



**State of Hawaii**

**CONSOLIDATED PLAN**  
FOR PROGRAM YEAR 2025 THROUGH 2029

**PY2025 ANNUAL ACTION PLAN**  
FIRST PROGRAM YEAR  
(July 1, 2025 - June 30, 2026)

June 2025

Hawaii Housing Finance and Development Corporation

677 Queen Street, Suite 300

Honolulu, Hawaii 96813



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Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="159999"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Hawaii Housing Finance and Development Corporation"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="14-1967871"/>	* c. UEI: <input type="text" value="M3BRJ2STMTE4"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="677 Queen Street, Suite 300"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Honolulu"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="HI: Hawaii"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="96813-5176"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="DBEDT"/>	Division Name: <input type="text" value="HHFDC"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Dean"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Minakami"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Executive Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(808) 587-0518"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="dean.minakami@hawaii.gov"/>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.239

Assistance Listing Title:

HOME Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

n/a

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Counties of Hawaii, Kauai, and/or Maui (Anticipate County of Kauai for PY2025); Affordable Rental Housing and Administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,014,372.26"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="450,219.86"/>
* g. TOTAL	<input type="text" value="3,464,592.12"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

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Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="159999"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Hawaii Housing Finance and Development Corporation"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="14-1967871"/>	* c. UEI: <input type="text" value="M3BRJ2STMTE4"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="677 Queen Street, Suite 300"/>	Street2: <input type="text"/>	
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* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="96813-5176"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="DBEDT"/>	Division Name: <input type="text" value="HHFDC"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Dean"/>	Middle Name: <input type="text"/>
* Last Name: <input type="text" value="Minakami"/>	Suffix: <input type="text"/>	
Title: <input type="text" value="Executive Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(808) 587-0518"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="dean.minakami@hawaii.gov"/>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.275

Assistance Listing Title:

Housing Trust Fund

**\* 12. Funding Opportunity Number:**

n/a

\* Title:

PY2025 National Housing Trust Fund

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Counties of Hawaii, Kauai, and/or Maui (Anticipate County of Kauai for PY2025); Affordable Rental Housing and Administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

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**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,134,373.20"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="10,800.00"/>
* g. TOTAL	<input type="text" value="3,145,173.20"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Middle Name:

\* Last Name:

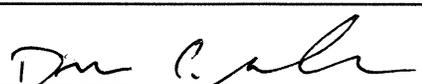
Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

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**Application for Federal Assistance SF-424**

<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<p>* If Revision, select appropriate letter(s):</p> <input type="text"/> <p>* Other (Specify):</p> <input type="text"/>
--	--	--

* 3. Date Received:	4. Applicant Identifier:
<input type="text"/>	<input type="text"/>

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
<input type="text"/>	<input type="text"/>

**State Use Only:**

6. Date Received by State:	7. State Application Identifier:
<input type="text"/>	<input type="text"/>

**8. APPLICANT INFORMATION:**

* a. Legal Name: <input type="text" value="State of Hawaii"/>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="14-1967871"/>	* c. UEI: <input type="text" value="M3BRJ2STMTE4"/>

**d. Address:**

* Street1:	<input type="text" value="1010 Richards Street, Suite 312"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="Honolulu"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="HI: Hawaii"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="96813-2940"/>

**e. Organizational Unit:**

Department Name: <input type="text" value="Department of Human Services"/>	Division Name: <input type="text"/>
---	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Harold"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Brackeen"/>	
Suffix: <input type="text" value="III"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="(808) 586-7072"/>	Fax Number: <input type="text"/>
---	----------------------------------

\* Email:

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.241

CFDA Title:

Housing Opportunities for Persons With AIDS

**\* 12. Funding Opportunity Number:**

HMS-224-20-03-HPO

\* Title:

PY2024 Housing Opportunities for Persons With AIDS

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Areas Affected: Hawaii, Kauai, and Maui counties  
Maui AIDS Foundation - Lead agency and project sponsor (Maui County)  
Malama Pono (Kauai County)  
Hawaii Island HIV/AIDS Foundation (Hawaii County)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

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View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="307,914.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="307,914.00"/>

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\*\* I AGREE

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**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

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**Applicant and Recipient  
Assurances and Certifications**

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

OMB Number: 2501-0044  
Expiration Date: 2/28/2027

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Dean Minakami

\*Title: Executive Director

\*Applicant/Recipient Organization:

Hawaii Housing Finance and Development Corporation

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

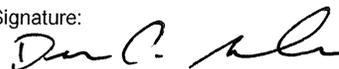
6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(iii)).**

\* Signature:



\* Date: (mm/dd/yyyy):

05-29-2025

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD-424B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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**Applicant and Recipient  
Assurances and Certifications**

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

**Instructions for the HUD 424-B Assurances and Certifications**

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By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Dean Minakami

\*Title: Executive Director

\*Applicant/Recipient Organization: State of Hawaii

Hawaii Housing Finance and Development Corporation

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature:



\* Date: (mm/dd/yyyy):

06/13/2025

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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**Applicant and Recipient  
Assurances and Certifications**

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

OMB Number: 2501-0044  
Expiration Date: 2/28/2027

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name: Ryan I. Yamane

\*Title: Director, Department of Human Services

\*Applicant/Recipient Organization: State of Hawaii/Department of Human Services/Benefit, Employment & Support Services Division/Homeless Programs Office

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(iii)).**

\* Signature: 

\* Date: (mm/dd/yyyy):  
06/02/2025

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---

**STATE CERTIFICATIONS**

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

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

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

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

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

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

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

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

5-29-25  
Date

Executive Director  
Title

**Specific HOME Certifications**

The State certifies that:

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

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

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



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

5-29-25

\_\_\_\_\_  
Date

\_\_\_\_\_  
Executive Director

Title

## **APPENDIX TO CERTIFICATIONS**

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

#### **Lobbying Certification**

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

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

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2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



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

6/2/25

\_\_\_\_\_  
Date

Director, Department of Human Services  
Title

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

The State HOPWA grantee certifies that:

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

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

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



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

6/2/25

\_\_\_\_\_  
Date

Director, Department of Human Services  
Title

## **APPENDIX TO CERTIFICATIONS**

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# Executive Summary

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

### 1. Introduction

The *Consolidated Plan* (ConPlan) is a planning document that provides a five-year strategy, housing needs discussion, and market analysis to address the housing needs of Hawaii's citizens through the State's administration of the HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), 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 and HOPWA funds in Hawaii, Kauai, and Maui counties; 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 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 (DHS-BESSD). DHS continues to seek guidance from HUD on its intent to transition administrative responsibilities of the HOPWA program to an alternative entity.

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

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

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.

HHFDC will focus its HTF activities on the development or preservation of affordable rental housing serving extremely low-income households. HHFDC will work with its county housing partners, including the City, to use HTF funds to promote decent, affordable rental housing, and strengthen communities.

Subject to HUD’s approval, HHFDC’s HTF allocation plan for Plan Year (PY) 2025 is attached as "**HTF Exhibit A.**"

DHS-BESSD’s 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, through their administration of the State's HOME, HTF, ESG 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. Until PY2019, the remaining 50% of HTF was allocated to the City. Due to capacity limitations and concerns with past HTF performance, HHFDC did not allocate HTF funding to the City beginning with PY2020. For PY2025, the entire HTF allocation will be directed to Kauai County, which is scheduled to receive the neighbor island portion of PY2024 HOME Program funds.

DHS-BESSD administers the HOPWA program and awards funds to service providers in neighbor island counties 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 PY2023 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 ConPlan and 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 August, September, and October 2024 in regional newspapers and in the Honolulu Star-Advertiser (a newspaper of general circulation). Public Hearings were held from August through November 2024 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 3, 2025, HHFDC published a public notice to solicit comments on the draft ConPlan and PY2025 AAP. The public notice and copies of the draft ConPlan and AAP were 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](http://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 ConPlan and AAP. The 30-day comment period ended on April 2, 2025; no comments were received.

A summary of the public hearings and copies of publication affidavits are included in the attached "**State of Hawaii Exhibit B.**"

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

Comments provided at public hearings across all counties evidenced the need for more affordable housing, both rental and homeownership. Households with incomes  $\leq 30\%$  to  $\leq 80\%$  of the Area Median Income have the greatest need for affordable housing. All counties reported an unmet need for affordable rentals.

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

Comments received on the need for more rental housing and the need for more homeownership opportunities were accepted.

## **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.

HTF will continue to be rotated among the neighbor island counties in accordance with the current HOME rotation. Kauai County will receive the entire allocation of HHFDC's PY2025 funds, which will be used toward rental housing activities serving extremely low-income households.

## The Process

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Hawaii Housing Finance & Development Corporation (HHFDC)	Department of Business Economic Development & Tourism (DBEDT)
HOPWA Administrator	Homeless Programs Office	Department of Human Services-Benefits Employment & 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 HPO Administrator and contact person for the HOPWA program. His office number is (808) 586-7082 and email address is hbrackeeniii@hawaii.gov.

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

### **1. Introduction**

As required, HHFDC and DHS-BESSD consulted with a wide range of public and private entities involved in the development of affordable housing, as well as health and social service providers.

Private industry for-profit developers and financial institutions play a major role in expanding affordable housing opportunities for Hawaii's low- and moderate-income households. Non-profit developers and service providers have developed a niche in the provision of affordable rental housing, self-help housing, and housing for special need groups. Private foundations are a source of grants and other resources. Faith-based groups provide grants, manpower, support services, and other resources, primarily for the most vulnerable populations such as the homeless and persons with special housing needs.

Government agencies involved with the "bricks and mortar" of housing and related infrastructure including HHFDC, the Department of Hawaiian Home Lands, county housing agencies, HUD, and the United States Department of Agriculture - Rural Development facilitate the development of affordable housing by providing financing tools and other resources. The Hawaii Department of Health and DHS provide resources directly to clients or through non-profit health and service providers to support low- and moderate-income households.

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. Bridging the Gap (BTG), the Continuum of Care (CoC) for Hawaii, Kauai, and Maui counties also participates in the HICH.

### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

HHFDC, DHS-BESSD and the county housing agencies formed a working group to coordinate the development and implementation of the ConPlan. The group utilized the 2024 Homeless Point-in-Time Count (PIT) Report, the 2024 Hawaii Housing Planning Study, and the 2025 Analysis of Impediments to Fair Housing Choice to develop the Housing, Special Needs Housing, and Homelessness sections of the Consolidated Plan.

HHFDC is primarily involved with the financing and development of affordable housing in Hawaii. DHS-BESSD administers federal and state programs focusing on housing and services for the homeless and others with special housing needs. HHFDC and DHS-BESSD work with public and private organizations involved with the provision of housing or supportive services.

In the process of developing the ConPlan, HHFDC solicited input from a broad range of stakeholders. Pursuant to 24 CFR §91.110, HHFDC consulted with its network of organizations including HUD, DHS-BESSD, and county housing agencies; state health and human services departments; and nonprofit entities involved with financing, developing and managing housing, and providing supportive services. DHS-BESSD and the county housing agencies extended outreach to stakeholders at the local level with nonprofit housing advocacy groups, shelter and service providers, and local government agencies. The Counties of Hawaii, Kauai and Maui conducted surveys of its residents to gather input on housing and community needs.

The HICH includes 27 members representing the State's two Continua of Care; state health, human services, public safety and housing agencies; the four counties; federal representatives; veteran organizations; the faith-based community; the business sector; and organizations representing Hawaii's indigenous people. The Council's extended its ten-year plan to end homelessness in 2022, and has five specific areas of focus main goals: 1) Build system capacity and strengthen core competencies 2) Strengthen leadership and stakeholder alignment; 3) Invest in organizational supports and infrastructure; 4) sustaining and scaling housing-focused approaches and 5) Investing in diversion and prevention to address households at imminent risk of homelessness and connect them to services if they are vulnerable.

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**

The State's 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 have also taken on an expanded role of advising the State on funding priorities and legislative initiatives. The general membership of the three local chapters collectively convenes at least twice annually for general membership meetings, 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

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

In 2023, due to an increase in state funding, DHS-BESSD 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 has 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 HPO representatives provide PIT training in Maui, Kauai, Hilo and Kona to ensure that a consistent, accurate methodology is used in each geographic location.

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

1	<b>Agency/Group/Organization</b>	HUD Honolulu Field Office
	<b>Agency/Group/Organization Type</b>	Housing Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	State of Hawaii, Department of Human Services, Benefits, Employment, & Supportive Services Division
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the agency responsible for the State's ConPlan and AAP, HHFDC relies on DHS-BESSD's Homeless Programs Office 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	<b>Agency/Group/Organization</b>	Hawaii Public Housing Authority (HPHA)
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Hawaii, Kauai, and Maui Housing Agencies
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HHFDC and county housing agency staff collaborate on the citizen participation process and meet monthly 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	<b>Agency/Group/Organization</b>	City and County of Honolulu Government
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Bridging The Gap
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	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

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 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	<b>Agency/Group/Organization</b>	Hawaii Interagency Council on Homelessness (HICH)
	<b>Agency/Group/Organization Type</b>	Services-homeless Advisory Body for Homelessness
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 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 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 actively participates in the HICH to implement its goals and objectives, which are incorporated in the ConPlan.

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

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

Under HUD's HOME program, HHFDC is the participating jurisdiction that receives annual HOME funding for the State of Hawaii. HHFDC rotates the HOME allocation annually among the three neighbor island counties of Hawaii, Kauai, and Maui. The County of Kauai will receive the PY2025 HOME allocation; the County of Maui will receive the PY2026 allocation; and the County of Hawaii will receive the PY2027 HOME allocation. The City and County of Honolulu is an entitlement jurisdiction that receives its own allocation of HOME funds, mainly due to its population size. The State's annual allocation of HTF is also received and administered by HHFDC. Prior to PY2021, half of the State's HTF allocation was allocated to the City, and the other half was rotated among the three neighbor island counties on the same rotation as HHFDC's HOME funds. Since PY2021, the neighbor island county receiving HOME and HTF allocations from HHFDC was allocated the City's share of HTF. For PY2025, Kauai County will receive the entire HTF allocation. DHS-BESSD works with and through their CoC to obtain proposals from service providers for their ESG and HOPWA programs.

HHFDC and DHS-BESSD work collaboratively with the counties and CoCs in administering the HOME, HTF, and HOPWA programs, beginning each program year with joint public meetings and public hearings to provide information to the public and gather public input on the federal CPD programs. When funds are received, HHFDC's HOME and HTF program staff works with county housing agency staff to ensure program funds are used effectively and efficiently. DHS-BESSD staff works directly with its CoCs and service providers to ensure appropriate services are provided to its clients.

The four counties are represented on HICH, and coordinators for homeless services at the State and county levels meet to align efforts. The State also directly contracts with all four counties for the delivery of homeless services, including emergency shelter, permanent housing location and financial assistance, case management, law enforcement assisted diversion, and low-income housing targeted for homeless individuals and families. In addition, staff from the counties of Maui, Kauai, and Hawaii serve as Coordinated Entry System (CES) administrators and case conferencing conveners for their respective counties, assisting in facilitating the connection of homeless individuals to State, federal, and local homeless resources. HICH meetings serve as a forum for the State, counties, CoCs, and other stakeholders to share information about promising new approaches so that they can be refined and scaled statewide.

**Narrative (optional):**

N/A

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

HHFDC, DHS-BESSD, and county housing agencies conducted joint and separate public hearings throughout the state to gather public input on the housing and homeless needs in the community. Non-profit service providers, non-profit and for-profit developers, program users, other governmental entities, and interested citizens attended and participated in the public hearings. Common themes across meetings held were the need for more affordable rentals for families and special needs populations, more affordable homeownership housing and downpayment assistance for homebuyers, and continued funding to support homeless needs. High-priority needs continue to be housing for households earning 80% or less of the area median income, activities that protect the health and safety of residents, activities to meet legal obligations and/or federal mandates (e.g., American Disabilities Act), and homeless facilities. The comments and issues raised in public hearings were considered in establishing the goals and objectives for this 5-Year *Consolidated Plan* (ConPlan).

In developing the ConPlan and PY2025 *Annual Action Plan* (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 August, September, and October 2024, and virtual public hearings were held between August 2024 and November 2024. 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 3, 2025, HHFDC published a public notice to solicit comments on the draft ConPlan and AAP. The public notice and copies of the draft ConPlan and AAP were available for review at public libraries, the county housing agencies, HHFDC, and on HHFDC's website at [www.hawaii.gov/dbedt/hhfdc](http://www.hawaii.gov/dbedt/hhfdc). Interested parties were provided the option to contact HHFDC to request a paper copy. Public comments were accepted through April 2, 2025; no comments were received.

#### 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, council representatives, and other interested parties.	In all counties, attendees provided comments voicing a continued need for affordable housing for rental and homeownership. Relating to homelessness, a request for increased privacy at hygiene stations was made.	N/A	N/A
2	Newspaper Ad	Non-targeted/broad community	Public comments will be accepted through April 2, 2025.	No comments were received.	N/A	N/A

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To estimate the number of housing units needed in Hawaii over the coming years, two reports were referenced. In March 2024, the State’s DBEDT Research and Economic Analysis Division released its report, the *Hawaii Housing Demand: 2025-2035*, which updates projections from a prior report to incorporate population, household, and housing unit counts from the 2020 U.S. Census Bureau (Census Bureau) decennial census. In this report, housing demand refers to the number of new housing units that consumers can afford to purchase or rent under current economic and housing market conditions. The approach used to calculate housing demand in this report does not address “pent-up” housing demand, which includes households who may want a home of their own but aren’t able to afford one under current market conditions. Two population growth scenarios were used to calculate population projections over the ten-year period. An average of the two scenarios provides an estimate of 32,970 housing units needed between 2025 and 2035. The *Hawaii Housing Demand: 2025-2035* may be viewed on DBEDT’s website at <https://dbedt.hawaii.gov/>.

To assess current market conditions, the 2024 *Hawaii Housing Planning Study* (HHPS), which updates the 2019 HHPS, is complete. The purpose of this study is to assess current housing market conditions in Hawaii and covers housing demand, housing supply, housing needs, and needed housing units. In 2022, a housing demand survey was administered to measure resident opinions, current housing status, plans to move to a new unit, preferred characteristics of new units, financial qualifications to purchase or rent, and household demographic information. Current and past versions of the HHPS includes “pent-up” housing demand (defined above) as a part of its housing demand estimates. The full 2024 HHPS report is available for viewing on the HHFDC website at <https://dbedt.hawaii.gov/hhfdc/hhps-landing-page/>.

	Total Units Needed, 2023 through 2027								
	HUD Income Classification								
	LT30	30 to 50	50 to 60	60 to 80	80 to 120	120 to 140	140 to 180	180+	Total
<b>State of Hawai'i</b>	17,242	11,166	4,589	9,103	8,547	4,396	4,346	5,101	<b>64,490</b>
Ownership Units	4,808	3,539	2,175	5,863	5,196	3,059	2,660	2,687	29,987
Single-Family	3,980	2,738	1,627	4,450	3,655	2,782	2,629	4,037	25,898
Multi-Family	828	801	550	1,413	1,540	277	32	-1,350	4,091
Rental Units	12,435	7,625	2,415	3,240	3,351	1,337	1,685	2,413	34,501
Single-Family	6,288	4,035	1,588	3,030	1,951	1,121	912	1,557	20,482
Multi-Family	6,149	3,591	827	210	1,398	215	773	855	14,018

**Housing Units Needed, State of Hawaii, 2023-2027**

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

### Summary of Housing Needs

The Hawaii housing market has a reputation for its high demand, high prices, production rates that do not meet demand, and low inventory levels. Complex contributing factors and volatile housing shortage numbers present a unique set of planning and policy-making challenges.

According to the Housing Needs Assessment Demographics data in Table 5 (below), the state’s population increased by 2% from 1,415,872 in 2019 to 1,444,0196 people in 2022; and the number of households increased by 6% from 465,299 in 2019 to 494,827 in 2022. In the same timeframe, the state’s household Area Median Income (AMI) increased by 11%, from \$83,102 in 2019 to \$92,458 in 2022. Of the state’s 494,827 households, 217,346 (or 44%) earn less than 80% of the AMI and 277,481 households, (56%), earn greater than 80% of the AMI.

The 2024 HHPS identified the greatest needs for households in various AMI categories. Across the State, the estimated total number of units needed by 2027 is 64,490 housing units. Of these, 46.5% are ownership units and 53.5% are rentals; 71.9% single-family and 28.1% multi-family; with most of the demand focused on the lower end of the AMI scale, specifically, for those earning at or below 80% AMI. The largest number of units needed was found in the City and County of Honolulu (25,712 units), followed by Hawaii County (18,879 units), Maui County (14,985 units), and Kauai County (4,915 units). Since surveying was completed in 2022, it is important to note that while findings include the effects on housing after COVID-19, they do not capture the effects of the August 2023 Maui Wildfires. The overall pattern is not significantly different from past HHPS findings; HHFDC staff confident that findings from this report are valid for the 5-year ConPlan period.

Demographics	Base Year: 2019	Most Recent Year: 2022	% Change
Population	1,415,872	1,440,196	2%
Households	465,299	494,827	6%
Median Income	\$83,102.00	\$92,458.00	11%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**  
Census ACS 2022 - 1-year estimate  
**Data Source Comments:**

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	62,744	55,724	87,585	56,920	204,965
Small Family Households	15,324	19,505	32,515	24,660	99,444
Large Family Households	3,975	5,400	10,985	7,680	29,545
Household contains at least one person 62-74 years of age	7,790	8,265	13,820	9,035	36,549
Household contains at least one person age 75 or older	20,595	12,060	13,215	5,589	14,755
Households with one or more children 6 years old or younger	15,054	10,490	17,044	9,964	24,960

**Table 6 - Total Households Table**

**Alternate Data Source Name:**  
Census ACS 2022 - 1-year estimate  
**Data Source Comments:**

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,325	1,110	1,265	450	5,150	705	500	400	265	1,870
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,960	1,740	2,675	1,075	7,450	165	380	800	650	1,995
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,425	2,575	3,375	2,065	10,440	505	620	2,005	1,560	4,690
Housing cost burden greater than 50% of income (and none of the above problems)	21,090	13,035	7,790	745	42,660	10,540	6,695	7,950	2,425	27,610
Housing cost burden greater than 30% of income (and none of the above problems)	3,460	8,085	15,080	6,355	32,980	3,185	3,420	9,010	7,985	23,600
Zero/negative Income (and none of the above problems)	3,290	0	0	0	3,290	2,385	0	0	0	2,385

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	27,800	18,455	15,110	4,335	65,700	11,915	8,190	11,155	4,900	36,160
Having none of four housing problems	10,355	12,745	28,500	17,780	69,380	7,245	13,010	29,360	25,765	75,380
Household has negative income, but none of the other housing problems	3,290	0	0	0	3,290	2,385	0	0	0	2,385

Table 8 – Housing Problems 2

Data 2016-2020 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,440	11,100	12,415	32,955	3,120	3,125	6,765	13,010
Large Related	3,030	3,035	3,355	9,420	500	1,030	2,305	3,835
Elderly	8,280	4,710	2,750	15,740	8,150	5,070	6,135	19,355
Other	9,160	6,070	6,775	22,005	2,705	1,685	3,220	7,610
Total need by income	29,910	24,915	25,295	80,120	14,475	10,910	18,425	43,810

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	8,215	6,900	4,455	19,570	2,595	2,085	2,955	7,635
Large Related	2,550	1,535	870	4,955	435	695	605	1,735
Elderly	6,495	2,405	785	9,685	5,950	3,080	2,970	12,000
Other	8,045	3,440	1,990	13,475	2,130	1,305	1,675	5,110
Total need by income	25,305	14,280	8,100	47,685	11,110	7,165	8,205	26,480

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	3,810	3,765	4,500	2,500	14,575	545	630	1,805	1,250	4,230
Multiple, unrelated family households	650	665	1,390	525	3,230	215	360	990	975	2,540
Other, non-family households	230	135	360	225	950	4	60	105	30	199
Total need by income	4,690	4,565	6,250	3,250	18,755	764	1,050	2,900	2,255	6,969

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS  
Source:

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

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

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

According to the 2024 HHPS, approximately 115,240 of the state's 455,502 households in 2023 were single member households. Among these single households, 23% have special needs.

Housing cost burden among households earning 80% of the AMI or below continues to be significant. The 2016 to 2020 CHAS data in Table 9 above shows that 80,120 renter households earning 80% of the AMI and below are cost burdened, which means that 30% or more of their earned income is spent on housing. Of those households, approximately 22,005 households (27%) are single member households (as measured by "other" households, which are not small or large related families, or elderly households). Additionally, of the 47,685 renter households with a housing cost burden greater than 50% of their monthly income, approximately 13,475 households (28%) are single member households.

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

Historically, there have been challenges in estimating the number of persons with special needs, who need housing. The reason this continues to be a challenge is that there are duplicative counts across categories, and such an estimate is based on various assumptions including that not every person with a special need requires housing. The 2024 HHPS, includes information across seven categories of Persons Served by Special Needs Programs between 2019 and 2022, from various data sources.

**Elderly (65 and up) with independent living difficulty.** In 2022, out of 289,698 elderly individuals, the number of elderly with independent living difficulty totaled 14,232. Of these, 9,693 were frail elderly (aged 75 and up). The elderly population and each sub-category population saw increases between 2019 and 2022. In anticipation of an elderly population increase from an estimated 319,908 in 2025 to 352,240 in 2030 (11%), which includes 52,796 elderly with independent living difficulties, Hawaii facilities will require 17,798 beds by 2030 if the demand continues.

**Individuals with serious mental illness.** In 2022, there were approximately 62,000 individuals with serious mental illness, and in 2021, 24% of individuals with any mental illness received some service (including residential). Assuming this group continues to make up 2.8% of the state population, this would equate to 42,148 individuals by 2030, who may seek residential services.

**Substance abuse offenders.** In 2022, substance abuse offenders (adults) in treatment programs numbered 1,942. Some of these treatment programs are administered in residential treatment facilities. If the number of offenders increases with the population over the next five years, there will be 5,791 offenders seeking treatment in 2030. To support such an increase, current residential treatment programs and sober houses, which are typically transitional in nature, would need to increase their capacity accordingly. Upon completion of the program, while the individual seeks employment, assistance would be needed for seeking housing and rent subsidies.

**Persons with HIV/AIDS.** In 2022, there was a total of 5,041 Cumulative HIV/AIDS cases (of all stages) in Hawaii, of which 1,439 were cases in the HIV stage. Based on the 2023 Consolidated Annual Performance Evaluation Report (CAPER) for neighbor islands, 557 participants were provided services through the HOPWA program, 491 participants were provided support services, 36 participants were provided rental assistance, 19 participants received short-term rent, mortgage and utilities assistance, and 11 participants were placed into permanent housing.

**Victims of Domestic Violence (DV).** According to National Network to End Domestic Violence 16th Domestic Violence Count Report, in 2022, there were 847 individuals served in one day. Of these, 316 victims resided in DV shelters and 531 victims received non-residential services. Furthermore, there were 51 individuals who reported having various unmet needs, of which for 27 individuals, the unmet need was housing.

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

In Hawaii, the most common housing problems discussed in this section are cost burden and severe cost burden, defined as paying more than 30% and 50% of monthly income toward housing costs; and crowding, which is defined as having 1.01 to 1.5 persons or more than 1.51 persons per room.

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

In comparison to homeowners, renters across the state experience housing problems at a significantly higher rate. As evidenced in tables 7 - 11, while all households earning 100% of the AMI or below reported experiencing one or more of the housing problems (i.e., substandard housing, overcrowding, severe overcrowding, housing cost burden, and/or severe housing cost burden), renters experiencing these problems outnumbered owners.

Renter households earning between 80% and 50% of the AMI reported substandard housing and severe overcrowding at double the rate (or more) than owners in the income bracket. Similarly, renters earning between 30% and 50% of the AMI reported substandard housing, overcrowding, severe overcrowding, and severe housing cost burden at a double the rate (or more) than owners in the income bracket. Small, related households who are renters are most cost burdened and severely cost burdened. Of these small, related households, those earning between 50% and 80% of the AMI have the highest rate of cost burden and those earning between 0% and 30% of the AMI experience the highest rate of severe cost burden. Among homeowners, elderly households (whose head, spouse, or sole member is at least 62 years of age) earning 0% to 30% of the AMI experience the highest rates of cost burden and severe cost burdened. Single-family households who are renters and earning between 50% to 80% of the AMI reported the highest rate of overcrowding in comparison to other renter household types.

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

The State-BESSD-HPO provides services for those that are at imminent risk of homelessness through the Housing Placement program which assists those that are below the 300% federal poverty level. When clients enter the Housing Placement program and need stabilization services many are provided housing stabilization case management to help address issues such as employment, financial, medical/psychiatric, substance abuse or other issues. The aim of this type of case management is to help address issues that the client is having to help ensure that the client remains in housing. Other homeless prevention programs also exist throughout the State that help the client pay their rent/utilities if the client is having financial difficulties to avoid being evicted. Many formerly homeless families and individuals that are near the end of their rapid re-housing assistance can also get assistance from these programs.

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

For the State’s Housing Placement and Homelessness Prevention programs, the operational definition for those that are at imminent risk of homelessness is a household that will lose their primary residence within the next 14 days. Identifying at-risk households was done through the Housing Demand Survey in 2022, in which respondents were asked their household income.

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

The 2024 HHPS identified households likely to become homeless using two measures: At-Risk Households and Hidden Homeless.

