

# 2021 INFORMATIONAL PACKET

## COUNTY OF HAWAI'I 2020-2024 Overview

### ◆ **Consolidated Plan**

Contact person: Royce Shiroma

### ◆ **Community Development Block Grant**

Contact person: Brian Ishimoto

### ◆ **HOME Investment Partnerships Program**

#### ◆ **National Housing Trust Fund**

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# **Consolidated Plan Overview**



# CONSOLIDATED PLAN

## □ **5 Applications**

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- National Housing Trust Fund (HTF)
- Emergency Solutions Grants Program (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

## □ **2 Planning documents**

- Comprehensive Housing Affordability Strategy (CHAS)
- Non-Housing Community Development Plan (NHCDP)



# PURPOSE

- To ensure that jurisdictions receiving direct federal assistance utilize and develop a plan for its housing and related needs of very low-, low-, and moderate-income families in a way that improves the availability and affordability of decent, safe and sanitary housing within a suitable living environment.



# RECIPIENT OF HUD FUNDS

(Approximate amounts)

## □ **County of Hawai'i**

- CDBG Program:  
\$2,500,000

## □ **State of Hawai'i**

### ■ HOME

Program:  
\$3,000,000

(3 year rotation basis between  
Hawai'i County, Maui County,  
and Kauai County)

- ESG Program:  
\$400,000

- HOPWA  
Program:  
\$175,000

- HTF Program:  
\$1,425,000

(3 year rotation basis between  
Hawai'i County, Maui County,  
and Kauai County)



EQUAL HOUSING OPPORTUNITY  
"HAWAI'I COUNTY IS AN EQUAL OPPORTUNITY  
PROVIDER AND EMPLOYER"

# CITIZEN PARTICIPATION

- ◆ Citizen Input by:
  - Public Hearings on Needs and Priorities;
  - 30-day review and comment period on the Consolidated Plan, Yearly Action Plan, and any substantial amendments;
  - Meeting of the Hawai'i County Finance Committee (initial review);
  - Meeting of the Hawai'i County Council (final approval); and
  - Public Notice to notify the public of the approval and submittal of the final plan.



# SCHEDULE

<b>November</b>	<b>Proposal Due to County. Review, Rank and Recommend Projects.</b>
<b>January</b>	<b>Draft Yearly Action Plan</b>
<b>January/February</b>	<b>30-Day Public Review/Comment Period</b>
<b>April</b>	<b>Hawai'i County Finance Committee Meeting. Hawai'i County Council Meeting.</b>
<b>May</b>	<b>Final Public Review. Submittal Due to HUD.</b>



EQUAL HOUSING OPPORTUNITY  
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# SUBMISSION DATES

- 5-year Consolidated Plan  
due:
  - May 15, 2021
- Yearly Action Plan (funded  
projects only) due:
  - May 15, 2021



# CONTENTS

## Five-year Plan

- General Information
  - Citizen participation
  - Consultation
  - Certifications
- Housing and Special Needs Housing
  - Goals (Logic Model) w/narrative
  - Priority Needs table w/narratives
  - Needs
  - Housing and market analysis
- Homeless
  - Goals (Logic Model) w/narrative
  - Priority Needs table w/narrative
  - Strategy
  - Needs
- Community Development
  - Goals (Logic Model) w/narrative
  - Priority Needs table w/narrative
- Citizen Participation Plan



# PRIORITIES

## for allocating funds

- ◆ Way to allocate future CDBG, HOME and HTF funds. (Higher points awarded for high priority activities in the rating system for project selection).
- ◆ Priorities will be used to determine if projects applying for other HUD funds (Super NOFA) is consistent with the Consolidated Plan. (High and Medium Priorities will be considered as consistent with Plan).



