150,000	\$300,000
Total PY2024 HTF Funds	\$1,425,000	\$1,425,000	\$150,000	\$3,000,000

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