To identify At-Risk households, a Housing Demand Survey conducted in 2022 asked respondents how long they could stay in their current residence if they were to lose their primary source of household income. Twenty-seven percent of Hawaii households reported that they would be forced out of their homes after two months or less of sustained income loss.

The other indicator of potential homelessness, “hidden homeless,” examines households that have doubled-up. The U.S. Census definition of a doubled-up household is a household that includes at least one additional adult. According to recent Housing Demand Survey results, 23% of Hawaii households reported having someone living in their housing unit that would like to move out but lacks the resources to purchase or rent another.

Across the state, the demographic profile of households at-risk of homelessness revealed that most individuals are between 30 and 49 years of age (45%). Households were almost evenly divided between those who are married (36%) and single-person households (33%). At-risk households predominantly identified as White/Caucasian (55%), with an annual household income below \$15,000 (15%). Nearly one-third of these households have a college degree (29%) or some college education (25%). Furthermore, almost half of these individuals were born and raised in Hawaii (41%).

Results from the 2022 Housing Demand Survey show that most respondent households at-risk of homelessness are renting their housing unit (67%) and nearly half occupy a single-family unit (48%). The median monthly rent paid by at-risk households is \$1,957, which is much higher than their income can afford. Considering that a significant portion of these households earn less than \$15,000, many of them are severely cost burdened. Below half of these at-risk households were not receiving any form of housing assistance (45%), a minority reported receiving Section 8 assistance (10%), and a fraction of these households were living in a public housing facility (3%).

Homeless prevention programs can be extremely effective in preventing at-risk households from becoming homeless in Hawaii. Systems critical to the success of these programs include supportive services (especially upon discharge from institutions), mediation in housing court, and rent and mortgage assistance.

**Discussion**

Among special needs populations, the elderly, and persons with serious mental illness the need for adequate care facilities and/or home service providers continues to exist. Transitional shelter and clinics are also needed for victims of domestic violence, substance abuse offenders, parolees and ex-offenders, emancipated foster care youth, and persons living with HIV/AIDS. Upon exit from a program or

institution, members of these populations are most vulnerable and at-risk of becoming homeless if transitional and permanent housing are not available. Individuals within these populations will require housing subsidy, as well as assistance with finding a housing unit.

Since agencies serving persons within the special needs population lack an established system for data collection and management, estimating the number of individuals within the special needs population continues to be a challenge. As a result, estimating the number of individuals in need of housing becomes a greater challenge. Additionally, while some agencies serving the special needs population provide housing referrals, records are not always kept and it is not a requirement for many; therefore, the housing needs of their target populations remain unknown. Co-occurring disorders are common among the special needs populations, which further complicates estimating the size of these populations. For example, an individual with serious mental health illness may also have a substance abuse addiction; or a victim of domestic violence may be living with HIV/AIDS, mental health difficulties, or substance dependence stemming from the abuse. Co-morbidity leads to double counting and results in inflated housing need estimates.

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

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

### Introduction

A disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing at a greater rate (10 percentage points or more) than the income level (as a whole). For example, when evaluating households earning between 0% to 30% of the AMI, if 50% of the households experience a housing problem, yet 60% or more of a particular racial or ethnic group of households within the income category experience housing problems, it would mean that a disproportionately greater need exists for that racial or ethnic group.

The four housing problems identified in Tables 13 – 16 below are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. Overcrowding (more than one person per room)
4. Cost burden (greater than 30%)

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	46,242	16,497	0
White	12,736	4,466	0
Black / African American	1,073	246	0
Asian	15,762	6,696	0
American Indian, Alaska Native	255	84	0
Pacific Islander	5,877	1,746	0
Hispanic	4,226	1,422	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	40,077	15,587	0
White	11,376	3,387	0
Black / African American	1,511	134	0
Asian	11,716	7,403	0
American Indian, Alaska Native	104	0	0
Pacific Islander	4,207	1,239	0
Hispanic	4,851	1,068	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50,419	37,167	0
White	16,000	8,561	0
Black / African American	1,446	295	0
Asian	15,892	16,952	0
American Indian, Alaska Native	110	8	0
Pacific Islander	4,659	3,620	0
Hispanic	4,796	2,222	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,042	31,900	0
White	7,554	7,397	0
Black / African American	969	512	0
Asian	8,544	13,979	0
American Indian, Alaska Native	29	25	0
Pacific Islander	1,984	2,889	0
Hispanic	2,258	2,157	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

According to the 2020 U.S. Census, the total population for the State of Hawaii was 1,455,271. Approximately 23% of the population were White alone; 2% were Black or African American alone; 37% were Asian alone; 0.3% were American Indian and Alaska Native alone; 11% were Native Hawaiian or Other Pacific Islander alone; 10% were Hispanic or Latino; and 27% were Two or More Races or Some Other Race. (Total exceeds 100% because Hispanics may be of any race and are included in applicable race categories.)

In Hawaii, there are no racial or ethnic groups at a given income level that experience housing problems at a disproportionately greater rate than the income level (as a whole).

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

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

### Introduction

Like the previous section, Tables 17 – 20 (below) provide data to determine whether disproportionate housing needs exist for racial or ethnic groups in the community that experience severe housing problems, defined as:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. Severe Crowding (more than 1.5 people per room)
4. Severe cost burden (greater than 50%)

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,952	23,732	0
White	10,992	6,202	0
Black / African American	954	371	0
Asian	12,842	9,592	0
American Indian, Alaska Native	251	88	0
Pacific Islander	4,940	2,692	0
Hispanic	3,695	1,951	0

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

Data Source: 2016-2020 CHAS

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,620	28,146	0
White	8,219	6,562	0
Black / African American	1,311	338	0
Asian	7,357	11,784	0
American Indian, Alaska Native	104	0	0
Pacific Islander	2,962	2,504	0
Hispanic	3,431	2,510	0

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

Data Source: 2016-2020 CHAS

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,684	61,820	0
White	7,828	16,705	0
Black / African American	652	1,088	0
Asian	8,239	24,621	0
American Indian, Alaska Native	71	47	0
Pacific Islander	2,758	5,519	0
Hispanic	2,639	4,377	0

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

Data Source: 2016-2020 CHAS

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,224	47,716	0
White	2,165	12,774	0
Black / African American	140	1,337	0
Asian	3,577	18,911	0
American Indian, Alaska Native	15	39	0
Pacific Islander	1,126	3,751	0
Hispanic	716	3,690	0

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

Data Source: 2016-2020 CHAS

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

## Discussion

In Hawaii, there are no racial or ethnic groups at a given income level that experience severe housing problems at a disproportionately greater rate than the income level as a whole.

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

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

### Introduction

Households spending more than 30% of its monthly income on housing costs are considered cost-burdened and households spending more than 50% of its monthly income on housing costs are considered severely cost-burdened. A disproportionately greater need exists for ethnic or racial groups that experience a higher rate of cost-burden or severe cost-burden, compared to the jurisdiction as a whole. Table 21 below depicts various housing cost-burden levels for certain ethnic and racial groups within the Hawaii population.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	294,485	89,381	78,534	5,363
White	78,317	28,692	26,538	1,670
Black / African American	4,158	2,597	2,881	50
Asian	125,010	29,013	23,865	1,844
American Indian, Alaska Native	429	117	340	29
Pacific Islander	22,880	6,940	6,566	623
Hispanic	19,102	8,538	8,257	445

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion

The data in Table 21 above shows that a disproportionately greater number of White and Asian households are cost burdened and severely cost-burdened. Approximately 19% of Hawaii households allocate between 30% and 50% of their monthly income toward housing. Of those, 32% are White households and 32% are Asian households. Similarly, 17% of Hawaii households allocate greater than 50% of their monthly income toward housing. Of those, 34% are White households and 30% are Asian households. Households with no/negative income (not computed) are those whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories because households with zero or negative income cannot have a cost burden, but still require housing assistance.

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

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

A disproportionately greater number of Asians earning between 80% and 100% of the AMI experience one or more severe housing problems, in comparison to the jurisdiction earning between 80% and 100% of the AMI as a whole (16%).

When considering all income categories, between 2020 and 2022, Native Hawaiians and Pacific Islanders have experienced a 19% increase in homelessness while the overall number of people experiencing homelessness increased by less than one percent.

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

N/A

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

N/A

## NA-35 Public Housing – (Optional)

### Introduction

Hawaii Public Housing Authority (HPHA) is the sole provider of Federal Public Housing across the state. HPHA also administers State Public Housing, which is similar to but separate from the federal program. Both programs combined serve approximately 5,200 families, annually.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	4,416	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 22 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	667	0	0	0	0	0	0
Black/African American	0	0	69	0	0	0	0	0	0
Asian	0	0	1,937	0	0	0	0	0	0
American Indian/Alaska Native	0	0	58	0	0	0	0	0	0
Pacific Islander	0	0	1,685	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	332	0	0	0	0	0	0
Not Hispanic	0	0	4,084	0	0	0	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

In 2019, HPHA completed a Section 504 Needs Assessment for the federal and State public housing programs. The assessment involved meetings with community activists, interviews with current residents, a review of U.S. Census data, occupancy and waiting list data, and current inventory. It was recommended that the HPHA increase its stock of Americans with Disabilities Act (ADA) and Uniform Federal Accessibility Standards mobility compliant units from 307 (5% of total inventory) to 417 (6.8% of total inventory), and its stock of ADA and UFAS audio-visual compliant units from 143 (2.3% of total inventory) to 252 (4.1% of total inventory).

Upon completion of the assessment, a Title II Transition Plan was approved by the HPHA Board of Directors, and a public hearing was held. Section 504 Transition Plans for each public housing property are now being finalized by HPHA and a project contractor.

As of FY 2025, HPHA's total State and federal public housing inventory includes 368 ADA/UFAS mobility compliant units (6.6% of total inventory) and 191 ADA/UFAS audio/visual compliant units (3.4% of total inventory).

Out of the 3,062 families currently on the federal public housing program's waiting lists, there are 687 elderly families and 579 families with members with disabilities. Over calendar year 2024, elderly, disabled families with no children waited 65 months on average to be offered an appropriately sized, compliant unit.

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

There are currently 3,062 families on the federal public housing program's waiting lists. Of these, 2,807 (91.7%) are extremely low-income (91.7%), earning 30% of the AMI or below; 188 (6.1%) are very low-income, earning between 30% and 50% of the AMI, and 55 (1.8%) are low-income, earning between 50% and 80% of the AMI. There are 1,554 families with children (50.7%), 687 elderly families (22.4%), and 579 disabled families (18.9%).

There are currently 1,981 families on the Housing Choice Voucher (HCV) program's waiting list. Of these, 167 (8.4%) are extremely low income, earning 30% of AMI below; 205 (10.3%) are very low-income, earning between 30% and 50% of the AMI; and 67 (3.3%) are low-income, earning between 50% and 80% of the AMI. There are 850 families with children (42.9%), 284 elderly families (14.3%), and 682 disabled families (34.4%).

One of the most immediate needs of public housing and HCV families is greater access to mobility-accessible dwelling units. Eighty percent of all reasonable accommodation requests the HPHA receives from its public housing residents are for transfers to accessible units or modifications to install accessibility features. There is also a significant demand for larger-sized units, given the high proportion of families with children on each program's waiting list.

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

The housing needs of the HPHA's program participants generally align with those of the population, at large. According to the 2024 HHPS, the estimated number of units needed across the state is 64,490 housing units. Across all counties within the state, the need for units is greatest for the lower AMI levels, as 73% of Hawaii's households earn 80% of the AMI or below.

**Discussion:**

N/A

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

### **Introduction:**

In January 2025, lawmakers plan on opening a new session of the Hawaii legislature with plans to try to reduce the state's high cost of living. UHERO data shows that Hawaii's population has been declining since 2018. Problems are highlighted in a recent report sponsored by Aloha United Way showing that 33% of Hawaii's residents have jobs but can't afford basic necessities to remain stable and self-sufficient. Another 11% of households live below the federal poverty level.

Honolulu's housing expenses are 219% higher than the national average and the utility prices are 17% higher than the national average. According to UHERO data, only 1 in 5 households can afford a single-family home. Transportation expenses like bus fares and gas prices are 26% higher than the national average. Honolulu has grocery prices that are 64% higher than the national average.

The average life expectancy for Hawaii's homeless is 53; almost 30 years less than the general population. They suffer high rates of mental illness, addiction, and PTSD. Hawaii also has a disproportionate number of Native Hawaiians that are homeless. Chronically homeless individuals are most of the highest Medicaid utilizers in the state; 3.61% of Medicaid users consume 61% of the 2-billion-dollar annual budget. There is almost total overlap with these high utilizers and the chronically homeless population. The average cost per chronically homeless person to the health system is \$8,162 per month with the highest utilizers spending an average of \$100,000 per year. The latest point in time count shows a decrease of 535 chronically homeless people which equals a health care cost savings of approximately \$3.3 million dollars. Housing Hawaii's chronically homeless would result in substantial Medicaid savings. Furthermore, people's overall health outcomes drastically improve when they're housed.

Data Sources: <https://www.data.uhero.hawaii.edu>; <https://www.payscale.com/cost-of-living-calculator/Hawaii-Honolulu>; and <https://ltgov.hawaii.gov/homeless-in-hawaii-facts-and-resources/>

## Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	319	158	619	1,276	404	160
Persons in Households with Only Children	0	0	17	12	16	90
Persons in Households with Only Adults	300	1,158	582	2,247	1,247	312
Chronically Homeless Individuals	88	586	171	966	282	236
Chronically Homeless Families	0	0	0	0	0	0
Veterans	15	59	29	74	166	236
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	1	5	2	10	14	236

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:  
2024 BTG Point-in-Time Count Report  
Data Source  
Comments:

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

BTG actively promotes a community-wide commitment to preventing and ending homelessness by quickly re-housing homeless household and minimizing trauma and dislocation. When addressing the unsheltered homeless population, many have a myriad of disabling conditions, commonly from past trauma that makes it difficult to function considering all of society's modern pressures. There has been a push in recent years to promote a "Housing First" approach within BTG's jurisdiction that emphasizes removing barriers for households experiencing homelessness to get more households accepted into shelters and working with households using harm reduction and trauma-informed care techniques that help to address their past trauma and to prepare and eventually move the households into permanent housing.

According to the latest 2024 PIT Count, there was a 17% reduction in unsheltered homelessness on Maui, Kauai and Hawaii Island. Unsheltered homelessness fell significantly in two of the three rural counties, with Hawaii down 27 percent and Maui 26 percent. Kauai realized an eight percent increase in unsheltered homelessness, rising from 430 to 464 people in 2024. Improvement in unsheltered homelessness counts in BTG's jurisdiction can be attributed to its collaborative approach amongst stakeholders which helps to ensure that they have a more coordinated and effective service delivery model.

BTG is also working to improve their service delivery model by improving and increasing wrap around services for households so that they may obtain the services needed and continue relevant services that help households obtain and retain permanent housing. This allows for services to be provided that promote and work with households using harm reduction techniques, while also reducing trauma while providing care for sheltered homeless households. Reducing trauma is especially important because triggering trauma makes it more difficult for households to remain engaged in the service delivery process. Improvements in these areas have likely contributed to the 5% decrease in sheltered homelessness within BTG's jurisdiction.

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

See "DHS Exhibit A," Homeless Needs Assessment (pages listed) for detailed narratives and tables:

Table 1: Rural Homeless Needs Assessment: See Table 26 above and page 2 in "DHS Exhibit A."

Table 2: PLS of Clients Served in BTG Homeless Services Programs, FY 2024 (page 3).

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

Table 3: New Homeless Service Clients Served During FY 2024 (page 4)

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

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

The State Homeless Programs Office (HPO) has continued efforts to align housing first principles into all contracts and expand Rapid Rehousing (RRH) resources statewide. Another round of RRH funding has been contracted in FY 2024, totaling over \$1.75 million dollars for BTG. Emphasis on expanding RRH has helped to increase BTG's PH exit rate consistently over the last two years. Tables 4-7 show average LOS for single and family individuals in emergency and transitional shelters over the last three years Hawaii, Kauai and Maui respectively.

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

The primary strategy to increase the rate of exit to PH continues to be increasing the capacity of housing inventory in each of the neighbor island counties. These tables show PH exit rates by program and household types over the last three years on Hawaii, Kauai and Maui respectively.

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

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

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	149	381
Black or African American	15	35
Asian	28	72
American Indian or Alaska Native	13	13
Pacific Islander	220	315
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	7	27
Not Hispanic	612	1,249

**Table 27 – Nature and Extent of Homelessness (optional)**

**Alternate Data Source Name:**  
 2024 BTG Point-in-Time Count Report  
**Data Source**  
**Comments:**

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

See "DHS Exhibit A" (pages listed) for detailed narratives and tables:

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

Homeless PIT Count Data by Neighbor Island, 2020 -2025:

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

Table 15 and Figure 3 - Maui (page 11)

Table 16 and Figure 4 – Kauai (page 12)

Neighbor Islands PIT Count Veteran Homelessness, 2020 -2025:

Table 23 - Total Veterans (page 15)

Table 24 - Hawaii Homeless Veterans (page 15)

Table 25 – Maui Homeless Veterans (page 15)

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

Table 27 – Summary of Homeless Veterans, 2020 – 2025 (page 16)

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

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

See "DHS Exhibit A" (pages listed) for detailed narratives and tables:

Table 28 – Demographic characteristics of Persons in Families, 2024 PIT Count (page 17)

Table 29 - Demographic characteristics of Individuals, 2024 PIT Count (pages 17 - 18)

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

See "DHS Exhibit A" (pages listed) for detailed narratives and tables:

Neighbor Island Sheltered PIT Count Household Characteristics, 2020 – 2024, and Neighbor Island Unsheltered PIT Count Household Characteristics, 2020 – 2024:

Tables 17 -19: Sheltered (page 13)

Tables 20 - 22: Unsheltered (pages 14-15)

**Discussion:**

N/A

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

### Introduction

The rural county non-homeless residents with special needs (HIV/AIDS) are served through HOPWA program, which is administered by the State’s DHS-BESSD. The Maui AIDS Foundation (MAF) serves as the lead agency and project sponsor on behalf of the Neighbor Island HIV/AIDS Coalition (NIHAC). The NIHAC is a cooperative effort of the three community-based AIDS Service Organizations (ASOs) serving the islands of Kauai, Molokai, Lanai, Maui and Hawaii. Established in 1998, the cooperating agencies of NIHAC are MAF, Malama Pono Health Services (MP), and the Hawaii Island HIV/AIDS Foundation (HIHAF). Out of this coalition arose the Neighbor Island Housing Program (NIHP) which provides tenant based rental assistance (TBRA); short-term rent, mortgage, utilities (STRMU); housing placement assistance services, as well as supportive services/case management at the respective island ASOs. It serves three counties in the state, which is comprised of the five islands.

In 2024, MAF opened a satellite office on Kauai which provides HIV/AIDS housing and support services on Kauai ending their sub-subrecipient agreement with Malama Pono for similar services.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	957
Rate per population	4
Number of new cases prior year (3 years of data)	21
Rate per population (3 years of data)	2
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	1,342
Area Prevalence (PLWH per population)	5
Number of new HIV cases reported last year	76

Table 28 – HOPWA Data

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

**Data Source Comments:**

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	36
Short-term Rent, Mortgage, and Utility	19
Facility Based Housing (Permanent, short-term or transitional)	11

Table 29 – HIV Housing Need

**Alternate Data Source Name:**  
HOPWA CAPER

**Data Source Comments:**

## **Describe the characteristics of special needs populations in your community:**

### HIV/AIDS:

The MAF reports that across rural counties under its sponsorship, most clients have very low incomes with revenue streams derived primarily through Supplemental Security Income (SSI) and/or Social Security Disability Insurance (SSDI), or the State of Hawaii's General Assistance Program. Currently, the State only pays an optional supplement to the SSI recipients who are living in some form of foster or domiciliary care. As a result, most SSI recipients living in the state are receiving maximum of \$943.00 (2024 federal benefit rate) per month. Most SSDI recipients receive between \$800.00 and \$1,800.00 per month, with the national average in 2024 at \$1,500.00. The current maximum amount of General Assistance awarded to individuals in the state is \$469.00 (2023) per month. Limited/fixed incomes significantly restrict housing choices in the state to include its rural counties.

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

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

### Victims of Domestic Violence:

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

Women and children continue to comprise most of the survivors at the domestic violence shelters, although there are some male survivors as well. A modest number of survivors have identified as being individuals with physical disability(ies) and over the age of 60. Many more survivors have identified as being individuals with mental health needs. Survivors are often at or below the U.S. Dept. of Health and Human Services Federal Poverty Level Guidelines. The greatest need for referrals exists in the following areas: mental health services, legal services, advocacy, and financial support.

In 2024, 3% of all homeless clients served in Hawaii were currently fleeing a domestic violence situation, however 27% of the homeless households served were reported to have been past victims of domestic violence.

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

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

### HIV/AIDS:

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

Stable housing leads to better compliance with medication, engagement with healthcare providers, lower community viral loads, improved healthcare outcomes, lower long-term health costs for people living with HIV/AIDS and helps to lower transmission rates. Most housing clients live on fixed incomes provided by public subsidies (i.e., SSI, SSDI, General Assistance) and if employed, working to the extent they can. HOPWA program funds assist qualifying individuals with moving to or remaining in a stable housing situation without compromising already limited incomes that go towards other living and healthcare expenses. Housing coordinators and case managers assist with identifying suitable housing, remediating landlord/tenant issues, addressing poor credit histories and behaviors related to mental health/substance use, and providing support with other life issues to ensure housing retention. HOPWA funds allocated toward Supportive Services are utilized to remediate the lack of public transportation in all three rural counties and facilitate activities of daily living. Much needed adjunct services such as a needle exchange and DHHS Community Services at Hawaii HIV/Aids Foundation (HIHAF), and a PrEP and STI clinic on Maui have been made possible through additional leveraged funding. MAF has a nurse practitioner on site who can offer PrEP, Chlamydia, and Gonorrhea testing and treatment; and, based on need, hopes to expand these services.

Data Source: State of Hawai'i Consolidated Annual Performance and Evaluation Report (CAPER) Program Year 2023; UHERO Migration Effects of the Maui Wildfires.

### Victims of Domestic Violence:

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

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

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

According to the State Department of Health (DOH) HIV/AIDS Surveillance Annual Report (HIV Infections diagnosed as of December 31, 2023 and reported through June 30, 2024), there were 5,089 cumulative HIV infection cases diagnosed and reported in the State of Hawai'i, including 3,619 Stage 3 (AIDS) cases. (Known deaths: 2,497.) In the current 2023 Surveillance Annual Report, data is now divided into two categories: HIV infection and separately, individuals with an HIV infection that meet the criteria for a stage 3 or AIDS diagnosis. Additionally, data on HIV infection is based on the year of diagnosis, rather than the year the case was reported to DOH. Similarly, data on stage 3 (AIDS) is now based on when the HIV infection was diagnosed as having progressed to this stage.

Of the 5,089 cumulative HIV cases (all stages) diagnosed through December 31, 2023 across the state, the distribution for gender, risk factors, race/ethnicity, and age at diagnosis and county of diagnosis were as follows:

Gender: 4,564 (90%) were men and 525 (10%) women.

Risk Factor: 3,562 (70%) were exposed through male to male sexual contact (MSM), 386 (8%) through injection drug use (IDU), 362 (7%) through both MSM/IDU, 420 (8%) through heterosexual contact, 296 (6%) of cases were of undetermined risk, 23 (<1%) through transfusion, 19 (<1%) through perinatal, and 21 (<1%) through hemophilia.

Race/Ethnicity: Of the non-Hispanic races, 1,928 (54%) were Caucasian, 573 (16%) Asian, 427 (12%) Hawaiians, 166 (5%) African Americans, 7 American Indian/Alaska Native (<1%), and 235 (6%) multiple races. There were 282 (8%) Hispanics.

Age at Diagnosis: 2388 were ages 25-44, 1091 ages 45 and over, 120 ages 13-24, and 20 were pediatric.

County: 2,652 (73%) were diagnosed in Honolulu County, 441 (12%) in Hawaii County, 360 (10%) in Maui County, and 162 (5%) in Kauai County.

Data Source: Hawai'i State Department of Health, HIV/AIDS Surveillance Report (Cases Through 2023).

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

While Honolulu County is included in the DOH HIV/AIDS Surveillance Annual Report (HIV Infections diagnosed as of December 31, 2023 and reported through June 30, 2024), only Hawaii County, Maui County, and Kauai County are part of the eligible metropolitan statistical area.

Data Source: Hawai'i State Department of Health, HIV/AIDS Surveillance Report (Cases Through 2023)

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

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

N/A. The State doesn't receive Community Development Block Grant funds.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Hawaii Housing Market Area (HMA) is defined as the State of Hawaii and includes the City and County of Honolulu (City), and Hawaii, Kauai, and Maui counties. Information throughout this section was gathered from DBEDT's *Hawaii Housing Demand: 2025-2035*, and U.S. Census, American Community Survey, 5-Year Estimates. The 2024 HHPS addresses many of the points in this Market Analysis section and is available for viewing on the HHFDC website at <https://dbedt.hawaii.gov/hhfdc/>.

**Housing Demand:** Housing demand refers to the number of new housing units that buyers (both local and out of state) can afford to purchase or rent under current economic and housing market conditions. Housing demand is most significantly impacted by population changes. Other socioeconomic factors that affect housing demand include changes in the age distribution of the population, marriage and divorce rates, and the cost and availability of housing. DBEDT's *Hawaii Housing Demand: 2025-2035* report estimates housing demand using two population growth scenarios, and an average of the two. See *Hawaii Housing Demand: 2025-2035* for projected housing demand over the next ten years. The 2024 Hawaii Housing Planning Study estimates housing demand utilizing a model, which takes into consideration pent-up demand, reflecting households with individuals or groups unable to secure their own unit due to affordability constraints. In 2022, pent up demand totaled 54,998 households, or 9.9% of all households.

**Condition and Cost of Housing:** Compared to other housing markets in the U.S., Hawaii's housing stock is newer and smaller. Statewide, the median year residential units were built was 1980, which is slightly younger than the national median (1981). Homes in the City are the oldest, with a median build year of 1977, followed by Maui and Kauai counties (1985) and Hawaii County (1990). According to the U.S. Census Bureau, very few of Hawaii's housing units (0.9%) are in poor or substandard condition (lacking complete plumbing or kitchen facilities).

**Housing Stock:** persons with disabilities and other special needs: Of 115,240 single-member households statewide, an estimated 26,505 (23%) have special needs. Depending on their specific needs, they may be cared for by family members, receive services in their home, or have modifications made to their home so they can remain in place.

**Condition and needs of public and assisted housing:** HPHA's total housing inventory (comprised of both State and federal public housing programs) includes 5,346 dwelling units statewide. Sixty federal public housing units were lost because of the 2023 Maui wildfires. The average age of all public housing projects is 55 years. HPHA's latest 5-Year Capital Fund Program Action Plan for Fiscal Years 2023 to 2027 primarily includes restoration and revitalization activities for its federal public housing.

**(Brief) Inventory of facilities, housing, and services that meet the needs of homeless persons:** For a list of BTG's sheltered project listings in the counties of Hawaii, Kauai, and Maui, refer to the 2024 PIT Count report, which is sorted by county, project type, and name.

**Regulatory barriers to affordable housing:** Hawaii's housing markets are more regulated than others and may contribute significantly to the cost of housing. Common themes include land use and the review process, rather than the regulations themselves.

**Significant characteristics of the jurisdictions economy:** While Hawaii’s economy thrives on tourism, other economic characteristics include defense and agriculture; and significant industry groups include government, real estate and rental and leasing, health care and social assistance, among others.

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

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	286,873	54%
1-unit, attached structure	46,243	9%
2-4 units	34,753	6%
5-19 units	64,081	12%
20 or more units	102,292	19%
Mobile Home, boat, RV, van, etc	1,301	0%
<b>Total</b>	<b>535,543</b>	<b>100%</b>

**Table 30 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4,021	2%	16,710	9%
1 bedroom	14,313	5%	38,008	20%
2 bedrooms	49,579	19%	64,897	34%
3 or more bedrooms	196,709	74%	71,265	37%
<b>Total</b>	<b>264,622</b>	<b>100%</b>	<b>190,880</b>	<b>100%</b>

**Table 31 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

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

An “Affordable Housing Inventory” list and interactive map may be found at: <https://dbedt.hawaii.gov/hhfdc/affordable-housing-inventory/affordable-rental-housing-inventory/>. The Affordable Housing List is an inventory of the State’s affordable housing projects owned by private, non-profit, or government entities developed with funding or support from federal, state, or county resources. The interactive map displays the same information as the Affordable Housing List and provides the option to narrow parameters to meet search criteria.

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

During the next five-year period, it is anticipated that affordable rental units will be lost from the state’s housing inventory due to expiring affordability periods. Nine (9) Low-Income Housing Tax Credit projects with 716 units and 145 HOME-assisted units have expiring affordability periods through 2025.

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

No.

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

As noted in the Needs Assessment section, the 2024 HHPS reported a housing shortage of 64,490 units through 2027. This total includes a 2022 shortage of 62,750 units, plus 14,408 units for population growth and 803 units for market function (2023-2027), less 13,471 pipeline units. This figure excludes the estimated 2,200 units lost to the August 2023 Maui Wildfires. Both affordable rental units and units for ownership will be needed to support the housing needs of households at different AMI levels; however, the greatest unmet need is for affordable units. An estimated 42,100 units are needed for households earning at or below 80% of the AMI, with surpluses in luxury segments. A critical market gap highlighted in the HHPS is the demand for single-family rentals (20,480 units), which is 1.5x higher than multi-family (14,020 units).

