

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the frame, creating a modern, dynamic feel. The central area is a plain white space where the text is located.

AFFORDABLE HOUSING PRODUCTION PROGRAM

PRIMARY OBJECTIVE

Increase the supply of affordable rental and owner-occupied housing

ELIGIBLE APPLICANTS

**Public
agencies**

**Approved
non-profit
organizations**

**For-profit
organizations**

**Community
land trusts**

Eligible applicants shall provide proof of compliance with all applicable laws governing entities doing business in the State of Hawai'i.

ELIGIBLE ACTIVITIES

Acquisition of real property

Acquisition of existing housing for rehabilitation

Planning, design, or construction of affordable housing

Rehabilitation of housing to be utilized as affordable housing

ELIGIBLE ACTIVITIES (CONTINUED)

Invest in public infrastructure for the development of affordable housing

Leverage funds to further expand affordable housing opportunities

To provide affordable housing for elderly, special needs and homeless residents

Other activities to increase the supply of affordable housing

GRANT APPLICATION PROCESS

Distribution of funds in the County: Request For Proposal (RFP) process.

To apply:

- 1) Submit Proposal no later than the deadline specified in the notification and proposal packet
- 2) Include a completed application and all required documentation as outlined in the application instructions

Proposal applications may be rejected if:

- 1) The application is incomplete
- 2) Does not meet the program eligibility requirements
- 3) Failed to meet the submission deadline

PROPOSAL APPLICATION

Detailed description of the proposed project

Marketing strategy

Income categories

Long-term management plan

Project schedule

Applicant qualifications and experience

Detailed budget with operating pro forma statement

PROJECT SELECTION

Process:

1. Selection committee: Reviews, ranks and rates eligible proposals
 2. Housing Administrator: Prepares a recommendation for funding to the Mayor
 3. Final approval from the Mayor
- The OHCD may re-solicit project proposals if it's determined that none of the project proposals meet the goals and objectives of the program or if there is an insufficient amount of proposals received

Evaluation: Using a Standard Weighted System

- 1) Project Impact and Delivery
- 2) Project Readiness
- 3) Project Funding and Leverage
- 4) Applicant Qualifications

GRANT REQUIREMENTS

- The project shall not be sold, exchanged, divested, or converted to other uses that are inconsistent with this program without the prior approval of the Housing Administrator.
- The grantee shall comply with all applicable federal, state, and county laws and regulations, including but not limited to:
 - (i) Fair Housing and Equal Opportunity
 - (ii) Equal Employment Opportunity
 - (iii) Conflict of Interest
 - (iv) Environmental Review
 - (v) Labor Standards

GRANT REQUIREMENTS (CONTINUED)

Use of Funds:

- Funds shall not be used for any overhead or administrative costs in implementing the project
- Grantee shall not distribute or redistribute grant funds to other organizations

Time for performance:

- Obligate funds within two years and expend all funds within six years
- Requests for extensions shall be made in writing and approval will be at the discretion of the Housing Administrator

AFFORDABLE HOUSING REQUIREMENTS

Affordability period will be in accordance with Chapter 11 which currently states:

- Rental prices for affordable units shall be controlled for no less than twenty years after initial occupancy
- For ownership housing units, a period of ten years from the first day of sale

Resale restrictions for affordable housing units will be in accordance with Chapter 11 or as determined by the Housing Administrator.

AFFORDABLE HOUSING REQUIREMENTS (CONTINUED)

The number of affordable housing units required by the issuance of program funds will be determined by using the federal HOME Investment Partnerships Program maximum subsidy guidelines (pursuant to 24 CFR 92.250) issued annually by the United States Department of Housing and Urban Development (HUD).

Maximum Subsidy Guidelines

Bedrooms	Per Unit Subsidy Limit
0	\$ 159,753.00
1	\$ 183,132.00
2	\$ 222,693.00
3	\$ 288,093.00
4	\$ 316,236.00

AS OF MARCH 2022

REPORTING REQUIREMENTS FOR GRANTEE

- Submit quarterly and annual reports to OHCD documenting the progress of the project during the construction until occupancy
- Upon project completion and throughout the duration of the affordability period, the grantee shall submit annual reports documenting the projects compliance with affordability requirements

**THANK YOU FOR
JOINING THE OHCD
PUBLIC HEARING!**