

2022 INFORMATIONAL PACKET

COUNTY OF HAWAI'I 2020-2024 Overview

- **Consolidated Plan**
Contact person: Royce Shiroma
- **Community Development Block Grant**
Contact persons: Brian Ishimoto & Alisa Hanselman
- **HOME Investment Partnerships Program**
 - **National Housing Trust Fund**
Contact person: Beryl Manliguis

Phone No.: (808) 961-8379

Fax No.: (808) 961-8685

E-mail Address: ohcdcdbg@hawaiicounty.gov

Website Address: www.hawaiicounty.gov/office-of-housing



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)

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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.

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RECIPIENT OF HUD FUNDS (Approximate amounts)

County of Hawai'i

- CDBG Program: \$2,600,000

State of Hawai'i

- HOME Program: \$3,000,000

(3 year rotation basis between Hawai'i County, Maui County, and Kauai County. Hawai'i County to receive funds in 2024)

- HTF Program: \$1,425,000

(3 year rotation basis between Hawai'i County, Maui County, and Kauai County. Hawai'i County to receive funds in 2024)

- ESG Program: \$400,000

- HOPWA Program: \$175,000

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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 Housing Agency (HCHA) and 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.

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SCHEDULE

TENTATIVE MONTHLY SCHEDULE

Month	Tasks
August	Public Hearing on needs/priorities
November	Proposal Due to County. Review, Rank and Recommend Projects.
Jan. to Feb.	Draft Yearly Action Plan
Feb. to March	30-Day Public Review/Comment Period
March to April	<ul style="list-style-type: none">• Hawai'i County Housing Agency Meeting• Hawai'i County Finance Committee Meeting• Hawai'i County Council Meeting
May	Final Public Review. Submittal Due to HUD.

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SUBMISSION DATES

5-year Consolidated Plan (2020-2024)
submitted:

- May 15, 2020

Annual Action Plan (funded projects
only) due:

- **May 15, 2022**

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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

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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 are consistent with the County of Hawai'i's Consolidated Plan. (High Priorities will be considered as consistent with Plan).

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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)

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HIGH PRIORITY ACTIVITIES (Cont'd)

- Public Facilities
 - Child Care, Youth, and/or Senior Centers
 - Centers for Persons with a Disability
 - Homeless Facilities
 - Health facilities
 - Neighborhood 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.
- Economic Development which provide jobs for low- and moderate- income persons

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LOW PRIORITY ACTIVITIES

LOW PRIORITIES

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

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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

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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

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HOUSING GOALS (Cont'd)

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

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FAIR HOUSING GOALS

1. Conduct Training
2. Update Fair Housing Video
3. Increase participation in training
4. Update and maintain Fair Housing website
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

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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

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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)
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 funds to prevent, prepare, and/or respond to disaster related events
8. Provide funds for job training for low- and moderate- income persons
9. Provide effective CDBG program management

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CDBG Programs Overview

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COMMUNITY DEVELOPMENT BLOCK GRANT

- Allocation to the County
 - Formula-based
 - Approximately \$2,600,000 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 22, 2021**

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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)

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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

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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

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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 or 2020 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

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2021 HUD INCOME LIMITS (CDBG)

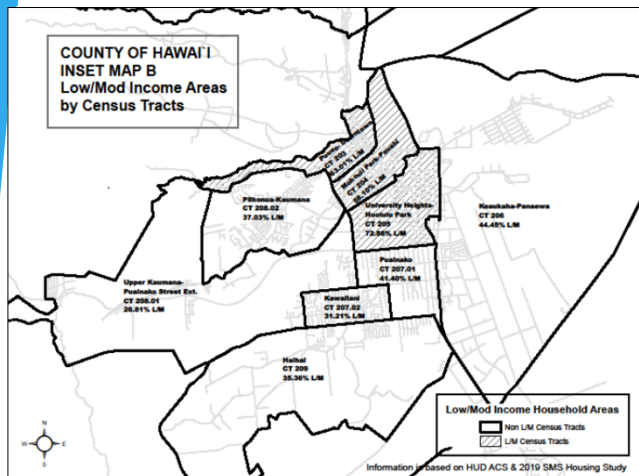
Annual income as defined under Section 8 Housing Assistance Payments Program income limits as established by HUD. Low- and moderate- income households or lower income households means a household whose annual income does not exceed 80% of the median family income for the County of Hawai'i. Very low income is defined as 50% of the median income.

Family Size	Low & Moderate Income Limit	Very Low Income Limit
1	\$47,950	\$30,000
2	\$54,800	\$34,250
3	\$61,650	\$38,550
4	\$68,500	\$42,800
5	\$74,000	\$46,250
6	\$79,500	\$49,650
7	\$84,950	\$53,100
8	\$90,450	\$56,500

Effective date: April 1, 2021
Median Family Income: \$78,800
Income Limits are updated annually

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LOW- AND MODERATE- INCOME AREAS INSET MAP B (HILO)



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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
- Environmental Compliance
- Site Control
- Project Funding

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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

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LAWS (CDBG)

- Civil Rights Act
- Fair Housing Act
- Section 109 - cannot exclude participation
- Section 3 - employment generated by HUD assistance
- EO 11246 – prohibits employment discrimination on contracts >\$10,000
- EO 11063 - prohibits housing discrimination
- Rehabilitation Act
- Age Discrimination Act
- Labor Standards (Davis Bacon)
- Flood Insurance
- 2 CFR Part 200
- 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

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HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

- Allocation to the County by the State
 - The HOME funds will be allocated on a 3-year rotation basis. *Hawai'i County's next allocation to be received in 2024.
 - 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)
 - \$150,000 for County administration costs
 - \$150,000 for State administration costs
- Distribution of funds in the County Request for Proposal process

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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.

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HOME ELIGIBLE ACTIVITIES

- Eligible Programs
 - Rental housing
 - Homeownership
 - Tenant-Based Rental Assistance
- Eligible Costs
 - Hard costs
 - Relocation costs
 - Acquisition
 - Tenant-Based Rent Assistance
 - Soft costs

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HOME 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.

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HOME 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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HOME PROJECT THRESHOLDS

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- Uniform Relocation and Acquisition Act
- Conflict of Interest
- Lead-based Paint
- Anti lobbying
- Drug free workplace
- Environment Policies
- Americans with Disability Act

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NATIONAL HOUSING TRUST FUND (HTF)

- Allocation to the County by the State
 - The HTF funds will be allocated on a 3-year rotation basis. *Hawai'i County's next allocation to be received in 2024.
 - 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

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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.

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HTF 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

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HTF 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

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HTF 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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HTF 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
- Project Schedule (completed within 12 months for CDBG, 18 months for HOME and 24 months for HTF)

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HTF PROJECT THRESHOLDS (Cont'd)

- Relocation Plan if applicable
- Environmental Compliance
- Site Control
- Project Funding

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HTF PROJECT EVALUATION

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 - Priority/Needs
 - Project outcomes/goals
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- Drug free workplace
- Environment Policies
- Americans with Disability Act

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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 of Hawai'i Department of Human Services
 - Benefits, Employment and Support Services Division
 - Contact (808) 586-7064

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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 of Hawai'i Department of Human Services
 - Benefit, Employment and Support Services Division
 - Contact (808) 586-7064