### **Discussion**

N/A

## MA-15 Cost of Housing – 91.310(a)

### Introduction

#### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	515,300	563,900	9%
Median Contract Rent	1,267	1,348	6%

Table 32 - Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	26,950	14.1%
\$500-999	36,216	19.0%
\$1,000-1,499	51,469	27.0%
\$1,500-1,999	32,167	16.9%
\$2,000 or more	44,078	23.1%
<b>Total</b>	<b>190,880</b>	<b>100.0%</b>

Table 33 - Rent Paid

Data Source: 2016-2020 ACS

#### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	14,220	No Data
50% HAMFI	32,800	4,595
80% HAMFI	93,855	16,185
100% HAMFI	No Data	32,800
<b>Total</b>	<b>140,875</b>	<b>53,580</b>

Table 34 - Housing Affordability

Data Source: 2016-2020 CHAS

#### Monthly Rent

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

Table 35 - Monthly Rent

Data Source Comments:

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,668	\$1,824	\$2,388	\$3,365	\$4,052
High HOME Rent	\$1,564	\$1,667	\$2,014	\$2,319	\$2,568
Low HOME Rent	\$1,218	\$1,305	\$1,566	\$1,810	\$2,018

**Monthly Rent - Honolulu 2024**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,676	\$1,701	\$2,139	\$2,927	\$3,237
High HOME Rent	\$1,399	\$1,500	\$1,802	\$2,074	\$2,294
Low HOME Rent	\$1,091	\$1,169	\$1,403	\$1,621	\$1,808

**Monthly Rent - Maui 2024**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,458	\$1,548	\$2,010	\$2,588	\$2,855
High HOME Rent	\$1,240	\$1,330	\$1,598	\$1,839	\$2,031
Low HOME Rent	\$970	\$1,039	\$1,247	\$1,440	\$1,607

**Monthly Rent - Hawaii 2024**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,608	\$1,805	\$2,372	\$3,122	\$3,693
High HOME Rent	\$1,490	\$1,598	\$1,919	\$2,209	\$2,444
Low HOME Rent	\$1,161	\$1,244	\$1,493	\$1,725	\$1,925

**Monthly Rent - Kauai 2024**

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

There is an inadequate supply of housing for households at all income levels. As reported in the previous section, approximately 62,750 housing units are needed through 2027. This includes a mix of affordable rental housing units for households earning between 30% and 80% of the AMI, affordable for-sale units for households earning between 80% and 140% of the AMI, and for-sale units for households earning 140% of the AMI or greater.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

The most distinctive characteristic of Hawaii's housing market is its high prices. Between 2019 and 2022, the median sales price of single-family homes has increased by 36.7%, or an average of 9.2% annually. During the same period the median sales price of condominium units increased 24.2%, or an average of by six percent per year.

Hawaii also continues to have the highest rents in the nation. According to 2010 to 2022 ACS 1-Year Estimates, in 2022, the median rent for all housing types in the state was \$1,813. Considering the historical and ongoing imbalance in the housing market, where demand continues to exceed supply, housing affordability will not likely change.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The alternate data tables following Table 35 lists the 2024 Fair Market Rents, and High and Low HOME Rent Limits for each county. The gap between median market rents and HOME and Fair Market Rents, supports the ConPlan strategy, which continues to prioritize the development and preservation of affordable rental housing.

**Discussion**

N/A

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

### Introduction:

In 2022, there were 568,058 housing units in the state of Hawaii. This total included 373,863 housing units in the City and County of Honolulu (City), 90,673 housing units in Hawaii County, 72,941 housing units in Maui County (prior to the 2023 Maui wildfires), and 30,476 in Kauai County. Of the 568,058 total housing units, 516,242 (90.1%) units were available to the resident housing market and represent Hawaii’s housing stock. Within the housing stock, 494,827 (95.9%) units were occupied, and 21,415 (4.1%) were vacant and available for use. Unavailable housing units vacant for seasonal, recreational, occasional use, or other reasons counted separately from the housing stock totaling 51,816 units in 2022.

Compared to other housing markets in the U.S., Hawaii’s housing stock is newer and smaller. Statewide, the median year residential units were built was 1980, which is slightly younger than the national median (1981). Homes in the City are the oldest, with a median build year of 1977, followed by Maui and Kauai counties (1985) and Hawaii County (1990).

Approximately 245,202 housing units in the housing inventory were built prior to 1980. Of those, 137,139 (52%) are owner-occupied and 108,063 (57%) are renter-occupied. Furthermore, 42,115 (16%) units are owner-occupied by households with children present and 19,070 (10%) units are renter-occupied by households with children present.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

HHFDC does not maintain a definition for “standard condition” or “substandard condition but suitable for rehabilitation,” and defers to each county to comply with its housing code.

Table 36 displays the number of housing units, by tenure, based on the number of “conditions” of the units, which are similar to the “housing problems” discussed in prior sections of this report. Selected conditions include: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	85,857	32%	99,116	52%
With two selected Conditions	4,736	2%	11,896	6%
With three selected Conditions	245	0%	857	0%
With four selected Conditions	68	0%	129	0%
No selected Conditions	173,716	66%	78,882	41%
<b>Total</b>	<b>264,622</b>	<b>100%</b>	<b>190,880</b>	<b>99%</b>

Table 36 - Condition of Units

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	44,615	17%	29,918	16%
1980-1999	82,868	31%	52,899	28%
1950-1979	119,683	45%	92,713	49%
Before 1950	17,456	7%	15,350	8%
<b>Total</b>	<b>264,622</b>	<b>100%</b>	<b>190,880</b>	<b>101%</b>

Table 37 – Year Unit Built

Data Source: 2016-2020 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	137,139	52%	108,063	57%
Housing Units built before 1980 with children present	42,115	16%	19,070	10%

Table 38 - Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

As shown in Table 36, approximately 34% of total owner-occupied units and 58% of renter-occupied units have one or more of the housing conditions described above. Most of these housing conditions stem from crowding and cost burden. Generally, owners exhibit a lower rate of housing conditions. According to the U.S. Census Bureau, very few of Hawaii's housing units (0.9%) are in poor or substandard condition (lacking complete plumbing or kitchen facilities).

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

Lead-based paint hazard risk is greater in housing units built before 1978, which is the year that the use of lead-based paint was banned. Table 38 provides the statewide number of housing units built before 1980 occupied by owners, which is 137,139 (52%) and 108,063 (57%) for renter-occupied units. Lead-based paint and lead-contaminated dust leads to lead exposure in children, which can lead to decreased cognitive function, developmental delays, learning and behavior problems, and hearing and speech problems. Table 38 also provides the number of housing units built before 1980, with children present numbering 42,115 (16%) owner-occupied units and 19,070 (10%) renter-occupied units; however, the income categories of these households are unknown. In the 2020-2025 ConPlan, a 2017 report, "Fix It,

Find It, Fund It: A Lead Elimination Action Drive,” by the National Center for Healthy Housing was referenced, which estimated that approximately 1.1 million (30.5%) households nationwide are occupied by low-income families with young children. If the national rate of 30.5% from the 2017 report (which has not been updated) is applied to the total housing units built before 1980 with children present, this could mean that in Hawaii, over 18,661 units with children may be by low-income families, where lead-based pain hazards may be present.

**Discussion:**

N/A

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

### Introduction:

Hawaii Public Housing Authority (HPHA) is the sole provider of Federal Public Housing across the state. HPHA also administers State Public Housing, which is similar to but separate from the federal program. Both programs combined serve approximately 5,200 families, or 13,000 individuals annually.

### Totals Number of Units

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

Table 40 - Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

HPHA's total housing inventory (comprised of both State and federal public housing programs) includes 5,346 dwelling units, statewide. Sixty federal public housing units were lost as a result of the 2023 wildfire in Lahaina. Public housing properties are grouped into one of 17 different Asset Management Projects. The average age of all public housing projects is 55 years. HPHA's most recently completed capital needs analysis found over \$600 million in capital improvements are needed over the next ten years.

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

According to HPHA's most recent 5-Year Capital Fund Program Action Plan for Fiscal Years 2023 to 2027, the HPHA anticipates it will expend approximately \$27.2 million on federal public housing restoration and revitalization work over this time. Given the age of the HPHA's public housing inventory, the plan primarily addresses health and safety issues, general site improvements, ADA compliance, structural repairs, infrastructure upgrades, security and fire suppression improvements, and concrete spall repairs. Aging properties and reduced federal funding have made asset preservation an increasingly difficult challenge.

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

HPHA's FY2025 to FY2029 goals and strategies to improve the living environment of low- and moderate-income families in public housing across the state are set forth in its 5-Year Public Housing Agency (PHA) Plan, summarized as follows:

- Increase the availability of and access to housing assistance. HPHA will provide more low-income families with the housing assistance they need through the programs and services it already operates. Despite the ever-present concern of federal funding shortfalls, HPHA will ensure it operates efficiently and cost-effectively in to accomplish this. Increasing the accessibility of affordable housing assistance includes the removal of barriers to access and ensuring equitable outcomes for vulnerable groups.
- Improve the quality of existing housing programs. HPHA will improve the quality of each program and service it administers by streamlining procedures and fixing inefficiencies that benefit staff and program participants. Performing regular reviews of existing procedures, addressing bottlenecks, measuring results, and gathering constructive feedback from the people the HPHA serves will help to ensure the agency adheres to its mission and that its efforts are having the desired impact.
- Promote greater economic self-sufficiency for program participants. HPHA aims to provide its program participants with the tools and resources they need to achieve their personal financial goals. Through an offering of support services, employment training and placement, and financial literacy education, HPHA hopes to help low-income families and individuals break the cycle of poverty.
- Develop and increase affordable housing opportunities. The State of Hawaii continues to face a severe affordable housing crisis. With thousands of people struggling to remain housed, HPHA can help to address this problem expanding its housing portfolio and the amount of assistance it can provide. HPHA will accomplish this goal by constructing new affordable units, rehabilitating obsolete properties, and applying for other funding sources for redevelopment.

**Discussion:**

N/A

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

### Introduction

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

The table below presents data from BTG’s most recently submitted, 2024 Housing Inventory Count (HIC). The HIC is a point-in-time inventory of projects within the CoC that provide beds and units dedicated to serving persons who are homeless. It is intended to provide HUD and the CoC with information about the shelter and housing capacity of their homeless crisis response system. Beds and units included on the HIC are considered part of the CoC homeless assistance system. Beds and units in the HIC must be dedicated to serving homeless persons, or for permanent housing projects, dedicated for persons who were homeless at entry.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	324	5,245	22	115	0
Households with Only Adults	321	0	33	689	0
Chronically Homeless Households	0	0	0	279	0
Veterans	0	0	0	19	0
Unaccompanied Youth	0	0	0	0	0

**Table 41 - Facilities Targeted to Homeless Persons**

**Alternate Data Source Name:**

2024 BTG Housing Inventory Count (HIC) Report

**Data Source**

**Comments:**

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

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

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

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

See "**DHS Exhibit C,**" List of Services and Facilities, and "**DHS Exhibit D,**" Description of Homeless Services.

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

### Introduction

The most significant barrier facing the rural counties continues to be affordable housing shortages and access to health services in all counties. The Hawaii Interagency Council on Homelessness (HICH) has prioritized adding more permanent housing units and in their latest report, shows that steady progress has been made in this area. They have also continued funding housing financing tools, such as the Rental Housing Revolving Fund and Dwelling Unit Revolving Fund, which support infrastructure and rental housing development.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	180
PH in facilities	0
STRMU	95
ST or TH facilities	0
PH placement	55

Table 42 – HOPWA Assistance Baseline

#### Data Source Comments:

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

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

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

The State continues to implement or assist with implementing medical respite programs which provide short-term, temporary housing and supportive services to medically frail homeless individuals upon being discharged from a hospital. Recently the state partnered with the City and County of Honolulu to open the Aala Respite Facility near Downtown Honolulu. This respite center consists of 30 “kauhale” style units where medical respite care and other wrap around services are provided. The intent of the program is to offer homeless individuals essential medical treatment and support in a private setting.

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

The State has continued to implement its Family Assessment Center model of which part of its purpose is to provide wrap around and supportive services for former homeless households after they have been placed into permanent housing. This is consistent with the DHS initiative, Ohana Nui approach, which creates partnerships among multiple agencies to offer program participants the necessary assistance to keep them safe, healthy, sheltered, and employed. Ohana Nui is a concurrent all-generation approach which addresses the needs of the whole family.

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

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

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

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

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.

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

## Introduction

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	0	0	0
Total	0	0	--	--	--

**Table 43 - Business Activity**

Data Source

Comments:

#### Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 44 - Labor Force**

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

**Table 45 - Occupations by Sector**

Data Source Comments:

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

**Table 46 - Travel Time**

Data Source Comments:

**Education:**

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

**Table 47 - Educational Attainment by Employment Status**

Data Source Comments:

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

**Table 48 - Educational Attainment by Age**

Data Source Comments:

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 49 – Median Earnings in the Past 12 Months**

Data Source Comments:

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

N/A

**Describe the workforce and infrastructure needs of business in the state.**

N/A

**Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

N/A

**How do the skills and education of the current workforce correspond to employment opportunities in the state?**

N/A

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

N/A

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

N/A

**Discussion**

N/A

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

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

The State defers to each county for their definition of "concentration." Refer to each county's Consolidated Plan for this information.

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

The State defers to each county for their definition of "concentration." Refer to each county's Consolidated Plan for this information.

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

Refer to each county's Consolidated Plan for this information.

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

Refer to each county's Consolidated Plan for this information.

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

Refer to each county's Consolidated Plan for this information.

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

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

To assess the current landscape of broadband connectivity and needs across the State, HHFDC and county housing partners funded the 2024 HHPS Broadband Connectivity Report as an additive to the 2024 HHPS. One of the key findings revealed that 95% of Hawaii households have an internet connection, while 4% have no internet connection; and Hawaii County has the highest proportion of disconnected households, also lacking computers or broadband connections. Other findings report that across the state, those lacking internet access are likely to be age 60 or older, live alone, have lower levels of education (often limited to high school graduation or a GED), pay monthly rent below \$1,099, and greater than half of this demographic are very low-income households, meaning they earn 50% of the AMI or below. In all counties, households without internet access predominantly face financial hardships, rather than geographic location challenges.

In February 2024, the State's Hawaii Broadband and Digital Equity Office released its final Hawaii Digital Equity Plan, which focuses on digital inequity in Hawaii and includes a map of digital assets highlighting areas where resources currently exist, an implementation plan to accomplish strategies and objectives, potential actions that may be supported or considered, and community input. Continued efforts to support and coordinate statewide deployment of broadband through various initiatives set forth in the plan will address the unmet need for broadband in communities, including those with low- and moderate-income households and neighborhoods.

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

The earlier mentioned 2024 HHPS *Broadband Connectivity Report* also examines the selection of Internet Service Providers (ISP) in Hawaii, their performance, and how the type of residence influences ISP choices. Of six major ISP in Hawaii, Spectrum is the most widely used provider, followed by Hawaiian Telcom. Nearly one third of Hawaii households have only one choice of ISP and tend to live in apartment or condominiums, while those with multiple service provider choices are more likely to live in single-family homes. The concentration of market usage highlights the need for fostering competition and diversifying options to ensure fair pricing, improved service quality, and enhanced accessibility for households.

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

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

The 2024 HHPS, Natural Hazard Risks within Low-Moderate Income Communities report identifies Hawaii's increased natural hazard risks associated with climate change. Each year, Hawaii's risk for natural hazards due to climate change increases. A recent example of a major disaster is the August 2023 Maui wildfires. Other issues prominent in Hawaii include increased temperatures, decreased rainfall, and occasional flooding during a heavy rain. These issues impact the availability and quality of fresh water which in turn, affects land-based ecosystem and native species. Rising sea levels lead to increased erosion, and threatens communities and infrastructure, as seen on Oahu's North Shore. Other coastal hazards include tsunami and extreme tides.

Hawaii has grown more susceptible to climate-related disasters and has several distinctive limitations that are not seen in other jurisdictions, including geographical location, management and planning challenges, and cultural challenges; specifically, ones that are social, political, and economic development related.

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

The 2024 HHPS, Natural Hazard Risks within Low-Moderate Income Communities report also discusses the vulnerability to the risks identified above toward housing occupied by low- and moderate-income households. These households tend to be more affected by natural hazard risks than others due to location constraints, limited financial resources, inadequate insurance coverage, and inadequate infrastructure.

To view the full 2024 HHPS, Natural Hazard Risks within Low-Moderate Income Communities report, visit <https://dbedt.hawaii.gov/hhfdc/hhps-landing-page/>.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Affordable Housing is a need in all counties, and HHFDC will continue to prioritize the development and preservation of affordable housing, both rental and homeownership, for qualifying households and individuals. Over the next five years, HHFDC's HOME program funds will be used in Hawaii, Kauai, and Maui counties; and will support the development of 61 affordable rental units for low-income households and three affordable homeownership opportunities for first-time homebuyers, which may be produced using a self-help building method. Alternate HOME activities that support the development and preservation of affordable rental and homeownership housing include tenant-based rental assistance, transitional housing units for the homeless, affordable loans for first-time homebuyers, and homebuyer education and counseling sessions may be considered. HHFDC's HTF program funds will be used in Hawaii, Kauai, and Maui counties on the same rotation basis as the HOME funds and in the City and County of Honolulu, as it is anticipated that they will resume HTF program administration in PY2026. Over the next five years, HTF program funds will be used toward the development or preservation of an estimated 63 units for extremely low-income households, which include 37 units in the neighbor island counties, and 15 units in the City and County of Honolulu.

DHS-BESSD anticipates continued administration of the state's HOPWA program funding allotment for the neighbor islands, which will be used in Hawaii, Kauai, and Maui counties to assist individuals living with HIV/AIDS with financial assistance, housing information, and supportive services. Over the next five years, HOPWA program funds will be used to assist approximately 4,084 qualifying individuals. HUD has also notified DHS-BESSD that beginning in PY2026, the State will receive the full HOPWA allocation. With this change, grant jurisdictional responsibilities for Honolulu County, in addition to the neighbor island counties, will be assumed by the State, which will continue to seek guidance from HUD around these changes.

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

### Geographic Area

1	<b>Area Name:</b>	Rural Counties
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	HHFDC and DHS-BESSD serve all counties in the state but will focus its HOME and HOPWA funds in the rural counties of Hawaii, Kauai, and Maui. In PY2025, the City and County of Honolulu receive its own allocation of HOME and HOPWA funds; from PY2026 HOPWA formula funds will be consolidated Statewide and administered by the State.
	<b>Include specific housing and commercial characteristics of this target area.</b>	As stated throughout this ConPlan, affordable housing is needed statewide.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Attendees at public hearings across the state testified to the need for affordable housing, especially for low- and moderate-income households.
	<b>Identify the needs in this target area.</b>	It is estimated that approximately 32,970 housing units statewide will be needed from 2025 to 2035, including 6,665 units for Hawaii County, 5,138 units for Maui County, and 2,429 for Kauai County. The 2024 HHPS, which is underway, will provide an estimated total and breakdown on types of units (i.e., rental and for sale) by AMI category.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include the use of HOME program funds toward affordable housing and use of HOPWA funds toward assisting persons with HIV/AIDS.	
<b>Are there barriers to improvement in this target area?</b>	Barriers to affordable housing are discussed in section MA-40 of this ConPlan.	
2	<b>Area Name:</b>	Statewide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	HHFDC will utilize its National Housing Trust Funds to serve all counties in the state - the City & County of Honolulu and the neighbor island counties of Hawaii, Kauai and Maui. Although HHFDC's HOME funds are focused in the rural counties of Hawaii, Kauai and Maui, any HOME funds returned to HHFDC, whether declined, released or recaptured, may be invested in an HHFDC project located throughout the state (including the City & County of Honolulu), if no other eligible activity is available in the rural counties.
<b>Include specific housing and commercial characteristics of this target area.</b>	Affordable housing is needed statewide; HHFDC will focus its HTF funds on the development or preservation of rental housing units serving households earning 30% of the AMI or below.	

<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Attendees at public hearings across the state testified to the need for affordable housing, especially for low- and moderate-income households.
<b>Identify the needs in this target area.</b>	It is estimated that approximately 32,970 housing units statewide could be needed from 2025 to 2035, including 6,665 units for Hawaii County, 5,138 units for Maui County, and 2,429 for Kauai County. The 2024 HHPS, which is underway, will provide an estimated total and breakdown on types of units (i.e., rental and for sale) by AMI category.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include the use of HTF funds for affordable housing targeted toward extremely low-income households earning incomes at 30% of the AMI or below.
<b>Are there barriers to improvement in this target area?</b>	Barriers to affordable housing are discussed in section MA-40 of this ConPlan.

**Table 50 - Geographic Priority Areas**

**General Allocation Priorities**

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

The State's HOME, HTF and HOPWA program allocations will be used in Hawaii, Kauai and Maui counties; and it is anticipated that HTF funds will also be used in the City and County of Honolulu beginning in PY2026. Although most projects and activities will benefit areas of minority concentration, funds will not be specifically targeted for that sole purpose.

HHFDC distributes its HOME allocation on an annual rotating basis among Hawaii, Kauai and Maui counties, as "State Recipients." HHFDC's HTF allocations are distributed to the three counties on the same rotation as HOME funds and to the City and County of Honolulu on an annual basis beginning in PY2026, as "State Subgrantees." State Recipients and Subgrantees do not allocate their HOME and HTF funds based on geographic areas. Instead, funds are allocated through a Request for Proposals or application process, which ranks and rates projects for program eligibility, need and meeting the Consolidated Plan purposes, objectives and performance measures.

DHS-BESSD's Homeless Programs Office will allocate the State's HOPWA funds through a competitive process to provider agencies in Hawaii, Kauai, and Maui counties. Typically, HOPWA funds are distributed equitably throughout Maui, Kauai and Hawaii counties and monitored by the respective Executive Directors of Neighbor Island HIV/AIDS Coalition. The distribution is based on geographic need, unmet needs and acuity levels of eligible individuals and households.

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

### Priority Needs

1	<b>Priority Need Name</b>	Planning and Administration	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill	Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Rural Counties Statewide	
	<b>Associated Goals</b>	HA-1 Administration HP-3 HOPWA Administration	
	<b>Description</b>	Funds will be used to provide appropriate, efficient, and effective administration and use of program funds. A housing study will be completed every five years to measure progress and needs of the housing market. To affirmatively furthering fair housing, entities receiving HUD CPD funds will promote fair housing in its activities to ensure equal opportunity in housing. Entities will provide education and outreach through training for housing staff, landlords, tenants, and the general public on federal and state fair housing laws. Additionally, entities statewide will update their respective Analysis of Impediments to Fair Housing Choice reports and implement activities in effort to remove impediments to fair housing in Hawaii.	
	<b>Basis for Relative Priority</b>	HHFDC's effective and efficient administration of the HOME and HTF programs are critical. Maximizing the use of limited HTF and HTF funds in the development of affordable housing are critical to address Hawaii's housing shortage. Entities will affirmatively furthering fair housing to ensure equal opportunity in housing.	
2	<b>Priority Need Name</b>	Rental Housing	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Rural Counties Statewide	
	<b>Associated Goals</b>	HR-1 Rental Housing - New Construction / Rehab HR-2 Tenant Based Rental Assistance HR-3 Rental Housing SpN - New Construction/Rehab H-1 Transitional Housing Units HR-4 HTF Rental Housing New Construction/Acq/Rehab	

	<b>Description</b>	<p>Affordable rental housing across all counties in the State is a high priority need. HOME funds will be leveraged to construct new or rehabilitate existing affordable rental housing units for families and special need populations, and focused in the counties of Hawaii, Kauai and Maui, as State Recipients. HOME funds may also be used to provide tenant based rental assistance to low-income households to enable them to source affordable rental housing in communities of their choice. Additionally, HOME funds may be used to produce transitional housing units for victims of domestic violence or working families who are homeless, to transition them into permanent housing and help to reduce the number of homeless persons statewide. It is estimated that HOME funds will be used to develop or preserve approximately 58 rental housing units for households and special needs populations over the next five years.</p> <p>HTF funds will be used in all counties, as Subgrantees, including the City and County of Honolulu, for the development or preservation of affordable rental housing for households with incomes at or below thirty percent of the area median income. It is anticipated that approximately 63 units will be developed or preserved over the next five years.</p>
	<b>Basis for Relative Priority</b>	All counties within the State of Hawaii have a critical need for affordable housing and, as such, have assigned high priorities to housing for all types of households with incomes under 80% of the AMI. This includes rental and homeownership housing for small related, large related, elderly, and other special needs populations. Many low-income families are increasingly overburdened by Hawaii's high rental housing costs and are affected by inadequate housing inventory. The gap between the cost of housing and the amount that families can afford to pay for shelter is widening. Input during the consultation process emphasized the provision of affordable housing for low-income households. Affordable housing for special needs populations is increasingly difficult to obtain, and continues to be needed.
3	<b>Priority Need Name</b>	Affordable Homeownership Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Rural Counties
	<b>Associated Goals</b>	HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method HO-3 Homebuyer Financing
	<b>Description</b>	HOME funds will be used to construct new affordable for-sale housing, or for the acquisition/rehabilitation of existing affordable for-sale housing. HOME funds will also be used as project development funds to carry out projects that produce affordable housing using a self-help building method. Downpayment/closing cost assistance and gap loans through county homebuyer loan programs, as well as homebuyer education and counseling sessions, may be provided.
	<b>Basis for Relative Priority</b>	The need for housing for all households earning under 80% of the AMI is a critical need in the counties. Many low-income families are increasingly overburdened by high housing costs and are affected by inadequate housing inventory. The gap between the cost of housing and the amount that families can afford to pay for shelter is widening. Input during the consultation process emphasized the provision of quality, affordable housing with a mix of homeownership and rental choices for low-income households. The counties and DHS-BESSD allocate the HOME, HTF, and HOPWA funds according to criteria emphasizing high priority activities, consistency with the Consolidated Plan, and project readiness.
4	<b>Priority Need Name</b>	Services for Persons with HIV/AIDS
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Rural Counties
	<b>Associated Goals</b>	HP-1 HOPWA Support Services HP-2 HOPWA Financial Assistance
	<b>Description</b>	Funds will be utilized for individuals diagnosed with human immunodeficiency virus, acquired immunodeficiency syndrome (HIV/AIDS) to receive support services. Homeless and persons at risk of homelessness with HIV/AIDS need funds to pay a portion of the market rental unit costs through: <ul style="list-style-type: none"> <li>• Tenant based rental assistance (TBRA)</li> <li>• short-term rent, mortgage, utility (STRMU)</li> <li>• Permanent Housing Placement (PHP)</li> </ul>
	<b>Basis for Relative Priority</b>	Persons with HIV/AIDS need support services and financial assistance to achieve housing stability.
<b>5</b>	<b>Priority Need Name</b>	HIV/AIDS Housing Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Rural Counties
	<b>Associated Goals</b>	HP-1 HOPWA Support Services HP-2 HOPWA Financial Assistance
	<b>Description</b>	Provide housing related financial assistance to individuals diagnosed with HIV/AIDS.
	<b>Basis for Relative Priority</b>	Those with HIV/AIDS in unstable housing situations need financial assistance and support services to achieve and maintain housing stability.

**Table 51 – Priority Needs Summary**

**Narrative (Optional)**

N/A

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Hawaii continues to have among the highest average rents in the nation. According to the 2024 HHPS, between 2019 and 2023, the median rent for all unit types increased by an average of 3.1% annually. In 2023, the median rent for all unit types was \$3,160, which is 15.6% higher than the median rent for all unit types in 2019. Additional information on types of units (i.e., rental and for-sale) according to % AMI forthcoming.
TBRA for Non-Homeless Special Needs	As previously mentioned, Hawaii continues to have among the highest average rents in the nation. According to the 2024 HHPS, between 2019 and 2023, the median rent for all unit types increased by an average of 3.1% annually. In 2023, the median rent for all unit types was \$3,160, which is 15.6% higher than the median rent for all unit types in 2019. Additional information on types of units (i.e., rental and for-sale) according to % AMI forthcoming. Regardless, the historic and current imbalance in the housing market, where demand exceeds supply indicates that housing affordability is unlikely to change. Persons with special needs often experience challenges in obtaining and/or retaining housing. In addition to a low income, the need for supportive services in or near their homes, which are sometimes temporary in nature, may be a hinderance from securing affordable housing that is adequate and affordable. Low levels of employment among persons with special needs also makes market rate housing unaffordable to this population.
New Unit Production	As previously mentioned, Hawaii continues to have among the highest average rents in the nation. According to the 2024 HHPS, between 2019 and 2023, the median rent for all unit types increased by an average of 3.1% annually. In 2023, the median rent for all unit types was \$3,160, which is 15.6% higher than the median rent for all unit types in 2019. Additional information on types of units (i.e., rental and for-sale) needed according to % AMI and number of units produced forthcoming. Regardless, the historic and current imbalance in the housing market, where demand exceeds supply indicates that housing affordability is unlikely to change.
Rehabilitation	As previously mentioned, Hawaii continues to have among the highest average rents in the nation. According to the 2024 HHPS, between 2019 and 2023, the median rent for all unit types increased by an average of 3.1% annually. In 2023, the median rent for all unit types was \$3,160, which is 15.6% higher than the median rent for all unit types in 2019.
Acquisition, including preservation	As previously mentioned, Hawaii continues to have among the highest average rents in the nation. According to the 2024 HHPS, between 2019 and 2023, the median rent for all unit types increased by an average of 3.1% annually. In 2023, the median rent for all unit types was \$3,160, which is 15.6% higher than the median rent for all unit types in 2019. The historic and current imbalance in the housing market, where demand exceeds supply indicates that housing affordability is unlikely to change. In addition to TBRA, new construction projects, and the rehabilitation of housing units, the acquisition of housing units will help to preserve or provide more affordable units for Hawaii households.