# HIGH PRIORITY ACTIVITIES

## HIGH PRIORITIES

- ◆ Housing for households earning less than 80% of the median income.
  - Rental
  - Homeowner
  - Special needs
  - Homeless
  - Activities which will produce new housing production. (i.e. water, streets, environmental assessments, planning, etc.)
- ◆ Activities that protect the health and safety of the residents in Hawai'i County. (i.e. Fire, Police, Environmental)
- ◆ Activities to meet legal obligations and/or federal mandates. (i.e. ADA)
- ◆ Activities to address designated Disaster Relief Areas (i.e. Infrastructure, Economic Development, Health Facilities)
- ◆ Public Facilities
  - Child Care, Youth, and/or Senior Centers
  - Centers for Persons with a Disability
  - Homeless Facilities
  - Health facilities
  - Neighborhood facilities



# HIGH PRIORITY ACTIVITIES

## Cont . Public Facilities

- Parks & Recreation
  - Infrastructure
  - Economic Development
  - Health Facilities
- 
- ◆ Infrastructure (that does not produce new housing units)
    - Water/Sewer/Street Improvements
    - Solid Waste Disposal
    - Flood Drainage Improvements
  
  - ◆ Public Services
    - Seniors, Persons with a Disability, Youth, Childcare, Transportation, Substance abuse, Employment, Health, Lead Hazards, Crime, etc. Including activities that prevent prepare for, address and/or respond to disaster related events such as flooding, lava flow, hurricane, tsunami and infectious diseases.
  
  - ◆ Economic Development which provide jobs for low- and moderate-income persons



# LOW PRIORITY ACTIVITIES

## LOW PRIORITIES

- ◆ Public Facilities
  - Parking Facilities
  - Non-Residential Historic Preservation
  
- ◆ Infrastructure
  - Sidewalks



# GOALS

- ◆ Activities the County will COMPLETE between 2020 and 2024
- ◆ Funds: Activities will utilize CDBG, HOME, and HTF funds
- ◆ Does not include activities utilizing other HUD sources, other government sources or private funds



# HOUSING GOALS

- ◆ 1. Provide Tenant Based Rent Assistance
- ◆ 2. Construct rental units for low income families, & elderly
- ◆ 3. Provide homebuyer education and counseling
- ◆ 4. Construct affordable for-sale housing
- ◆ 5. Provide loans/grants for home rehabilitation
- ◆ 6. Provide effective program administration & conduct an update to the Housing study



# HOUSING GOALS

- ◆ 7. Provide funds for the construction of multi-family rental housing
- ◆ 8. Provide funds for infrastructure in support of affordable housing
- ◆ 9. Provide funds for land acquisition for low and moderate income housing



# FAIR HOUSING GOALS

- ◆ 1. Conduct Training
- ◆ 2. Update Fair Housing Video
- ◆ 3. Increase participation in training
- ◆ 4. Update and maintain Fair Housing Plan in the County Web site
- ◆ 5. Provide Technical support and disseminate information
- ◆ 6. Conduct an Analysis of Impediments Study/Assessment of Fair Housing
- ◆ 7. Participate in Statewide meeting and coordinate events
- ◆ 8. Develop policies to address fair housing impediments



# HOMELESS GOALS

- ◆ 1. Rehabilitate Domestic Abuse Shelters
- ◆ 2. Provide homeless services  
(i.e Transportation/Medical/Counseling)
- ◆ 3. Provide funding to renovate/construct homeless shelters
- ◆ 4. Provide funds for an Emergency Family Shelter in West Hawai'i
- ◆ 5. Secure funding and implement Mobile Outreach Health Teams
- ◆ 6. Develop and implement a Subacute Stabilization Residential Services Program
- ◆ 7. Advocate for continued funding of the 'Ohana Zone Program
- ◆ 8. Repair and renovate Keolahou Emergency Shelter and Assessment Center to add up to 20 permanent supportive rental units
- ◆ 9. Develop the Kukuiola Emergency Shelter and Assessment Center which will include up to 90 emergency housing units, a dog park, designated safe overnight parking, assessment center, community pavilion with kitchen, health and social services spaces, a career center and library
- ◆ 10. Purchase and renovate existing building for an assessment center and emergency shelter in North Hawai'i and Ka'u
- ◆ 11. Develop a Homeless Program Help Line
- ◆ 12. Conduct 5 annual Point in Time counts



