

Office of Housing and Community Development NEWSLETTER

SPRING 2024



VOL. 8

Emergency shelter gets energy upgrade



A photovoltaic roof-mounted system with batteries is being installed at the West Hawai'i Emergency Shelter. OHCD photo

The West Hawai'i Emergency Shelter will soon become more energy efficient thanks to a solar-plus-battery system upgrade.

A roof-mounted photovoltaic system with batteries aims to reduce electric utility costs to zero is being installed at the 31-bed shelter in Kailua-Kona. Savings are estimated at \$34,000 annually.

Additionally, the shelter's roof is getting a fresh coat of high-performance epoxy paint and the gutter and downspout system are being replaced to align with the lifespan of the new photovoltaic system.

"These upgrades will reduce operating costs allowing the property operator to redirect funds in an ongoing effort to enhance services for members of the community experiencing homelessness," said Housing Administrator Susan Kunz.

The project is funded primarily via Community Development Block Grant funds with the remainder from County of Hawai'i capital improvement project funds.

Contractor Stan's Contracting, Inc., anticipates the project will be complete in mid-April.



Workers use a telehandler to lift insulation to be installed in units at Hale Nā Koa 'O Hanakahi. OHCD photo

ON THE HOMESTRETCH *Hale Nā Koa 'O Hanakahi nearing completion*

Hawai'i Island's newest affordable senior rental housing community will soon begin to welcome residents.

Hale Nā Koa 'O Hanakahi should be completed by July 2024 offering 91 units to veterans, surviving spouses and other income-qualified seniors aged 62 years or older. Located at 118 West Kawili Street in Hilo, Hale Nā Koa will serve households earning up to 80% of Area Median Income, as determined by the U.S. Department of Housing and Urban Development.

"As the Developer and Property Manager, EAH Housing planned Hale Nā Koa to provide safe and stable housing options for Hawaii island seniors with an intentional focus on prioritizing veterans and surviving spouses facing housing insecurity or are at risk of being unhoused. Hale Nā Koa seeks to create a supportive community environment that fosters camaraderie and connection among residents, leveraging the shared experiences of military service," said Marian Gushiken, EAH Housing's vice president of real estate development for Hawai'i. "Each of the spacious one-bedroom units with private



The community center will feature a lounge, coffee bar, fitness room, and other amenities. OHCD photo

lanai being offered are in elevator-served buildings to facilitate aging in place. A central community center will include spaces for a common area lounge, coffee bar, fitness room, and other amenities to encourage community-building and socialization. The center will also feature a multi-purpose room and kitchen to provide space for larger tenants' social and

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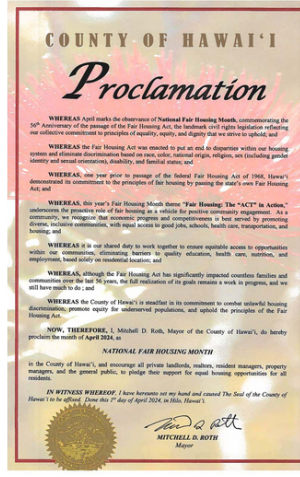


April is National Fair Housing Month

MAYOR ROTH ISSUES PROCLAMATION; FREE VIRTUAL TRAINING SEMINARS OFFERED

2024 marks the 56th anniversary of the passage of the Fair Housing Act, a landmark civil rights law signed by President Lyndon B. Johnson on April 11, 1968. The theme of this year's National Fair Housing Month is "Fair Housing: The ACT in Action."

The Fair Housing Act prohibits discrimination in housing because of race, color, national origin, religion, sex (including gender identity and sexual orientation/expression), disability, and familial status. The State of Hawai'i has enacted further



protections prohibiting discrimination on the basis of marital status, ancestry, age, HIV infection, or use of housing assistance (Section 8) programs.

To mark National Fair Housing Month, County of Hawai'i Mayor Mitch Roth has issued a proclamation encouraging all landlords, realtors,

property managers, and the public to commit to provide or advocate for equal housing opportunities for all.

To register for any or — all — of the virtual training seminars, scan the QR Code above right or send an email to cristina.pineda@hawaiiicounty.gov.

For more information on Fair Housing and to view the proclamation, visit www.housing.hawaiiicounty.gov/community-resources/fair-housing.



AMENDMENTS TO AHP PROGRAM RULES FINALIZED

OHCD encourages community members to complete affordable housing needs survey

The Office of Housing and Community Development (OHCD) has finalized amendments to the Affordable Housing Production (AHP) Program Administrative Rules, which took effect on April 7, 2024. The final amended rules can be viewed on the AHP Program's website.

During the 30-day review and comment period, the OHCD received concerns relating to a proposed amendment removing an activity under Section 3-2 "Eligible Activities." Item (5), which focused on providing affordable housing for the elderly, individuals with special housing needs, and homeless

residents lacking a permanent residence, was removed as it is already covered under the existing activities within the same section, ensuring continued eligibility for such population.

The amendment does not change the overarching requirements of the Program. Rather the support for these initiatives continues under the OHCD's vision to foster inclusive communities that integrate affordable housing solutions across a spectrum of needs without isolating specific groups. Provided that the housing is permanent and meets the Program's criteria,

project proposals for any groups are welcomed. However, the OHCD encourages proposals that are diverse in their resident demographics, offering a mix of housing options for a wide range of income levels without segregating individuals. This approach promotes housing solutions where economic status or special needs do not isolate residents, but rather, contribute to a community where everyone has a place to call home.

To further this vision, the OHCD invites the community to provide feedback via an affordable housing needs survey through April 18, 2024.

This survey provides a channel for participants to indicate which housing initiatives they believe should be prioritized for funding and aims to involve the community in shaping the goals and priorities for the upcoming Fiscal Year 2024-25 AHP Program funding cycle. To take the survey, scan the QR Code at above right.

For more information on the Affordable Housing Production Program, amended Administrative Rules, and current funding cycle, visit www.hawaiiicounty.gov/ahp.



HALE NĀ KOA:

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enrichment activities which will be organized by EAH staff and coordinated with community providers."

The \$58 million project is funded via Hula Mae multi-family bond financing, Rental Housing Revolving Fund loans, and state and federal Low-Income Housing Tax Credits. Additional funding was

provided by the County of Hawai'i through the HOME and Housing Trust Fund programs, as well as project-based Section 8 vouchers, and the long-term ground lease for the land.

"The County of Hawai'i is pleased to be a partner in helping to bring this much-needed housing project to reality for our kūpuna and veterans," said Housing Administrator Susan Kunz. "Affordable housing has

been a cornerstone of Mayor Roth's administration, and the Office of Housing and Community Development remains committed to leveraging its resources to ensure every Hawai'i Island resident has a safe place to call home."

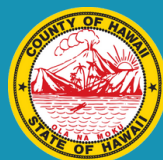
While the application deadline to be included in a lottery to determine the order of application processing will close on April 11, 2024, EAH

Housing encourages prospective tenants to continue to apply online. Applications will be logged by date and time received and placed on a waiting list for consideration if units are available.

For more information and to download the application package, visit EAH Housing's website at www.eahhousing.org/apartments/hilo.

UPCOMING OFFICE CLOSURES

- Monday, May 27 — Memorial Day
- Tuesday, June 11 — King Kamehameha I Day
- Thursday, July 4 — Independence Day
- Friday, August 16 — Statehood Day



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