

Consolidated Plan

2020-2024

County of Hawai'i
Harry Kim
Mayor

Prepared by:

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Cover and Signature Page

Consolidated Plan 2020-2024

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The Consolidated Plan covers a five-year period starting July 1, 2020 through June 30, 2024 and complies with Subpart C of 24 CFR part 91. The County of Hawai'i certifies that it will operate its Community Development Block Grant, HOME Investment Partnerships and National Housing Trust Fund Programs in accordance with this plan and applicable federal and state laws and regulations.

Recommend Approval:




Duane Hosaka
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5-6-20

Date

Approved as to Form and Legality:



Deputy Corporation Counsel
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05/07/2020

Date

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Executive Summary

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

1. Introduction

The County of Hawai'i is required to submit a 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 CP is to ensure that jurisdictions receiving direct federal assistance utilize and develop a plan for its housing and related needs of extremely-low, 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 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. The State of Hawai'i CP provides background, direction, and a plan for how the State intends to administer HUD's HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS (HOPWA) to assist in meeting the housing of Hawai'i's citizens.

In PY2018, the County of Hawai'i was designated the State's National Housing Trust Fund (HTF) Sub-grantee for HUD's new HTF program to provide affordable rental housing units serving households with incomes at or below 30% of the area median income.

The County of Hawai'i identified a total of \$700,521,682 in unmet recovery needs from the 2018 Kilauea Lava Disaster. Approximately, 8,448 acres of land were inundated by lava, 3,983 acres were isolated, and 3,000 residents were displaced. In addition, 12.5 miles of public roads, 20 miles of private roads and 14.5 miles of waterlines were impacted from the volcanic event.

The three main recovery categories are housing, infrastructure and economic development.

Housing, including land and structures, were inundated with lava. This included residential properties containing single-family units with a mix of owner, renter and secondary properties resulting in the destruction of over 700 properties. It was determined there was an estimated unmet need of \$236,873,682.

The lava flow damaged infrastructure and impacted critical roadways and utilities in the Puna District. Impacted roads provided vital access to residential neighborhoods, jobs and transportation corridors for people traversing the Puna District. Damages to utilities such as water, electric and communication towers resulted in more than \$236 million in public infrastructure damages. Estimated unmet need of \$65,389,000.

The local economy was also affected by the volcanic event. Approximately \$415 million was lost in tourism with 2,950 jobs lost island-wide and estimated \$28 million lost to agricultural producers and business. Estimated unmet need of \$398,259,000.

Through the Federal Register Notice 85 FR 4681 published January 27, 2020, the County of Hawai'i was allocated \$83,841,000 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to provide assistance for long-term recovery in eligible disaster areas resulting from the 2018 Kilauea eruption. An Action Plan for the use of these funds is being developed outlining the disaster related needs for the County. As a priority these CDBG-DR grant funds will be used to address housing recovery unmet needs related to the 2018 Kilauea eruption.

As a priority, the CDBG-DR grant funds will be used to address housing, infrastructure and economic development unmet needs as related to the 2018 Kilauea eruption.

In 2019, the SMS Research and Marketing Services, Inc. conducted a study and prepared the 2019 Hawai'i Housing Planning Study (HHPs). The HHPs provides information about housing demand, supply, prices, and other housing related statistics to support housing planning activities.

Also conducted in 2019 was an Analysis of Impediments to Fair Housing study. The study focused on each agency's internal policies and procedures and staff's knowledge of the fair housing law. In the County's Office of Housing and Community Development (OHCD) review, the impediments being addressed include:

- Review and amend existing internal policies and program policies to ensure alignment with both Federal and State fair housing laws;
- Provide ongoing fair housing training to agency staff to increase their knowledge of fair housing law;
- Analyze and determine if a Language Assistance Plan is necessary based on the analysis of eligible Limited English Proficiency (LEP) groups as required in the PHA Administrative Plan. This may require translating and/or providing notice of the availability of translated versions of standard forms and notices to LEP participants;
- Translate the fair housing video to eligible LEP language groups;
- Update the County's dedicated fair housing website to include information on reasonable accommodations and language access

The 2020 AI (Appendix F) is applicable for the 2020-2024 Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following summary outlines the goals and priorities and gives an overview of the County's plans.

They are summarized as follows:

GOALS

The County of Hawai'i is utilizing the HUD "Logic Model" to develop its 2020 through 2024 CP. The model outlines the CDBG, HOME, HTF and other County activities that the County will complete between 2020 and 2024. These include:

Housing Goals

- Provide Tenant Based Rental Assistance to 100 households,
- Construct 3 new affordable rental projects for extremely low, low and moderate income households,
- Construct 2 affordable rental projects for low income elderly persons,
- Rehabilitate 50 affordable rental units for low income disabled and/or elderly persons.
- Construct 200 affordable for-sale housing units,
- Provide loans/grants for home rehabilitation to 50 homeowners,
- Provide effective program administration & conduct an update to the Housing Study.
- Apply for available voucher programs that become available from HUD

Fair Housing Goals

- Conduct 3 Fair Housing training sessions for persons of Non/Limited-English Proficiency
- Translate 1 Fair Housing video to increase awareness
- Increase participation of 50 new landlords in training sessions
- Participate in 15 State-wide meetings and coordinate events
- Coordinate 10 Fair Housing seminars island-wide
- Provide 20 fair housing training sessions for staff and general audiences
- Provide technical support and disseminate information
- Conduct an Analysis of Impediments Study
- Attend 5 Fair Housing training sessions.

