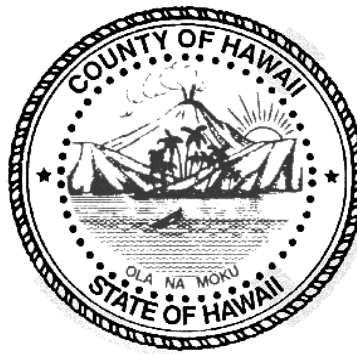


COUNTY OF HAWAII



2023 ACTION PLAN OF THE CONSOLIDATED PLAN (2020 - 2024)

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of Hawaii is required to submit a Five-Year Consolidated Plan (CP) to the U.S. Department of Housing and Urban Development (HUD) in order to receive its Community Development Block Grant (CDBG) funds. The purpose of the County's 2020-2024 CP is 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. The County's 2020-2024 CP has three major sections: Housing & Special Needs Housing; Homeless; and Community Development.

The County's CP provides goals, priorities, needs, and data used to develop the plan for how the County intends to administer the HUD CDBG Program along with its allocation from the State of Hawaii for the HOME Investment Partnership, HOME American Rescue Plan, and National Housing Trust Fund Programs.

The State of Hawaii's CP provides background, direction, and a plan for how the State intends to administer HUD's Home Investment Partnership Program (HOME), HOME-American Rescue Plan (HOME-ARP), National Housing Trust Fund (HTF), Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs to assist in meeting the housing needs of Hawaii's citizens. HOME and HTF funds are allocated between three neighbor-island counties on a three-year rotation and HOME-ARP is a one-time funding allocation from the American Rescue Act of 2021.

The County's Office of Housing and Community Development (OHCD) reviewed the 2019 Analysis of Impediments to Fair Housing which focused on two primary impediments:

- Agency staff knowledge of fair housing law
- The degree to which agency policies and procedures (legal, regulatory, and administrative) align with fair housing law and affirmatively promote equal access to housing for all Hawaii residents.

2. Summarize the objectives and outcomes identified in the Plan

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The County of Hawaii's 2023 CDBG allocation is anticipated to be \$2,600,000.00. In addition, the County anticipates receiving \$100,000.00 of program income from the Residential Repair Program (RRP) for a

total of \$2,700,000.00. The anticipated program income will be applied to the Administration, Planning, and Fair Housing account.

To meet the County's five-year 2020-2024 Consolidated Plan, Priorities and Objectives, the following projects will be included in the 2023 Action Plan.

2023 CDBG Projects

West Hawaii Domestic Abuse Shelter Phase 2 Improvements - \$252,615.00

Hawaii County Economic Opportunity Council – Certified Kitchen Conversion - \$500,000.00

Hamakua Youth Community Center Phase 2 Improvements - \$650,000.00

Hale Ohana Domestic Abuse Shelter Phase 2 Improvements - \$162,000.00

Mental Health Kokua – Hilo Hale Residence Improvements - \$175,000.00

Kau and Puna Volunteer Fire Station Brush Truck Acquisition - \$370,000.00

Mental Health Kokua – Van Transportation Acquisition - \$74,000.00

Administration, Planning and Fair Housing - \$416,385.00 plus \$100,000 anticipated Program Income

The CDBG project amount for all projects may change to accommodate the actual amount of grant funds or program income received or if there are any cancelled project(s) or reprogramming of CDBG funds. In its efforts to expedite and timely implement its projects, the Public is advised that the County of Hawaii may utilize County funds to incur pre-award cost for the Kau and Puna Volunteer Fire Station Brush Truck Acquisition project under the CDBG program. This is in accordance with the CDBG regulations 24 CFR 570.200 (h) (1), Reimbursement for pre-award costs.

The 2023 CDBG projects meet the Objectives and Outcomes which are identified in the County’s 2020-2024 Consolidated Plan. The public facility improvement projects meet the suitable living environment objective by renovating and rehabilitating the West Hawaii Domestic Abuse Shelter, Hale Ohana Domestic Abuse Shelter, Mental Health Kokua Hilo Hale residence, the Hamakua Youth Community Center, the Hawaii County Economic Opportunity Council Certified Kitchen, and the Kau and Puna Volunteer Fire Station Brush Truck Acquisition project. The Mental Health Kokua Van Transportation Acquisition project meets the suitable living environment objective as a public service project.

HOME AMERICAN RESCUE PLAN

The American Rescue Plan Act of 2021 appropriated \$5 billion to help communities provide housing, shelter, and services for people experiencing homelessness and other qualifying populations. Under

HUD's HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP), the State of Hawaii, through its Hawaii Housing Finance and Development Corporation (HHFDC) of the Department of Business, Economic Development and Tourism, is eligible to receive \$6,413,733 in HOME-ARP funds to address homeless needs through the creation of affordable housing or non-congregate shelter units and by providing tenant-based rental assistance or supportive services.

To receive the HOME-ARP funds, HHFDC and the County engaged in the consultation and public participation process to develop a HOME-ARP Allocation Plan. The Allocation Plan describes the distribution of funds, the use of the HOME-ARP funds and how the funds will address the needs of HOME-ARP qualifying populations. HHFDC informed the County on its one-time funding allocation of \$1,977,568.00.

Under HOME-ARP, qualifying populations include:

- Sheltered and unsheltered homeless populations;
- Those currently housed at risk of homelessness;
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- Other populations: (1) requiring services or housing assistance to prevent homelessness, and (2) those at greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Eligible activity under the State of Hawaii's, HHFDC's HUD-approved HOME-ARP Allocation Plan:

- The production or preservation of affordable rental housing.

The County will distribute the HOME-ARP funds through a Request for Proposal (RFP) process.

3. Evaluation of past performance

Each year, the County of Hawaii reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The County of Hawaii has consistently satisfied program mandates and expended funds in a timely manner. Furthermore, the County of Hawaii has successfully targeted funds to benefit low- and moderate-income persons and communities throughout the island. A copy of the CAPER is available in the County of Hawaii OHCD and on the County's website at <http://www.housing.hawaiicounty.gov>. The report states that the County has accomplished the following during the period of July 1, 2021 to June 30, 2022:

HOUSING AND SPECIAL NEEDS:

- Provided rental assistance to 87 households through its Tenant Based Rental Assistance (TBRA) program;
- Completed the sewer line connection and finalizing kitchen and bathroom improvements at three special needs residential facilities in Kailua-Kona;

- Started the design and procurement for interior and exterior renovations at two domestic abuse shelters in Hilo and Kona;
- Started construction on two Habitat for Humanities self-help homes in the Puna area;
- Completed improvements for accessible bathrooms and kitchen areas for 3 residential homes in Kona to provide continue housing for persons with special needs;
- Started the process to procure for the 2023 Hawaii Housing Planning Study in partnership with the State and other County agencies.

HOMELESS:

- Completed the renovation of a certified kitchen at the Kiheipua Family Shelter;
- Completed the parking lot and interior and exterior accessibility improvements at the Hale Maluhia Shelter;
- Started improvements at the West Hawaii Emergency Shelter including roof repairs and installation of a fire sprinkler system, solar hot water heaters, water cooler, ceiling fans and parking lot lighting.
- Project Vision was able to hire outreach workers, a mobile manager, equipment purchase, and the necessary supplies to provide mobile health and hygiene services including hot showers, wound care, hygiene kits and referrals to supportive services to 2,649 homeless individuals in Hilo, Kailua-Kona, and Pahoa.

PUBLIC FACILITIES IMPROVEMENTS:

- Completed the installation of new breaker boxes and metering at the Kulaimano Elderly Housing project;
- Completed the design for improvements to the Ulu Wini Low Income Housing project for the expansion and installation of hot water heaters in their community laundry facility and renovations for a certified kitchen.
- Provided funding for the design and construction to repair the wastewater treatment plant at the Ulu Wini Low Income Housing project;
- Provided funding for the design and construction to expand a laundry room facility and renovation modifications for a certified kitchen at the Ulu Wini Low Income Housing Community Center.