**Table 52 – Influence of Market Conditions**

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

### **Introduction**

HHFDC and its neighbor island partners will use the PY2025 HOME allocation in the amount of approximately \$3,014,372.26 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 PY2025, Kauai County anticipates receiving approximately \$112,816 in HOME program income, and \$6,000 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 PY2025. However, any program income received in PY2025 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 \$3,134,373.20 for PY2025. 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 PY2025 allocation for administration, HHFDC will allocate the balance to Kauai County. In past years, HHFDC allocated half of the balance to the City, and the remaining 50% was rotated between the neighbor island counties on the same rotation as the HOME program. However, due to the City's past challenges with the administration of the program, HHFDC will award the entire PY2025 HTF balance to Kauai County, which is scheduled to receive the neighbor island portion of the PY2025 allocation. This action is intended to provide the City with additional time to build the capacity needed to administer the HTF program, should it resume administration of HTF in future program years, and will continue to improve the overall performance of HHFDC's HTF program.

DHS-BESSD HPO and its partners will strengthen communities through use of its PY2025 HOPWA allocation of approximately \$306,264 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	3,014,372	450,220	0	3,464,592	12,000,000	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	306,264	0	0	306,264	1,200,000	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	3,134,373	10,800	0	3,145,173	12,000,000	HTF will be used for the development or preservation of affordable rental housing for extremely low-income households earning at or below 30% AMI.

Table 53 - Anticipated Resources

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

HOME program funds will be used to assist 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 publically owned land or property located within the state that may be used to address the needs identified in the plan**

N/A

**Discussion**

N/A

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DHS-BESSD, Homeless Programs	Government	Homelessness, Non-homeless Special Needs, Public Services	Jurisdiction
Hawaii Housing Finance and Development Corporation	Government	Ownership, Planning, Rental	State

Table 54 - Institutional Delivery Structure

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

HHFDC is the lead agency and responsible for oversight and development of the State’s Consolidated Plan (ConPlan). HHFDC, DHS-BESSD, and the county housing agencies play a role in implementing the ConPlan. The ConPlan was developed in consultation with an extensive network of public and private organizations involved with the provision of affordable and special needs housing, and support services. HHFDC will rely on this network to carry out the strategies set forth in the plan. Private industry, including for-profit developers and financial institutions, will play a major role in expanding affordable housing opportunities for Hawaii's low- and moderate-income households. Non-profit organizations, such as non-profit developers and service providers, have developed a niche in the provision of affordable rental housing, self-help housing, and housing for special need groups. Private foundations will be a source of grants and other resources. Faith-based groups will provide grants, manpower, support services and other resources, primarily for the most vulnerable populations such as the homeless and persons with special housing needs. Federal, state, and county government agencies involved with the "bricks and mortar" of housing, and related infrastructure will facilitate the development of affordable housing by providing financing tools and other resources. Governmental agencies involved with the provision of human services and health will provide resources either directly to clients or through nonprofit health and service providers to support low- and moderate-income households. The strengths of the delivery system are derived from the various entities striving one common goal: to provide for more affordable and supportive housing in the State. State, federal, and county agencies, private nonprofits, private social services providers, private lenders, and private for-profit developers are partnering to respond to the housing situation in Hawaii. Each stakeholder in the delivery system contributes resources and expertise from its specific area of operation.

Although there is much that needs to be done to fully optimize the systemic changes described below, a higher level of awareness, cooperation, and collaboration among all service systems (not only homeless services, but also mainstream services) is being achieved. Long-standing service silos are being broken down as common service goals are addressed.

Gaps in the delivery system are identified as:

**A shortage of qualified, non-profit developers.** Certain federal funds are set aside or accessible only to nonprofits. Currently, only a handful of nonprofits have the expertise to develop housing projects expeditiously, utilizing available resources.

**Conflicting requirements among government assistance programs.** Such conflict impedes the efficient delivery of affordable homes or support services.

**Inadequate staff.** State, county and nonprofit agencies are faced with staffing vacancies and cutbacks that hinder timely reviews and approvals.

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

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

**Table 55 - Homeless Prevention Services Summary**

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

The services provided by the DHS Homeless Programs Office include all of the traditional programs to address homelessness, including homelessness prevention, homeless outreach, emergency and transitional shelters, housing placement, case management, and permanent supportive housing. The HICH also serves as a way to connect homeless services with the services offered by other State agencies, including the DOH, Department of Education, Hawaii Public Housing Authority, Department of Labor and Industrial Relations, Department of Public Safety, and the Department of Business, Economic Development, and Tourism. In addition, the CoCs – Partners in Care on Oahu, and Bridging the Gap for the balance of state – include provider organizations offering health, mental health, employment, and specific services for youth individuals experiencing HIV. The conversations initiated by the HICH, as well as through the development of the ten-year strategic plan to end homelessness, have resulted in a more diverse and inclusive membership within the CoCs. Both CoCs have implemented CES system-wide, and have established processes for case conferencing. Through the case conference process, homeless individuals can be connected to supportive services, such as service coordination through the managed care plan, case management or substance use treatment.

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

The State faces a unique challenge to the implementation of a coordinated entry system in three different counties which are separated by the ocean (Kauai, Hawaii and Maui). To confront this impediment, the State's counties have begun to foster a stronger consortium under the balance of State CoC, Bridging the Gap (BTG). The move for a stronger institutional structure has been triggered in part by the swelling of homeless and special needs numbers during Hawaii's soaring economic condition that has priced the most vulnerable of our population out of the housing and rental market. The trends that have affected even Hawaii's most rural counties have stirred each of County Mayors to action, and they look to the CoCs to advise and collaborate on solutions. Neighbor islanders are well represented on the HICH. Although Oahu remains the population center of the State, the rural counties have far less infrastructure (and resources) but according to the 2024 PIT count have been more successful than Oahu to reduce homelessness as it occurs in their communities.

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

In overcoming gaps in the delivery system, an integrated approach will be undertaken to achieve a common vision for housing. Commitment, coordination, and collaboration among and within all levels of government, private sector, nonprofits and consumers are necessary. Over the past 20 years, Hawaii has, in many ways, shown a willingness to allocate resources to solve the problem of homelessness. In the early 2000's, our state's legacy, customized HMIS won accolades from HUD for its integration of shelter and outreach data. Hawaii has consistently "come to the table" with federal partners to address homelessness. Despite the good intentions, however, Honolulu, our largest urban area has been identified as having the nation's second highest rate of chronic homelessness per capita among the 50 states.

Recent initiatives from HUD and the VA have allowed our homeless service system access to additional technical assistance resources. HEARTH Act requirements have spurred a strengthening of our state's CoC, and have allowed for the continuation of the Hawaii Interagency Council on Homelessness which has allowed for the continued adoption of their ten-year plan in 2022. This has contributed to the formulation of updated, data driven changes in how our system of care functions. Both CoCs have continued to implement a local Coordinated Entry System (CES) and case conferencing system, which aligns with a housing-focused methodology for addressing and ending homelessness.

HICH members are actively engaged in training and technical assistance efforts to strengthen the capacity of homeless service providers and government agencies directly addressing homelessness. Trainings focus on trauma informed care, housing-focused strategies, and information related to government procurement and administrative skills.

## SP-45 Goals Summary – 91.315(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HR-1 Rental Housing - New Construction / Rehab	2025	2029	Affordable Housing	Rural Counties Statewide	Rental Housing	HOME: \$12,150,000	Rental units constructed: 61 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	HR-3 Rental Housing SpN - New Construction/ Rehab	2025	2029	Affordable Housing	Rural Counties Statewide	Rental Housing	HOME: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit
4	H-1 Transitional Housing Units	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HOME: \$0	Rental units constructed: 0 Household Housing Unit
5	HO-1 For Sale Housing - New Construction / Rehab	2025	2029	Affordable Housing	Rural Counties	Affordable Homeownership Opportunities	HOME: \$900,000	Homeowner Housing Added: 6 Household Housing Unit
6	HO-2 For Sale Housing - Self Help Building Method	2025	2029	Affordable Housing	Rural Counties	Affordable Homeownership Opportunities	HOME: \$450,000	Homeowner Housing Added: 3 Household Housing Unit
7	HO-3 Homebuyer Financing	2025	2029	Affordable Housing	Rural Counties	Affordable Homeownership Opportunities	HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit
8	HR-4 HTF Rental Housing New Construction/Acq/ Rehab	2025	2029	Affordable Housing	Rural Counties Statewide	Rental Housing	HTF: \$13,500,000	Rental units constructed: 63 Household Housing Unit
9	HA-1 Administration	2025	2029	Administration	Rural Counties Statewide	Planning and Administration	HOME: \$1,500,000 HTF: \$1,500,000	Other: 3,000,000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	HP-1 HOPWA Support Services	2025	2029	Non-Homeless Special Needs	Rural Counties	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance	HOPWA: \$530,652	Public service activities other than Low/Moderate Income Housing Benefit: 2455 Persons Assisted
11	HP-2 HOPWA Financial Assistance	2025	2029	Non-Homeless Special Needs	Rural Counties	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance	HOPWA: \$2,257,676	Tenant-based rental assistance / Rapid Rehousing: 180 Households Assisted  Homelessness Prevention: 95 Persons Assisted
12	HP-3 HOPWA Administra tion	2025	2029	Administra tion	Rural Counties	Planning and Administration	HOPWA: \$216,972	Other: 0 Other

**Table 56 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Goal Description</b>	Funds will be used for new construction or rehabilitation of existing rental housing to address the shortage of affordable rental units for low-income families.
2	<b>Goal Name</b>	HR-2 Tenant Based Rental Assistance
	<b>Goal Description</b>	Tenant Based Rental Assistance programs may assist low- and very low-income families by subsidizing their rent payments, making housing more affordable to these households. Under the TBRA program, preferences may be established for homeless families with minor children, homeless families who are victims of domestic violence, homeless who are elderly singles (62 years of age or older) and homeless who are single females, for up to 24 months.
3	<b>Goal Name</b>	HR-3 Rental Housing SpN - New Construction/Rehab
	<b>Goal Description</b>	Funds may be used for new construction or rehabilitation of existing rental housing to address the shortage of affordable rental units for special needs populations.
4	<b>Goal Name</b>	H-1 Transitional Housing Units
	<b>Goal Description</b>	Develop (new construction or rehabilitation of existing buildings) new transitional housing units to strengthen communities and address the shortage of rental units available to support homeless or victims of domestic violence with transitional housing needs.
5	<b>Goal Name</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Goal Description</b>	New construction or acquisition / rehabilitation of existing affordable for-sale housing to address the shortage of affordable for-sale inventory.
6	<b>Goal Name</b>	HO-2 For Sale Housing - Self Help Building Method
	<b>Goal Description</b>	To increase affordable homeownership opportunities, funds may be used toward activities that produce affordable housing using a self-help building method.
7	<b>Goal Name</b>	HO-3 Homebuyer Financing
	<b>Goal Description</b>	Funds may be used to provide downpayment / closing cost assistance or primary / gap loans through the county homebuyer loan programs.

8	<b>Goal Name</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Goal Description</b>	National Housing Trust Funds will be used to produce or preserve rental housing to address the shortage of affordable rental units for extremely low-income families with incomes at or below 30% of the AMI.
9	<b>Goal Name</b>	HA-1 Administration
	<b>Goal Description</b>	HOME and HTF funds will be used toward program administration by the State, and the Counties as HOME State Recipients and HTF Subgrantees. Entities receiving HOME, HTF, ESG and HOPWA will affirmatively further fair housing to ensure equal opportunities in housing.
10	<b>Goal Name</b>	HP-1 HOPWA Support Services
	<b>Goal Description</b>	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 in the counties of Hawaii, Kauai and Maui.
11	<b>Goal Name</b>	HP-2 HOPWA Financial Assistance
	<b>Goal Description</b>	Provide funds to pay a portion of the market rental or mortgage unit costs of homeless and persons at risk of homelessness with HIV/AIDS through: <ul style="list-style-type: none"> <li>• Tenant based rental assistance (TBRA)</li> <li>• short-term rent, mortgage, utility (STRMU)</li> </ul>
12	<b>Goal Name</b>	HP-3 HOPWA Administration
	<b>Goal Description</b>	HOPWA administration funds will be utilized to ensure the appropriate, effective and efficient use of HOPWA program funds.

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

Between PY2025 and PY2029, it is estimated that 58 HOME-assisted, affordable rental units will be developed, six affordable for-sale units will be constructed, and three affordable for-sale units will be funded and built using the self-help building method. Alternate activities that HOME funds may be used toward include affordable rental units for special needs populations, the provision of TBRA, transitional housing units for persons who are homeless, the development of affordable for-sale units, county homebuyer loan programs to assist first-time homeowners, and homebuyer education and counseling sessions for potential homebuyers.

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

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

The Hawaii Public Housing Authority (HPHA) completed a Section 504 Needs Assessment for the federal and State public housing programs in 2019. The assessment involved meetings with community activists, interviews with current residents, and a review of census data, occupancy and waiting list data, and current inventory. It was recommended that the HPHA should increase its stock of ADA/UFAS mobility accessible units from 307 (i.e., 5.01% of total inventory) to 417 (i.e., 6.80% of total inventory), and its stock of ADA/UFAS audio/visual accessible units from 143 (i.e., 2.33% of total inventory) to 252 (i.e., 4.10% of total inventory).

Following completion of the assessment, a Title II Transition Plan was approved by the HPHA Board of Directors, and a public hearing was held. The HPHA and a project contractor are currently finalizing Section 504 Transition Plans for each public housing property. As of FY 2025, the HPHA total State and federal public housing inventory includes 368 ADA/UFAS mobility accessible units (i.e., 6.65% of total inventory) and 191 ADA/UFAS audio/visual accessible units (i.e., 3.45% of total inventory). Out of the 3,062 families currently on the federal public housing program's waiting lists, there are 687 elderly families and 579 families with members with disabilities. Over calendar year 2024, elderly, disabled families with no children waited 65 months on average to be offered an appropriately sized, accessible unit.

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

The HPHA actively encourages resident participation in the agency's Resident Advisory Board (RAB) and various Resident Associations. The RAB is made up of public housing and Housing Choice Voucher participants. Its primary responsibility is to review and suggest revisions to the HPHA's Annual PHA Plans, 5-Year PHA Plans, MTW Supplements, Section 8 Administrative Plan, and the Public Housing Admissions & Continued Occupancy Policy. Although not required under federal regulations, the HPHA also provides the RAB with redevelopment and legislative updates and seeks its feedback on other internal policy decisions such as amendments to the Hawaii Administrative Rules and property management related issues. The Resident Associations are formed at the public housing property level and work with directly with the agency's Asset Management Project offices to address certain property-specific issues (e.g., parking and towing, crime reduction, pet policy).

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

No

### **Plan to remove the 'troubled' designation**

HPHA is not a troubled agency.

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

### Barriers to Affordable Housing

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 island's suitable lands become more constrained over time as more areas are 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.

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

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

**Infrastructure strategies:** Implement alternative financing mechanisms to fund infrastructure improvements including community facilities districts and tax increment financing. Explore mixed-use developments that incorporate affordable housing and other community services 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 and

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.

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

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

One of the main focus areas of the HICH ten-year plan adopted for the 2022-2032 time period is to “Sustain and Scale Housing Focused Approaches” where the goal is to continue to implement strategies and policies that remove barriers to allow for a more rapid connection for transitions to permanent housing. This includes strengthening of homeless outreach services and partnerships between the homeless system and mainstream resources including shelters to better engage homeless individuals and assess their individual needs without returning the individual to homelessness.

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

The DHS Homeless Programs Office (HPO) has worked to strengthen efforts at the provider level by encouraging collaboration amongst the providers and stakeholders within the homeless service system and an increased focus on implementing housing-focused strategies. In addition, the HPO, counties, and the CoCs have offered training on housing-focused approaches and trauma-informed care for provider staff to support them in meeting the new performance metrics and in the implementation of CES. At a systems level, the HICH serves as a forum to bring together multiple State, local, and federal agencies to share efforts to address the needs of homeless individuals. The discussions in the HICH have assisted in strengthening partnerships between homeless service providers and other systems, including law enforcement, acute care hospitals, and Medicaid managed care plans. As a result, homeless service providers actively partner with police on Oahu for monthly coordinated outreaches, and Medicaid managed care plans and Department of Education homeless liaisons regularly participate in Oahu case conferencing. Future endeavors continue to look to expand these successful collaborations to each neighbor island.

Other State agencies, such as the Department of Transportation and Department of Land and Natural Resources, have homeless coordinator positions to facilitate referrals to homeless outreach providers for individuals encountered on State lands.

The HICH is also working actively other focus areas of their ten-year plan, which are to build better system capacity and strengthen core competencies, strengthen system leadership and stakeholder alignment, invest in organizational supports and infrastructure, and diversion and prevention to address households at imminent risk of homelessness and connections to treatment for the most vulnerable. Consistent with the theme of the HICH, the State realizes that a collaborative approach is required to end homelessness in Hawaii.

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

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

- Continued refinement of a CES system within each of the two CoCs.

– State’s leadership in continuing to develop a cohesive, coordinated outreach effort. Both CoCs have adopted and implemented a case conferencing system to ensure that the individuals and families triaged via VI-SPDAT with the highest acuity are prioritized for a permanent supportive housing level of care. The systems are being further developed as a tool to help emergency and transitional shelter providers better assess level of care needed by clients, determining which individuals/families could best benefit from shelter services.

– The State has been refining contractual requirements for emergency and transitional shelters to reflect a Housing First modality. For example, program objectives include tracking the length of stay for clients, promoting (and eventually incentivizing) shorter lengths of stay, and focusing services on helping clients attain permanent housing and housing stability.

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

The State is strategically using state funds (less restrictive than federal funds) to create a system of care for needy individuals and families at a broad range of Area Median Income (AMI). There are many people who earn between 30-80% of AMI who need and would benefit from financial assistance for housing. The State’s programs, including the Housing Placement Program, State Homeless Emergency Grant, and Rapid Re-housing programs are intended to help those at this income level.

Some of the planned improvements in our homeless service system still include helping homeless shelter providers to develop the capacity to provide services to individuals and families in permanent housing vs. in the traditional shelter setting. This is to help ensure that once individuals attain permanent housing, they still have access to services to help them retain their housing. Shelter service providers will be incentivized to implement diversion strategies so that families do not enter their shelters and instead pursue permanent housing. Some street outreach providers have also encouraged their clients to pursue permanent housing rather than entering a shelter.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The State will continue the work of the HICH to create common solutions between large public systems such as hospitals, prisons and mental institutions regarding resource allocation and discharge planning both for the homeless and non-homeless populations.

The State will also continue to use state funding to address homelessness prevention and increase the availability of services for those that have attained permanent housing but are at risk for returning to homelessness.

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

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

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

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

Although the use of lead in paint used for residential purposes was banned in 1978, housing units built in 1979 or prior may contain lead-based paint hazards. The State's Department of Health provides surveillance, technical assistance, and consultation in collaboration with health providers who screen and manage elevated blood lead levels in children. Medical case management includes nutritional and developmental assessment, lead poisoning prevention education, and may include environmental assessment, along with lead hazard reduction education.

HPHA's policy is to abate lead-based paint, as necessary, while work is being completed on properties. The Hawaii County's Residential Repair Program (RRP), which provides loans and grants to low- and moderate-income homeowners for home rehabilitation, require Risk Assessment on homes built before 1978. Testing for lead-based paint in homes may be completed through the RRP.

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

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The mission of the state's Department of Human Services (DHS) is to direct resources toward protecting and helping those least able to care for themselves, and to provide services designed towards achieving self-sufficiency for clients as quickly as possible. The state's goals are: to provide social services that will strengthen families, to provide protective services for children and adults that are tailored to respond to each individual's and family's needs; to provide cash assistance, supplemental nutritional assistance, and health insurance to eligible individuals and families accurately, appropriately and in a timely manner; to provide job training and placement services to help individuals become financially self-sufficient; to work in partnership with assisted families, local communities, and other state and private agencies; and to provide staff training and support that enables DHS employees to do their jobs effectively and efficiently.

DHS also continues to implement "Ohana Nui" which is a multi-generational approach that addresses the needs of children, parents, and grandparents early and concurrently, resulting in better outcomes for the family. This approach encourages planning beyond the limitations of traditional approaches, and to work more collaboratively across divisions, programs, and teams.

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

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

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

## SP-80 Monitoring – 91.330

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

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

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

HOPWA PROGRAM: To ensure the continued efficient and effective management of the HOPWA program, DHS-BESSD's Homeless Programs Office will monitor the agency receiving HOPWA funds allocated to DHS. HOPWA on-site monitoring will be conducted in accordance with HUD regulations and include the utilization of a subrecipient risk assessment tool to assess factors such as experience with federal contracts, staffing, and other capacity issues; annual orientation meetings to provide explanations of contract and program requirements and deadlines; desk reviews and/or field visits to monitor current and completed projects; remote monitoring of compliance with cost eligibility parameters through payment requests and supporting documents; making telephone, field visits or office conferences assistance as needed; summary review and assistance to ensure a subrecipient's performance in meeting contract requirements, timely reporting, spend-down, and/or service objectives; consultation with HUD Honolulu concerning program issues. On-site visits to the applicable agencies are determined and prioritized by risk assessment elements, and include in-depth reviews of multiple randomly selected client files to ensure compliance with federal and state program rules and health and safety regulations. Agencies with deficiencies or compliance issues found during the site visit must establish a Corrective Action Plan to resolve the findings and concerns, or face funding consequences. HPO anticipates on-site and/or remote monitoring of two of the three agencies which comprise the Neighbor Island HIV/AIDS Coalition (NIHAC): Maui AIDS Foundation (sponsor and lead agency) and Hawaii Island HIV/AIDS Foundation as in 2024, Maui AIDS Foundation opened their satellite office on Kauai and ended their sub-agreement with Malama Pono. Accomplishments and numbers served will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER), as well as the HOPWA CAPER.

## Expected Resources

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

#### Introduction

HHFDC and its neighbor island partners will use the PY2025 HOME allocation in the amount of approximately \$3,014,372.26 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 PY2025, Kauai County anticipates receiving approximately \$112,816 in HOME program income, and \$6,000 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 PY2025. However, any program income received in PY2025 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 \$3,134,373.20 for PY2025. 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 PY2025 allocation for administration, HHFDC will allocate the balance to Kauai County. In past years, HHFDC allocated half of the balance to the City, and the remaining 50% was rotated between the neighbor island counties on the same rotation as the HOME program. However, due to the City's past challenges with the administration of the program, HHFDC will award the entire PY2025 HTF balance to Kauai County, which is scheduled to receive the neighbor island portion of the PY2025 allocation. This action is intended to provide the City with additional time to build the capacity needed to administer the HTF program, should it resume administration of HTF in future program years, and will continue to improve the overall performance of HHFDC's HTF program.

DHS-BESSD HPO and its partners will strengthen communities through use of its PY2025 HOPWA allocation of approximately \$306,264 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	3,014,372.26	450,219.86	0.00	3,464,592.12	12,000,000.00	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	306,264.00	0.00	0.00	306,264.00	1,200,000.00	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	3,134,373.20	10,800.00	0.00	3,145,173.20	12,000,000.00	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 57 - 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

**Discussion**

N/A

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HR-1 Rental Housing – New Construction / Rehab	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HOME: \$2,710,999.06	Rental units constructed: 11 Household Housing Unit
2	HO-1 For Sale Housing – New Construction / Rehab.	2025	2029	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$452,155.84	Homeowner Housing Added: 3 Household Housing Unit
3	HR-4 HTF Rental Housing New Construction / Acq/Rehab	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HTF: \$2,820,935.88	Rental units constructed: 11 Household Housing Unit
4	HA-1 Administration	2025	2029	Administration	Rural Counties	Planning and Administration	HOME: \$301,437.22 HTF: \$313,437.32	Other: 0 Other
5	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
6	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
7	HO-3 Homebuyer Financing	2025	2029	Affordable Housing	Rural Counties	Affordable Home-ownership Opportunities	HOME: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
8	HR-3 Rental Housing SpN – New Construction/ Rehab	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HOME: \$0	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit
9	H-1 Transitional Housing Units	2025	2029	Affordable Housing	Rural Counties	Rental Housing	HOME: \$0	Rental units rehabilitated: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	HP-1 HOPWA Support Services	2025	2029	Non-Homeless Special Needs	Rural Counties	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance	HOPWA: \$58,938.26	Public service activities other than Low/Moderate Income Housing Benefit: 454 Persons Assisted
11	HP-2 HOPWA Financial Assistance	2025	2029	Non-Homeless Special Needs	Rural Counties	HIV/AIDS Housing Assistance	HOPWA: \$217,342.49	Tenant-based rental assistance / Rapid Rehousing: 19 Households Assisted Homelessness Prevention: 10 Persons Assisted Other: 5 Other
12	HP-3 HOPWA Administration	2025	2029	Administration	Rural Counties	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance	HOPWA: \$29,983.25	Other: 0 Other

**Table 58 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Goal Description</b>	Rental housing for low-income households is a high priority need. HOME funds will be used with other rental housing development resources to increase the inventory of rentals for this target population.
2	<b>Goal Name</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Goal Description</b>	Affordable for-sale units are a high priority need. HOME funds may be used to construct new, affordable for-sale housing units.
3	<b>Goal Name</b>	HR-4 HTF Rental Housing New Construction/Acq/Rehab
	<b>Goal Description</b>	Rental housing for extremely low-income households is a high priority need. National Housing Trust Funds will be used with other resources to increase the inventory of affordable rentals for this target population.
4	<b>Goal Name</b>	HA-1 Administration
	<b>Goal Description</b>	Funds will be used for the efficient and effective administration of federal programs, including affirmatively furthering fair housing.
5	<b>Goal Name</b>	HR-2 Tenant Based Rental Assistance
	<b>Goal Description</b>	TBRA helps low- and very low-income households with rent, making housing more affordable for those who qualify.
6	<b>Goal Name</b>	HO-2 For Sale Housing - Self Help Building Method
	<b>Goal Description</b>	Affordable for-sale units are a high priority need. HOME funds may be used to construct new, or rehabilitate existing affordable for-sale housing units using a self-help building method.
7	<b>Goal Name</b>	HO-3 Homebuyer Financing
	<b>Goal Description</b>	HOME funds may be used to provide down payment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
8	<b>Goal Name</b>	HR-3 Rental Housing SpN - New Construction/Rehab
	<b>Goal Description</b>	Funds may be used toward the new construction or rehabilitation of existing rental housing to address the shortage of affordable rental units for special needs populations.

<b>9</b>	<b>Goal Name</b>	H-1 Transitional Housing Units
	<b>Goal Description</b>	Funds may be used to develop (new construction or rehabilitation of existing buildings) new transitional housing units to strengthen communities and address the shortage of rental units available to support homeless individuals/families or victims of domestic violence with transitional housing needs.
<b>10</b>	<b>Goal Name</b>	HP-1 HOPWA Support Services
	<b>Goal Description</b>	Persons with HIV/AIDS need services to achieve housing stability. Provide housing information (Support Services) and rent deposit assistance (Permanent Housing Placement) in Hawaii, Kauai, and Maui counties.
<b>11</b>	<b>Goal Name</b>	HP-2 HOPWA Financial Assistance
	<b>Goal Description</b>	Provide funds to pay a portion of the market rental or mortgage unit costs of homeless and persons at risk of homelessness with HIV/AIDS through Tenant based rental assistance (TBRA) and short-term rent, mortgage, utility (STRMU).
<b>12</b>	<b>Goal Name</b>	HP-3 HOPWA Administration
	<b>Goal Description</b>	Administrative funds will be utilized to ensure the appropriate, effective and efficient use of program funds by service providers (HOPWA) and State Administrators (HOPWA).

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

### Introduction:

HOME and HOPWA 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 Kauai County will receive the funds for PY2025. 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 PY2025, HHFDC anticipates the receipt of \$3,014,372.26 in HOME funds, which will be awarded to Kauai County in accordance with HHFDC's rotation schedule. Hawaii County's planned HOME funding allocation for PY2025 is shown in the attached "**HOME Exhibit A.**" DHS-BESSD HPO receives annual formula allocations of the HOPWA grant and administers the program for Hawaii, Kauai, and Maui counties. In PY2025, DHS-BESSD HPO anticipates receiving \$306,264 in HOPWA funds which will be utilized to promote decent, affordable housing and suitable living environments for persons with HIV/AIDS.