Homeless Goals

- Secure funding and implement Mobile Outreach Health Teams
- Develop and implement a Subacute Stabilization Residential Service Program,

- Advocate for continued funding of the `Ohana Zones Program
- Repair and renovate Keolahou Emergency Shelter and Assessment Center to add up to 20 permanent supportive rental units
- Develop the Kukuioia Emergency Shelter and Assessment Center which will include up to 90 emergency housing units, a dog park, designated safe overnight parking, assessment center, community pavilion with kitchen, health and social service spaces, a career center and library
- Purchase and renovate an existing building for an assessment center and emergency shelter in North Hawai`i and Ka`u
- Develop a Homeless Program Help Line
- Conduct 5 annual Point in Time counts

Community Development Goals

- Provide infrastructure or other activities that will provide access to affordable housing and public facilities (5 activities)
- Provide 1 new and/or renovation of a public safety facility (fire/police/environmental)
- Remove architectural barriers at 5 facilities
- Improve 5 public facilities
- Provide 4 transportation service vehicles
- Provide funding for public service activities and/or programs to benefit housing, homeless or special needs groups
- Provide effective CDBG program management

PRIORITIES

The County has established the following priorities based upon community input and data available from various studies and plans. The housing needs were expressed by the community, homeless program providers, social and health care providers and faith-based organizations as the most important need for persons earning <80% of median income. The need for public facilities to provide healthcare, child/youth care and programs for the seniors was also expressed. In addition, public health and safety and activities to meet legal obligations or federal mandates are also a concern. Activities such as fire, police, and environmental protection are essential to meet public health and safety. In addition, the County must comply with federal mandates (ADA) in order to continue to receive federal funds. All other activities are considered low priority.

The County's CP priorities will be used to allocate CDBG, HOME and/or HTF funds in accordance with project eligibility requirements and program rules. (Higher points will be awarded to project proposals that address high priority activities in accordance with the County's Request for Project Proposal System).

The County's CP priorities will also be used to determine if projects applying for other HUD funds (Super NOFA) are consistent with the County's CP. For the County's CP, high priorities will be considered as consistent with the County's CP.

The following are the County's CP Priorities:

High Priorities

- Housing - Housing for households earning less than 80% of median income [i.e. rental, homeownership, special needs, homeless and activities which will produce new housing (i.e. water, streets, environmental activities, planning, etc.)]
- Public Health and Safety - Activities that protect the health and safety of the residents in Hawai'i County (i.e. fire, police, environment, etc.)
- Federal Mandates - Activities to meet legal obligations and/or federal mandates (i.e. ADA, cesspool conversion)
- Disaster Relief - Activities to address designated Disaster Relief Areas (i.e. housing, infrastructure, economic development, health facilities)
- Public Facilities - Child care, youth, and/or senior centers; centers for persons with a disability, homeless facilities; health facilities, neighborhood facilities, parks & recreation facilities, infrastructure and/or economic development
- Infrastructure (that does not produce new housing units) - water/sewer/street improvements, solid waste disposal, flood drainage improvements
- Public Services - seniors, persons with a disability, youth, childcare, transportation, substance abuse, employment, health, lead hazards, crime, etc., including activities that prevent, prepare for, address and/or respond to disaster related events such as flooding, lava flow, hurricane, tsunami, infectious diseases
- Economic Development - Activities which create jobs for low- and moderate-income persons

Low Priorities

- Public Facilities - Parking facilities and non-residential historic preservation
- Non-Infrastructure - Sidewalks

The County's CP also contains housing, special needs, and homeless data, census data, needs, and inventory. This was used to produce the 2020-2024 goals and priorities.

3. Evaluation of past performance

Each year, the County of Hawai'i reports its progress in meeting the five year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The County of Hawai'i has consistently satisfied program mandates and expended funds in a timely manner. Furthermore, the County of Hawai'i 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 Hawai'i Office of Housing & Community Development Hilo and Kona offices and on the County's website.

4. Summary of citizen participation process and consultation process

The County is required to have a Citizen Participation Plan in its CP (see Appendix D). This plan describes and outlines the County's plan to encourage and inform all citizens, especially persons of very low, 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, consultation meetings, 30-day review and comment period on the County's draft CP, Hawai'i County Housing Agency/Finance Committee Meetings/County Council Meetings and a public notice announcing the availability of the County's final CP.