PUBLIC HEALTH & SAFETY:

- Allocated \$3,599,175 of CDBG-CV1, 2 and 3 funds to various non-profits and government agencies for activities that prevent, prepare and respond to the Coronavirus.
- Completed several emergency food programs providing food and prepared meals to low- and moderate-income households impact by the Coronavirus through the Food Basket Pandemic Emergency Food program, the Boys and Girls Club of the Big Island Meal Preparation and

Delivery, and the Hawaii County Economic Opportunity Council Meal Preparation and Delivery projects.

- Acquired equipment necessary for the Food Basket’s emergency food distribution program allowing them to feed over 42,000 families with food insecurities due to Covid;
- Boys and Girls Club of the Big Island delivered new services including childcare, academic support, homework technology, youth resource transportation and daily nutritional supplementation for homeless families and low-income households residing in low income tract communities.

FAIR HOUSING:

- Conducted 347 Fair Housing training sessions for staff, Section 8 renters, landlords, property managers, homeless service providers, and for the general public;
- Conducted one Fair Housing training for renters with limited-English proficiency with a Marshallese language translator;
- Partnered with the State and other Counties to provide a 4-part state-wide virtual training series for 700 participants, 125 of which were from the Big Island. This series included lessons from panelists including the Hawaii Lead Civil Rights Analyst with HUD, the Deputy Executive Director of the Hawaii Civil Rights Commission, numerous attorneys for the Legal Aid Society of Hawaii, a Fair Housing Consultant, a professor in Affordable Housing, Economics, Policy and Planning, the ACLU Director of Public Policy and a Civil Rights Attorney;
- Assisted 46 people with Fair Housing inquiries via phone, email or in person.

4. Summary of Citizen Participation Process and consultation process

The County is required to have a Citizen Participation Plan in its CP. This plan describes and outlines the County’s plan to encourage and inform all citizens, especially persons of extremely-low, very-low and moderate income including minorities, non-English speaking and persons of Limited English Proficiency (LEP), as well as persons with mobility, visual or hearing impediments, to participate in the development of the County’s CP, along with any amendments to the CP, and the County’s performance report.

The citizen participation process as outlined in the Citizen Participation Plan includes public hearings, virtual public hearings, consultation meetings, 30-day review and comment period on the County’s draft CP, County's draft Annual Action Plan (AP), Hawaii County Housing Agency/Finance Committee Meetings/County Council Meetings and a public notice announcing the availability of the County’s final CP and AP.

Public Hearings:

The County began its 2023 Annual Action Plan Citizen Participation Process with virtual hearings in August 2022. The County held two public hearings (one virtual and one in-person) with the State of

Hawaii to present an overview of the Consolidated Plan and Action Plan process, to encourage citizens to offer input concerning housing, homeless, special needs and community development needs and to discuss the past use of funds and accomplishments. In addition, the members of the public were provided with information about the 2023 CDBG application process. The County and the State informed participants of the County's and State CP priorities and provided an opportunity for participants to provide their concerns or comments.

The draft 2023 Action Plan is being made available for public review and comment from February 6, 2023 through March 8, 2023.

Public and Private Agencies Consultation Meetings:

As stated above, in August 2022, the County conducted Public Hearings to inform the public about the 2023 CDBG application process. Members of the public were provided with information on the CDBG program. An overview of the draft priorities and goals were also presented. The participants were asked to provide input on the county's draft priorities and goals established as a result of community input at the various public hearings. Comments received include the need for Federal Recovery Housing Program funds, prioritizing those justice-involved individuals experiencing homelessness, updating and incorporating some of the findings of the Strategic Roadmap to Homelessness into the current Consolidated Plan, prioritizing the rehabilitation assistance of owner-occupied residential homes, and considering innovative ideas like converting old buses into tiny homes to address homelessness.

In addition to these consultations, the OHCD also informed each Council Member representing all districts in the County of Hawaii of the CP process and inquired if they had any projects that would meet the draft priorities within their district.

5. Summary of public comments

The draft 2023 Annual Action Plan will be available for public view and comments from February 6, 2023 through March 8, 2023. _____ comments to the 2023 Annual Action Plan were received.

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

TBD

7. Summary

The CP is a comprehensive planning document which identifies the housing and community development needs and priorities for the County of Hawaii for the next five years. It sets forth the County's strategies and objectives in addressing these needs and provides a framework for the Annual Action Plan, which details the specific projects and activities the county will undertake in each of the five years to carry out the CP.

PR-05 Lead & Responsible Agencies – 91.200(b)

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

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

| Agency Role | Name | Department/Agency |
|--------------------|---------------|---|
| CDBG Administrator | HAWAII COUNTY | Office of Housing & Community Development |
| HOME Administrator | HAWAII COUNTY | Office of Housing & Community Development |
| HTF Administrator | HAWAII COUNTY | Office of Housing & Community Development |

Table 1 – Responsible Agencies

Narrative (optional)

The County of Hawaii’s OHCD manages and administers the use of the CDBG Program funds for the County. As the lead agency and direct recipient of CDBG funds, the OHCD is responsible to complete the planning and submission process for the County’s CP.

The State of Hawaii is the recipient of the HOME, HTF, ESG, and HOPWA funds and is therefore, required to submit a CP to HUD before it can receive these program funds. The County is not required to address the State’s programs in its CP but will reference and include portions of the State’s CP as it relates to the County’s housing-related and homeless needs.

Although the County of Hawaii is not a direct recipient of HOME and HTF funds, it does receive HOME and HTF funds from the State of Hawaii, every three years. The County’s OHCD manages and administers the use of HOME and HTF program funds for the County and is anticipating the receipt of these program funds for 2024.

Consolidated Plan Public Contact Information

County of Hawaii Office of Housing and Community Development

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The County began its 2023 Annual Action Plan Citizen Participation Process in August of 2022. The County held its annual public hearings to present an overview of the Consolidated Plan process, to encourage citizens to offer input concerning housing, homeless, special needs and community development needs, and to discuss the past use of funds and accomplishments. In addition, the members of the public were provided with information about the 2023 CDBG application process. The County informed participants of the County's CP priorities and provided an opportunity for participants to provide their concerns or comments.

Hawaii County also utilized the public hearings to inform the public on the current 2020-2024 Consolidated Plan and Action Plan process.

The draft 2023 Annual Action Plan is being made available for public review and comment from February 6, 2023 through March 8, 2023.

The OHCD also informed County agencies and each Council Member representing all districts in the County of Hawaii of the CP process and inquired if they had any projects that would meet the draft priorities within their district.

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

In August 2022, the County conducted Public Hearings to inform the public about the 2023 CDBG application process. Members of the public were provided with information on the CDBG program. An overview of the 2020-2024 Consolidated Plan priorities and goals were also presented and reviewed. The participants were asked to provide input on the county's current priorities and goals established as a result of community input at the various public hearings and consultations of the 2020-2024 Consolidated Plan. In addition to these public hearings, the OHCD also informed each Council Member representing all districts in the County of Hawaii of the CP process and provided them with an opportunity to inform the County of any projects that would meet priorities within their district.

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 of Hawaii is the primary agency that provides homeless funds to homeless service providers. The County actively participates in the Bridging the Gap (neighbor island counties) and

Statewide (consisting of the State and Bridging the Gap) Continuum of Care. These groups focus on approaches to ending homelessness. The County is also a component of the Interagency Council on Homelessness - a conglomerate of government and service providers that seek solutions to address statewide chronic homelessness through mainstream re-programming. Participation in the Continuum of Care also allows the County to acquire other HUD funds for activities that address homeless needs within the County. The County will continue to participate in all levels of collaboration in a proactive effort to address the needs to its homeless community.