# COMMUNITY DEVELOPMENT GOALS

- ◆ 1. Provide infrastructure or other activities that will increase the production of new affordable housing and public facilities
- ◆ 2. Provide new public health & safety facilities (Fire/Police/Env)
- ◆ 3. Remove architectural barriers at facilities
- ◆ 4. Improve and rehabilitation public facilities/senior centers/homeless shelters
- ◆ 5. Provide transportation services for elderly and low-income households
- ◆ 6. Provide funds for land acquisition for low- and moderate-income housing
- ◆ 7. Provide effective CDBG program management
- ◆ 8. Address, prevent, prepare for and/or respond to disaster related events such as flooding, lava flow, hurricane, tsunami and infectious diseases



# **CDBG Programs Overview**



# COMMUNITY DEVELOPMENT BLOCK GRANT

- ◆ Allocation to the County
  - Formula-based
  - Approximately \$2,500,000 per year
- ◆ Primary Objective:
  - To encourage the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities for persons of low and moderate income.
- ◆ Distribution of funds in the County
  - Request for Proposal process
    - ★ due to the OHCD on November 9, 2020



# ELIGIBLE ACTIVITIES

- ◆ Acquisition, disposition of real property, relocation payments, Clearance
- ◆ Public facilities
- ◆ Public service (15% of total grant amount)
- ◆ Payment of non-federal share
- ◆ Homeownership
  - Subsidize interest
  - Mortgage guarantee
  - Down payments
  - Closing cost
- ◆ Rehabilitation and preservation
- ◆ Economic development, microenterprises
- ◆ Planning and administration (20% of grant amount)



# INELIGIBLE ACTIVITIES

- ◆ Building used for the general conduct of government
- ◆ General government expenses
- ◆ Political activities
- ◆ Purchase of equipment
- ◆ Operating and maintenance
- ◆ New housing construction
- ◆ Income payment for housing



# NATIONAL OBJECTIVES

- ◆ Principally benefit low- and moderate income families; or
- ◆ Aid in the prevention or elimination of slums and blight; or
- ◆ Meet other community development needs having a particular urgency



# Low and Moderate Income

## ◆ **Area Benefit**

1. Must benefit 51% or more low- and moderate-income families in the area. (Families earning less than 80% of the median income for the County of Hawai'i based upon 2010 Census information)

## ◆ **Limited Clientele**

1. Must benefit clientele who are generally presumed to be low- and moderate- income (i.e., Abused children, victims of domestic violence, elderly persons, severely disabled, homeless persons, illiterate adults, persons with AIDS, migrant farm workers); or
2. Must provide income information to substantiate that 51% or more of beneficiaries are low- and moderate-income families; or
3. Must have income eligibility requirements that limit activity to only low- and moderate-income families

## ◆ **Housing Activities**

1. Must be occupied by 51% or more low- and moderate-income families



# PROJECT THRESHOLDS

- ◆ Applicant must be eligible; must submit proof of DUNS number and registration in the CCR system with project proposal
- ◆ Project must be eligible
- ◆ Consistent with the County General Plan and priorities
- ◆ Consistent with the Consolidated Plan goals and priorities
- ◆ Project Schedule (completed within 12 months for CDBG & 18 months for HOME, & 24 months for HTF)
- ◆ Relocation Plan if applicable
- ◆ EIS or (Concerns)
- ◆ Site Control
- ◆ Project Funding



# PROJECT EVALUATION

- ◆ Project
  - Priority/Needs
  - Project outcomes/goals
  - # of persons to benefit
  - Environmental consideration
  - Site selection standards
  - Additional actions needed
- ◆ Funding and Budget
- ◆ Applicant capacity/Past performance



# LAWS

- ◆ Civil Rights Act
- ◆ Fair Housing Act
- ◆ Section 109 - cannot exclude participation
- ◆ Section 3 - employment generated by HUD assistance
- ◆ EO 11246 - prohibit discrimination on contracts . 10,000
- ◆ EO 11063 - prohibits discrimination housing
- ◆ Rehabilitation Act
- ◆ Age Discrimination Act
- ◆ Labor Standards (Davis Bacon)
- ◆ Flood Insurance
- ◆ OMB Circulars
- ◆ Architectural Barriers Act
- ◆ Uniform Relocation and Acquisition Act
- ◆ Conflict of Interest
- ◆ Lead-based Paint
- ◆ Anti lobbying
- ◆ Drug free workplace
- ◆ Environment Policies
- ◆ Americans with Disability Act



# HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

- ◆ Allocation to the County by the State
  - The HOME funds will be allocated on a 3 year rotation basis.
  - Approximately \$3,000,000 per cycle for each county
    - ★ \$2,250,000 for projects
    - ★ \$450,000 must be given to special non-profits (CHDO'S)
      - Hawai'i Island Community Development Corporation
    - ★ \$150,000 for County administration costs
    - ★ \$150,000 for State administration costs



# HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

- ◆ Distribution of funds in the County Request for Proposal process



# HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

## **Primary Objective:**

- To expand the supply of decent and affordable housing for low and very low income persons, enable local design and strategies for developing housing, to provide financial and technical assistance for housing to the states, and develop public/private/non-profit partnerships.



# ELIGIBLE ACTIVITIES

## ◆ Eligible Programs

- Rental housing
- Homeownership
- Tenant-Based Rental Assistance

## ◆ Eligible Costs

- Hard costs
- Relocation costs
- Acquisition
- Tenant-Based Rent Assistance
- Soft costs



# INELIGIBLE ACTIVITIES

- ◆ Project Reserve account
- ◆ Non-federal match
- ◆ Assist previously assisted HOME Projects
- ◆ Acquire property owned by County
- ◆ In conjunction with other housing funds
  - Section 9, Public Housing Modernization, Prepayment of low income housing mortgages, etc.



# OTHER REQUIREMENTS

- ◆ Matching - \$1 federal to \$0.25 matching funds
- ◆ Beneficiaries - 100% of HOME funds must benefit low income persons.
- ◆ Program Requirements - each has its own (i.e. property standards, income limits, occupancy requirements, property value, long-term affordability, targeting HOME funds, etc.)
- ◆ Request for Proposal – similar to CDBG
- ◆ Laws – similar to CDBG



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- ◆ Drug free workplace
- ◆ Environment Policies
- ◆ Americans with Disability Act



# National Housing Trust Fund (HTF)

- ◆ Allocation to the County by the State
  - The HTF funds will be allocated on a 3 year rotation basis.
  - Approximately \$1,425,000 per cycle for each county
    - ★ \$1,350,000 for projects
    - ★ \$75,000 for County administration costs
  - Distribution of funds in the County Request for Proposal process



# National Housing Trust Fund (HTF)

- ◆ Primary Objective:
  - To increase and preserve the supply of decent, safe, sanitary and affordable housing, with primary attention to rental housing for extremely low-income households.



# ELIGIBLE ACTIVITIES

## ◆ Eligible Programs

- Rental housing
- Land acquisition
- Purchase and/or rehabilitation of rental housing
- Preference will be given for New Construction

## ◆ Eligible Costs

- Hard costs
- Relocation costs
- Acquisition
- Soft costs



# INELIGIBLE ACTIVITIES

- ◆ Assist previously assisted HTF projects
- ◆ Acquire property owned by County
- ◆ Pay for delinquent taxes or fees
- ◆ Pay for political activities, advocacy, lobbying, counseling services, travel expenses, preparation of tax returns



# OTHER REQUIREMENTS

- ◆ Beneficiaries – 100% of HTF funds must benefit extremely low-income persons
- ◆ Program Requirements – each has its own (i.e. property standards, income limits, occupancy requirements, property value, long term affordability, targeting HTF funds, etc.)
- ◆ Request for Proposal – similar to CDBG
- ◆ Laws – Similar to CDBG



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- ◆ Lead-Based Paint
- ◆ Anti Lobbying
- ◆ Drug free workplace
- ◆ Environment Policies
- ◆ Americans with Disability Act



# EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

## ◆ Emergency Solutions Grants

### ■ State Administered

- ★ State anticipates receiving approximately \$400,000 for next fiscal year

### ■ Grants for homeless activities and shelters

- ★ Facilities

- ★ Essential services

- ★ Operations

- ★ Prevention

### ■ Contact: State's Department of Human Services

- ★ Benefits, Employment and Support Services Division

- ★ Chrissy (Margaret) Ishida, 586-7066



# HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

## ◆ Housing Opportunities for Persons with AIDS

### ■ State-administered

- ★ State anticipates receiving approximately \$200,000 for next fiscal year

### ■ Grants to meet the housing needs of low-income persons with HIV/AIDS and their families and to prevent homelessness