Public Hearings:

The County began its 2020-2024 Citizen Participation Process in September of 2018. The County utilized its annual public hearings in Pahala, Keaau, Kailua-Kona, Honoka'a, and Hilo to present an overview of the Consolidated Plan process and to discuss the CDBG, HOME and HTF programs. Citizens were encouraged to offer input concerning housing, homeless, special needs and community development needs. In addition, the past use of funds and accomplishments were discussed and available for comments. The County informed participants of the County's draft CP priorities and accepted any concerns or comments. Participants were also informed of the County's Consolidated Plan Survey that was sent to government agencies, public service providers, district council members and other community organizations on September 17, 2018 by mail and email. The survey was also available on the County's website. Public hearings participants were encouraged to complete the survey and to provide additional comments or concerns. The County did a follow-up inquiry on non-returned surveys the following month on October 8, 2018. The survey responses were used to determine the needs and priorities of the County to develop County's draft CP.

In September 2019, the County conducted Public Hearings in Pahala, Pahoa, Kailua-Kona, Honoka'a, and Hilo to inform the public about the 2020 CDBG application process and to discuss its upcoming 2021 HOME and HTF funding cycle. Members of the public were provided with information on CDBG, HOME and the HTF programs and encouraged to offer comments and concerns. During these Public Hearings, the County again held consultation meetings to hear the concerns or comments to the County's draft priorities for its 2020-2024 CP. An overview of the draft priorities and goals were presented. The County requested participants to provide input on the County's draft priorities and goals established as a result of the community's input at public hearings and from the survey responses. Participants included not-for-profit service providers, housing services providers, developers, and county and state

agencies and private citizens. In addition to these consultations, the OHCD also informed each Council Member representing all districts in the County 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

There were no public comments received during the public comment period.

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

If public comments are received during the public comment period and are not accepted by the County of Hawai'i, the comments will be summarized here along with the County's reasons for not accepting them.

7. Summary

The CP is a comprehensive planning document which identifies the housing and community development needs and priorities for the County of Hawai'i 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.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	HAWAI'I COUNTY	Office of Housing & Community Development
HOME Administrator	HAWAI'I COUNTY	Office of Housing & Community Development
HTF Administrator	HAWAI'I COUNTY	Office of Housing & Community Development

Table 1 – Responsible Agencies

Narrative

The County of Hawai'i's Office of Housing and Community Development (OHCD) manages and administers the use of the Community Development Block Grant (CDBG) Program funds for the County. As the lead agency and direct recipient of the CDBG funds, the OHCD is responsible to complete the planning and submission process for the County's CP.

The State of Hawai'i is the recipient of the HOME, ESG, HOPWA, and HTF 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 Hawai'i is not a direct recipient of HOME funds, it does anticipate receiving \$3,000,000 in HOME funds from the State of Hawai'i, every three years. Thus, the County's OHCD manages and administers the use of HOME program funds for the County. The County expects to receive its next allocation of HOME funds in PY2021.

In PY 2018, the County of Hawai'i became a designated State HTF Subgrantee to develop and preserve affordable rental housing serving households with incomes at or below 30% of the area median income. The County of Hawai'i anticipates receiving \$1,425,000 in HTF funds from the State of Hawai'i every three years. The County's OHCD manages and administers the use of HTF program funds for the County. The County expects to receive its next allocation of HTF funds in PY2021.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The County began its 2020-2024 Citizen Participation Process in September of 2018. The County utilized its annual public hearings in Pahala, Keaau, Kailua-Kona, Honoka`a, and Hilo to present an overview of the Consolidated Plan process and to discuss the CDBG, HOME and HTF programs. Citizens were encouraged to offer input concerning housing, homeless, special needs and community development needs. In addition, the past use of funds and accomplishments were discussed and available for comments. The County informed participants of the County's draft CP priorities and to accept any concerns or comments. Participants were also informed of the County's Consolidated Plan Survey that was sent to government agencies, public service providers, district council members and other community organizations on September 17, 2018 by mail and email. The survey was also available on the County's website. Public hearings participants were encouraged to complete the survey and to provide additional comments or concerns. The County did a follow-up inquiry on non-returned surveys the following month on October 8, 2018. The survey responses were used to determine the needs and priorities of the County to develop County's draft CP.

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 September 2019, the County conducted Public Hearings in Pahala, Pahoa, Kailua-Kona, Honoka`a, and Hilo to inform the public about the 2020 CDBG application process and to discuss its upcoming 2021 HOME and HTF funding cycle. Members of the public were provided with information on CDBG, HOME and the HTF programs and encouraged to offer comments and concerns. During these Public Hearings, the County again held consultation meetings during its annual public hearings to hear the concerns or comments to the County's draft priorities for its 2020-2024 CP. An overview of the draft priorities and goals were presented. The County requested participants to provide input on the County's draft priorities and goals established as a result of the community's input at public hearings and from the survey responses. Participants included not-for-profit service providers, housing services providers, developers, and county and state agencies and private citizens. In addition to these consultations, the OHCD also informed each Council Member representing all districts in the County of the CP process and inquired if they had any projects that would meet the draft 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

It takes collaboration among partners - advocates, community-based and faith-based service providers and government to address homelessness. Federal funding recognizes the importance of collaboration by requiring the Continuum of Care (CoC) organizations. In Hawai'i, there are two - Partners in Care for Oahu and Bridging the Gap for the neighbor islands. Bridging the Gap is represented by Maui Homeless Alliance, Kauai Community Alliance and Community Alliance Partners (CAP) for Hawai'i Island. For Hawai'i Island, the following organizations are members of the CAP: Alano Club, Big Island Substance Abuse Council, Catholic Charities Hawai'i, Child and Family Services, County of Hawai'i, Going Home Hawai'i, Habitat for Humanity, Hawai'i County Economic Opportunity Council, Hawai'i Island Home for Recovery, Hawai'i Island HIV/AIDs Foundation, HOPE Services Hawai'i, Inter-faith Communities in Action, Na Kahua Hale o Ulu Wini - Hawai'i Affordable Properties, Neighborhood Place of Puna, Neighborhood Place of Kona, Project Vision Hawai'i and Steadfast Housing.