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

The County of Hawaii is not a recipient of Emergency Solution Grant Funds. The State of Hawaii allocates these funds to eligible homeless providers.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | HAWAII COUNTY |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Justice-involved Services-Elderly Services-Victims of Domestic Violence Services-Homeless Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Needs Assessment Homeless Needs – Justice-involved Homeless Needs-Families with children Non-Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | A list of not-for-profit organizations, government agencies, and others who provided input at the 2020-2024 Consolidated Plan hearings and Needs Survey are listed in Section PR-10 Consultation of the 2020-2024 Consolidated Plan. |

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

The County utilized a mail list from its previous Consolidated Plans which is continuously updated through participation, meetings, trainings, etc. to contact as many providers and government agencies to ensure proper consultation. The County does not preclude or exclude any public or private agencies participation.

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 | The State is writing the goals to the State's Strategic Plan, please refer to the State's Consolidated Plan. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The County began its 2023 Action Plan Citizen Participation Process in August of 2022. The County held its annual public hearings to present an overview of the Consolidated Plan process, to encourage citizens to offer input concerning housing, homeless, special needs and community development needs, and to discuss the past use of funds and accomplishments. In addition, the members of the public were provided with information about the 2023 CDBG application process. The County informed participants of the County's CP priorities and provided an opportunity for participants to provide their concerns or comments.

The draft 2023 Annual Action Plan will be made available for public review and comment from February 6, 2023 through March 8, 2023.

The OHCD also informed County agencies and each Council Member representing all districts in the County of Hawaii of the CP process and inquired if they had any projects that would meet the draft priorities within their district.

The following schedule and task were utilized to inform citizens of the Consolidated Plan and/or Annual Action Plan and its process.

DATE and TASK:

July 2022 - Informed and invited Administration, County Departments and Council Members on the start of the 2023 Annual Action Plan (AP) process and solicited comments or possible projects to meet objectives with the current priorities within the Con Plan.

August 2022 - Public Notices published announcing public hearings which were held in conjunction with the State of Hawaii, Hawaii Housing Finance Development Corp. (HHFDC), to inform the public about the 2023 CDBG application process.

January 2023 - Prepared draft AP.

February 2023 - Published public notice announcing the AP availability for public review and comment.

April 2023 - Draft AP will be submitted to Hawaii County Housing Agency, Finance Committee and Hawaii County Council for review and approval for submittal to the HUD. Public Notice informs citizen of the meetings and comments.

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 Meetings (1 virtual, 1 in-person) | Non-targeted/broad community | <p>The County utilized input from its public hearings and meetings to assess and review its priorities and set objectives and goals that will meet the needs of its citizens.</p> <p>The County's assessment was to ensure that the County's priorities were flexible and accommodating to meet various range of activities to meet the County's CP priorities.</p> | <p>Overall, there were 44 participants at the two hearings, representing not-for-profit service providers, housing services providers, developers, and county and state agencies. Comments include the need for Federal Recovery Housing Program funds to prioritize those justice-involved individuals experiencing homelessness, updating and incorporating the findings of the Strategic Roadmap to Homelessness into the current Consolidated Plan, prioritizing the rehabilitation assistance of owner-occupied residential homes, and considering innovative ideas like converting old buses into tiny homes to address homelessness.</p> | | |

| 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) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 2 | Public Meeting | Non-targeted/broad community | The OHCD also informed the County of Hawaii's Council Members of the Consolidated Plan Process, meetings and provided them with the opportunity to inform the County of any projects that would meet the priorities within their district. | No comments were submitted. | | |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The County of Hawaii’s OHCD is a direct recipient of CDBG funds. Its annual allocation is determined by HUD on a formula basis and is directly affected by the federal budget. The County anticipates receiving approximately \$2.6 million and distributes these funds on a request for proposal basis.

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: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 2,600,000 | 100,000 | 0 | 2,700,000 | 0 | With the ever changing political and economical environment at the federal level, it is difficult to accurately project the amount of CDBG funds that the County will receive over the 2020-2024 Consolidated Plan period. |

| 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 | 0 | 0 | 0 | 0 | 0 | |
| Housing Trust Fund | public - federal | Housing | 0 | 0 | 0 | 0 | 0 | |
| LIHTC | public - state | Public Improvements | 0 | 0 | 0 | 0 | 0 | |
| Other | private | Other | 0 | 0 | 0 | 0 | 0 | |
| Other | private | Public Improvements | 0 | 0 | 0 | 0 | 0 | |
| Other | public - federal | Public Improvements | 0 | 0 | 0 | 0 | 0 | |

| 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: \$ | | |
| Other | public - state | Other | 0 | 0 | 0 | 0 | 0 | |
| Other | public - local | Admin and Planning | 0 | 0 | 0 | 0 | 0 | |

Table 5 - Expected Resources – Priority Table

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

There is no matching requirement for CDBG funds.

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

County owned land has been used in the past, and will be used in the future, to develop affordable housing projects for the low- and moderate-income households throughout the County of Hawaii. Usually, a long-term lease (55 years) is executed with the non-profit organization for a nominal annual lease amount. It is stated in the lease that the non-profit organization must keep the project affordable to low- and moderate-income households for the duration of the lease.

The County of Hawaii's Kamakoa Nui Community Housing project located in Waikoloa, is designed to provide workforce housing for low- and moderate- income persons. The first phase included the sale of 91, fee simple single family and bungalow style units. The County has contracted with a developer for the next phase of multi-family rental housing. Na Hale Makoa is finalizing the design process and expects to start construction on 139 rental units targeting families in the 30% to 140% AMI range.

The County-owned Kukuiola project will provide a homeless assessment center, 16 emergency shelter beds and 48 permanent housing units for individuals at or below 30% AMI. The project has begun construction and expected to be completed in phases over the next few years.

The Hale Na Koa O Hanakahi Housing project is a 92-unit rental housing project on state property for extremely low, very low, and low- and moderate-income elderly households with preference for veterans and their spouses. The project is currently under construction.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------------------|------------|----------|-----------------------------------|------------------|-------------------|-------------------|--|
| 1 | Public Facilities - Improvements | 2020 | 2024 | Non-Housing Community Development | County of Hawaii | Public Facilities | CDBG: \$2,109,615 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,694 Persons Assisted plus designated Low-Mod areas in Puna and Kau with populations of 18,458 persons |
| 2 | Public Service – Transportation | 2020 | 2024 | Non-Housing Community Development | County of Hawaii | Public Services | CDBG: \$74,000 | Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Public Facilities - Improvements |
| | Goal Description | CDBG funds will be utilized for continued improvements to the West Hawaii Domestic Abuse Shelter, the Hale Ohana Domestic Abuse Shelter, and the Hamakua Youth Community Center. It will also be utilized to construct a certified kitchen at the Hawaii County Economic Opportunity Council, and for interior and exterior renovations at Mental Health Kokua’s Hilo Hale residential housing. Also, the County Fire Department will utilize CDBG funds to acquire two new Brush Trucks to support fire protection and emergency operations at the Puna and Kau volunteer stations. |
| 2 | Goal Name | Public Services – Transportation |
| | Goal Description | The non-profit Mental Health Kokua will utilize CDBG funds to acquire 2 passenger vans to provide transportation services for persons with special needs for shopping, medication, legal and medical appointments. |

Projects

AP-35 Projects – 91.220(d)

Introduction

For the 2023 CDBG program year, there were a total of 7 CDBG projects that were selected for funding, six of which were public facility projects. These projects include improvements to two (2) domestic abuse shelters, renovations to create a youth community center serving low- and moderate-income households, a transitional residence serving those with severe mental illness, renovation for a certified kitchen conversion, and acquisition of two fire brush trucks for volunteer fire stations serving the low- and moderate-income areas of Puna and Kau. One project was a public service project for the acquisition of passenger vans to provide transportation services to its low- and moderate-income clients.