In addition, HHFDC anticipates receiving \$3,134,373.20 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 PY2025, HHFDC has elected not to award HTF funds to the City. Kauai County, which is scheduled to receive the neighbor island HTF allocation, will receive the City's portion of PY2025 HTF as well. Kauai County's planned HTF funding allocation for PY2025 is shown in the attached "**HTF Exhibit B.**" Should Kauai 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 (%)	HO-1 For Sale Housing - New Construction / Rehab. (%)	HR-4 HTF Rental Housing New Construction/Acq/Rehab (%)	HA-1 Administration (%)	HR-2 Tenant Based Rental Assistance (%)	HO-2 For Sale Housing - Self Help Building Method (%)	HO-3 Homebuyer Financing (%)	HR-3 Rental Housing SpN - New Construction/Rehab (%)	H-1 Transitional Housing Units (%)	HP-1 HOPWA Support Services (%)	HP-2 HOPWA Financial Assistance (%)	HP-3 HOPWA Administration (%)	Total (%)
HOME	75	15	0	10	0	0	0	0	0	0	0	0	100
HOPWA	0	0	0	0	0	0	0	0	0	20	70	10	100
HTF	0	0	90	10	0	0	0	0	0	0	0	0	100

Table 59 – Funding Allocation Priorities

### Reason for Allocation Priorities

Testimony from attendees at the public hearings evidenced that there continues to be a need for affordable housing, both rental and homeownership, statewide. The PY2025 HOME program will fund affordable rental and/or for-sale units in Kauai 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 Kauai County for the development or preservation of affordable rental units for extremely low-income households with maximum incomes at 30% of the AMI or below.

One provider will serve as a centralized administrative agency to provide HOPWA-funded activities, such as TBRA; short-term rental, STRMU payments; permanent housing placement; and supportive services for persons living with HIV/AIDS in Hawaii, Kauai, and Maui counties. The Maui AIDS Foundation has served as the lead agency and sponsor. The State will retain three percent (3%) of the grant for administration. Of the remainder, approximately seventy-three percent (73%) of the funds will be allocated to financial assistance for housing through TBRA, STRMU, and permanent housing placement support. Roughly twenty percent (20%) of the funds will be allocated to supportive services, and seven percent (7%) for the agency's administrative costs. This apportionment reflects the priority of permanent housing through prevention and rapid re-housing assistance.

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

In accordance with HHFDC's annual rotation of HOME funds, its PY2025 HOME allocation will be distributed to Kauai 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, Kauai County is also scheduled to receive the neighbor island portion of PY2025 HTF funds. For PY2025, HHFDC has elected not to award HTF funds to the City, therefore, Kauai County will receive these HTF funds as well, for the development of affordable rental units.

The State anticipates receiving \$306,264 in HOPWA funds for PY2025. HOPWA funds will both strengthen communities and promote decent, affordable housing by providing housing information, rent or deposit assistance, and other supportive services to persons with HIV/AIDS who are homeless or at risk of homelessness. In collaboration with BTG, DHS-BESSD issues a Request for Information (RFI) for one provider to serve as a centralized administrative agency to provide HOPWA-funded activities, such as TBRA, short-term rental, mortgage, and STRMU payments, permanent housing placement, and supportive services for persons living with HIV/AIDS in Hawaii, Kauai, and Maui counties.

## **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 and HOPWA funds, HHFDC and DHS-BESSD HPO distribute HOME and HOPWA funds to Hawaii, Kauai, and Maui counties.

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, Kauai County is scheduled to receive the PY2025 HOME allocation. HHFDC permits the counties to use other HOME funds, such as program income and/or recaptured funds, for eligible activities or projects. To encourage the counties to invest more of their HOME funds into activities that generate program income, such as loan programs, HHFDC allows the counties to use up to 10% of program income received to help cover administrative costs associated with increased activities funded with program income, subject to HHFDC's approval. HHFDC will permit pre-awards of up to 25% of a county's current program year's allocation for HOME-eligible activities to avoid interruption of projects and/or services. Pre-awards must be authorized in writing by HHFDC before costs are incurred and pre-award costs greater than 25% will require approval by the local HUD Field Office before the costs are incurred.

Should a State Recipient choose not to (or, based on HHFDC's determination, is unable to) administer their HOME funds, HHFDC may reallocate funds to the next State Recipient on the rotation schedule for an annual allocation of funds.

HHFDC has distributed its HTF funds statewide to the City and all neighbor island counties as Subgrantees. More than half of the state's population resides in the City, so HHFDC initially elected to annually award half of its allocation (after retention of five percent (5%) for allocation costs) to the City, and award the other half on a rotational basis between the neighbor island counties, on the same rotation as HHFDC's HOME funds. However, for PY2025, HHFDC has elected not to award HTF funds to the City, to allow the City time to increase its capacity, should it decide to resume administration of the HTF program and accept future year HTF funds. Since Kauai County is scheduled to receive the neighbor island portion of the PY2025 HTF funds, HHFDC will award the entire PY2025 HTF allocation to Kauai County less 5% retention for HHFDC administration. HHFDC will allow pre-award costs for planning activities and preparation of the HTF allocation plan of up to five percent (5%) of its allocation amount. Should a Subgrantee be unable to identify an eligible HTF project(s) and/or complete the tasks to meet the commitment requirements within a specified timeframe, HHFDC, in its sole discretion, shall first seek alternate activities from the remaining Subgrantees and, finding none, from other eligible recipients.

**Distribution Methods**

<b>1</b>	<b>State Program Name</b>	Hawaii
	<b>Funding Sources:</b>	HOME HOPWA HTF
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>HHFDC distributes its HOME allocation annually on a rotating basis between 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. Kauai County will receive the PY2025 HOME allocation, Maui County will receive it in PY2026, and Hawaii County will receive it in PY2027. 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 initially distributed its HTF allocation to all four counties in the state; after retaining 5% for program administration, HHFDC allocated one-half of the balance to the City and the remaining one-half to a neighbor island county, on the same rotation as HHFDC's HOME funds. For PY2025, HHFDC has elected not to allocate HTF funds to the City, to allow the City time to increase its capacity to administer the HTF program. Since Kauai County is scheduled to receive the neighbor island portion of the PY2025 HTF allocation, HHFDC has elected to award the entire PY2025 HTF allocation to Kauai County.</p> <p>In 2025, the State's DHS/HPO will issue a RFI for its HOPWA program funds, soliciting providers to serve Hawaii, Kauai, and Maui counties. 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><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>HHFDC does not select applications for 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 rural chapters. Each local chapter is represented in the decision-making process through designated chairs and county government personnel on the BTG leadership team. Embedded in the RFI evaluation process is a number of performance criteria that aid the CoC in maximizing funding allocation. Applicants are evaluated based on completeness of the application, experience, expenditure rates, monitoring findings, performance data, financial feasibility, CoC participation, and clear goals/objectives/outcomes.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>N/A</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>N/A</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	<p>Eligible applicants (provider agencies) submit their project information in strict accordance with the RFI requirements within the specified deadline. The Maui AIDS Foundation has been selected as the project sponsor and administrative lead for Hawaii, Maui, and Kauai counties to provide services and assistance to persons with HIV/AIDS.</p>
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>HOME and HTF funds will be allocated by HOME State Recipients and HTF Subgrantees to eligible activities in all categories.</p> <p>HOPWA funds will be dispersed to Hawaii, Kauai, and Maui counties. Approximately 73% will be used for market rental unit costs for homeless and at-risk persons with HIV/AIDS, and roughly 20% for housing information and rent/deposit assistance services and other supportive services to persons with HIV/AIDS. The project sponsor receives 7%, and the State 3%, for administration.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>For the HOME and HTF programs, HHFDC's HOME State Recipients and HTF Subgrantees issue 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><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>As a result of allocating HOME and HTF funds to its State Recipients and Subgrantees, HHFDC expects to increase the State's inventory of affordable rental units and expand affordable homeownership opportunities.</p> <p>For the HOPWA program, outcome measures expected are based on the number of households who receive TBRA and STRMU financial assistance to obtain and/or retain permanent housing; and the number of households receiving supportive services.</p>
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**Table 60 - 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 PY2025 HOME and HTF funds are selected, Kauai 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 2025 - HHFDC Admin
2	HOME 2025 - State Recipient Admin
3	HOME 2025 - Rental Housing Development
4	HOME 2025 - CHDO
5	HOME 2025 - Tenant Based Rental Assistance (Alternate Activity)
6	HOME 2025 - Homeownership Housing Development (Alternate Activity)
7	HOME 2025 - Homebuyer Financing (Alternate Activity)
8	HTF 2025 - HHFDC Admin
9	HTF 2025 - State Recipient Admin
10	HTF 2025 - Rental Housing Development
11	HOPWA 2025 Hawaii DHS Admin
12	HOPWA 2025

Table 61 – 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 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 housing, particularly rental housing for very low- and extremely low-income families and special needs populations, including tenant based rental assistance (alternate activity). Priorities also include the provision of homeownership opportunities through new construction or acquisition and/or rehabilitation of housing for first-time homebuyers, county homebuyer loan programs, and homebuyer education.

In past years, HHFDC distributed HTF funds to the City and one of the three counties. The use of HTF funds was focused 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 designated one-half of the annual HTF allocation for the City, where the greatest need existed and continues to exist for

affordable rental housing. The other half was rotated among Hawaii, Kauai, and Maui counties on the same rotation as the HOME funds. Since they City does not plan to resume administration of the HTF program in PY2025, Kauai County will receive the entire HTF allocation.

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	HOME 2025 - HHFDC Admin
	<b>Target Area</b>	Statewide
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$150,718.61
	<b>Description</b>	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 PY2025, HHFDC will retain 5% of the annual HOME allocation for its administration of the HOME program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	HHFDC, 677 Queen Street, Suite 300; Honolulu, Hawaii 96813
	<b>Planned Activities</b>	Planning and Administration
2	<b>Project Name</b>	HOME 2025 - State Recipient Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$150,718.61
	<b>Description</b>	State Recipient will utilize HOME funds to administer its HOME allocation to ensure effective and timely activity/program implementation in accordance with all applicable regulations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui (anticipate Hawaii County for PY2025).
	<b>Planned Activities</b>	Planning and Administration
3	<b>Project Name</b>	HOME 2025 - Rental Housing Development
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-1 Rental Housing - New Construction / Rehab
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$2,710,999.06
	<b>Description</b>	Develop approximately 11 HOME-assisted units with a 20-year affordability period in the counties of Hawaii, Kauai, and/or Maui (anticipate Kauai County for PY2025). Total allocation for HOME 2025-Rental Housing Development: \$2,710,999.20 = \$2,260,779.20 (PY2025 Regular Funds) + \$450,219.86 (Kauai County HOME Program Income).
	<b>Target Date</b>	9/30/2033
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will provide approximately 11 HOME-assisted affordable rental units to households earning 80% AMI or below.

	<b>Location Description</b>	Counties of Hawaii, Kauai, and/or Maui (anticipate Kauai County for PY2025).
	<b>Planned Activities</b>	Development of affordable rental housing.
<b>4</b>	<b>Project Name</b>	HOME 2025 - CHDO
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Needs Addressed</b>	Affordable Homeownership Opportunities
	<b>Funding</b>	HOME: \$452,155.84
	<b>Description</b>	Development of affordable rental and/or homeownership housing to include, but not limited to, leasehold or fee simple ownership in Hawaii, Kauai, and/or Maui counties (anticipate Kauai County for PY2025).
	<b>Target Date</b>	9/30/2033
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three households earning 80% of the AMI or below will have affordable rental and/or homeownership opportunities from the development of three single-family homes.
	<b>Location Description</b>	Hawaii, Kauai, and/or Maui counties (anticipate Kauai County for PY2025).
	<b>Planned Activities</b>	Development of affordable rental and/or homeownership housing for leasehold or fee simple ownership.
<b>5</b>	<b>Project Name</b>	HOME 2025 - Tenant Based Rental Assistance (Alternate Activity)
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HR-2 Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	\$0
	<b>Description</b>	A TBRA program could help low- and very low-income households with rent, making housing more affordable for those who qualify. Should a county select TBRA as an alternate activity, a description of the county's applicant policies and procedures will be provided.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If selected as an alternate activity, a TBRA program would provide rental assistance to qualifying low- and very low-income households.
	<b>Location Description</b>	Hawaii, Kauai, and/or Maui counties.
	<b>Planned Activities</b>	Alternate Activity - Tenant Based Rental Assistance
<b>6</b>	<b>Project Name</b>	HOME 2025 - Homeownership Housing Development (Alternate Activity)
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-1 For Sale Housing - New Construction / Rehab. HO-2 For Sale Housing - Self Help Building Method
	<b>Needs Addressed</b>	Affordable Homeownership Opportunities
	<b>Funding</b>	\$0
	<b>Description</b>	If selected as an alternate activity, funds may be used to develop affordable homeownership units in Hawaii, Kauai, and/or Maui counties.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If selected as an alternate activity, funds may be used to develop affordable homeownerships units in Hawaii, Kauai and/or Maui counties for qualifying households earning up to 80% of the AMI.
	<b>Location Description</b>	Hawaii, Kauai, and/or Maui counties.
	<b>Planned Activities</b>	Alternate activity - Development of affordable homeownership units in Hawaii, Kauai, and/or Maui counties.

7	<b>Project Name</b>	HOME 2025 - Homebuyer Financing (Alternate Activity)
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HO-3 Homebuyer Financing
	<b>Needs Addressed</b>	Affordable Homeownership Opportunities
	<b>Funding</b>	\$0
	<b>Description</b>	If selected as an alternate activity, HOME funds may be used to provide down payment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If selected as an alternate activity, an estimated number and type of families that will benefit from a Homebuyer Financing Program will be determined by the county utilizing the funds.
	<b>Location Description</b>	Hawaii, Kauai, and/or Maui counties.
	<b>Planned Activities</b>	Homebuyer activities may include: down payment/closing cost assistance and gap loans through various county homebuyer loan programs, and provide homebuyer education and counseling sessions.
8	<b>Project Name</b>	HTF 2025 - HHFDC Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HTF: \$156,718.66
	<b>Description</b>	HHFDC will use PY2025 HTF to administer and coordinate the 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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	HHFDC, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813
	<b>Planned Activities</b>	Planning and Administration
9	<b>Project Name</b>	HTF 2025 - State Recipient Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HA-1 Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HTF: \$156,718.66
	<b>Description</b>	State Recipient will use HTF to administer and coordinate the HTF program and ensure effective, timely project implementation in accordance with all applicable HUD rules and regulations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Hawaii, Kauai, and/or Maui counties (anticipate Kauai County for PY2025).
	<b>Planned Activities</b>	Planning and Administration
10	<b>Project Name</b>	HTF 2025 - Rental Housing Development
	<b>Target Area</b>	Rural Counties

	<b>Goals Supported</b>	HO-1 For Sale Housing - New Construction / Rehab.
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HTF: \$2,831,735.88
	<b>Description</b>	Develop approximately 11 HTF-assisted units with a 30-year affordability period in the counties of Hawaii, Kauai, and/or Maui (anticipate Kauai County for PY2025). Total allocation for HTF 2025- Rental Housing Development: \$2,831,735.88 = \$2,820,935.88 (PY2025 Regular Funds) + \$10,800 (Kauai County HTF Program Income)
	<b>Target Date</b>	9/30/2033
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 11 HTF-assisted rental units will be provided for households earning maximum incomes at 30% of the AMI or below.
	<b>Location Description</b>	Hawaii, Kauai, and/or Maui counties (anticipate Kauai County for PY2025).
	<b>Planned Activities</b>	Development of affordable rental housing.
<b>11</b>	<b>Project Name</b>	HOPWA 2025 Hawaii DHS Admin
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-3 HOPWA Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOPWA: \$9,187.92
	<b>Description</b>	Funds will be utilized for administrative services by DHS-BESSD HPO.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	State administrative activities will be undertaken at: Department of Human Services Benefit, Employment and Support Services Division, Homeless Programs Office 1010 Richards Street, Suite 312 Honolulu, Hawaii 96813
	<b>Planned Activities</b>	General management, oversight, and coordination HOPWA grant.
<b>12</b>	<b>Project Name</b>	HOPWA 2025
	<b>Target Area</b>	Rural Counties
	<b>Goals Supported</b>	HP-2 HOPWA Financial Assistance HP-3 HOPWA Administration
	<b>Needs Addressed</b>	Services for Persons with HIV/AIDS HIV/AIDS Housing Assistance
	<b>Funding</b>	HOPWA: \$297,076.08
	<b>Description</b>	Provide TBRA; STRMU; permanent housing assistance; and supportive services to those living with HIV/AIDS); Provide funds for sponsor agency Administration costs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Projected number of households to be served. Tenant based rental assistance: 19 Short term rent, mortgage and utility assistance: 10 Permanent Housing Placement Assistance: 5 Support Services: 34 with housing assistance; 420 without housing assistance;

	<b>Location Description</b>	HOPWA funds will be utilized to serve Hawaii, Kauai and Maui counties. Maui AIDS Foundation will serve as the lead agency and project sponsor: 1935 Main St., Suite 101; Wailuku, HI 96793.
	<b>Planned Activities</b>	Activities planned under the PY2025 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.

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

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

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

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

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

No

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

N/A

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

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

HOME and HOPWA funds will be distributed throughout Hawaii, Kauai, and Maui counties. 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 62 - Geographic Distribution

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

The City receives its own allocation of HOME and HOPWA funds from HUD. HHFDC and DHS-BESSD have therefore elected to focus the State's HOME and HOPWA funds in Hawaii, Kauai, and Maui counties. HHFDC's annual HOME fund allocations are rotated among those counties.

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

HHFDC's HTF program has served all four counties in the state, including the City where more than half of the state's population reside. In the past, 50% of HHFDC's annual allocation was awarded to the City and 50% was awarded to either Hawaii, Kauai, or Maui county on the same rotation as HHFDC's HOME program allocation. For PY2025, the City will not receive an HTF allocation; instead Kauai County will receive an HTF allocation of approximately \$3,145,173.20.

## **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. 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.

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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	29
Special-Needs	0
<b>Total</b>	<b>29</b>

**Table 63 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	25
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>25</b>

**Table 64 - One Year Goals for Affordable Housing by Support Type**

**Discussion:**

For PY2025, Kauai County as HHFDC’s State Recipient of HOME and HTF funds, intends to use these funds toward the production of approximately 25 new rental and for-sale homeownership units.

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

### **Introduction:**

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

HPHA partnered with Hawaii Public Health Institute to create a Community Garden Pilot Program at its Punchbowl Homes, Pumehana, and Kalanihuia elderly properties. The goal of the program is to provide residents access to fresh, nutritious produce as well as foster a greater sense of community by bringing residents together to work on a shared project. HPHA is exploring the possibility of expanding this program to additional public housing properties over the next few years.

HPHA is participating in a University of Hawaii (UH) program to provide free broadband infrastructure and service at all low-income public housing properties. This project is part of the UH's Capital Projects Fund request to the United States Treasury to improve digital equity and literacy across the State of Hawaii. UH is currently in negotiations with respondents to its Request for Proposals and expects rollout of the project to begin in FY 2026.

HPHA will continue to work with the City and County of Honolulu's Board of Water Supply (BWS) on a Water Conservation Pilot Project. HPHA and BWS have assessed the efficiency of fixtures and equipment at its Kamehameha Homes and Kaahumanu Homes properties, and after potential upgrades were identified and made, BWS estimated that public housing residents will have saved approximately 900,000 gallons of water each year. All in-unit upgrades were made at no expense to residents. The HPHA and BWS will perform similar assessments at more public housing properties located on Oahu in FY 26.

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

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

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

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

HPHA is not a troubled agency.

### **Discussion:**

N/A

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

### Introduction

Although DHS formally declined its PY2023 ESG allocation in favor of neighbor island counties managing the funds directly, it continues to provide a continuum of services through its programs that serve various populations. DHS-HPO's core services, including Outreach, Shelter, Rapid Re-housing, and Prevention, are integral to ending homelessness.

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

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

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

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

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

The State's Homeless Outreach Program covers 100% of BTG's geography (Kauai, Hawaii, and Maui) in alignment with established PIT regions. Partnerships with a broad range of organizations help the 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.

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

Emergency and transitional shelters throughout the state provide a secure environment for individuals and families to stabilize their lives, address needs, and strengthen their economic situations. These facilities provide homeless clients with a broad spectrum of services or referral to services, including substance abuse, mental health, and educational services; job and life skills training; and family support. All shelters provide access to basic needs, such as a safe and decent place to sleep, prepared meals and/or food/kitchen facilities, hygiene essentials, and clothing.

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

The State's Rapid Re-Housing (RRH) Program has two main components: 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 by utilizing the Housing First (HF) approach, in which individuals and families experiencing homelessness are quickly connected with permanent housing without preconditions and barriers to entry.

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

ESG RUSH funds initially allocated in PY2023 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.

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

In June 2023, a demonstration project called Palama Ola Kauhale was launched to provide respite for discharged patients who needed additional time and space to recuperate and fully recover. Space was provided for 10 pkuahaleople 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 Iwhich 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. Twelve more kauhale are planned across the state: two in Hawaii County (including one focused on homeless substance abuse issues), two in Maui County, two in Kauai County and six on Oahu.

## **Discussion**

N/A

## AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	10
Tenant-based rental assistance	19
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>29</b>

## 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 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 HPHA (Lead), DHHL, DHS-BESSD, 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 will provide recommended actions relating to affirmatively further fair housing. The final 2025 AI report is available for viewing on HHFDC's website <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**

Hawaii, Kauai, and Maui counties continue to ensure that projects receiving federal funds adhere to lead-based paint (LBP) requirements under Title 24 Code of Federal Regulations, Part 35. In addition to requiring LBP visual assessments on dwellings built before 1978, each county housing agency provides landlords and participants under various programs with educational materials on LBP hazards. Most of HPHA's family projects have been tested and either encapsulated or abated. When improvements are made to a project, HPHA submits updated LBP test results (completed within the last two years) to the Hawaii Department of Health. Therefore, when making improvements to a project, HPHA will include LBP testing as part of the scope and abate/encapsulate as required, or assume that LBP is present and abate/encapsulate as required in lieu of obtaining new test reports.

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

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

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

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

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

HHFDC, DHS-BESSD, and 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:

Program-specific requirements for the PY2025 AAP are described in the section below.

#### 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".

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

N/A

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action

plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

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

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

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> HOPWA
	<b>List the name of the organization or individual who originated the data set.</b> Maui AIDS Foundation
	<b>Provide a brief summary of the data set.</b> Projected outcome objectives for TBRA, STRMU, Support Services, Permanent Housing Placement.
	<b>What was the purpose for developing this data set?</b> Projected numbers for PY20 through PY24 workplans
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Concentrated on persons/housholeds with HIV/AIDS in the counties of Hawaii, Kauai and Maui.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
2	<b>Data Source Name</b> HIV Surveillance Report
	<b>List the name of the organization or individual who originated the data set.</b> State of Hawaii, Department of Health.
	<b>Provide a brief summary of the data set.</b> HIV/AIDS Surveillance collects, analyzes and disseminates epidemiologic data on HIV infection in Hawaii. HIV surveillance data are used extensively to target and evaluate HIV prevention and care programs.
	<b>What was the purpose for developing this data set?</b> The annual HIV Surveillance Report provides an overview on the current epidemiology of HIV disease in the State of Hawaii.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> HIV infections diagnosed as of December 31, 2022 and reported through June 30, 2023.
	<b>Briefly describe the methodology for the data collection.</b> Mandatory HIV named reporting to the Hawaii State Department of Health commenced March, 2008 and is now the data source for the DOH HIV/AIDS Surveillance Report.
	<b>Describe the total population from which the sample was taken.</b> Residents of the State of Hawaii, or individuals residing/located in the State of Hawaii at the time of diagnosis.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> At the end of 2023, there were 5,089 cumulatively diagnosed HIV infections ever, including 3,615 stage 3 (AIDS) cases ever among Hawaii residents.
3	<b>Data Source Name</b> HOPWA CAPER
	<b>List the name of the organization or individual who originated the data set.</b> Maui AIDS Foundation the lead agency for the Neighbor Island Housing Program (NIHP), a cooperative effort of the three community-based AIDS Service Organizations (ASOs) serving the islands of Kauai, Molokai, Lanai, Maui and Hawaii. Established in 1998, the cooperating agencies of NIHP are Malama Pono Health Services (MP), Maui AIDS Foundation (MAF) and the Hawaii Island HIV/AIDS Foundation (HIHAF).
	<b>Provide a brief summary of the data set.</b> The data set quantifies the unmet housing needs, beyond what the HOPWA can serve.

	<p><b>What was the purpose for developing this data set?</b> In an effort to address the needs of geographic areas throughout the grant service area, unmet needs must be identified and quantified as well.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> July 1, 2023 - June 30, 2014.</p> <p><b>Briefly describe the methodology for the data collection.</b> Unmet housing needs are monitored by the Housing Director at Maui AIDS Foundation, the lead agency and project sponsor for all 5 of islands (Maui, Kauai, Lanai, Molokai and Hawaii). Clients are processed in order of date and needs. The final determination is made in collaboration between the housing coordinators and case managers in Hawaii, Kauai and Maui counties.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
4	<p><b>Data Source Name</b> Homeless Needs Assessment</p> <p><b>List the name of the organization or individual who originated the data set.</b> Bridging the Gap, Homeless Management Information System (HMIS), Administrator Bridging the Gap, Point in Time Count conducted on 1/22/19.</p> <p><b>Provide a brief summary of the data set.</b> Sheltered and unsheltered estimates in each subpopulation; total number of clients experiencing homelessness each year; total number of clients becoming homeless each year; number of clients exiting homelessness each year; average length of stay (LOS) to exit for those clients exiting during FY 2019.</p> <p><b>What was the purpose for developing this data set?</b> The main objective during 2019 was to obtain a reliable estimate of sheltered and unsheltered homeless individuals and families throughout the neighboring islands of Hawaii, Maui, and Kauai. The count assists in 1) assessing current levels of homelessness for various household types, 2) providing estimates for the levels of veteran, chronic, and youth homelessness and 3) measuring the prevalence of other underlying causes of homelessness such as mental health and substance use disabilities.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2019</p> <p><b>Briefly describe the methodology for the data collection.</b> For the sheltered component, Point In Time coordinators contacted emergency and transitional shelter providers leading up to the count and confirmed that all clients sleeping in their facilities on the night of the count had active HMIS intake records. Shelters not participating in the HMIS, including domestic violence programs and disaster shelters, were contacted individually and asked to complete the manual survey. For the unsheltered component, the state received HUD permission to conduct a multi-day unsheltered count. In 2019, this equated to a six-day physical count between Wednesday, January 23, 2019 and Monday, January 28, 2019.</p> <p><b>Describe the total population from which the sample was taken.</b> Sheltered and unsheltered homeless persons in Hawaii, Kauai and Maui counties.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Rural counties: Hawaii, Kauai and Maui</p>
5	<p><b>Data Source Name</b> 2024 Hawaii Housing Planning Study</p>

	<p><b>List the name of the organization or individual who originated the data set.</b> The 2024 Hawaii Housing Planning Study (2024 HHPS) was prepared in joint effort by Ward Rsearch, Inc. and SMS Research and Marketing Services, Inc. for the Hawaii Housing Finance and Development Corporation</p>
	<p><b>Provide a brief summary of the data set.</b> The 2024 HHPS is a comprehensive report that covers housing demand, housing supply, housing prices, and needed housing units from 2022 to 2027 in the state of Hawaii.</p>
	<p><b>What was the purpose for developing this data set?</b> The purpose of the 2024 HHPS is to provide housing professionals with contemporary data on the current housing conditions in the state of Hawaii to support housing planning activities and policy decisions. The 2024 HHPS also informs various sections (i.e., Needs Assessment and Market Analysis) of the 5-year Consolidated Plan and the Annual Actions Plans it covers.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The 2024 HHPS covers the the State of Hawaii; including the Counties of Hawaii, Kauai, and Maui</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2022-2027</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.</p>
6	<p><b>Data Source Name</b> 2024 HHPS, Broadband Connectivity Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> The 2024 HHPS Broadband Connectivity Report was prepared by SMS Research and Marketing Services, Inc.</p>
	<p><b>Provide a brief summary of the data set.</b> The 2024 HHPS Broadband Connectivity Report provides an overview of broadband infrastructure and connectivity options available to households across the state that can be used toward targeted planning efforts to increase connectivity among households.</p>
	<p><b>What was the purpose for developing this data set?</b> The purpose of the 2024 HHPS Broadband Connectivity Report is to inform Section MA-60 of the 5-Year Consolidated Plan, which requires information on broadband needs of housing occupied by low- and moderate-income households; specifically, describing the need for broadband wiring and connections for households and need for increased competition.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> State of Hawaii, County of Hawaii, County of Kauai, and County of Maui.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2022 to 2027.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.</p>
7	<p><b>Data Source Name</b> 2024 HHPS, Natural Hazard Risks Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> The 2024 HHPS Natural Hazard Risks Report was completed in joint effort by Ward Research, Inc. and SMS Research and SMS Research and Marketing Services, Inc.</p>
	<p><b>Provide a brief summary of the data set.</b> The 2024 HHPS Natural Hazards Risk Report summarizes increased natural hazard risks associated with climate change and describes the vulnerability of low- and moderate-income households from it.</p>