The CAP meets on the last Wednesday of each month both by video conference in Hilo and Kona. The CAP coordinates the annual application for federal and state funding and administers the annual Point in Time Count.

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

The County of Hawai'i is not a recipient of Emergency Solutions Grant Funds. The State of Hawai'i, Department of Human Services, Homeless Programs Office allocates these funds to eligible service programs through a competitive request for proposal process.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOPE Services Hawai'i
	Agency/Group/Organization Type	Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted through mail survey and attended public hearing. This organization provides housing-focused programs and services for people experiencing homelessness on Hawai'i Island.
2	Agency/Group/Organization	Boys & Girls Club of the Big Island
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Educational & Youth Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted through mail survey and attended public hearing. This organization provides educational and youth services.

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

The County utilized a mail list from its previous Consolidated Plans that is continuously updated through participation, meetings, trainings, outreach, inquiry, 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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County conducts its Consolidated Plan citizen participation public hearings with the State of Hawai'i - Hawai'i Housing Finance and Development Corporation along with its Annual Action Plan. The County and State conducts two meetings annually in the East and West side of the island. The County also informs and invites its units of local government agencies to participate in these public meetings.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 2020-2024 Citizen Participation Process in September of 2018. The County utilized its annual public hearings in Pahala, Keaau, Kailua-Kona, Honoka`a, and Hilo to present an overview of the Consolidated Plan process and to discuss the CDBG, HOME and HTF programs. Citizens were encouraged to offer input concerning housing, homeless, special needs and community development needs. Also, the past use of funds and accomplishments were discussed and available for comments. Citizen Participation was also attained through a Community Needs Assessment Survey that was sent to government agencies, public service providers, district council members and other community organizations in September 2018 by mail and email. The survey was also available on the County's website. Public hearings participants were encouraged to complete the survey and to provide additional comments or concerns. In September 2019, the County conducted its annual Public Hearings in Pahala, Pahoa, Kailua-Kona, Honoka`a, and Hilo to inform the public about the 2020 CDBG application process and discussed its upcoming 2021 HOME and HTF funding cycle. At these Public Hearings, the County again held consultation meetings to hear the concerns or comments to the County's draft priorities for its 2020-2024 CP. The draft priorities and goals were established as a result of the community's input at public hearings and from the survey responses. In addition to these consultations, the OHCD also informed each Council Member representing all County districts 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 informed citizens of the Consolidated Plan process.

September 2018 - Community Needs Surveys mailed to State and County Agencies and non-profit service providers.

October 2018 - Follow up response inquiry to the Community Needs Surveys not received.

February 2019 - Informed and invited Administration, County Departments and Council Members on the start of the 2020-2024 Consolidated Plan (CP) process, solicited comments or possible projects to meet objectives with the current and future CP.

August 2019 - Public Notices published, islandwide Public Hearings/Meetings were held to discuss draft CP priorities, and 2020-2024 Consolidated Plan process & Annual Action Plan.

February 2020 - Draft CP and published public notice announcing the CP availability for public review and comments.

March 2020 - Draft CP submitted to Finance Committee and Hawai'i Council Meetings for review and approval. Public Notice informs citizens of the meetings and comments.

The County utilized input from its public hearings, meetings and surveys to develop its draft priorities and set objectives and goals that will meet the needs of its citizens and to ensure that the County's priorities are flexible and accommodating to meet various range of activities to meet the County CP priorities.

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 Meeting	Non-targeted/broad community	The County utilized input from its public hearings, meetings and surveys to access and review its draft priorities and set objectives and goals that will meet the needs of its citizens. The County priorities were flexible and accommodating to meet various range of activities to meet the County CP priorities.	Responses were received from participants that included not-for-profit service providers, housing services providers, developers, and county and state agencies and private citizens.	No comments were not accepted.	

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	Mail Out Surveys	County	The OHCD also informed the County of Hawai'i's Council Members of the Consolidated Plan Process, meetings and inquired if they had any projects that would meet the draft priorities within their districts.	The OHCD received several comments from the different County departments expressing their department's goals and priorities for the use of CDBG, HOME and HTF funds. Some of these projects are the removal of architectural barriers, improving public facilities, constructing homeless shelters, providing public safety facilities, etc.	All comments were accepted.	

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)
3	Mail Out Surveys	Government/Non-Government Service Providers	Efforts to get additional feedback from as many community members as possible, the County mailed need surveys to public service providers and other government agencies. The County did a follow-up response inquiry in an effort to garner additional responses.	The non-government agencies stressed the importance of affordable housing, health facilities in rural areas, improving transportation services for the island, public facilities like childcare, youth, senior, homeless, and facilities for the disabled.	All comments were accepted.	