Projects

| # | Project Name |
|---|---|
| 1 | West Hawaii Domestic Abuse Shelter Phase 2 Improvements |
| 2 | Hawaii County Economic Opportunity Council – Certified Kitchen Conversion |
| 3 | Hamakua Youth Community Center Phase 2 Improvements |
| 4 | Hale Ohana Domestic Abuse Shelter Phase 2 improvements |
| 5 | Mental Health Kokua – Hilo Hale Residence Improvements |
| 6 | Kau and Puna Volunteer Fire Station Brush Truck Acquisition |
| 7 | Mental Health Kokua – Van Transportation Acquisition |
| 8 | CDBG Administration, Planning and Fair Housing |

Table 7 - Project Information

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

AP-38 Project Summary

| | | |
|-------------------------------------|--|---|
| Project Summary Information1 | Project Name | West Hawaii Domestic Abuse Shelter Phase 2 Improvements |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities - Improvements |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$252,615.00 |
| | Description | The non-profit Child and Family Services Real Property, Inc. will utilize \$252,615.00 of 2023 CDBG funds for continued improvements to preserve the only domestic abuse shelter in West Hawaii, which provides safe housing for victims of domestic and family violence. These activities are eligible under 24 CFR 570.201(c) Public Facilities and Improvements. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project will benefit 120 victims of domestic violence including families with children and are presumed under the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(A) Low- and moderate-Income Limited Clientele. |
| | Location Description | Confidential address in Holualoa, Hawaii 96725 |
| | Planned Activities | The proposed improvements include but are not limited to upgrading its aging plumbing pipes, constructing a new bathroom addition, adding a solar photovoltaic system, planning and designing an EPA mandated cesspool closure and conversion, and other construction and related costs such as permits and bid advertising. |
| 2 | Project Name | Hawaii County Economic Opportunity Council – Certified Kitchen Conversion |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities - Improvements |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$500,000 |

| | | |
|---|--|---|
| | Description | The non-profit Hawaii County Economic Opportunity Council (HCEOC) will utilize \$500,000.00 of 2023 CDBG funds to construct a certified kitchen to meet Department of Health standards. This new facility will be utilized to provide food services and meals to low-income individuals and senior citizens. HCEOC will also utilize the kitchen for job training for low-income individuals pursuing work in the food service industry. CDBG funds are being leveraged with \$350,000 in State of Hawaii Grant in Aid funds. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The proposed improvements will benefit 4,000 low- and moderate-income individuals on an annual basis. This meets the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(B) Low- and Moderate-Income Limited Clientele. |
| | Location Description | 47 Rainbow Drive, Hilo, Hawaii 96720 |
| | Planned Activities | The proposed improvements include but are not limited to interior structural modifications, electrical and plumbing improvements, all the necessary construction to meet the State of Hawaii Department of Health’s certified kitchen requirements, and other construction and related costs such as permits and advertising. |
| 3 | Project Name | Hamakua Youth Community Center Phase 2 Improvements |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities - Improvements |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$650,000 |

| | | |
|---|--|--|
| | Description | The non-profit Hamakua Youth Foundation (HYF) will utilize \$650,000.00 of 2023 CDBG funds to continue the renovation of the historic Okada Hospital in Honokaa into a permanent Youth Center for low- and moderate-income youths between 5 and 17 years old residing the Hamakua District. This center will provide a facility for youths to be mentored and tutored as well as provide a safe haven for after school childcare. CDBG funds are being leveraged with a USDA loan and other small public and private grants. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The proposed improvements will benefit 324 low- and moderate-income youth on an annual basis. This meets the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(B) Low- and Moderate-Income Limited Clientele. |
| | Location Description | 45-3400 Mamane Street, Honokaa, Hawaii 96727 |
| | Planned Activities | The proposed improvements include but are not limited to civil, electric, plumbing, roof, water tank, interior, and parking area improvements, and other construction and related costs such as permits and advertising. |
| 4 | Project Name | Hale Ohana Domestic Abuse Shelter Phase 2 Improvements |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities - Improvements |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$162,000.00 |
| | Description | The non-profit Child and Family Services Real Property, Inc. will utilize \$162,000.00 of 2023 CDBG funds for continued improvements to preserve the only domestic abuse shelter in East Hawaii, which provides safe housing for victims of domestic and family violence. These activities are eligible under 24 CFR 570.201(c) Public Facilities and Improvements. |
| | Target Date | 6/30/2024 |

| | | |
|---|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | This project will benefit 240 victims of domestic violence including families with children and are presumed under the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(A) Low- and moderate-Income Limited Clientele. |
| | Location Description | Confidential location in Hilo, Hawaii |
| | Planned Activities | The non-profit Child and Family Service Real Property will utilize CDBG funds for continued improvements to its Hilo Domestic Abuse Shelter to construct a new exterior storage shelter and install security perimeter lighting. |
| 5 | Project Name | Mental Health Kokua - Hilo Hale Residence Improvements |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities - Improvements |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$175,000.00 |
| | Description | The non-profit Mental Health Kokua will utilize \$175,000.00 of 2023 CDBG funds to design and construct interior and exterior renovations at its Hilo Hale transitional residence in Hilo, which provides 8-to-16-hour care and safe housing for 10 adults diagnosed and assessed with severe mental illness through a licensed behavioral professional. These activities are eligible under 24 CFR 570.201(c) Public Facilities and Improvements. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | This project will serve 10 severely mentally ill adults, who are presumed under the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(A) Low- and moderate-Income Limited Clientele. |
| | Location Description | 208 Wainaku Street, Hilo, Hawaii 96720 |

| | | |
|---|---------------------------|--|
| | Planned Activities | The proposed improvements include but are not limited to roof and gutter repairs, sidewalk repairs, handrails, moisture ventilation for mold remediation, interior and exterior painting and repairs, bathroom and kitchen renovations, flooring, accessibility improvements, and other construction and related costs such as permits and bid advertising. |
| 6 | Project Name | Kau and Puna Volunteer Fire Station Brush Truck Acquisition |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities - Improvements |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$370,000.00 |
| | Description | The County Fire Department will utilize \$370,000.00 in 2023 CDBG funds for the acquisition of two brush trucks to provide effective fire protection and immediate responses to wildfires that standard fire engines are unable to access in remote rural areas. These brush trucks will replace 30-plus-year-old vehicles which require continuous maintenance repairs that exceed budgeted amounts. Frequent down times have prevented adequate fire protection to certain rural low- and moderate-income communities. The project may utilize County funds to incur pre-award cost under the CDBG program of up to 25% of the total CDBG grant award. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements. |
| | Target Date | 6/30/2024 |