	<p><b>What was the purpose for developing this data set?</b> The purpose of the 2024 HHPS Natural Hazards Risk Report is to inform section MA-65 of the 5-Year Consolidated Plan, which requires information on the jurisdictions increased natural hazard risks associated with climate change and vulnerability and risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> State of Hawaii, County of Hawaii, County of Kauai, and County of Maui.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2022 to 2027.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.</p>
8	<p><b>Data Source Name</b> 2024 HHPS, Inventory Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> The 2024 Hawaii Housing Planning Study (HHPS), Inventory Report was completed in joint effort by Ward Research, Inc. and SMS Marketing and Research Services, Inc.</p>
	<p><b>Provide a brief summary of the data set.</b> The 2024 HHPS Inventory Report is provides baseline housing data for the state and each county to conduct supply-demand analyses for the Hawai'i Housing Planning Study, 2024 (HHPS). This information, when compared to the total number of households statewide, allows us to quantify unmet housing demand.</p>
	<p><b>What was the purpose for developing this data set?</b> The purpose of the 2024 HHPS, Inventory Report is to establish a baseline for Hawaii's housing data to conduct supply-demand analyses for the 2024 Hawai'i Housing Planning Study (HHPS).</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> State of Hawaii; Counties of Hawaii, Kauai, and Maui.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2022 to 2027.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.</p>
9	<p><b>Data Source Name</b> Census ACS 2022 - 1-year estimate</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b> The American Community Survey (ACS) is a nationwide survey that collects and produces information about our nation's population every year. This information provides an important tool for communities to see how they are changing. ACS data help to ensure decisions on our nation's communities can be made using the best data available.</p>
	<p><b>What was the purpose for developing this data set?</b> The ACS includes basic questions about age, sex, race, Hispanic origin, household relationship, and owner/renter status. The ACS also contains survey questions about population and housing characteristics. It is a nationwide, continuous survey designed to provide communities with reliable and timely social, economic, housing, and demographic data every year.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2021</p>

	<p><b>Briefly describe the methodology for the data collection.</b>  The ACS is mailed to a scientific sample of residential addresses, not to specific people. Each address has about a 1-in-480 chance of being selected in a month, and no address should be selected more than once every 5 years. Roughly 3.5 million addresses are sampled annually, and the sample is designed for good geographic coverage allowing the ACS to produce a quality picture of our nation’s communities.  Households that receive the ACS can respond online, by mail, or with a field representative by computer-assisted interviewing. The first phase includes a mailed invitation to respond online. If the household does not respond online, a paper questionnaire is then sent to complete and return by mail. The self-response phase lasts about 8 weeks and a household can receive up to five mailings asking to respond to the survey.  For addresses that the Census Bureau doesn’t receive a response from or are unmailable, the Census Bureau will select a sub-sample of these addresses for computer-assisted interviewing. This non-response follow-up phase lasts about 4 weeks.</p>
	<p><b>Describe the total population from which the sample was taken.</b>  1-Year Estimates: 12 months of collected data; data for geographic areas with populations of 65,000+ (across the State)</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>  The ACS covers more than 40 topics, which may be grouped into four main types of characteristics: social, economic, housing, and demographic (i.e., age, group quarters population, Hispanic/Latino origin, race, relationship to households, sex, and total population)</p>
<b>10</b>	<p><b>Data Source Name</b>  2024 BTG Point-in-Time Count Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b>  Bridging The Gap (BTG) Continuum of Care (CoC)</p>
	<p><b>Provide a brief summary of the data set.</b>  The 2024 Point-in-Time Count Report is a detailed view of regional homelessness, including demographic information and county profiles of homelessness by sub-population for the counties of Hawaii, Kauai, and Maui. The PIT Count report provides comprehensive data to promote informed decision-making for future funding activities, local strategic planning efforts, capacity building, and program development within BTG.</p>
	<p><b>What was the purpose for developing this data set?</b>  The purpose of the PIT Count report is to inform the community at large, elected officials, government agencies, and other stakeholders of the immediate homeless situation on the neighbor islands.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>  The PIT Count report provides comprehensive data to promote informed decision-making for future funding activities, local strategic planning efforts, capacity building, and program development within BTG. The 2024 Point-in-Time Count Report is a detailed view of regional homelessness, including demographic information and county profiles of homelessness by sub-population for the counties of Hawaii, Kauai, and Maui.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>  The 2024 PIT Count was conducted on January 22, 2024.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b>  The 2024 PIT Count report was prepared and completed in June 2024 by Ka Mana O Na Helu.</p>
<b>11</b>	<p><b>Data Source Name</b>  2024 BTG Housing Inventory Count (HIC) Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b>  Bridging the Gap (BTG) Continuum of Care (CoC)</p>

	<p><b>Provide a brief summary of the data set.</b>  The Housing Inventory Count (HIC) report tallies the number of beds and units available on the night designated for the count by program type, and includes beds dedicated toward serving those who are homeless, as well as those in Permanent Supportive Housing. Since 2014, the HIC report includes data in beds dedicated toward servicing specific sub-populations.</p>
	<p><b>What was the purpose for developing this data set?</b>  The HIC provides a snapshot of the housing inventory available to homeless populations, those in Permanent Supportive Housing, and other sub-populations.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>  HIC data collected are available at the national and state level.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>  The HIC is conducted annually during the last five days in January.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b>  The 2024 HIC is complete and available on BTG's website.</p>

# **STATE OF HAWAII**

## **EXHIBIT A**

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

Referenced in

**AP-05 – Executive Summary**

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

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OFFICE OF COMMUNITY PLANNING  
 AND DEVELOPMENT  
 9CD-25013b

January 14, 2025

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

Dear Governor Green:

**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 Dates: July 1, 2023 — June 30, 2024

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 2023 CAPER submission and to apprise you of our assessment of the State of Hawaii’s (State’s) overall progress. HUD acknowledges the State’s programmatic accomplishments during the program year.

Based on our Office’s review of your Program Year 2023 CAPER, we have concluded that the State has the capacity to carry out its CPD programs and has met its reporting requirements. However, the State did not meet the four-year HOME completion deadline for the following activity and must repay funds back into its HOME local account:

<b><u>HOME Investment Partnerships Program (HOME)</u></b>		
<b><u>Requirement</u></b>	<b><u>Regulatory Requirement</u></b>	<b><u>Activity That Did Not Meet Requirement</u></b>
HOME Activity Four-Year Completion Deadline	24 CFR §92.502(d)(1)	IDIS #654, Program Year 2018 (Hawaii County) Commitment Date: 7/20/2020 Four-Year Completion Deadline: 7/20/2024 <b>REPAYMENT AMOUNT: \$451,221.00</b>

HUD provided instructions to the State by email, on the repayment of funds to its local account.

In addition, HUD's Office of Fair Housing and Equal Opportunity (FHEO) reviewed the State's CAPER and provided the following comments. Should the State have any questions or comments on FHEO's analysis please contact Mr. Jelani Madaraka, Branch Chief, at [jelani.m.madaraka@hud.gov](mailto:jelani.m.madaraka@hud.gov):

- Comments from FHEO: The State reported: "The Hawaii Public Housing Authority (HPHA) continues to address Americans with Disabilities Act (ADA) issues by carrying out its multi-phase strategy. The HPHA Needs Assessment and ADA Title II Transition Plan is under review" The finalization and adoption of the Needs Assessment and Transition Plan is long overdue. HPHA reported to HUD that these outstanding requirements would be addressed by August 2024. The State and HPHA's continuing failure to complete the Needs Assessment and Transition Plan places them in jeopardy of being found in noncompliance with their obligations and certifications to affirmatively further fair housing.

The attached report contains highlights from CPD's review. If desired, you may comment to HUD within 30 days of this letter. If you disagree with HUD's findings and provide compelling information to support a different conclusion, HUD may revise the report [24 CFR § 91.525]. If comments are not received within the period, this report will be considered final.

Thank you for your continued commitment to strengthen your community through CPD programs. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Stephanie Kaimana On, Senior CPD Representative, at (808) 457-4680 or [stephanie.w.kaimanaon@hud.gov](mailto:stephanie.w.kaimanaon@hud.gov). If responding in writing to this letter, please provide your response as a PDF document to [CPDHonolulu@hud.gov](mailto:CPDHonolulu@hud.gov).

Sincerely,



Mark A. Chandler  
Director  
Office of Community Planning  
and Development

Enclosure

cc:  
HHFDC Executive Director (w/enclosure)  
Department of Human Services Director (w/enclosure)  
9CES: Madaraka (w/enclosure)  
File: 9CD Official Files, State of Hawaii

## Annual Performance Assessment

### State of Hawaii (State)

#### Program Year 2023

This section summarizes the State of Hawaii's (State's) program progress during the assessment period July 1, 2023 — June 30, 2024, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

Program Year End: 06/30/2024  
 Report Due: 09/30/2024  
 Report Received: 09/30/2024

Current Program Year Allocation Funding Covered by CAPER (does not include prior year resources or program income) and Total Available Balance – All Years (does not include program income) as of 12/31/2024.

Allocations	2023 Funding Amounts	Total Available 2023 Balance	Total Available Balance – All Years
HOME	\$3,000,000.00	\$2,845,484.00	\$7,314,440.86
HTF	\$3,066,413.47	\$3,058,389.72	\$7,065,298.55
ESG	State Declined Funds	State Declined Funds	
HOPWA	\$307,340.00	\$8,803.12	\$223,596.12

Summary of Program Deadlines and Baseline Requirements:

<b><u>HOME Investment Partnerships Program (HOME)</u></b>		
<b><u>Requirement</u></b>	<b><u>Regulatory Requirement</u></b>	<b><u>Progress</u></b>
Compliance with <i>last</i> (PY2016) September 30 <sup>th</sup> Treasury cancelling funds deadline	Section 1405(a) of the National Defense Authorization Act of 1991	Last Deadline: 9/30/2024 Balance of undisbursed funds: \$0.00
Progress towards <i>next</i> (PY2017) September 30 <sup>th</sup> Treasury cancelling funds deadline		Next Deadline: 9/30/2025 Balance of undisbursed funds: \$26,993.07
HOME Activities approaching Four-Year Completion Deadline within FY25	24 CFR §92.502(d)(1)	IDIS # 725, Program Year 2019 (Kauai County) Commitment Date: 8/31/2021 Four-Year Completion Deadline: 8/31/2025

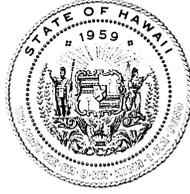
<b><u>Housing Opportunities for Persons with AIDS (HOPWA)</u></b>		
<b><u>Requirement</u></b>	<b><u>Regulatory Requirement</u></b>	<b><u>Progress</u></b>
HOPWA Expenditures	24 CFR §574.540	Program Year: 2022 Agreement Signed Date: 9/27/2022 Expenditure Deadline: 1/24/2026 (120 days after end of period of performance) Percentage expended: 97%
HOPWA Expenditures	24 CFR §574.540	Program Year: 2023 Agreement Signed Date: 7/11/2023 Expenditure Deadline: 11/7/2026 (120 days after end of period of performance) Percentage expended: 97%
HOPWA Expenditures	24 CFR §574.540	Program Year: 2024 Agreement Signed Date: 9/12/2024 Expenditure Deadline: 1/9/2028 (120 days after end of period of performance) Percentage expended: 33%

<b><u>Housing Trust Fund (HTF)</u></b>		
<b><u>Requirement</u></b>	<b><u>Regulatory Requirement</u></b>	<b><u>Progress</u></b>
Compliance with 24-month HTF commitment requirement within FY25	24 CFR 93.400(d)(1) and (2)	Grant Number: F-23-SG-15-0100 Upcoming 24-month deadline:7/6/2025 Uncommitted Balance: \$1,525,500.67
Compliance with Five-year HTF expenditure requirement within FY25		Grant Number: F-20-SG-15-0100 Upcoming Expenditure deadline:7/20/2025 Grant Balance: \$60,178.79

### **Summary of Open CPD Monitoring**

This section summarizes any outstanding open CPD Monitoring Findings identified during past Monitoring Sessions. Please work with our Office to ensure that these findings are resolved timely.

<b><u>Date of Monitoring Report</u></b>	<b><u>Program(s) Monitored</u></b>	<b><u># of Open Findings</u></b>	<b><u>Status</u></b>
N/A	N/A	N/A	N/A



EXECUTIVE CHAMBERS  
KE KE'ENA O KE KIA'ĀINA

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

FEB 10 2025

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:

SUBJECT: Annual Performance Assessment for Program Year 2023

This letter provides comments on your *Annual Performance Assessment* dated January 14, 2025, which determined that the State of Hawai'i (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.

Your letter noted that the State did not meet the four-year HOME completion deadline for IDIS Activity 654, the Program Year 2018 Community Housing Development Organization (CHDO) project. The project agreement was between Hawai'i County as the State Recipient and Habitat for Humanity Hawai'i Island (HHHI).

The CHDO project, known as the Puna Self-Help Housing Project, encountered two significant obstacles that delayed its timely completion.

The first challenge arose when an eligible family withdrew from the project, necessitating HHHI to identify and qualify a replacement family. The replacement family was then required to complete mandatory homebuyer education courses before contributing their sweat equity to the construction of their home. As a result, the project could not secure a permit until these courses were completed, which delayed progress.

The second obstacle involved a leadership transition within HHHI. Prior to this transition, the outgoing leadership became unresponsive for approximately six months. Following the change in leadership, it took an additional six months for the new team to acclimate and resume effective operations. This delay coincided with the process of selecting and qualifying the new family. Despite the new leadership's efforts, the project ultimately failed to meet its completion deadline.

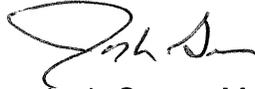
Efforts were made to mitigate the impact of these challenges on the project's timeline; however, they were unsuccessful. As a result, the Hawai'i Housing Finance and Development Corporation (HHFDC) is collaborating with Hawai'i County to establish a repayment plan for the CHDO funds provided, totaling \$451,221.00. Despite not meeting HUD's completion deadline, the project was completed and occupied as of November 2024. Hawai'i County provided an update on January 15, 2025, that they are actively working on the repayment plan. The tentative structure of the agreement between Hawai'i County and HHHI will have HHHI reimburse Hawai'i County as mortgage payments are received from the families occupying the homes. This component of the plan is critical to avoid displacement of the families who constructed the homes. HHFDC will inform HUD of the final repayment plan details and schedule as soon as possible.

In addition, in response to HUD's Office of Fair Housing and Equal Opportunity comment on the finalization and adoption of the Hawai'i Public Housing Authority's (HPHA) *Needs Assessment and ADA Title II Transition Plan (Plan)*, HPHA acknowledges the delay. HPHA has experienced challenges while working toward the completion of the Plan. On October 31, 2019, HPHA's Board of Directors (Board) approved the draft Plan, which outlined its planned modifications to programs and physical facilities to ensure all programs and activities are readily accessible to and usable by individuals with disabilities. In addition, the Board authorized HPHA's Executive Director to conduct public hearings to solicit input. A public hearing was held on Tuesday, December 3, 2019, and HPHA was in the process of returning to its Board for approval; however, the COVID-19 pandemic arrived and HPHA pivoted to ensure the health and safety of its Public Housing and Section 8 participants. As HPHA emerged from the COVID-19 pandemic, HPHA began working with its contractor, EMG, to update cost amounts in the Plan and align them with rising costs of materials and labor. Although it has taken longer than anticipated, the updating of cost amounts is near completion and HPHA looks forward to bringing the final Plan back to the Board for approval soon.

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.

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



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

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

OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT  
9CD-25013d

February 21, 2025

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

Dear Governor Green:

**SUBJECT: Final Response to Annual Performance Report  
Program Year 2023**

The U.S. Department of Housing and Urban Development (HUD) received the State of Hawaii's (State's) February 10, 2025 transmittal, responding to HUD's assessment of the State's 2023 Annual Performance Assessment (APA) Report.

The State's response to the APA provided additional information about the 2018 HOME Investment Partnerships Program (HOME) project, Puna Self-Help Housing, that did not meet the four-year HOME completion deadline. The response stated that despite not meeting the December 25, 2023 completion deadline, the project was completed and occupied as of November 2024. However, we requested and received clarification from the State after receiving the letter, that two of the three homes in the project's scope of work are completed, with the final third home pending completion as of this writing. HUD issued a separate transmittal to the State, dated February 7, 2025, issuing a repayment notice for this project and advising the State to complete the \$451,221 repayment to its local HOME account within 30 days of the letter's date. The funds repaid to the State's local HOME account may then be used to fund other eligible HOME projects. Please contact us if assistance is needed to complete the repayment.

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

HUD CPD acknowledges the additional information provided by the State. The ACA is considered final. The State's response to the ACA and this letter should be included as part of the State's ACA process for review of Program Year 2023. Please consider the report final and make it available to the public. It is recommended that you make the report and correspondence available in the same way you handle your regular program reports: by providing a notice in the newspaper, identifying the report contents and where it is available for review.

If you have any questions or need assistance, please contact Stephanie Kaimana On, Senior CPD Representative, at (808) 457-4680 or [stephanie.w.kaimanaon@hud.gov](mailto:stephanie.w.kaimanaon@hud.gov).

Sincerely,



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

cc:

Executive Director, HHFDC

Director, Department of Human Services

Director, HUD Honolulu PIH

Program Compliance Branch Chief, HUD Honolulu FHEO

9CD Official Files, State of Hawaii

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# **STATE OF HAWAII**

## **EXHIBIT B**

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

Referenced in

**ES-05 – Executive Summary and  
PR-15 - Participation**

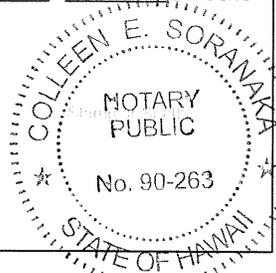
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AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC COMMENT

STATE OF HAWAII
City and County of Honolulu

Doc. Date: MAR 03 2025 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: MAR 03 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: 03/03/2025
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:

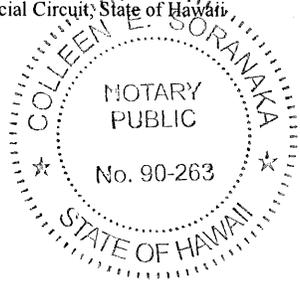
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Kimberly Masu

Subscribed to and sworn before me this 3rd day of March A.D. 2025

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

Ad # 0001485530



NOTICE OF PUBLIC COMMENT

Pursuant to Title 24 of the Code of Federal Regulations Part 91, notice is given that a draft Consolidated Plan (CP) for program years 2025 to 2030, covering the period from July 1, 2025 through June 30, 2030, which includes a draft Annual Action Plan (AAP) for Program Year 2025 (PY2025), covering the period between July 1, 2025, and June 30, 2026, has been prepared by the State of Hawaii (the State); Department of Business, Economic Development and Tourism; Hawaii Housing Finance and Development Corporation (HHFDC). HHFDC is making copies of the draft CP and draft AAP available for review and comment.

The draft CP consists of a needs assessment, market analysis, and five-year strategy; the draft AAP describes one-year funding plans, is an application for federal assistance, and is used as a planning tool to meet 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. For PY2025, the State anticipates receiving approximately \$3,000,000 in HOME Investment Partnerships funds, \$3,000,000 in Housing Trust Funds, and \$300,000 in Housing Opportunities for Persons With Aids funds. The draft CP and draft AAP includes information on available resources and a description of the State's method for disbursing funds to local governments and nonprofit organizations to carry out activities to address the priority of needs.

To review a copy of the draft CP and draft AAP, interested parties may: 1) download an electronic copy from HHFDC's website at http://hawaii.gov/dbedt/hhfdc, 2) view a copy at public libraries (subject to their respective hours of operation), 3) email a request to view a paper copy to hhfdc.consolidatedplan@hawaii.gov, or 4) call one of the toll-free numbers listed below to receive viewing instructions:

- From Oahu: (808) 587-0577
From Kauai: (808) 274-3141, ext. 70577
From Hawaii Island: (808) 974-4000, ext. 70577
From Maui: (808) 984-2400, ext. 70577
From Molokai/Lanai: 1-800-468-4644, ext. 70577

Finally, a paper copy will be available for viewing by visiting one of 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:
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300; Honolulu, Oahu

Department of Human Services, Homeless Programs
Benefits, Employment and Supportive Services Division
1010 Richards Street, Suite 312; Honolulu, Oahu

County of Hawaii, Office of Housing and Community Development
1900 Kinoole Street, Suite 102; Hilo, Hawaii

County of Maui, Department of Housing
2065 Main Street, Suite 108; Wailuku, Maui

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

City and County of Honolulu, Department of Budget and Fiscal Services
925 Dillingham Boulevard, Suite 200; Honolulu, Oahu

To provide written comments, interested parties may submit them by: 1) mail to HHFDC at 677 Queen Street, Suite 300; Honolulu, Hawaii, 96813; 2) email to hhfdc.consolidatedplan@hawaii.gov; or 3) fax to (808) 587-0600 no later than April 2, 2025 at 4:00 p.m. All comments received by the deadline will be considered in preparing the final CP and PY2025 AAP.

If you need an auxiliary aid/service or other accommodation due to a disability (e.g., needing a copy of the draft AAP in large print, Braille, electronic copy, or tape recorded), contact HHFDC's Human Resources Office by phone at (808) 587-0501, by mail at the above address, or by email to hhfdchr@hawaii.gov by March 25, 2025 to ensure the availability of appropriate accommodations. Persons on the Neighbor Islands may call the following toll-free numbers:

- From Kauai: (808) 274-3141, ext. 70501
From Hawaii Island: (808) 974-4000, ext. 70501
From Maui: (808) 984-2400, ext. 70501
From Molokai/Lanai: 1-800-468-4644, ext. 70501

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

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, Executive Director
(SA1485530 3/03/25)



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**SUMMARY OF 2024 JOINT VIRTUAL AND IN-PERSON PUBLIC HEARINGS  
For the 5-Year (PY2025 to PY2029) ConPlan and PY2025 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:**

<b>August 22, 2024 (virtual - Zoom)</b>	
County of Hawaii – Office of Housing and Community Development (OHCD)	Alisa Hanselman, Brian Ishimoto, Royce Shiroma, Linda Bui, Kyla Lee, Brandy Allen
County of Hawaii – County Council	Shelly Ogata
County of Hawaii – Police Department	Sherry Bird
State of Hawaii – Hawaii Housing Finance and Development Corporation (HHFDC)	Keri Higa, David Oi
State of Hawaii – Department of Human Services – Homeless Programs Office (DHS-HPO)	Clint Tanaka
Adult & Teen Challenge PacWest, DBA Life Renewal	Tara Thatcher
Upwards	Felipe Gamboa
County of Maui – Office of the Mayor - CDBG Program Office	Chandee Kauhaahaa, Laurie Fukushima
Kamaaina Hale Apartments	Tony Butindaro
Ka Umeke Ka eo	Mahealani Lono

<b>August 29, 2024 (in-person)</b>	
County of Hawaii – OHCD	Alisa Hanselman, Royce Shiroma, Brian Ishimoto, Linda Bui, Kyla Lee
State of Hawaii – HHFDC	Keri Higa
Public Attendee, Hawaii County Citizen	Francis Grandinetti

**KAUAI**

<b>October 9, 2024 (virtual - Teams)</b>	
County of Kauai – Kauai County Housing Agency	Kerrilyn Barros, Steven Franco, Anna Kanoho
State of Hawaii – HHFDC	Keri Higa, Claude Allen, Jr.
State of Hawaii – DHS-HPO	Clint Tanaka
Hanalei Initiative	Joel Guy, Johanna

<b>October 16, 2024 (in-person)</b>	
County of Kauai – Kauai County Housing Agency	Kerrilyn Barros, Anna Kanoho
State of Hawaii – HHFDC	Keri Higa
Kauai Housing Development Corporation	Andy Friend

**MAUI**

<b>October 22, 2024 (virtual - Teams)</b>	
County of Maui – Office of the Mayor - CDBG Program Office	Chandee Kauhaahaa, Laurie Fukushima
County of Maui – Department of Housing	Regina Freeman
County of Maui – Department of Human Concerns	Lori Tshako
State of Hawaii – HHFDC	Keri Higa, Danielle Guthrie, Claude Allen, Jr.
State of Hawaii – DHS-HPO	Clint Tanaka
Maui Economic Opportunity	Patty Copperfield

<b>October 29, 2024 (in-person)</b>	
<b>County of Maui – Office of the Mayor - CDBG Program Office</b>	Chandee Kauhaahaa, Laurie Fukushima, Cindy Teixeira
<b>County of Maui – Department of Housing</b>	Regina Freeman
<b>HHFDC</b>	Keri Higa
<b>Maui Economic Opportunity</b>	Debbie Cabebe
<b>Ikenakea</b>	Keegan Flaherty

## **HONOLULU**

<b>November 13, 2024 (in-person – Kapolei)</b>	
<b>City &amp; County of Honolulu – Department of Budget and Fiscal Services – Federal Grants Unit (BFS-FGU)</b>	Holly Kawano, Nicole Hori
<b>City &amp; County of Honolulu – Department of Community Services (DCS)</b>	Timothy Ho
<b>City &amp; County of Honolulu – Department of Community Services, Work Hawaii</b>	Taimane Passi, Faaniniva Teo
<b>State of Hawaii – HHFDC</b>	Keri Higa, Danielle Guthrie

<b>November 19, 2024 (hybrid - HHFDC)</b>	
<b>City &amp; County of Honolulu – Department of Budget and Fiscal Services – Federal Grants Unit (BFS-FGU)</b>	Holly Kawano, Nicole Hori
<b>City &amp; County of Honolulu – Department of Community Services (DCS)</b>	Timothy Ho
<b>City &amp; County of Honolulu – Office of Economic Revitalization</b>	Denise Obrero
<b>State of Hawaii – HHFDC</b>	Keri Higa, Danielle Guthrie
<b>State of Hawaii – DHS-HPO</b>	Clint Tanaka

## **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 22, 2024 (virtual – Zoom):**

No testimony or comments were provided by attendees from the public.

### **County of Hawaii – August 29, 2024 (in-person):**

Member of the public and Citizen of Hawaii County, Francis Grandinetti provided verbal testimony regarding his experiences as a formerly homeless individual and needs as a current Section 8 client. Pertaining to housing, F. Grandinetti expressed the need for more two-bedroom rental units that accept Section 8 voucher holders. He also voiced the need for increased privacy at hygiene shower stations offered to those in the community experiencing homelessness.

### **County of Kauai – October 9, 2024 (virtual – Teams):**

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

### **County of Kauai – October 16, 2024 (in-person):**

Andy Friend of the Kauai Housing Development Corporation mentioned the need for increased homeownership opportunities, specifically downpayment assistance. Currently, Kauai County maintains a waitlist for affordable, Single-Family homes. The Lima Ola Masterplan included a handful of Single-Family homes and residents on the waitlist were offered the opportunity to purchase; however, many of the families declined the offer because they didn’t have enough funds to use toward a downpayment. Kerrilyn Barros of KCHA mentioned that the County currently has a

downpayment assistance program from a prior year HOME allocation from HHFDC and that the County held discussions with HUD regarding the use of CDBG funds for a similar purpose.

**County of Maui – October 22, 2024 (virtual – Teams):**

No public comments were offered by attendees.

**County of Maui – October 29, 2024 (in-person):**

Keegan Flaherty of Ikenakea, a local real estate development company, noted that while projects Ikenakea currently has in the pipeline are targeted toward qualifying low-income households, he feels that there is a need for diversity in income groups, and the “missing middle” (80% - 120% AMI) is yet to be figured out, at the county and state level. Comments were accepted by State and County staff and will be considered when drafting the county and State’s 5-Year Consolidated Plan and PY2025 Annual Action Plan.

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

There were no comments offered by attendees from the public.

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

There were no comments offered by attendees from the public.

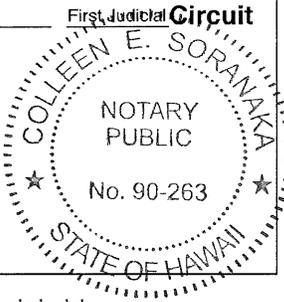
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AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARING

STATE OF HAWAII
City and County of Honolulu

Doc. Date: JUL 19 2026 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: JUL 22 2024



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

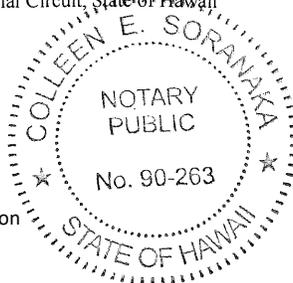
Honolulu Star-Advertiser 1 times on: 07/19/2024
MidWeek 0 times on:
The Garden Island 0 times on:
Hawaii Tribune-Herald 0 times on:
West Hawaii Today 0 times on:
Other Publications: 0 times on:

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 22nd day of July A.D. 2024

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

Ad # 0001461260



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 a five-year Consolidated Plan (CP) covering Program Years (PY) 2025 through 2029 (PY2025-PY2029) and an Annual Action Plan (AAP) for PY2025, as a part of the consolidated planning process. In preparation for this CP and AAP, HHFDC will consult with local governments and residents at public hearings in each county. In the County of Hawaii, HHFDC will conduct virtual and in-person hearings jointly with the County Office of Housing and Community Development (OHCD) as follows:

Virtual Public Hearing:
Thursday, August 22, 2024 at 1:00 p.m.

Connectivity information on attending the virtual public hearing via Zoom:
Join on your computer or mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
To register, visit https://tinyurl.com/3nkzyw5
Or call in (audio only): +1 669-254-5252, Meeting ID: 161 117 4414, Passcode: 513319

In-Person Public Hearing:
Thursday, August 29, 2024 at 9:00 a.m. at OHCD, Existing Housing Conference Room; 1990 Kinoole Street, Suite 104; Hilo, Hawaii

The purpose of the CP 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 and the HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

For PY2025, 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, Hawaii Island; Lihue, Kauai; Kahului, Maui; and Kaimuki and Kaneohe, Oahu. Additionally, copies are available at the Hawaii State Library Documents Center and the University of Hawaii at Manoa Library Serials Department on 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 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 and
74-5044 Ane Keohokalale Highway, Building B; Kailua-Kona, Hawaii

To receive an informational packet by mail, interested persons may call (808) 587-0577; neighbor island 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 needs to be considered in developing the CP and AAP.