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)
4	Newspaper Ad	Non-targeted/broad community	The County published public notices in both the East and West Hawai'i newspapers to inform citizens of the Consolidated Plan process, meetings and the draft priorities. Citizens were able to submit comments at meetings, fax, electronically or written format. This notification did not generate any responses however it did promote citizens' awareness on funding and project eligibility.	The newspaper ad did not generate any comments. However, it did promote citizens awareness on the ConPlan process, funding and project eligibility. Some of the people that attended the public hearings and meetings did provide comments on how to improve their community.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Hawai'i Housing Planning Study (HHPs) was developed to provide forecasts. The HHPs was expanded each time the housing market study was updated. It exists today as a supply and demand model of Hawai'i's housing market. It treats each County as an independent housing market that can be summed to describe housing activity for the entire State.

HOUSING DEMAND

The HHPs summarizes estimated demand for housing units, for the next five years, and uses these projections to identify the number and types of units needed for Hawai'i. For past years, demand is based heavily on the unit sales reported by county boards of realtors and subsequently reported by DBEDT. In 2019, the HHPs has developed a Housing Demand Survey to support demand estimates and describe new buyers and renters, their financial situations, and the unit preference.

Important parameters set for the statewide forecasts shown here are as follows: a population growth rate of .5 percent per annum (from 2010 through 2018), household size grew by 6.4 points per decade, household income growth rate of about 1.8 percent per annum, and interest rates beginning at 3.125 percent in 2019 and rising to 5.1 percent by 2021.

MODELED DEMAND

Historically, when determining housing demand, the population change tends to be the central figure. In the 1990's, the annual population growth rate, 1.9%, was lower than in previous decades. Between 2000 and 2010, the population growth dipped even lower, to 1.2% per year. And finally, between 2010 and 2018, the rate fell even more to 0.5% annually.

As noted earlier, the Hawai'i housing market has been cyclical over the last 40 years. Very generally, we have had three major expansions followed by periods of post-expansion adjustment. The cyclical nature of sales is definitely a feature of our housing market and there is no indication that the underlying factors responsible for those cycles will change significantly in the future. The model, therefore, forecasts continuation of that pattern. It produces another housing run-up beginning later in this decade. We note that the quality and quantity of housing related data has improved. The model and its forecasts benefit from the improvement and reflect improvement in detail through the years.

The forecast suggests continued growth in Hawai'i's housing market. Increase in sales and new homes construction is expected.

Obviously, changes in model assumptions would alter results. Increasing employment, for instance, would push up household incomes, shortening the current adjustment period and increasing the volume of the next run-up. Increasing interest rates would have the opposite effect.

HOUSING SUPPLY

The Hawai'i Housing Planning Study measures supply in terms of housing units added each year with separate estimates for single-family and multi-family units. For past years, added units are the difference between housing unit counts for two adjacent years. Forecasts of added units are based on past performance of the housing market, population growth household formation, household income, and expected interest rates. The assumptions applied for the supply forecast are the same as those noted above for the demand forecast.

NEEDED UNITS

The ultimate objective of the modeling exercise was to estimate the number of new housing units needed in Hawai'i over the next 5 years, 2020 to 2025. In 2019, the needed units estimate was calculated using the unmet demand from the Housing Demand Survey adjusted to accommodate population change then added units needed to accommodate homeless households entering the affordable housing market.

TOTAL NEW UNITS NEEDED

Based on the model, the total number of housing units that will be needed in Hawai'i County over the next 5 years, 2020 to 2025 is approximately 13,300 units.

Units that are not built represent the shortage of units needed to fill total demand for housing units. The shortage results from market inefficiencies (lack of information or coordination, lag times, etc.), regulations that dampen supply, and economic realities (difficulties of producing units below market prices, etc.). This shortage has come to be known as "needed units" and is defined as the difference between total demand and expected supply.

Identified in the Housing Demand Survey, the median household income for the State was \$74,985. The median was slightly higher for the City and County of Honolulu (\$95,404) and approximately equal for the County of Maui and Kauai (\$74,710 and \$74,357, respectively). The County of Hawai'i's median household income was well below the statewide median (\$59,473).

TYPES OF UNITS NEEDED

The Hawai'i Housing Model was used to develop the total number of needed units by county and for the State as a whole. The distribution of needed units by tenure, type, and market level was developed from Housing Demand Survey data.

The analysis employs the assumption that needed units are distributed according to the effective and qualified demand estimates from the survey.

Effective demand means that only Hawai'i residents who are planning to move to a unit in the State of Hawai'i in the next five years were included in the analysis. The analysis did include people who are currently doubled-up for economic reasons.

The estimates are based on qualified demand in the sense that their housing choices have been adjusted to reflect their current economic situations. If a survey respondent expressed a desire to move from a rented unit to an owned unit but did not have the financial resources to support that move, we added that case to the list of rental units needed rather than the ownership unit needed.