| | | |
|---|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | The brush truck will service the areas of Kau and Puna. The district of Kau includes Naalehu, Discovery Harbor, Hawaiian Ocean View, and Pahala located in Census Tract 212.02 with 59.10% low- and moderate-income area designation and an estimated population of 9,852 residents. The district of Puna includes Fern Forest, Fern Acres, Hawaiian Acres, and Eden Rock located in Census Tract 210.10 with 66.59% low- and moderate-income area designation and an estimated population of 8,606 residents. This meets the CDBG Program National Objective 24 CFR 570.208(a)(1) Low- and Moderate-Income Area Benefit Activity. |
| | Location Description | Puna Volunteer Fire Station and Kau Volunteer Fire Station |
| | Planned Activities | Acquisition of two brush trucks. |
| 7 | Project Name | Mental Health Kokua – Big Island Transportation |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Service – Transportation |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$74,000.00 |
| | Description | The non-profit Mental Health Kokua will utilize \$74,000.00 of 2023 CDBG funds for the acquisition of passenger vans to provide transportation services for its clients for shopping, medical and legal appointments. MHK has expanded its services adding three new contracts including CBCM Forensic Case Management, Assertive Outreach and Community Integrated Services for homeless outreach and housing services, increasing their caseload by over 100 clients. This activity is eligible under 24 CFR 570.201(e) Public Services. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The proposed improvements will benefit 400 low- and moderate-income individuals with severe mental illness. This meets the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(B) Low- and Moderate-Income Limited Clientele. |
| | Location Description | Island-wide |

| | | |
|----------|--|--|
| | Planned Activities | Acquisition of passenger vans |
| 5 | Project Name | CDBG Administration, Planning and Fair Housing |
| | Target Area | County of Hawaii |
| | Goals Supported | Public Facilities – Improvements, Public Services – Transportation |
| | Needs Addressed | Public Facilities, Public Service |
| | Funding | CDBG: \$516,385.00 |
| | Description | CDBG funds will be used to administer and coordinate the County CDBG and Fair Housing Programs to ensure effective and timely project implementation in accordance with all applicable HUD rules and regulations. CDBG funds will also be used to fund present and future planning documents in accordance with federal rules. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | 1990 Kinoole St, Ste 102, Hilo HI 96720 |
| | Planned Activities | Planning and Administration |

AP-50 Geographic Distribution – 91.220(f)

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

The County does not allocate funds based on geographic areas. The CDBG funds are allocated through a Request For Proposal (RFP) process which ranks and rates projects for program eligibility, need and meeting the County's priorities and objectives of the Consolidated Plan.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| County of Hawaii | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable as the County does not allocate funds based on geographic areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County selected 7 CDBG projects for funding in its 2023 Action Plan. It consists of four (6) public facility projects, which include improvements to 2 domestic abuse shelters in Hilo and Kona serving victims of domestic violence, improvements to 1 transitional residence in Hilo serving adults with severe mental illnesses, improvements to the Hamakua Youth Community Center serving low- and moderate-income families, construction of a certified kitchen for meal preparation for low- and moderate-income families, acquisition of passenger vans for transporting adults with severe mental illnesses, and acquisition of two brush trucks for fire protection in rural low- and moderate-income communities.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 360 |
| Non-Homeless | 0 |
| Special-Needs | 10 |
| Total | 370 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 370 |
| Acquisition of Existing Units | 0 |
| Total | 370 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The State of Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please defer to the State's Action Plan.

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

The State of Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please defer to the State's Action Plan.

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

The State of Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please defer to the State's Action Plan.

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

The State of Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please defer to the State's Action Plan.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

To address and serve the Homeless and Special Needs population, the County has listed within its high priorities, the use of CDBG funds for public facilities, infrastructure, and public service activities. CDBG funds will be utilized for rehabilitation activities at two domestic abuse shelters in Hilo and Kona providing housing and supportive services to victims of domestic violence and at a residential facility in Hilo providing housing and supportive services to those with serious mental illness. These activities meet the high priorities and goals of the Consolidated Plan.

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 County of Hawaii, Continuum of Care, Community Alliance Partners, coordinates the required annual Point-In-Time (PIT) Count. The PIT count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. The information collected is submitted to HUD via the online submission.

Addressing the emergency shelter and transitional housing needs of homeless persons

Determining the needs and solutions of homeless persons and families are ongoing. Assessment, intake and services are part of the integral processes at street outreach, emergency shelters, food pantries, medical providers, transitional housing, and safe havens to understanding the housing needs of those experiencing or are at-risk of homelessness.

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

Assessing the needs of the homeless, identifying barriers and providing services and continued services that align with their unique and individual needs will help in ensuring long-term housing stability.

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.

By having a strong networking system amongst the government agencies, non-profit community and faith based organizations, health care providers, health care providers, foster care providers, youth and correction facilities and community advocates is key to understanding and addressing the needs of those experiencing or at-risk of homelessness. The overarching goal is to ensure those experiencing homelessness is rare, brief and non-recurring.

Discussion

Street Outreach:

To provide essential services, housing resources and urgent care to unsheltered homeless individuals and families living on the streets. Our funded homeless organizations provide the direct services to meet the immediate needs of people living on the street to stabilize and engage them in services as a path toward accessing permanent housing. Street outreach services include engagement that provides immediate support and links to other support networks and may include addressing immediate needs (food, clothing, toiletries, etc); assessment and case management to understand client barriers and identify housing options; emergency physical and mental health services; and services for special populations including homeless youth, victim services and services for people living with HIV/AIDS.

Emergency and Transitional Housing:

The County of Hawaii has adopted the Housing First approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to less critical, such as getting a job, budgeting properly, or attending to substance abuse issues. While emergency and transitional housing is critical in addressing the immediate need of an individual or family – reducing the number of stays is priority.

Homeless Prevention:

The goal is to provide financial assistance, counseling, and other services to prevent families and individuals from being evicted, losing their homes, or becoming homeless. The money will also be used to help those who are currently experiencing homelessness find both short term and permanent long

term housing or apartments and stay in the new housing units.

Rapid Re-Housing:

Rapid rehousing is designed to support those who have just become homeless or are about to lose their homes. It provides financial assistance to bridge the gap between rent or deposit owed and a person's ability to pay. Rapid rehousing programs ensure that an individual or family's homeless situation is as brief as possible or is averted altogether.

Homeless Management Information System:

A Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care (CoC) is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards.

Bridging the Gap (BTG) is a group of diverse stakeholders representing the rural counties of Kauai, Maui, and Hawaii that carries out the operating and planning responsibilities of the Continuum of Care, as defined in the **HEARTH Act**. BTG's composition reflects the unique nature of each island comprising the CoC. BTG promotes a community-wide commitment to the goals of preventing and ending homelessness by quickly re-housing homeless households while minimizing trauma and dislocation. BTG's Administrative Team, Ka Mana O Na Helu is charged with the administration of the HMIS system and meeting all of the data requirements set forth by federal and state policies.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are many major barriers affecting the production of affordable housing in the State of Hawaii. The impediments to create affordable housing have been identified in the current SMS Housing Study which also indicates these impediments affects not only the State but all four Counties as well. These impediments have been identified as the lack of available developable land, lack of major off-site infrastructure, high cost of construction, government regulations, community opposition and environmental concerns.

The County is in the process of finalizing a strategic roadmap for housing development with the goal to expand the availability and affordability of housing in Hawaii County. Strategies include a comprehensive review and update of Hawaii County's inclusionary zoning code, Chapter 11 to ensure the inclusionary policy is working as effectively as possible while avoiding possible unintended impacts or constraints on the production of market rate housing. It is also considering changes to the Zoning Code, Chapter 25 to streamline approval processes and provide flexibility for innovative housing concepts and density bonuses. Additional strategies include pursuing the use of County and State-owned lands for affordable housing and the establishment of an affordable housing fund.

In June 2022, the County of Hawaii established an Affordable Housing Production program which appropriates at least \$5,000,000.00 per year for affordable housing production. For fiscal year 2022-23, \$9,000,000 has been appropriated to this fund.

In March 2022, the County of Hawaii established a Homelessness and Housing Fund which appropriates seventy-five percent (75%) of tier two property tax revenues for the next five fiscal years toward addressing homelessness and housing. For fiscal year 2022-23, \$9,000,000 has been appropriated to this fund.

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

The County will undertake the following to try to reduce the negative effects of housing barriers and impediments to affordable housing.