Those who provide written testimony are asked to make five copies 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 the 4:30 p.m. deadline on the day of the hearing. Comments and testimony received by the deadline will be considered in preparing the final AAP.

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Dean Minakami, HHFDC Executive Director
(SA1461260 7/19/24)

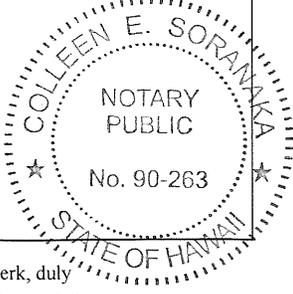


AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARING

STATE OF HAWAII
City and County of Honolulu

Doc. Date: JUL 19 2024 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: JUL 22 2024



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

Honolulu Star-Advertiser 0 times on:
MidWeek 0 times on:
The Garden Island 0 times on:
Hawaii Tribune-Herald 1 times on:
07/19/2024
West Hawaii Today 0 times on:
Other Publications: 0 times on:

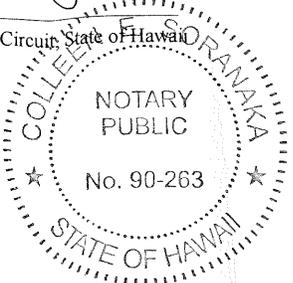
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Kimberly Masu

Subscribed to and sworn before me this 22nd day of July A.D. 2024

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

Ad # 0001461261



ICSP

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 a five-year Consolidated Plan (CP) covering Program Years (PY) 2025 through 2029 (PY2025-PY2029) and an Annual Action Plan (AAP) for PY2025, as a part of the consolidated planning process. In preparation for this CP and AAP, HHFDC will consult with local governments and residents at public hearings in each county. In the County of Hawaii, HHFDC will conduct virtual and in-person hearings jointly with the County Office of Housing and Community Development (OHCD) as follows:

Virtual Public Hearing:
Thursday, August 22, 2024 at 1:00 p.m.

Connectivity information on attending the virtual public hearing via Zoom:
Join on your computer or mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
To register, visit https://tinyurl.com/3nkzyw5
Or call in (audio only): +1 669-254-5252, Meeting ID: 161 117 4414, Passcode: 513319

In-Person Public Hearing:
Thursday, August 29, 2024 at 9:00 a.m. at OHCD, Existing Housing Conference Room; 1990 Kinoole Street, Suite 104; Hilo, Hawaii

The purpose of the CP 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 and the HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

For PY2025, 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, Hawaii Island; Lihue, Kauai; Kahului, Maui; and Kaimuki and Kaneohe, Oahu. Additionally, copies are available at the Hawaii State Library Documents Center and the University of Hawaii at Manoa Library Serials Department on 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 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 and
74-5044 Ane Keohokalole Highway, Building B; Kailua-Kona, Hawaii

To receive an informational packet by mail, interested persons may call (808) 587-0577; neighbor island 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

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Dean Minakami, HHFDC Executive Director
(HTH1461261 7/19/24)



AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARING

STATE OF HAWAII
City and County of Honolulu

Doc. Date: JUL 19 2024 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: JUL 22 2024
Notary Public Seal: COLLEEN E. SORANAKA No. 90-263

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

Honolulu Star-Advertiser 0 times on:
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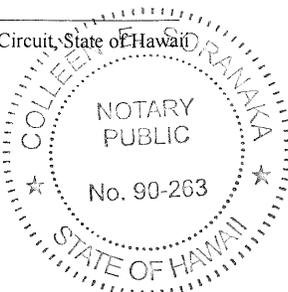
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Kimberly Masu

Subscribed to and sworn before me this 22nd day of July A.D. 2024

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

Ad # 0001461262



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 a five-year Consolidated Plan (CP) covering Program Years (PY) 2025 through 2029 (PY2025-PY2029) and an Annual Action Plan (AAP) for PY2025, as a part of the consolidated planning process. In preparation for this CP and AAP, HHFDC will consult with local governments and residents at public hearings in each county. In the County of Hawaii, HHFDC will conduct virtual and in-person hearings jointly with the County Office of Housing and Community Development (OHCD) as follows:

Virtual Public Hearing:
Thursday, August 22, 2024 at 1:00 p.m.

Connectivity information on attending the virtual public hearing via Zoom:
Join on your computer or mobile app: See Notice of Public Hearing on HHFDC's website at www.dbedt.hawaii.gov/hhfdc
To register, visit https://tinyurl.com/3nkozyw5
Or call in (audio only): +1 669-254-5252, Meeting ID: 161 117 4414, Passcode: 513319

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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, Hawaii Island; Lihue, Kauai; Kahului, Maui; and Kaimuki and Kaneohe, Oahu. Additionally, copies are available at the Hawaii State Library Documents Center and the University of Hawaii at Manoa Library Serials Department on 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 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 and
74-5044 Ane Keohokalole Highway, Building B; Kailua-Kona, Hawaii

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Dean Minakami, HHFDC Executive Director
(WHT1461262 7/19/24)



AFFIDAVIT OF PUBLICATION

IN THE MATTER OF

NOTICE OF PUBLIC HEARING - (for consultation on housing needs)

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

Doc. Date: SEP 06 2024 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: SEP 09 2024
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

Honolulu Star-Advertiser 1 times on: 09/06/2024
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:

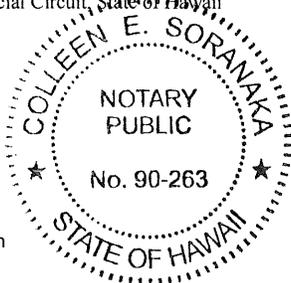
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Kimberly Masu

Subscribed to and sworn before me this 9th day of September A.D. 2024

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

Ad # 0001466175



STATE OF HAWAII EXHIBIT B

ES-05 Executive Summary and PR-15 Citizen Participation

NOTICE OF PUBLIC HEARING
(for consultation on housing needs)

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Virtual Public Hearing:
Wednesday, October 9, 2024 at 2:00 p.m.

Connectivity information on attending the virtual public hearing via Teams:
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): +1 469-848-0234, Phone Conference ID: 720226733#

In-Person Public Hearing:
Monday, October 14, 2024 at 10:00 a.m. at the Moikeha Building, Meeting Room #3; 4444 Rice Street; Lihue, Kauai

The purpose of the CP 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

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Dean Minakami, HHFDC Executive Director

September 6, 2024
(SA1466175 9/06/24)

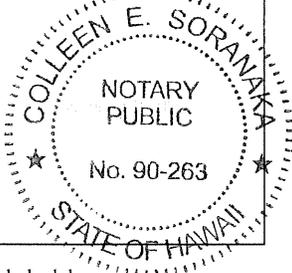


AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARIN (for consultation on housing needs)

STATE OF HAWAII
City and County of Honolulu

Doc. Date: SEP 06 2024 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: SEP 09 2024



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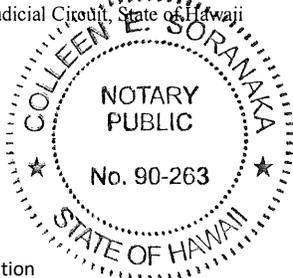
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[Signature]
Kimberly Masu

Subscribed to and sworn before me this 9th day of September A.D. 20 24

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

Ad # 0001466176



STATE OF HAWAII EXHIBIT B

ES-05 Executive Summary and PR-15 Citizen Participation

NOTICE OF PUBLIC HEARING
(for consultation on housing needs)

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

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Dean Minakami, HHFDC Executive Director

September 6, 2024
(TGI1466176 9/06/24)



AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARING - (for consultation on housing needs)

STATE OF HAWAII
City and County of Honolulu

Doc. Date: SEP 18 2024 # Pages: 1
Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature: [Signature] Date: SEP 18 2024
Notary Public Seal: COLLEEN E. SORANAKA, NOTARY PUBLIC, No. 90-263, STATE OF HAWAII

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

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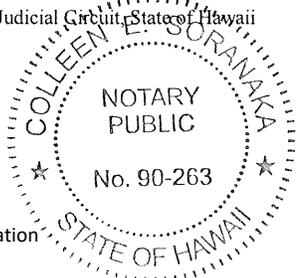
And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
Kimberly Masu

Subscribed to and sworn before me this 18th day of September A.D. 20 24

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

Ad # 0001467541



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 (the State), by its Hawaii Housing Finance and Development Corporation (HHFDC), will prepare a five-year Consolidated Plan (CP) covering Program Years (PY) 2025 through 2029 (PY2025-PY2029) and an Annual Action Plan (AAP) for PY2025, as a part of the consolidated planning process. In preparation for this CP and AAP, HHFDC will consult with local governments and residents at public hearings in each county. In the County of Maui, HHFDC will conduct virtual and in-person hearings jointly with the Office of the Mayor's Community Development Block Grant (CDBG) Program Office as follows:

Virtual Public Hearing:
Tuesday, October 22, 2024 at 1:30 p.m.

Connectivity information on attending the virtual public hearing via Teams:
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: 604946190#

In-Person Public Hearing:
Tuesday, October 29, 2024 at 10:00 a.m. at the J. Walter Cameron Center, Conference Room #1; 95 Mahalani Street; Wailuku, Maui

The purpose of the CP 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 upcoming program year and certifies program compliance with the CP and the HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

For PY2025, 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, Hawaii Island; Lihue, Kauai; Kahului, Maui; and Kaimuki and Kaneohe, Oahu. Additionally, copies are available at the Hawaii State Library Documents Center and the University of Hawaii at Manoa Library Serials Department on 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 State holidays).

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

Maui County Office of the Mayor, CDBG Program Office; 2200 Main Street, Suite 205; Wailuku, Maui

To receive an informational packet by mail, interested persons may call (808) 587-0577; neighbor island 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 needs to be considered in developing the CP and AAP.

Those who provide written testimony are asked to make five copies 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 the 4:30 p.m. deadline on the day of the hearing. Comments and testimony received by the deadline will be considered in preparing the final AAP.

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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
(SA1467541 9/18/24)



**AFFIDAVIT OF PUBLICATION**

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

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

**NOTICE OF PUBLIC HEARING**

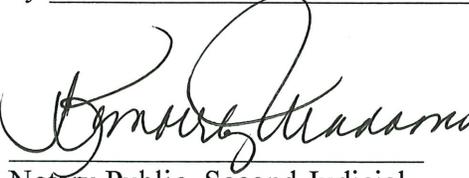
of which the annexed is a true and correct notice, was  
published 1 time in THE MAUI NEWS, aforesaid, commencing  
on the 18th day of September, 2024, and ending  
on the 18th day of September, 2024, (One day inclu-  
sive), to-wit: on  
September 18, 2024

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

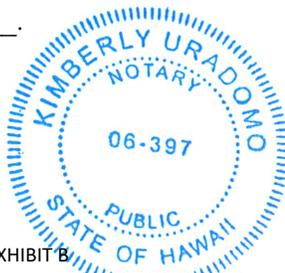


This 1 page NOTICE OF PUBLIC HEARING, dated  
September 18, 2024,

was subscribed and sworn to before me this 20th day of  
September, 2024, in the Second Circuit of the State of Hawaii,  
by Brandy Emmanuel



Notary Public, Second Judicial  
Circuit, State of Hawaii  
Kimberly Uradomo  
Commission exp: 07/02/2026



STATE OF HAWAII EXHIBIT B  
ES-05 Executive Summary and PR-15 Citizen Participation

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Dean Minakami,  
HHFDC Executive Director  
(MN: Sept. 18, 2024)



AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
NOTICE OF PUBLIC HEARING - (for consultation on housing needs)

STATE OF HAWAII

City and County of Honolulu

}
} SS.

Doc. Date: undated # Pages: 1-1
Notary Name: Raynette R. Fong 1st Circuit
Doc. Description: Affidavit of Publication
Notary Signature: Raynette R. Fong Date: 10/24/24



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: 10/24/2024
MidWeek 0 times on:
The Garden Island 0 times on:
Hawaii Tribune-Herald 0 times on:
West Hawaii Today 0 times on:
Other Publications: 0 times on:

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

Kimberly Masu

Kimberly Masu

Subscribed to and sworn before me this 24th day of October A.D. 2024

Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires:

Ad # 0001472060

Raynette R. Fong
Notary Public, State of Hawaii
My Commission Expires: 03/24/2027



ICS

NOTICE OF PUBLIC HEARING
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In-person Public Hearing (Kapolei):

Wednesday, November 13, 2024 at 10:30 a.m. at Kapolei Hale, Ground Floor Conference Room A/B; 1000 Uluohia Street; Kapolei, Oahu

In-Person and Virtual Public Hearing (Honolulu):

Tuesday, November 19, 2024 at 10:30 a.m. at HHFDC's Board Room; 677 Queen Street, Suite 300; Honolulu, Oahu

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

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Dean Minakami, HHFDC Executive Director
(SA1472060 10/24/24)



# **HOME EXHIBIT A**

## **PY2025 Planned HOME Funding Allocation**

Referenced in

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

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## PY2025 HOME FUNDING ALLOCATION

### \$3,464,592.12

PY2025 HOME activities are affordable rental housing projects and a Community Housing Development Corporation (CHDO) for-sale 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.

### PY2025 HOME Allocation:

<b>HOME Resources</b>	<b>County of Kauai</b>	<b>County of Maui</b>	<b>County of Hawaii</b>	<b>HHFDC</b>	<b>Total</b>
<b>FY2025 HOME</b>					
New Construction /Rehabilitation of Affordable Rental Housing	\$2,260,779.20	\$0	\$0	\$0	\$2,260,779.20
CHDO New Construction / Rehabilitation of For-Sale Housing	\$452,155.84	\$0	\$0	\$0	\$452,155.84
Administration	\$150,718.61	\$0	\$0	\$150,718.61	\$301,437.22
<b>Subtotal – 2025 HOME Funds</b>	<b>\$2,863,653.65</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,718.61</b>	<b>\$3,014,372.26</b>
<b><i>Other HOME Funds</i></b>					
<i>Program Income</i>	<i>\$450,219.86</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$450,219.86</i>
<b><i>Subtotal – Other HOME Funds</i></b>	<b><i>\$450,219.86</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>	<b><i>\$0</i></b>	<b><i>\$450,219.86</i></b>
<b>Total Available</b>	<b>\$3,313,873.51</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,718.61</b>	<b>\$3,464,592.12</b>

*ITALICS = HOME Program Income*

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# **HTF EXHIBIT A**

## **PY2025 HTF Allocation Plan**

**Referenced in**

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

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STATE OF HAWAII  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
PROGRAM YEAR 2025  
HOUSING TRUST FUND PROGRAM  
ALLOCATION PLAN

I. INTRODUCTION

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

II. DISTRIBUTION OF FUNDS

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

- a. HHFDC will retain 5% of the HTF annual allocation for allowable administrative and planning expenses.
- b. The HTF funds (less 5% for HHFDC administration and planning costs), are allocated to the neighboring island counties on the same rotational basis as the HOME funds. Kauai County is the neighboring island county to receive HOME funds for PY2025. It is proposed that the balance of the HTF annual allocation be provided to the County of Kauai as Subgrantee.
- 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 \$3,134,373.20 in HTF funds for the Program Year 2025 – 2026 (PY2025), to be distributed as shown in the following table.

Fund Type	County of Kauai (Subgrantee)	HHFDC (Grantee)	Total PY2025 HTF Funds
HTF Project Funds	\$2,820,935.88	\$ 0	\$2,820,935.88
Administration	\$156,718.66	\$156,718.66	\$313,437.32
Totals	\$2,977,654.54	\$156,718.66	\$3,134,373.20

### 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

<b>City and County of Honolulu</b>	<b>County of Kauai</b>
Department of Community Services	Kauai County Housing Agency
Kapalama Hale, Suite 200	Pi`ikoi Building
925 Dillingham Boulevard	4444 Rice Street, Suite 330
Honolulu, Hawaii 96817	Lihue, Hawaii 96766
<b>County of Hawai`i</b>	<b>County of Maui</b>
Office of Housing and Community Development	Department of Housing and Human Concerns
1990 Kinoole Street, Suite 102	2065 Main Street, Suite 108
Hilo, Hawaii 96720	Wailuku, Hawaii 96793

For PY2025, the applicable Subgrantee to issue the HTF applications is the County of Kauai.

Minimum Thresholds:

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

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

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

- i. Applicants are required to use the following parameters and assumptions in the preparation of the project proforma:
      - 1. Annual Income Inflation Rate of 2.0% and Annual Expense Inflation Rate of 3.0% for the first 15 years or term of the first mortgage, whichever is greater.
      - 2. Annual Income Inflation Rate of 2.0% and Annual Expenses Inflation Rate of 2.0% for the remaining term of affordability.
      - 3. Vacancy Rate of no less than 5.0%
      - 4. Annual Replacement Reserve Allocation of no less than \$300 per unit per year.
- 5. Phase I Environmental Site Assessment  
All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment.

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

- 6. Developer Fee
  - i. New Construction – maximum developer fee of 15% of the total development costs or \$3,750,000 (whichever is less)
  - ii. Acquisition/Rehabilitation – maximum developer fee of 10% of the acquisition costs and 15% of the rehabilitation costs or \$3,750,000 (whichever is less).

## VI. SELECTION CRITERIA

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

to review evidence of experience in developing and managing projects of similar type and scope, staff qualifications, and fiscal soundness. In addition, applicants who have received federal funds in the past will be evaluated on the basis of their past performance. Qualifications of the proposed project team, personnel and /or contractors to carry out the proposed project including proven record of experience with comparable projects;

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

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

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

## VII. MAXIMUM PER-UNIT DEVELOPMENT SUBSIDY LIMITS

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

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

The current HTF limits are shown in the chart below:

Bedrooms	HTF Program Maximum Per-Unit Subsidy Limit
0	\$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](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.

APPENDIX A  
NSPIRE STANDARDS

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**APPENDIX A**  
**Summary of the**  
**National Standards for the Physical Inspection of Real Estate (NSPIRE Standards)**

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

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

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

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

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

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

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

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

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AP-05 - Executive Summary / AP-90 - Program Specific Requirements

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

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

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

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

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

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

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

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

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

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

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

## **PY2025 Planned HTF Funding Allocation**

Referenced in

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

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## PY2025 HTF FUNDING ALLOCATION

**\$3,145,173.20**

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

### \*PY2025 HTF Allocation

<b>HTF Activity</b>	<b>County of Kauai</b>	<b>HHFDC</b>	<b>Total</b>
New Construction/ Acquisition/Rehabilitation of Affordable Rental Housing	\$2,820,935.88	\$0	\$2,820,935.88
Administration	\$156,718.66	\$156,718.66	\$313,437.32
<b>Subtotal – 2025 HTF Funds</b>	<b>\$2,977,654.54</b>	<b>\$156,718.66</b>	<b>\$3,134,373.20</b>
<b><i>Other HTF Funds</i></b>			
<i>Program Income</i>	<i>\$10,800</i>	<i>\$0</i>	<i>\$10,800</i>
<b>Subtotal – Other HTF Funds</b>	<b><i>\$10,800</i></b>	<b><i>\$0</i></b>	<b><i>\$10,800</i></b>
<b>Total Available</b>	<b>\$2,988,454.54</b>	<b>\$156,718.66</b>	<b>\$3,145,173.20</b>

*Italics = HTF Program Income*

\*For PY2025, the City and County of Honolulu will not receive an allocation of HTF funds from HHFDC. Since the County of Kauai is the designated county to receive the neighbor island portion of the PY2025 HTF allocation, it will receive Honolulu's portion as well.

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# **DHS EXHIBIT A**

## **Homeless Needs Assessment**

Referenced in

**NA-40 Homeless Needs Assessment**

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**Table 1: Rural Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Children	319	158	619	1276	404	160
Persons in Households with Only Children	0	0	17	12	16	90
Persons in Households with Only Adults	300	1158	582	2247	1247	312
Chronically Homeless Individuals	88	586	171	966	282	236
Veterans	15	59	29	115	166	236
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	1	5	2	10	14	236

Notes on Table 1 columns:

- Column A of the table above provides the subpopulation indicated in each of the rows.
- Column B displays the sheltered and unsheltered estimates from the 2024 BTG PIT Count.
- Column C presents the estimate for the total number of clients experiencing homelessness each year. Count is based on actual data extracted from the HMIS for clients served during FY 2024 from Outreach, ES, TH, and RRH projects. In the case of RRH projects, clients are excluded if they had an active Housing Move-In Date.
- Column D estimates the total number of clients becoming homeless each year. The column uses the same dataset defined in C, where the client's enrollment date in the system is in FY 2024.
- Column E estimates the number of clients exiting homelessness each year, uses the same set as C, and counts total exits in FY 2024.
- Column F estimates the avg. Length of stay (LOS) to exit for those clients exiting during FY 2024, using the same dataset from C.

## Prior Living Situations (PLS) of Clients Served by BTG in FY 2024

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

Table 2 presents PLS data from clients served in homeless service projects during FY 2024 (July-June). In aggregate, 3,668 of the clients served in homeless programs during FY 2024 and 71.7%, were literally homeless prior to enrolling in their respective homeless programs. This includes 21.5% (789) who came from shelters and 66.7 (2,448) who resided in places not meant for human habitation. The remaining 33.3% of clients were doubled up with family or friends, at-risk of homelessness, missing this information, or were institutionalized prior to entry.

**Table 2. FY 2024 Living Situations Prior to Participation in Homeless Programs**

### Prior Living Situation of All Persons Served

	Kauai	Hawaii	Maui	Total	Hawaii	Kauai	Maui	Total
Sheltered settings	57	326	406	789	24.8%	9.3%	23.3%	21.5%
Unsheltered settings	545	691	1,212	2,448	52.5%	89.1%	69.7%	66.7%
Institutional settings	3	21	41	65	1.6%	0.5%	2.4%	1.8%
Unsubsidized housing	3	87	1	91	6.6%	0.5%	0.1%	2.5%
Subsidized housing		47	2	49	3.6%		0.1%	1.3%
Doubled Up	2	127	53	182	9.7%	0.3%	3.0%	5.0%
Other/Unknown	2	17	25	44	1.3%	0.3%	1.4%	1.2%
<b>Total Persons</b>	<b>612</b>	<b>1,316</b>	<b>1,740</b>	<b>3,668</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

## BTG New Homeless Service Clients Served during FY 2024

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

Table 3 highlights the levels of new clients served during FY 2024 by county and for the CoC. New clients are defined as individuals 1) who completed the intake process with street outreach, shelter or rapid re-housing programs in FY 2024 and 2) for whom no previous intake records could be found in the HMIS since inception (circa 2004). For the rural counties of Hawaii, Maui and Kauai, new clients with no prior HMIS history comprised 34.6% of the total homeless client population served in FY 2024. In Hawaii County, new clients represented 27.3% of the homeless clients served. 43.6% of the clients served on Kauai during FY 2024 did not have any prior HMIS records, while just under 37.6% of the clients served on Maui did not have any homeless history in the system.

**Table 3. New Homeless Service Clients, FY 2024**

County	New Clients	Total Clients Served	% New Clients
Hawaii	350	1,316	27.3%
Kauai	267	612	43.6%
Maui	654	1,740	37.6%
BTG	1,271	3,668	34.6%

## Average Length of Stay (LOS) by County and BTG

The State Homeless Programs Office (HPO) has continued efforts to align housing first principles into all contracts and expand Rapid Rehousing (RRH) resources statewide. Another round of RRH funding has been contracted in FY 2024, totaling approximately \$1.75M for BTG. Emphasis on expanding RRH has helped to increase BTG's PH exit rate consistently over the last two years. HPO has continued to include length of stay metrics in all homeless services contracts. The HMIS admin team continues to integrate length of stay statistics in periodic monitoring reports for all project types and includes these concepts in organizational performance trainings.

One of the primary issues on the neighbor islands continues to be a lack of accessible affordable housing. To help increase supply and address this need, the CoC has focused on forging stronger relationships with local landlords through landlord summits and has advocated for damage assistance funding and additional supportive services for high acuity clients and permanent supportive housing resources.

Additionally, BTG's CES policies and procedures prioritize the chronically homeless and includes tiebreaking criteria for housing resources based on longest homeless history. Outreach and shelter access points focus on ensuring that clients have required disability and housing documentation so that when referrals are made, clients can move quickly into housing.

The tables below display the avg. LOS data for single persons in ES/TH shelters, and family individuals in ES/TH shelters. The data is displayed over the last three years by county and for the Coe. For BTG during FY 2024, avg. LOS has fallen for both ES singles and persons in families, while TH singles have fallen and TH families remains close to prior years. Avg. LOS for TH individuals has fallen dramatically from 2022-2024. Maui did not have TH data available from 2022-2024.

Table 4. Hawaii Avg LOS to Exit FY 2022-2024

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2024	113	116	588	405
FY 2023	117	106	675	412
FY 2022	87	103	749	416

Table 5. Kauai Avg LOS to Exit FY 2022-2024

	ES Singles	ES Persons In Families	TH Singles	TH Persons in Families
FY 2024	84	169	110	354
FY 2023	83	193	150	322
FY 2022	191	217	306	181

Table 6. Maui Avg LOS to Exit FY 2022-2024

	ES Singles	ES Persons In Families	TH Singles	TH Persons in Families
FY 2024	95	153	N/A	N/A
FY 2023	173	169	N/A	N/A
FY 2022	142	194	N/A	N/A

Table 7. BTG Avg LOS to Exit FY 2022-2024

	ES Singles	ES Persons In Families	TH Singles	TH Persons in Families
FY 2024	101	142	344	354
FY 2023	137	151	476	393
FY 2022	117	163	583	343

## Rates of Exit to PH by Program and Household Type Narrative

One of the primary strategies is to increase the rate of exit to PH continues to be increasing the capacity of housing inventory. Another strategy has been to improve collaboration amongst providers in order to provide necessary services which allows clients to enter and stay in PH. Advocacy continues for more supportive services as higher needs clients are placed into housing resources.

The tables below provide the PH exit rates over the last three fiscal years for each county, and in aggregate for the CoC. For FY 2024 Hawaii county had the highest PH exit rate for singles in ES, family individuals in ES, and singles in TH. Kauai county had the highest rate of exit for TH persons in families. Maui County does not currently have an operational transitional shelter.

Table 8. Hawaii PH Exit Rates by Program and Household Type, FY 2022-2024

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2024	53%	59%	71%	N/A
FY 2023	26%	51%	82%	92%
FY 2022	34%	17%	70%	35%

Table 9. Kauai PH Exit Rates by Program and Household Type, FY 2022-2024

	ES Singles	ES Persons in Families	TH Singles	TH Persons in Families
FY 2024	35%	100%	10%	100%
FY 2023	27%	8%	30%	36%
FY 2022	43%	0%	67%	75%

Table 10. Maui PH Exit Rates by Program and Household Type, FY 2022-2024

	<b>ES Singles</b>	<b>ES Persons in Families</b>	<b>TH Singles</b>	<b>TH Persons in Families</b>
FY 2024	16%	42%	N/A	N/A
FY 2023	34%	49%	N/A	N/A
FY 2022	37%	54%	N/A	N/A

Table 11. BTG PH Exit Rates by Program and Household Type, FY 2022-2024

	<b>ES Singles</b>	<b>ES Persons in Families</b>	<b>TH Singles</b>	<b>TH Persons in Families</b>
FY 2024	32%	53%	35%	100%
FY 2023	29%	49%	57%	88%
FY 2022	36%	41%	68%	47%

### FY 2024 Exit Destinations by Program and Household Types Narrative

The following table provides exit destination data for BTG over the FY 2024 reporting period. Data represent an unduplicated count of clients within each program type category. The table below provides data for the total clients served in each category, including the number and percentage exiting. Exit rates are provided across five subgroups, including permanent housing. Generally, PH exit rates are best for RRH projects, and typically improve from Outreach, to ES, then TH.

Table 12. Exit Destination by Program FY 2024

Exit Destination	Emergency Shelter	Transitional Housing	Street Outreach	Rapid Re-Housing
Permanent Housing	41.5%	49%	31.6%	97%
Homeless	22.9%	9.5%	32.9%	2%
Institutional	5.5%	9.5%	4.6%	0%
Other	0.7%	14.3%	0%	0.2%
Unknown	6.7%	4.8%	13.2%	0.1%
# Exiting Clients	895	21	614	845
Total Clients Served	1,399	58	1,118	996
% of Clients Exiting	64%	36.2%	54.9%	84.8%

## Bridging the Gap Aggregate Homeless PIT Count Data, 2020-2024

The sections that follow provide summary statistics in aggregate and specifically for each of the three neighbor islands that supplied data in 2024. Table 13 summarizes the total number of sheltered and unsheltered homeless over the last five years, while also providing the totals for individuals, persons in families, and family households. Figure 1 illustrates that there was a rise in the levels of unsheltered and total homelessness through 2023 but in 2024 experienced a decline in almost all categories. It should be noted that each of the annual counts have been implemented using the same general methodology. Unsheltered PIT was not conducted in 2021 due to the COVID 19 pandemic and therefore no data is available.