Needed units are concentrated in market levels below 80 percent of AMI. This finding suggests that the market is more effective in producing high-end units than low-end units. Inefficiencies are exacerbated in periods of rapid market expansion when fewer low-end units are built. More middle-market and low-end units are built during periods of market adjustment.

Needed units are also concentrated in the rental market rather than the ownership market. Again, the current housing market produces units for sale more efficiently than units for rent.

The detail produced in this analysis will be useful in a variety of housing planning efforts in the next five years. It is relevant, reliable, and utilitarian.

One conclusion of the 2019 modeling exercise supports major conclusions of every housing study and blue-ribbon housing task force conducted in Hawai'i for the last twenty years - what we need is more affordable rental housing.

Finally, we need to explain how each of four housing types -- market level units, affordable units, special needs housing, and units for those impacted by homelessness -- are treated in the Hawai'i Housing Model.

Market Level Units: Units needed for households with income above 80 percent of AMI are referred to in the housing model as "market level" housing units. It is assumed that most of those will be produced by the private sector. The model does not assume that market level housing units will be produced on schedule as they are needed. Hawai'i's housing market is marked by high prices and restricted supply. By any methods of reckoning, there will be a need for units at nearly every market level for a long time to come.

Affordable Units: Rental housing units intended for households with income below 80 percent of AMI have, for the most part, been assisted by the public sector. Failure to produce enough units for low- and moderate-income households will cause pent-up demand in these market segments.

Affordable housing includes two types of public sector-generated housing units. The first is **public housing**, which includes units developed and maintained in perpetuity by the public sector. It is "affordable" in the sense that it is available to qualified persons at below market prices. The second is **government-assisted housing**, which is usually produced in partnership with private sector on non-profit affordable housing developers.

Government assistance extends beyond funding. Public sector programs and partnerships often involve government contributions in the form of financing, permitting, planning and zoning variances, land and many other forms of assistance. In some cases, affordable housing requires post-production services including property management and services required by residents with special needs. Public sector agencies often help pay for or subsidize those services.

Special Needs Housing Units: Subpopulations such as persons with special needs and their impact on housing planning are discussed later this report.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2019	Most Recent Year: 2019	% Change
Population	200,983	200,983	0%
Households	67,054	67,054	0%
Median Income	\$59,503.00	\$59,503.00	0%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	19,840	11,590	13,925	8,990	33,820
Small Family Households	3,695	1,105	3,305	2,870	12,690
Large Family Households	960	555	1,115	895	2,730
Household contains at least one person 62-74 years of age	675	1,180	1,635	1,810	7,645
Household contains at least one person age 75 or older	725	560	405	140	390
Households with one or more children 6 years old or younger	2,265	1,170	1,419	1,129	3,690

Table 6 - Total Households Table

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	590	150	220	45	1,005	540	150	135	25	850
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	285	120	190	70	665	35	80	95	95	305
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	350	220	205	240	1,015	245	70	245	155	715
Housing cost burden greater than 50% of income (and none of the above problems)	3,135	1,080	155	25	4,395	2,060	1,280	1,195	280	4,815

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	640	1,015	1,510	340	3,505	1,085	485	1,490	1,410	4,470
Zero/negative Income (and none of the above problems)	710	0	0	0	710	720	0	0	0	720

Table 7 – Housing Problems Table

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source

Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,010	1,350	565	140	6,065	2,635	1,510	1,425	400	5,970
Having none of four housing problems	1,335	860	1,320	1,080	4,595	1,055	2,625	3,565	3,435	10,680
Household has negative income, but none of the other housing problems	710	0	0	0	710	720	0	0	0	720

Table 8 – Housing Problems 2

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,525	1,215	960	3,700	1,035	530	730	2,295
Large Related	575	205	175	955	125	115	240	480
Elderly	865	410	315	1,590	1,435	935	1,300	3,670
Other	1,560	610	395	2,565	885	295	555	1,735
Total need by income	4,525	2,440	1,845	8,810	3,480	1,875	2,825	8,180

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2012 - 2016 CHAS
Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,350	550	110	2,010	755	365	310	1,430
Large Related	525	105	0	630	115	55	60	230
Elderly	630	200	25	855	890	620	580	2,090
Other	1,275	320	20	1,615	565	245	335	1,145
Total need by income	3,780	1,175	155	5,110	2,325	1,285	1,285	4,895

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2012 - 2016 CHAS
Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	595	315	345	280	1,535	215	80	335	125	755

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	90	25	120	30	265	79	80	40	135	334
Other, non-family households	55	4	0	25	84	15	15	0	4	34
Total need by income	740	344	465	335	1,884	309	175	375	264	1,123

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,720	820	705	3,245	525	350	714	1,589

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Although the County of Hawai'i does not collect data of the number and type of single person households in need of housing assistance, there are 361 single person applicants on the County's Section 8 Housing Choice Voucher waiting list.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 595 families on the County of Hawai'i's Section 8 wait list and 339 families or .57% of the families on the wait list are disabled. No distinctions of the type of disability is noted on the Section 8 wait list.

What are the most common housing problems?