* Coordinate landlord forums and incentive programs to promote the benefits of its rental assistance

program.

- * Work with Real Property Tax Division to inform landlords about the Affordable Rental Housing Program tax incentives.
- * Educate the community on tenant/landlord roles and responsibilities under the Fair Housing Act.
- * Represent homeless needs to State Agencies to encourage mainstream resourcing to address homelessness.
- * Support authorized pre-emption, pursuant to Hawaii Revised Statutes 46-15 to assist in expediting development of affordable housing projects.
- * Maintain a housing website to increase housing and program information.
- * Revise Hawaii County Code, Chapter 11 to promote development of affordable housing.
- * Provide legislation to preserve affordable housing development and funding opportunities.
- * Promote and amend the General Plan Land Use regulations to streamline housing.
- * Review and update the County building code and recommend elimination or modification of onerous codes that do not affect health and safety.

Discussion:

To build affordable homes for very low and low-income families in Hawaii is costly. The strengths of the affordable housing delivery system in the county is derived from the many different entities striving toward one common goal: to provide for more affordable housing in Hawaii. State, Federal and County agencies, private non-profits, private social service providers, private lenders and private for-profit developers are doing their part to respond to the urgency of the lack of affordable housing in the State. New programs and legislation are continually being established to form tax incentives, low-interest interim financing, bond financing, rental subsidies and other creative development techniques to provide affordable housing. Despite all of these efforts, the availability of affordable housing will not be developed without continued federal, state and local funding and private and for-profit relationships.

AP-85 Other Actions – 91.220(k)

Introduction:

Listed below are the actions planned to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

One of the obstacles to meeting underserved needs is the production of affordable housing. The major obstacles are the lack of financial resources and the lack of infrastructure. The County hopes to leverage other sources of funds (i.e Federal, USDA, State, County and Private) by providing federal funds to subsidize and support the cost of building affordable housing. Another obstacle is the cost burden that the extremely low and very-low income households have to endure for housing in the County. Other obstacles include the lack of rental units, throughout the County, for extremely low and very low-income households. The County plans to work with management agencies, provide incentives and educate landlords about the Housing Choice Voucher (Section 8) Program and the HOME – Tenant Based Rental Assistance (TBRA) Program.

Actions planned to foster and maintain affordable housing

The County of Hawaii plans to foster and maintain affordable housing for County residents by investing CDBG, HOME, and HTF funds in multiple housing projects during the 2020-2024 Consolidated Program years. High priority affordable housing program strategies will include Rental Rehabilitation, New Construction of Rental Units, Homeowner Repair, Acquisition of affordable units for the chronic homeless, Construction of for-sale affordable homes, renovations to domestic abuse shelters and special needs housing and facilities, and improvements to emergency shelters. The County also plans to utilize the new funding sources for Affordable Housing Production and Homelessness and Housing to increase and maintain its inventory of affordable housing.

Actions planned to reduce lead-based paint hazards

Hawaii County has two programs that considers the hazards of lead-based paint poisoning. One, the Residential Repair Program, requires that lead based paint risk assessments be conducted for homes built before 1978. If a dwelling is determined to contain lead, mitigation measures are taken to address the lead that is present. When the lead-based paint concerns are corrected, the unit becomes available for lead free safe occupancy, thereby, increasing access to housing without lead based paint poisoning hazards.

The other program is the County's Housing Choice Voucher (Section 8) Rental Assistance Payments

Program and HOME – TBRA, which prohibits rental subsidy for any unit that is built before 1978 if there is a family member under the age of 6 and the unit contains peeling paint. Other action/plans are to distribute pamphlets to applicants on lead hazards and continue to test homes that were found to have lead paint.

Actions planned to reduce the number of poverty-level families

According to the current Census, 14.8% of the people in Hawaii County are below the poverty level. This is above the State's poverty level of 11.2% and is contributed by such factors as education, language and employment in the County. The County plans to utilize HUD funds to continue administering the HOME - Tenant Based Rental Assistance Program (TBRA) that targets the low and very-low income households. This would limit the households from paying more than 30% of their income to housing costs. Another program the County is administering is the National Housing Trust Fund (HTF) that targets the extremely low-income households. The HTF can be used to acquire, construct or rehabilitate rental housing and rent to extremely low-income households. In rural areas the HTF law considers households with income below poverty line as extremely low income. Administering the HTF will assist the county in reducing the number of poverty-level families.

In addition, the County is administering the Department of Labor's Workforce Innovation and Opportunity Act (WIOA) program which require a one-stop shop. The one-stop concept allows a client to access various services from a central location, which includes self-sufficiency and financial literacy programs. The mandatory partners in the one-stop shop are: WIOA programs, Native American programs, migrant and seasonal farm worker programs, veteran employment program, adult education, welfare-to-work, senior community service employment programs, vocational rehabilitation services for the blind programs, Hawaii Community College and HUD employment and training programs.

Actions planned to develop institutional structure

The County continues to participate in CDBG/HOME/HTF Quarterly Coordinators' Meetings which coordinates State-wide activities and performances measures; State-wide Continuum of Care group which meets every other month to collaborate on homeless issues; the Inter-Agency Council on Homelessness which meets every other month to enable better access to mainstream programs and to end chronic homelessness; HOME State Recipient Group which meets periodically to coordinate HOME program and projects; quarterly meetings with Fair Housing Officers from the State and other Counties and State-wide Housing Directors which meets monthly to collaborate on housing issues.

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

The County continues to enhance and broaden its coordination between public and private housing and social services agencies by expanding its social media presence, expanding its email list for newsletters,

and updating its website to notify interested citizens and organizations of upcoming events, funding, and on and off-site training.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG), Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 100,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 100,000 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County does not use any other forms of investment except those listed in Section 92.205.

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:

The County of Hawaii will recapture the total amount of HOME funds expended for a project when the recipient fails to comply with the terms of its agreement with the County, or refuses to accept conditions imposed by the County, HHFDC, or HUD, when the recipient sells or otherwise transfers any real or personal property purchased or constructed with the HOME funds within the applicable period of affordability and when the recipient ceases to use the property constructed, rehabilitated and/or renovated with HOME funds for the applicable period of affordability, following the issuance of final payment for the project by the County.

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:

The County of Hawaii requires each recipient or beneficiary 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:

Please defer to the State of Hawaii Consolidated Plan.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

Please refer to Section V. – “Eligible Recipients” of the attached HTF Allocation Plan.

b. Describe the jurisdiction’s application requirements for eligible recipients to apply for HTF funds.

As a State designated HTF subgrantee, Hawaii County will manage and administer the use HTF funds to increase and preserve the supply of decent, safe and sanitary affordable housing to develop and preserve affordable rental housing to primarily serve households with incomes at or below 30% of the area median income.

Please refer to Section VII. – “Application and Award Process” of the attached HTF Allocation Plan.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

Hawaii County will review and rate all project proposals in accordance with the State's Selection Criteria. In addition, all project proposals will be reviewed using Hawaii County's Selection Criteria, which considers additional factors.

Please refer to Section VIII. – “Selection Criteria” of the attached HTF Allocation Plan.

d. Describe the jurisdiction’s required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

HTF received by the County will be used to fund eligible projects to increase and preserve the supply of decent, safe and sanitary affordable housing to primarily serve households with incomes at or below 30% of the area median income in Hawaii County.

e. Describe the jurisdiction’s required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

Criteria used to evaluate the applicants' ability to obligate HTF funds and successfully undertake eligible activities in a timely manner includes performance goals and benchmarks, past performance and timely expenditure requirements, previous experience in successfully implementing projects utilizing federal funds.