Table 13. BTG Homeless PIT Count Data, 2020-2024

	2020	2021	2022	2023	2024
Sheltered	706	636	628	653	619
Unsheltered	1,304	N/A	1,394	1,542	1276
Total Persons	2,010	636	2,022	2,195	1,895
Individuals					
Sheltered	290	261	237	222	300
Unsheltered	1,051	N/A	1,224	1,355	1,118
Total	1,341	261	1,461	1,577	1,418
Persons in Families					
Sheltered	416	375	391	431	319
Unsheltered	253	N/A	170	187	158
Total	669	375	561	618	477
Family Households					
Sheltered	117	108	99	115	90
Unsheltered	67	N/A	52	51	43
Total	184	108	151	166	133

## Homeless PIT Count Data by Neighbor Island, 2020-2024

Table 14 displays the five-year trend in sheltered, unsheltered, and total homelessness for Hawaii island. In 2024, the unsheltered proportion is the lowest it has been over any of the five reporting years. Figure 2 shows the Hawaii island data graphically and shows the rise unsheltered and total homelessness through 2023 but in 2024 there was an encouraging decline in all below categories of homelessness. Unsheltered PIT count was not conducted in 2021 due to the COVID 19 pandemic.

Table 14. Hawaii Island Homeless PIT Count Data, 2020-2024

	2020	2021	2022	2023	2024
Total Persons	797	227	837	1,003	718
Sheltered	276	227	283	278	191
Unsheltered	521	N/A	554	725	527
Individuals	770	109	584	794	593
Persons in Families	471	118	253	209	125
Family Households	110	32	66	55	41

Table 15 shows the five-year trend in sheltered, unsheltered, and total homelessness on Maui and shows the decline in homelessness from 2020-2024 though the sheltered homeless increased in 2024 due to the Maui wildfires. Unsheltered PIT count was not conducted in 2021 due to the COVID 19 pandemic.

Table 15. Maui Homeless PIT Count Data, 2020-2024

	2020	2021	2022	2023	2024
Total Persons	789	346	741	704	654
Sheltered	375	346	305	317	369
Unsheltered	414	N/A	436	387	285
Individuals	486	125	503	429	434
Persons in Families	303	221	238	275	220
Family Households	83	65	63	74	59

Table 16 outlines the five-year trend in sheltered, unsheltered, and total homelessness on Kauai. According to the table below, homelessness has been steadily increasing during the past 5 years on Kauai. Unsheltered PIT count was not conducted in 2021 due to the COVID 19 pandemic.

Table 16. Kauai Homeless PIT Count Data, 2020-2024

	2020	2021	2022	2023	2024
Total Persons	424	63	444	488	523
Sheltered	55	63	40	58	59
Unsheltered	369	N/A	404	430	464
Individuals	302	27	374	354	391
Persons in Families	122	36	70	134	132
Family Households	33	11	22	37	33

## Neighbor Islands Sheltered PIT Count Household Characteristics, 2020-2024

Tables 17 through 19 summarize the sheltered homeless PIT Count data over the last five years for each of the Neighbor Islands. The BTG sheltered figure decreased by 34 persons when compared to 2023, with the increase largely attributable to an 87 person decrease on Hawaii island. Maui had an increase of sheltered homeless that was likely due to the Maui wildfires. On Kauai the number of sheltered homeless is close to the same the last two years.

Table 17. Hawaii Island Sheltered PIT Count Household Data, 2020-2024

	2020	2021	2022	2023	2024
Total Sheltered Persons	276	227	283	278	191
Individuals	117	109	88	124	100
Persons in Families	159	118	195	154	91
Family Households	46	32	48	40	30

Table 18. Maui Sheltered PIT Count Household Data, 2020-2024

	2020	2021	2022	2023	2024
Total Sheltered Persons	375	346	305	317	369
Individuals	140	125	132	78	179
Persons in Families	235	221	173	239	190
Family Households	64	65	44	65	49

Table 19. Kauai Sheltered PIT Count Household Data, 2020-2024

	2020	2021	2022	2023	2024
Total Sheltered Persons	55	63	40	58	59
Individuals	33	27	17	20	21
Persons in Families	22	36	23	38	38
Family Households	7	11	7	10	11

## Neighbor Islands Unsheltered PIT Count Household Characteristics, 2020-2024

The total number of unsheltered homeless individuals on the Neighbor Islands was estimated to be 1,237 for 2019. Tables 20 to 22 present the data by household composition type for each of the three islands and estimate the level of homelessness over each of the last five years. Additional 2019 GIS analysis for Maui county and dashboards based on interview location for each of the islands can be found [here](#)

. The data below are based on client responses to the region in which they slept on the night of the count, and in some cases will be different than the interview location region due to different factors. Generally, however, there is not much variation within these regions.

In 2019, the Coe elected to include brief survey questions related to the natural disasters that occurred on Kauai and the Big Island during 2018. Based on the unsheltered data that was collected, 14 of the 348 unsheltered on Kauai (four percent) responded that their homelessness was directly caused by the flooding that occurred on Kauai's North Shore during April 2018. On the Big Island, 11 of the 447 unsheltered (two percent) indicated that their homelessness was related to Hurricane Lane (Aug 2018). 26 of the 447 Hawaii unsheltered (six percent) stated that they are homeless because of the volcanic eruptions that took place during the latter half of 2018.

Table 20. Hawaii Island Unsheltered PIT Count Household Data, 2020-2024

	2020	2021	2022	2023	2024
Total Unsheltered Persons	521	N/A	554	725	527
Individuals	436	N/A	496	670	493
Persons in Families	85	N/A	58	55	34
Family Households	22	N/A	18	15	11

Table 21. Maui Unsheltered PIT Count Household Data, 2020-2024

	2020	2021	2022	2023	2024
Total Unsheltered Persons	414	N/A	436	387	285
Individuals	346	N/A	371	351	255
Persons in Families	68	N/A	65	36	30
Family Households	19	N/A	19	9	10

Table 22. Kauai Unsheltered PIT Count Household Data, 2020-2024

	2020	2021	2022	2023	2024
Total Unsheltered Persons	369	N/A	404	430	464
Individuals	269	N/A	357	334	370
Persons in Families	100	N/A	47	96	94
Family Households	26	N/A	15	27	22

### Neighbor Islands PIT Count Veteran Homelessness, 2020-2024

Tables 23-27 present the homeless veteran data collected from 2020-2024. There has been a steady reduction in total veteran homelessness from 2020 to 2024, and a substantial 44 percent decrease over the time period. There is no data for 2021 as the Unsheltered PIT count was no conducted due to the COVID 19 pandemic.

Table 23: Total Homeless Veterans, 2024

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	14	1	59	74
Veteran Families	0	0	1	1

Table 24: Hawaii Homeless Veterans, 2024

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	7	1	30	38
Veteran Families	0	0	1	1

Table 25: Maui Homeless Veterans, 2024

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	4	0	11	15
Veteran Families	0	0	0	0

Table 26: Kauai Homeless Veterans, 2024

	Emergency	Transitional	Unsheltered	Total
Homeless Veterans	3	0	18	21
Veteran Families	0	0	0	0

Table 27: Summary of Homeless Veterans, 2020-2024

	Sheltered#	Sheltered%	Unsheltered#	Unsheltered %	Total
2024	15	20.3%	59	79.7%	74
2023	18	19.8%	73	80.2%	91
2022	20	18.5%	88	81.5%	108
2021	N/A	N/A	N/A	N/A	N/A
2020	34	25.8%	98	74.2%	132

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

Tables 23 through 26 present the total number of veteran families and individuals by island that were counted in the sheltered and unsheltered PIT Counts during 2024. Table 27 illustrates a 44 percent decrease in the total number of homeless veterans enumerated from 2020 to 2024. Veteran housing resources have continued to expand over the last five years, which is demonstrated in the decline in veteran homelessness.

The Supportive Services for Veteran Families (SSVF) Program is available on Maui, Hawaii and Kauai counties. The goal is to assist families to identify appropriate housing, move into the unit, and maintain housing stability (i.e. pay rent on time, be a good neighbor, understand their rights and responsibilities as a renter, budget and maintain or increase income), or settle past due rent debt and maintain housing stability. This is a cost reimbursement program funded through the Department of Veterans Affairs (VA) and administered by local veteran service providers. Veterans must show a need for housing services (i.e. homeless or at risk for homelessness). Household income must not exceed 50% of area median income; and the veteran cannot be dishonorably discharged from military service. SSVF can provide case management, temporary financial assistance, employment support, and information and referral to the VA or other community services that will help to ensure housing stability.

## Neighbor Islands 2024 PIT Count Demographic Characteristics

The following tables present the demographic characteristics from the 2024 BTG PIT Count.

Table 28. Demographic Characteristics, 2024 BTG PIT Count

Gender	Emergency	Transitional	Unsheltered	Total
Female	268	15	508	801
Male	310	25	761	1,086
Gender Non-Conforming	1	0	7	8

Ethnicity	Emergency	Transitional	Unsheltered	Total
Non-Hispanic/Non-Latino	571	39	1,249	1,861
Hispanic/Latino	6	1	27	34

Race	Emergency	Transitional	Unsheltered	Total
White	142	7	381	530
Black or African American	14	1	35	50
Middle Eastern or North African	2	0	3	5
Asian	27	1	72	100
American Indian or Alaska Native	12	1	13	26
Native Hawaiian or Other Pacific Islander	205	15	315	535
Multiple Races	171	14	430	615

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# **DHS EXHIBIT B**

## **Mainstream Services**

Referenced in

**MA-30 – Homeless Facilities**

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

The following describes the State's efforts to connect with mainstream services to complement homeless service resources.

**Access to Low Income Housing:**

There is a severe shortage of affordable housing for rent or purchase in Hawaii and the cost of both is reportedly amongst the highest in the nation. This shortage affects the ability of homeless service providers to find suitable and affordable placements for those individuals who are presently homeless and who are at or below 30% of the area median income. The HICH is continuing to advocate for increased levels of funding to increase shelter and supportive housing capacity statewide. In addition, the HICH supports promoting affordable rental housing for people transitioning from homelessness. This policy includes support for the Rental Housing Revolving Fund, Dwelling Unit Revolving Fund, and shallow rental subsidies and programs such as the 'Ohana Zones pilot program. In addition, the HICH supports policies and programs that help to address upfront barriers to accessing existing rental housing inventory. This includes support to help address income discrimination in the rental housing market, regulation of rental screening fees, and support for incentives to encourage landlords to participate in housing assistance programs this includes adopting policies to streamline or expedite county permitting and other processes to facilitate the development of housing projects for low-income housing. At its September 2021 regular meeting, the HICH received updated projections from the Corporation for Supportive Housing (CSH) regarding the number of additional supportive housing units needed statewide to address current demand. According to the September 2021 presentation, CSH is currently projecting that 3,888 additional housing units are needed statewide, including 1,429 units for chronically homeless individuals, 295 for non-chronically homeless individuals, 133 for homeless families 234 units for unaccompanied homeless youth, and 1,797 for other sub-populations. The estimated housing unit projections shared by CSH will assist the HICH in developing long-term strategies to address these housing gaps. As the HICH looks forward to the future, the council will continue to focus steadily on increasing the inventory of permanent housing and a collaborative systems approach.

**Access to Medicaid:**

The follow-up case management and services required once a homeless individual becomes housed varies depending upon the acuity and needs of the homeless individual. For those individuals at the highest level of need and acuity who require "permanent supportive housing" (housing plus intensive and potentially long-term services) Medicaid is a viable mainstream option to assist in funding the cost of these services. The implementation of Community Integration Services (CIS) has increased the opportunities to enhance service delivery for vulnerable adults with complex physical or behavioral health needs. CIS has extended services to a critical population of vulnerable Medicaid members who are at-risk of homelessness. Early identification of health and social service needs allows CIS providers to proactively connect members to preventive interventions according to their needs, reducing reliance on homeless resources in the future. Future policy recommendations for CIS include continuing to support capacity building for existing providers of pre-tenancy and tenancy services, prioritizing the integrations of systems of care that serve CIS subpopulations, including data sharing agreements, and expanding the capacity and focus of interventions aimed at preventing homelessness in the future. The HICH has also assisted in highlighting how new programs, such as the Family Assessment Center, provide opportunities for Department of Human Services staff to directly connect with homeless individuals in shelter and assist them in applying for Medicaid, TANF, SNAP, and other government benefits.

**Access to Behavioral Health services:**

A key component to supportive housing services is providing access to behavioral health services, such as case management, mental health treatment, substance abuse treatment, and detox services. The HICH has assisted in strengthening linkages between the Department of Health (DOH), Department of Human Services Med-QUEST Division, law enforcement agencies, and homeless service providers to create clear pathways to behavioral health services for individuals experiencing homelessness. The HICH and DOH have been working collaboratively to support ongoing efforts to increase behavioral health resources statewide. The Governor’s Coordinator on Homelessness (GCH) and HICH partnered with DOH, DHS, and the counties to establish the Behavioral Health and Homelessness Statewide Unified Response Group (BHHSURG) in March 2020. BHHSURG enabled government agencies to provide centralized information in one place for providers of behavioral health and homeless services and provide ongoing support to providers. In August 2021, DOH opened an 8-unit stabilization bed facility in West Hawai`i and is currently procuring additional units statewide for short-term stabilization services. Another focus has been to focus on the health and stability for youth aging out of foster care and juvenile systems and people experiencing homelessness who have frequent contact with hospitals and the criminal justice system. As a result of system-level changes, homeless service providers are better equipped to refer homeless individuals with behavioral health issues to the appropriate level of care.

**Access to Mainstream Benefits:**

A key strategy to end an individual's homelessness is to maximize the mainstream government and other resources available to enable their survival once housed. Case managers and service providers routinely assist homeless individuals in accruing these resources, and the HPO routinely monitors and reports upon their effectiveness in doing so. Such non-homeless and designated-cash-benefits may include unemployment benefits, supplemental social security income, social security disability insurance, VA disability payments, workmen's compensation, general assistance, temporary assistance to needy families, social security, VA pension benefits, retirement pension, and child support payments. Such- non-homeless-designated-non-cash-benefits may include SNAP, Medicaid, Medicare, WIC, VA medical services, and housing benefits through HUD and public housing. The Family Assessment Center model currently being implemented also helps to assist families with increasing their stability in the health, housing, and social areas so that they may be able to obtain and retain permanent housing and attain economic independence and self-sufficiency for the long-term.

# **DHS EXHIBIT C**

## **List of Homeless Facilities and Services**

Referenced in

**MA-30 – Homeless Facilities**

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**MA-30 Homeless Facilities - 91.310(b)**

**List of Homeless Facilities and Services**

<b>HOMELESS SHELTER PROGRAM (E -Emergency; T -Transitional; DV- Domestic Violence)</b>	<b>Singles</b>	<b>Families</b>	<b>Veterans</b>	<b>Chronic Homeless</b>	<b>Unaccompanied Youth</b>
ALTERNATIVE STRUCTURES INTERNATIONAL (ASI). Ohana Ola O Kahumana		X	X	X	
ALTERNATIVE STRUCTURES INTERNATIONAL (ASI) -Weinberg Village Emergency Shelter	X	X	X	X	
CATHOLIC CHARITIES HAWAII (CCH). Mailli Land (T)		X	X	X	
FAMILY LIFE CENTER (FLC) • MAUI Ho'olanani Emergency Shelter (E)	X	X	X	X	X
GREGORY HOUSE PROGRAMS (GHP)	X	X	X	X	X
HALE KIPA (HK) • Apa'a IT	X	X	X	X	X
HALE KIPA (HK). Maka'aloa (T)	X		X	X	
HAWAII ISLAND HOME FOR RECOVERY (HIHR)	X		X	X	X
HONOLULU COMMUNITY ACTION PROGRAM {HCAPJ • Kumuhonua	X	X	X	X	X
HOPE SERVICES HAWAII (HOPE) Kihei Pua Emergency Shelter (E)	X		X	X	X
HOPE SERVICES HAWAII (HOPE) West Hawaii Emergency Housing Program (E)	X		X	X	X
HOPE SERVICES HAWAII (HOPE) East Heweii Emergency Shelter Program (E)	X		X	X	X
HOPE SERVICES HAWAII (HOPE) Sacred Heart	X		X	X	X
HOUSING SOLUTIONS. INC (HSI) Kuleakahua (T)	X	X	X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS) • Ka'oahi Service Center (E)	X		X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS) • Sumner Service Center (E)	X	X	X	X	X
KA HALE A KE OLA HOMELESS RESOURCE CENTER (KHAKOJ (MAUI) Westside (E)(T) (Temp Closed)	X	X	X	X	X
KA HALE A KE OLA HOMELESS RESOURCE CENTER (KHAKOJ (MAUI) Central (E) IT)	X	X	X	X	X
KAUAI ECONOMIC OPPORTUNITY (KEO) • Manaolana Emergency Shelter	X	X	X	X	X
KAUAI ECONOMIC OPPORTUNITY (KEO) - Manaolana Transitional Shelter	X		X	X	X
KAUAI ECONOMIC OPPORTUNITY (KEO) • Komohana IT	X	X	X	X	X
KEALAHOU WEST OAHU (KWO) • Onelau'ena (E)	X	X	X	X	X
KEALAHOU WEST OAHU (KWO) • Onemalu IT	X		X	X	X
STEADFAST HOUSING DEVELOPMENT CORP (SHDCJ Hale Ulu Pono (TI	X	X	X	X	X
UNITED STATES VETERANS' INITIATIVE (USVI) • Waianae Civic Center	X		X	X	X
UNITED STATES VETERANS' INITIATIVE (USVI) • Veterans-In-Progress (Barbera Point)	X		X	X	X
WAIKIKI HEALTH CENTER (WHC). Keauhou (E)	X	X	X	X	X
WOMEN IN NEED (WIN) • FAMILY HOUSE • Alea (T)	X	X	X	X	X
WOMEN IN NEED (WIN) • KAUAI (T)	X	X	X	X	X
WOMEN IN NEED (WIN) • Bridge to Success • Halawa IT)	X	X	X	X	X
DYNAMIC HEALING CENTER	X		X	X	X
<b>FAMILY ASSESSMENT CENTER (FAC)</b>					
CATHOLIC CHARITIES HAWAII (Villages of Mailli) • Family and Individual Assessment Center	X	X	X	X	
NEIGHBORHOOD PLACE OF PUNA (HAWAII)		X	X	X	
<b>HOMELESS OUTREACH PROGRAM</b>					
FAMILY LIFE CENTER (FLC) • Central Region 1,2,3,6	X	X	X	X	X
FAMILY LIFE CENTER (FLC) • Kihel/Lahaina Region 4 & 5	X	X	X	X	X
FAMILY LIFE CENTER (FLC) Kauai Region 2,3,4, & 5	X	X	X	X	X
Hawaii Health and Harm Reduction Center-Oahu	X	X	X	X	X
HOPE SERVICES HAWAII, INC. {HOPE} Region 1,6,8 and 9	X	X	X	X	X
HOPE SERVICES HAWAII, INC (HOPE) Region 2,3,4,5,7, and 10	X	X	X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS)	X	X	X	X	X
KEALAHOU WEST OAHU (KWO)	X	X	X	X	X
<b>LEGAL SUPPORT SERVICES</b>					
LEGAL AID SOCIETY OF HAWAII (LASH) • Statewide	X	X	X	X	X

<b>STATE HOMELESS EMERGENCY GRANTS PROGRAM (SHEG)</b>					
CATHOLIC CHARITIES HAWAII (Oahu)	X	X	X	X	X
CATHOLIC CHARITIES HAWAII (Neighbor Island)	X	X	X	X	X
<b>HOUSING PLACEMENT PROGRAM</b>					
CATHOLIC CHARITIES HAWAII	X	X	X	X	X
FAMILY LIFE CENTER (FLC) • MAUI	X	X	X	X	X
FAMILY LIFE CENTER (FLC) • KAUAI	X	X	X	X	X
HOPE SERVICES HAWAII, INC. (HOPEI)	X	X	X	X	X
UNITED STATES VETERAN INITIATIVE (USVI)	X	X	X	X	X
<b>HOUSING FIRST PROGRAM</b>					
CATHOLIC CHARITIES HAWAII (CCH) • KAUAI	X	x	x	x	x
FAMILY LIFE CENTER (FLC • MAUI)	X	X	X	X	X
HOPE SERVICES HAWAII, INC - HAWAII	X	X	x	x	x
UNITED STATES VETERANS' INITIATIVE (USVI)	X	x	X	X	X
<b>RAPID RE-HOUSING PROGRAM</b>					
ALTERNATIVE STRUCTURES INTERNATIONAL (ASI)	X	X	X	X	X
CATHOLIC CHARITIES HAWAII (CCH)	X	X	X	X	X
FAMILY LIFE CENTER (FLC)	X	x	X	X	X
HOPE SERVICES HAWAII, INC (HOPE)	X	X	X	X	X
INSTITUTE FOR HUMAN SERVICES (IHS)	X	X	X	X	X
<b>GRANT IN-AID SELF-SUFFICIENCY PROGRAMS</b>					
INSTITUTE FOR HUMAN SERVICES (IHS)	X	X	x	X	X
<b>EMERGENCY SOLUTIONS GRANT (ESG) RAPID UNSHELTERED SURVIVOR HOUSING (RUSH)</b>					
CATHOLIC CHARITIES HAWAII	X	X	X	X	X
FAMILY LIFE CENTER (FLC)- Maui	X	X	X	X	X
FAMILY LIFE CENTER (FLC) - Kauai	X	X	X	X	X
HOPE SERVICES HAWAII (HOPE)	X	X	X	X	X
KA HALE A KE OLA Homeless Resource Centers, Inc.	X	X	X	X	X
Ka Mana O Na Helu	X	X	X	X	X
<b>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</b>					
MAUI AIDS FOUNDATION – Lead Agency	X	X	X	X	X
MAUI AIDS FOUNDATION – Kauai Satellite Office	X	X	X	X	X
HAWAII ISLAND AIDS FOUNDATION	X	X	X	X	X

# **DHS EXHIBIT D**

## **Description of Homeless Services**

Referenced in

**MA-30 – Homeless Facilities**

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## **Programs Administered by the Department of Human Services Homeless Program Office**

### **State Homeless Emergency Grants Program:**

- Assist Households who are unsheltered homeless, sheltered homeless, at risk of becoming homeless and have income at or below 50% of the Area Median Income (AMI).
- Assist homeless household with housing, medical and other types of expenses arising from emergency needs including housing rental deposit and rent; utility costs and deposit.
- Participants must demonstrate a financial and emergency need which is directly related to impending eviction or be a direct barrier toward moving into permanent housing.
- Provide housing costs to avert imminent eviction which may include reasonable back rent and utility arrears that directly prevent a participant from being able to sign a lease or lose their current housing.
- Facilitate medical care or medicine, including emergency medical related expenses or purchase of supplies for special medical needs with supporting documentation.
- Provide transportation and job-hunting expenses or public assistance programs that will allow participants to secure employment or increase income to afford housing.

### **Housing Placement Program (State TANF Funded):**

- Assist eligible Temporary Assistance to Needy Families (TANF) families who are homeless and at imminent risk of becoming and have income below the threshold of 300% federal poverty level.
- Provide for client assessment, linkage to appropriate landlords, and landlord/client intervention to assist with the transition into a rental unit.
- Provide assistance to families to quickly exit homelessness, return to housing in the community, and avoid future homelessness.
- Cultivate and outreach to new prospective landlords to rent to at imminent risk of homelessness
- Provide case management service and/or shall serve as the liaison with the landlord to ensure good landlord - tenant relations.
- Provide one to three payments of any combination of security deposit, first month's rent, utilities deposit or past due utilities, if necessary.
- Assist with increasing income to sustain permanent housing.

### **State Homeless Outreach Program:**

- Provide outreach services to unsheltered homeless individuals and families, connecting them with emergency shelter, permanent housing, or critical services designed to help homeless individuals and families.
- Assist individuals and families access permanent housing as rapidly as possible by assisting with quickly locating and accessing housing options and connecting them to services and supports that will support housing stability.
- Provide urgent, non-facility-based care

- Assist individuals or families to connect to services to meet their basic needs and access array of services offered by the homeless system.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefit and employment.
- Outreach providers are considered access points to the Coordinated Entry System.

### **State Outreach Program Legal Services:**

- Provide statewide vital documents and identification cards in association with the State Homeless Outreach and Shelter Programs.

### **State Homeless Shelter Program:**

- Provide emergency and/or transitional shelter to increase their stability in the health, housing and social areas so that they may be able to obtain and retain permanent housing, attain economic independence and self-sufficiency for the long-term.
- Provide safe, appropriate, and immediate temporary low-barrier shelter for people with no viable alternative.
- Assist with access to permanent housing as rapidly as possible by removing barriers to program entry, assisting with quickly locating and accessing housing options.
- Assist with accessing income and benefits, and connecting to community services and supports to promote stability and prevent evictions and returns to homelessness.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefit and employment.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefit and employment.
- Identify and locate suitable housing options and provide support through housing location and application processes.
- Provide tenancy skills and how to meet lease obligations.
- Emergency Shelters are considered access points to the Coordinated Entry System.

### **State Homeless Rapid Re-Housing Program:**

- Provide assistance to unsheltered homeless, sheltered homeless, at imminent risk of becoming homeless individuals and families to access permanent housing as rapidly as possible.
- Assist with locating and accessing housing options.
- Provide move-in and rental assistance.
- Provide case management and post housing services to promote stability.
- Assist with eviction prevention and avoid returning to homelessness.

### **State Homeless Permanent Supportive Housing/Housing First (HF) Program:**

- Provide support to chronically homeless individuals and/or families in stability and recovery.
- Assists to obtain and secure long-term permanent housing consistent with consumer choice principles.

- Provide necessary support to maintain housing and prevent recidivism to homelessness.
- Provide homeless individuals and/or families wrap around services to maintain housing.

### **Family Assessment Center (FAC):**

- Serve unsheltered homeless families transitioning to permanent housing.
- FAC services are provided in a manner that is consistent with the HF approach.
- Offer families immediate access to outreach, shelter, and permanent housing as appropriate without unnecessary prerequisites.
- Provide 24-hour access 7 days per week to the FAC facility; all beds/units assigned with Case Management.
- Provide services focused on helping families access permanent housing as rapidly as possible and preventing returns to homelessness.
- Provide and/or assist participants to connect to services to address physical and mental health, addiction, employment, educational, and legal needs.
- Provide access to sanitary facilities; personal storage space; one nutritious meal per day or cooking and food supplies; adequate clothing or clothing bank; and bedding as needed.
- FACs are considered access points to the Coordinated Entry System.

### **Bridge Housing:**

- Serve the documented unsheltered, most vulnerable, chronically homeless living on Oahu.
- All referrals to bridge housing are generated through the local Continuum of Care's Coordinated Entry System.
- Provide housing stabilization case management services including resolving issues or conflicts that may lead to tenancy problems, and developing tenancy skills.
- Assist all interested, eligible households to apply for mainstream affordable housing programs within 90 days of program entry.

### **Coordinated Statewide Homeless Initiative (CSHI):**

The following CSHI services are provided in a manner that is consistent with the HF approach.

**Prevention Services** (Up to 40% of CSHI funds may be allocated to this component):

- Serve households who are at risk of becoming homeless who have entered the eviction process; are at or below 80% of the area median income (AMI) as determined by the U.S Department of Housing and Urban Development (HUD); lack resources and support networks that would prevent them from moving into an emergency shelter or other temporary living arrangements; and lack sufficient resources and support networks to retain housing without HP assistance.
- Provide assistance to prevent an individual or family from moving into an emergency shelter or to a public or private place not meant for human habitation.
- Provide financial assistance including limited security deposits, monthly rents, utility deposits, monthly utilities, past due rents, and/or past due utilities.

**Rapid Re-Housing Services** (minimum 60% of CSHI funds may be allocated to this component):

- Serve individuals and families who are unsheltered, or who are transitioning from homelessness in emergency or transitional shelters to permanent housing, and are in need of assistance locating an affordable rental unit.
- Eligible participants are at or below 80% of the area median income (AMI) as determined by HUD; have no appropriate subsequent housing options; and lack sufficient resources and support networks to retain housing without assistance.
- All referrals to the CSHI RRH program are generated through the local Continuum of Care's Coordinated Entry System.
- Eligible financial assistance includes security deposits; first and last month's rent; property damage; temporary rental assistance; rental arrears; utility arrears; utility deposits; and moving expenses. Rental and utility arrears are only an eligible cost in cases in which such arrears directly prevent a Participant from signing a lease.
- Eligible funds may pay rents up to the Rent Reasonableness amount even if the Rent Reasonableness amount is higher than the fair Market Rent as determined by HUD.
- Provide case management focusing on housing access and retention; complete a housing plan including a discharge plan on the approved form within seven days of engagement in services.

**Housing Opportunities For Persons With AIDS (Federal Program):**

One lead administrative agency representing Maui and Kauai and one separate agency on Hawaii Island

- Provide permanent housing placement with security deposits and ongoing rent subsidies for homeless persons with HIV/AIDS.
- Provide ongoing case management/mentoring to maintain stability in housing.
- Provide short-term rent, mortgage and utility assistance (STRMU), which is a short-term homelessness prevention and intervention benefit.
- Provide support services that help meet the needs of the clients and help them maintain stability in housing.

**Emergency Solutions Grant Rapid Unsheltered Survivor Housing (ESG RUSH) Program (Federal Program):**

- Address the housing and services needs of people experiencing homelessness, whose needs are exacerbated by disasters, and people who are at risk of longer-term homelessness as a result of disasters.
- Fills a gap in federal disaster assistance for people experiencing or at risk of experiencing homelessness.