- ★ Housing assistance
- ★ Supportive services

### ■ Contact: State's Department of Human Services

- ★ Benefit, Employment and Support Services Division
- ★ Chrissy (Margaret) Ishida, 586-7064



# SuperNOFA (Notice Of Funding Availability)

(For more information, visit  
[www.hud.gov/offices/adm/grants/fundsavail.cfm](http://www.hud.gov/offices/adm/grants/fundsavail.cfm))

- ◆ **Assisted Living Conversion Program for Eligible Multifamily Projects**
- ◆ **Brownfields Economic Development Initiative**
- ◆ **Community Development Technical Assistance (TA)**
  - HOME TA
  - McKinney-Vento Act Homeless Assistance Programs TA
  - HOPWA TA
  - CDBG TA
  - Youthbuild TA
- ◆ **Community Development Work Study Program**
- ◆ **Fair Housing Initiatives Programs**
  - Fair Housing -- Private Enforcement Initiative (PEI)
  - Fair Housing -- Education and Outreach Initiative (EOI)
  - Fair Housing Organizations Initiative (FHOI)
  - Fair Housing Initiatives Program (HBCU)
- ◆ **Healthy Homes and Lead Hazard Control Programs**
  - **Healthy Homes Studies**
  - Lead Technical Studies
  - Healthy Homes Demonstration
  - Lead Hazard Control Program
  - Lead Outreach Program
  - Operation Lead Elimination Action Program (LEAP)
  - Lead Paint Hazard Reduction Demonstration
- ◆ **Housing Choice Voucher Family Self-Sufficiency (FSS) Program Coordinators**



# SuperNOFA (Notice Of Funding Availability)

(For more information, visit  
[www.hud.gov/offices/adm/grants/fundsavail.cfm](http://www.hud.gov/offices/adm/grants/fundsavail.cfm))

## ◆ **Housing Counseling Programs**

- Housing Counseling -- Local Housing Counseling Agencies
- Housing Counseling -- National, Regional, and Multi-State Intermediaries
- Housing Counseling -- State Housing Finance Agencies
- *Supplemental Funding*
  - ★ Housing Counseling -- Colonias
  - ★ Predatory Lending
  - ★ Housing Counseling -- Section 8 Homeownership Voucher
  - ★ Housing Counseling -- Section 8 Homeownership Voucher

## ◆ **Housing Opportunities for Persons with AIDS (HOPWA)**

## ◆ **Mainstream Housing Opportunities for Persons with Disabilities**

## ◆ **Public Housing Neighborhood Networks**

## ◆ **Resident Opportunity and Self-Sufficiency (ROSS) Programs**

- Resident Services Delivery Model - Elderly and Persons with Disabilities
- Resident Service Delivery Model -Family
- Homeownership Supportive Services
- Public Housing Family Self-Sufficiency



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(For more information, visit  
[www.hud.gov/offices/adm/grants/fundsavail.cfm](http://www.hud.gov/offices/adm/grants/fundsavail.cfm))

- ◆ **Section 202 Supportive Housing for the Elderly**
- ◆ **Section 811 Supportive Housing for Persons with Disabilities**
- ◆ **Self-Help Homeownership Opportunity Program (SHOP)**
- ◆ **Service Coordinators in Multifamily Housing**
- ◆ **Student Research and Study Programs**
  - Doctoral Dissertation Research Grant Program
  - Early Doctoral Student Research Grant Program
- ◆ **Targeted Housing and Homeless Assistance Programs**
  - Continuum of Care Homeless Assistance
    - ★ Supportive Housing
    - ★ Shelter Plus Care
    - ★ Section 8 Moderate Rehabilitation Single Room Occupancy (SRO)
- ◆ **University and College Programs**
  - Community Outreach Partnership Centers (COPC)
  - Historically Black Colleges and Universities (HBCUs) Program
  - Hispanic-Serving Institutions Assisting Communities (HSIAC) Program
  - Alaska Native/Native Hawaiian Institutions Assisting Communities (AN/NHIAC) Program
  - Tribal Colleges and Universities (TCUP)
- ◆ **Youthbuild**