Please refer to Section VIII. – “Selection Criteria” of the attached HTF Allocation Plan.

f. Describe the jurisdiction’s required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

A requirement of the award HTF funds are for new construction of affordable rental housing units specifically targeting the extremely low households whose income is at or below 30% of the median area income for the duration of at least 30 years.

g. Describe the jurisdiction’s required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

The County requires that a Declaration of Restrictive Covenants be recorded enforce all of the HTF program requirements including the 30-year affordability period stipulation.

Please refer to Section VIII. – “Selection Criteria” of the attached HTF Allocation Plan.

h. Describe the jurisdiction’s required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (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).

The criteria that applications for HTF funds are reviewed, ranked and rated includes location and amenities critical to meet the needs of extreme-low and low- and moderate-income households. Such amenities include reliable access to public transportation, government services, medical and other emergency services.

i. Describe the jurisdiction’s required priority for funding based on the location of existing affordable housing.

The County considers all suitable areas throughout the County other than locations of existing affordable housing.

j. Describe the jurisdiction’s required priority for funding based on the extent to which the application makes use of non-federal funding sources.

There is greater consideration for projects that utilizes other sources of funding including non-federal funding that has been secured and firm commitments have been received.

2. Does the jurisdiction’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

Yes

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

Yes

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(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

5. Rehabilitation Standards. The jurisdiction 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 jurisdiction'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 jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

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).

N/A

6. Resale or Recapture Guidelines. Below, the jurisdiction 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 jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

7. HTF Affordable Homeownership Limits. If the jurisdiction 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 jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction 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 jurisdiction 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 jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

N/A

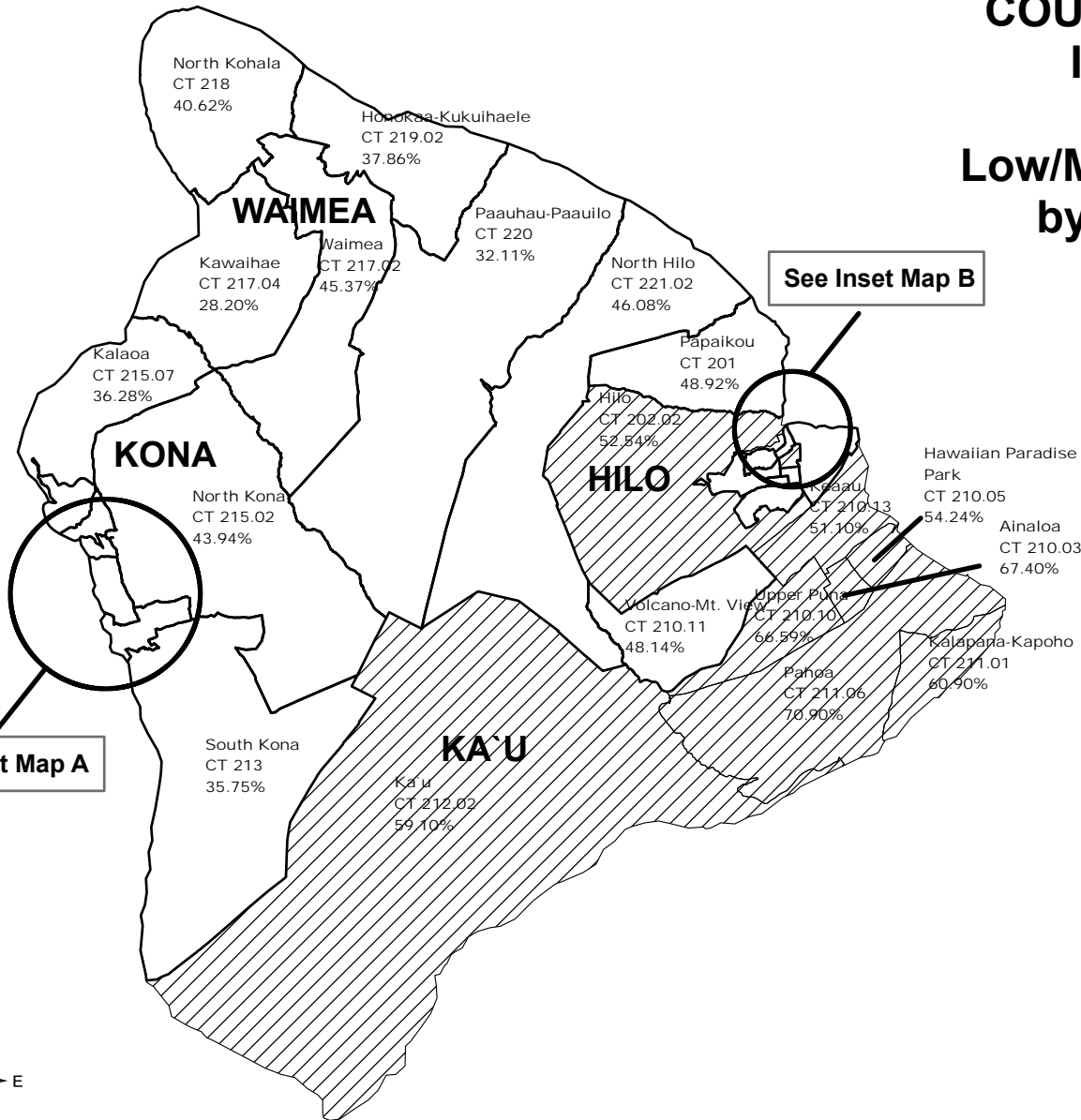
9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation 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 jurisdiction will not refinance existing debt, enter “N/A.”

N/A

Discussion:

COUNTY OF HAWAII ISLAND MAP



Low/Mod Income Areas by Census Tract

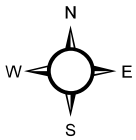


See Inset Map B

See Inset Map A

Low/Mod Income Household Areas

-  Non L/M Income Census Tracts
-  L/M Income Census Tracts



Information is based on HUD ACS and 2019 SMS Housing Study

COUNTY OF HAWAI'I
INSET MAP A
Low/Mod Income Areas
by Census Tracts

Kailua-Kona
CT 216.01
37.98% L/M

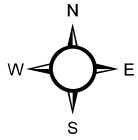
Holualoa
CT 216.04
43.53% L/M

Kahalu'u-Keauhou-Honalo
CT 215.09
47.58% L/M

Kealakekua-Captain Cook
CT 214.02
38.11% L/M

North Kona
CT 215.02
43.94% L/M

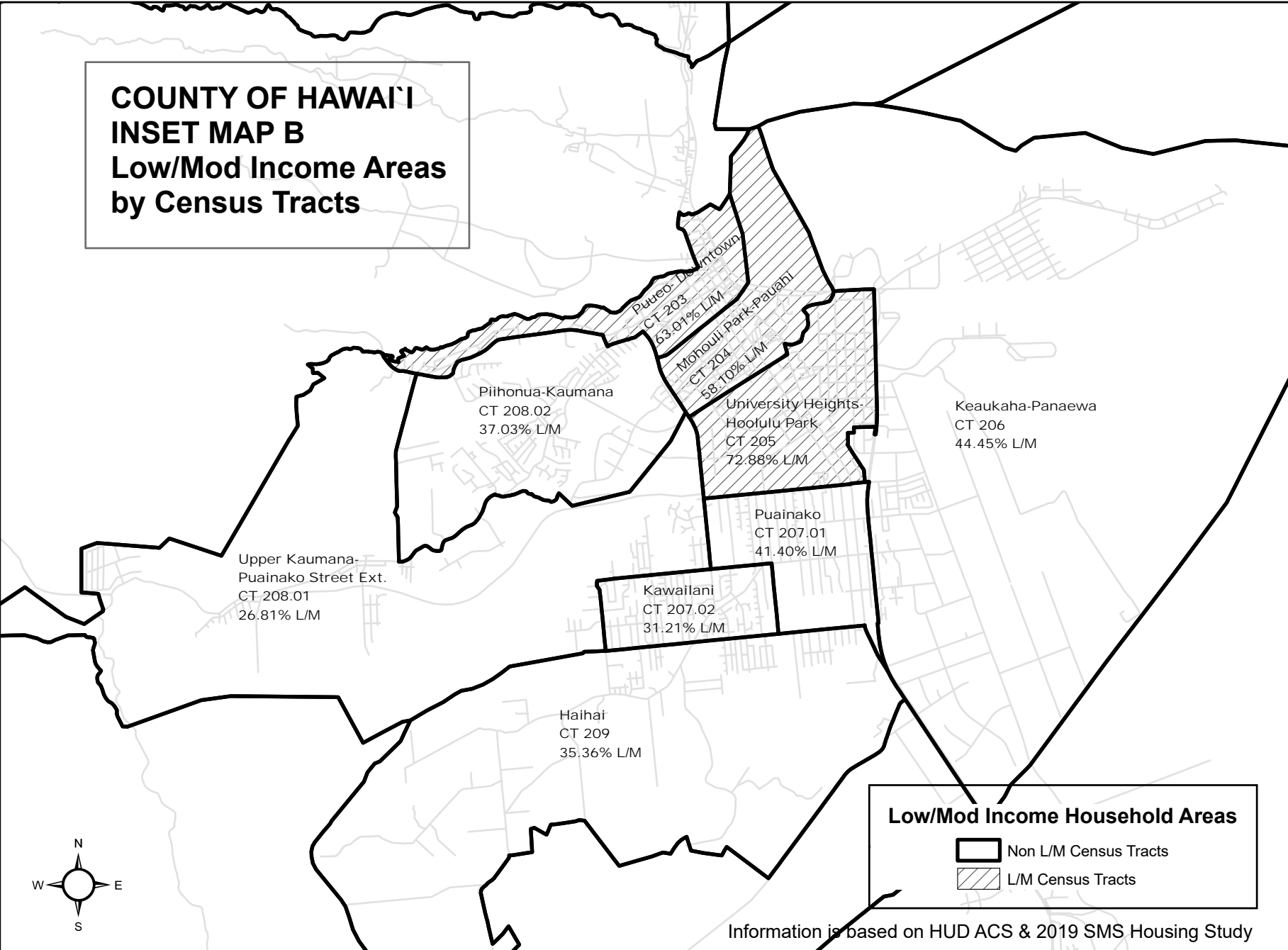
Napoopoo-Honaunau
CT 213
35.75% L/M



Low/Mod Income Household Areas
 Non L/M Census Tracts

Information based on HUD ACS & 2019 SMS Housing Study

**COUNTY OF HAWAII
INSET MAP B
Low/Mod Income Areas
by Census Tracts**



Low/Mod Income Household Areas

- Non L/M Census Tracts
- L/M Census Tracts

Information is based on HUD ACS & 2019 SMS Housing Study

COUNTY OF HAWAI'I ACTION PLAN CDBG PROJECTS FOR PROGRAM YEAR 2023

Hale Ohana Domestic Abuse Shelter Phase 2 Improvements (Location Confidential)

West HI Domestic Abuse Shelter Phase 2 Improvements (Location Confidential)

Hamakua Youth and Community Center Phase 2 Improvements

Mental Health Kokua - Hilo Hale Residence Improvements

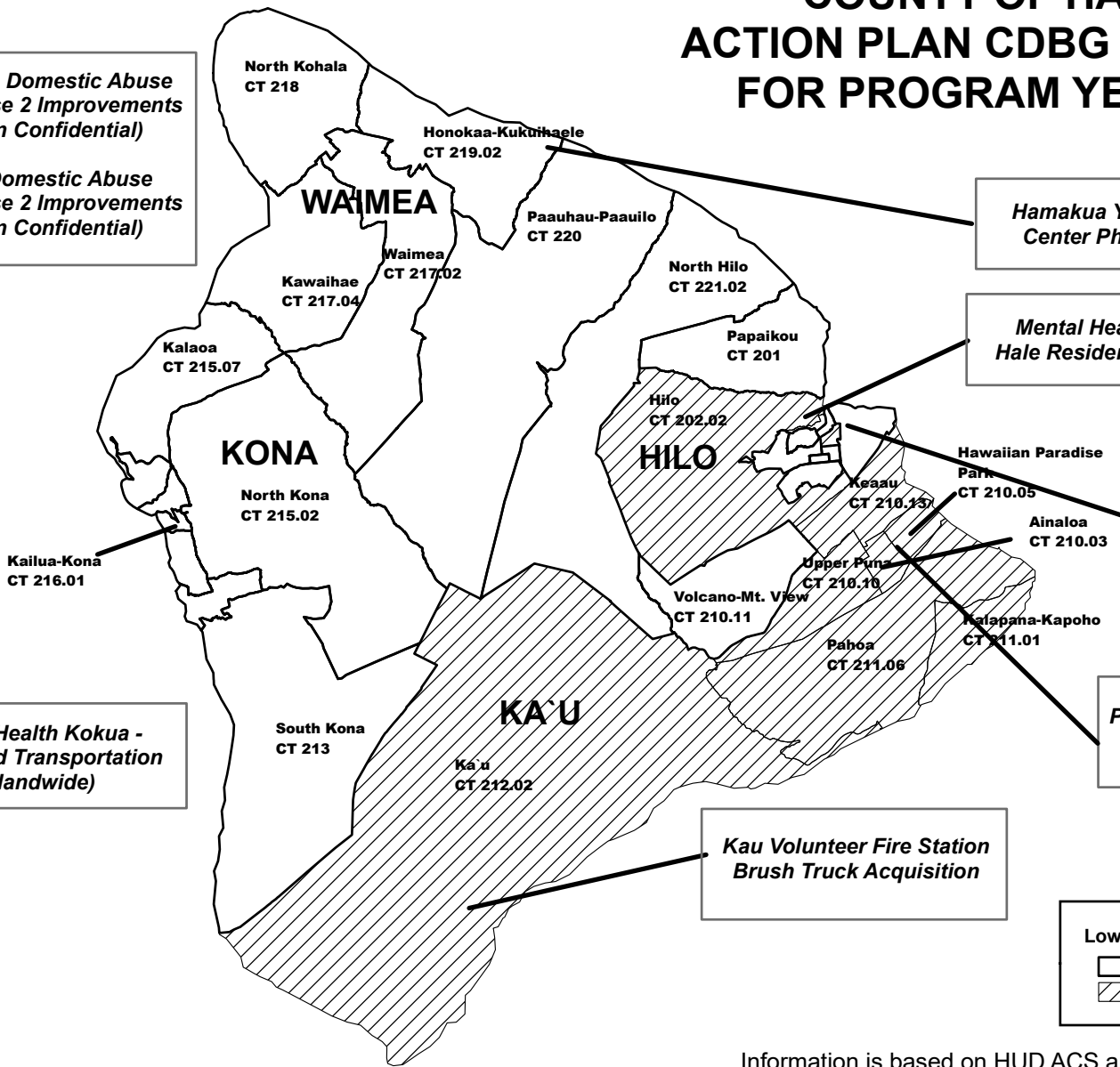
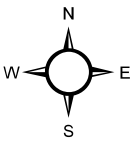
HCEOC - Certified Kitchen Conversion

Puna Volunteer Fire Station Brush Truck Acquisition

Kau Volunteer Fire Station Brush Truck Acquisition

Low/Mod Income Household Areas

Non L/M Income Census Tracts
 L/M Income Census Tracts



Information is based on HUD ACS and 2019 SMS Housing Study