HUD has identified four housing problems which are (1) overcrowding, (2) lacks complete kitchen, (3) lacks complete plumbing, or (4) cost burden. Overcrowding means that there is more than one person

per room living in a housing unit. When households spend too much of their incomes on housing, they are considered to be "cost burdened" or "severely cost burdened." HUD has determined that households should spend no more than 30% of their incomes on housing. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households maybe in danger of becoming homeless.

Are any populations/household types more affected than others by these problems?

In the cost burden table greater than 30%, 30% of the small households in the 30-50% AMI category is cost burdened. In the severely cost burdened (cost burden > 50%) category the highest level of need among renters is in the "small household" category. There were 68% of the households in the 0-30% AMI category paying more than 50% of their monthly income towards housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals and families with children with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives. Of these financial factors, unemployment and the inability to pay rent/mortgage are the two most common factors that contribute to a family becoming at risk for homelessness. Other factors include high childcare costs, medical costs and lack of transportation. Also, households that pay more than 50% of their monthly income for rent or mortgage are more prone to become homeless. An individual or family at risk of becoming homeless may require additional assistance with domestic violence, mental health issues, chemical dependency, prior episodes of homelessness or difficulty accessing services.

Family members comprised 38% of the homeless count in 2019. 36% of the family members were unsheltered. Approximately 25% of the homeless population were children or minors under 18 years old. Based on the unsheltered data collected, 11 of the 447 unsheltered (2%) indicated that their homelessness was related to Hurricane Lane (August 2018). 26 of the 447 unsheltered (6%) stated that they were homeless because of volcanic earthquakes and eruptions in May 2018.

The cost of living in Hawai'i is one of the highest in the nation. There are many in our communities who supplement their income by working more than one job, have family members who help provide childcare, or live in households with multiple generations to make ends meet.

According to the commissioned United Way study -- *ALICE: A Study of Financial Hardship in Hawai'i*, a report to help identify those across the state who are struggling to make ends meet, and to understand the issues and the obstacles that families and individuals in our communities face.

Some of these issues and obstacles include but are not limited to:

- Subsidies and rental assistance to improve access to stable and affordable housing
- Affordable and accessible childcare
- Improved public transportation
- Increased Department of Social Services allowances for persons at risk of homelessness
- Educating schoolteachers about referral services and social service processes to assist students at risk
- Low wage jobs
- Cost of basic household expenses
- Economic conditions
- Public and private assistance helps but doesn't provide financial stability

When households cannot make ends meet, they are forced to make difficult choices such as foregoing healthcare, accredited childcare, healthy food or care insurance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At risk of homelessness as defined by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 means, with respect to an individual or family, that the individual or family:

1. has income below 30 percent of median income for the geographic area;
2. has insufficient resources immediately available to attain housing stability; and
3. whose housing situation is one of the following:
 - a. has moved frequently because of economic reasons;
 - b. is living in the home of another because of economic hardship;
 - c. has been notified that their right to occupy their current housing or living situation will be terminated;
 - d. lives in a hotel or motel;

- e. lives in severely overcrowded housing;
- f. is exiting an institution;
- g. otherwise lives in housing that has characteristics associated with instability and an increase risk in homelessness.

The HUD CHAS 2012-2016 data indicates that 5,139 or 23% of renters that pay more than 50% of their income to housing. In the owner households there are 5,670 families or 12.8% of the total families paying more than 50% of their family income for homeownership expenses.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The lack of affordable housing units for those people who earn very low incomes is linked with increased risk of becoming homeless. The typical measure of housing affordability is whether tenants are paying more than 30% of their gross adjusted income to rent or mortgage. The inability to pay rent or mortgage is one of the top reasons for people to become homeless. Unemployment and domestic violence also rank high on the reasons that people become homeless.

Discussion

The cost of living in Hawai'i is one of the highest in the nation. There are many in our communities who supplement their income by working more than one job, have family members who help provide childcare, or live in households with multiple generations to make ends meet.

According to the commissioned United Way study -- *ALICE: A Study of Financial Hardship in Hawai'i*, a report to help identify those across the state who are struggling to make ends meet, and to understand the issues and the obstacles that families and individuals in our communities face.

Some of the issues and obstacles include but are not limited to:

- Low wage jobs
- Cost to basic household expenses
- Economic conditions
- Public and private assistance helps but doesn't provide financial stability

When households cannot make ends meet, they are forced to make difficult choices such as foregoing healthcare, accredited childcare, healthy food or care insurance.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

An analysis of the 2012-2016 CHAS data confirms that members of the County of Hawai'i's minority racial/ethnic groups are represented among low-income populations, reporting housing problems. The definition of disproportionately greater need is persons or racial or ethnic minority groups that experience housing problems at a 10% or more of the income group as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,495	1,860	1,275
White	3,345	1,005	580
Black / African American	75	10	0
Asian	1,490	390	350
American Indian, Alaska Native	55	0	0
Pacific Islander	1,230	275	205
Hispanic	1,300	180	140

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,755	2,918	0
White	1,660	1,535	0
Black / African American	80	8	0
Asian	880	850	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	670	405	0
Hispanic	465	120	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,475	4,204	0
White	2,250	1,880	0
Black / African American	15	4	0
Asian	1,190	1,425	0
American Indian, Alaska Native	30	0	0
Pacific Islander	505	458	0
Hispanic	485	445	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,240	3,690	0
White	1,075	1,560	0
Black / African American	15	0	0
Asian	595	1,290	0
American Indian, Alaska Native	25	10	0
Pacific Islander	330	450	0
Hispanic	200	380	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four housing problems are:

1. Cost Burden greater than 30%

Discussion

Asians, Pacific Islanders and Hispanic people are more likely to experience housing problems than other minority groups. 19.8% of Asians in the 0-30% AMI category has one or more of four housing problems, 16.4% of Pacific Islanders and 17.3% of Hispanic people experience housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

The percentage of people in the 30-50% AMI category that suffer one or more of four housing problems is slightly less than the people in the 0-30% AMI category. However, Asians at 23.4%, Pacific Islanders at 17.8% and Hispanics at 12.3% are more likely to experience housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

In the 50-80% AMI category, Asians have a greater likelihood of experiencing housing problems compared to other minority groups. The 2012-2016 CHAS data table shows that 26.6% of Asians experience at least one or more housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

The number of people that have housing problems, in the 80-100% AMI category, dropped 50% from the 50-80% category. However, the Asian population, at 26.5% is still the highest ethnic group that suffer housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems include overcrowded households (with more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-room) and households with cost burdens of more than 50 percent of income. The 2012-2016 CHAS data shows the County of Hawai'i, as a whole, has a total of 10,610 households at 80% or less AMI for all races that have at least one or more of the four housing problems.

HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at a rate of 10% or more of the income group as a whole. There are no racial or ethnic groups that show a disproportionately severe housing problem need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,020	3,325	1,275
White	2,520	1,830	580
Black / African American	75	10	0
Asian	1,110	770	350
American Indian, Alaska Native	55	0	0
Pacific Islander	1,095	410	205
Hispanic	1,165	305	140

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,590	4,074	0
White	1,210	1,990	0
Black / African American	40	49	0
Asian	555	1,165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	480	590	0
Hispanic	305	280	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,000	6,673	0
White	840	3,290	0
Black / African American	15	4	0
Asian	600	2,010	0
American Indian, Alaska Native	30	4	0
Pacific Islander	235	720	0
Hispanic	280	645	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	5,185	0
White	220	2,410	0
Black / African American	0	15	0
Asian	250	1,635	0
American Indian, Alaska Native	25	10	0
Pacific Islander	155	650	0
Hispanic	110	465	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Asians, at 18.4% of all residents with 0-30% AMI, have a greater likelihood of experiencing severe housing problems than other minority groups. The 2012-2016 CHAS data table shows the next minority groups that have the possibility of experiencing severe housing problems would be Hispanics at 19.3% and Pacific Islanders at 18.1%. There were no racial or ethnic groups that were disproportionately representative of this group.

The number of people in the 30-50% AMI category reduced 43.0% from 6,020 to 2,590. The Asians and Pacific Islanders, at 21.4% and 18.5%, respectively, were still the minority groups that were more at risk to experience severe housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

The total number of people in the 50-80% AMI that has one or more of four housing problems were slightly less to the 30-50% AMI category. However, the percentage of Asians that may experience severe housing problems increased to 30.0% and the percentage of Pacific Islanders was reduced to 11.7%. There were no racial or ethnic groups that were disproportionately representative of this group.

The jurisdiction as a whole has a total of 760 people with incomes 80-100% AMI who have experienced one or more housing problems which was a reduction of 38.0% from the 50-80% AMI category. The Asian group was the minority group that still had a greater likelihood of experiencing severe housing problems. There were no racial or ethnic groups that were disproportionately representative of this group.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs (including utilities) exceeding 30% of monthly income. As noted in the 2012-2016 CHAS data table, Hawai'i County as a whole has a total of 35,070 households that have a cost burden (30-50% 9,449) or severe cost burden (more than 50% 9,080).

HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at a rate of 10% or more of the income group as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	35,070	9,449	9,080	1,415
White	17,390	5,335	4,060	700
Black / African American	180	115	115	0
Asian	10,595	2,135	2,100	350
American Indian, Alaska Native	40	19	95	0
Pacific Islander	3,920	1,055	1,355	210
Hispanic	2,945	790	1,355	155

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are no racial or ethnic groups that show a disproportionately greater need than the needs of that income category as a whole. However, in the County of Hawai'i, Asians have a greater likelihood to experience housing problems than any other minority group. Pacific Islanders and Hispanics are other minority groups that are more likely to experience housing problems.

If they have needs not identified above, what are those needs?

There are no racial or ethnic groups that show a disproportionately greater need.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Those racial or ethnic groups that may have a greater likelihood to experience housing problems are not in a specific area, they are located throughout the island of Hawai'i.

NA-35 Public Housing – 91.205(b)

Introduction

All of the public housing projects on Hawai'i Island and throughout the State are the responsibility of the State of Hawai'i Public Housing Authority (HPHA). The HPHA manages 84 projects consisting of 5,997 units of public housing. Hawai'i Island has 22 public housing projects, throughout the island, totaling 745 units. Currently, the occupancy rate statewide is at 98%. The State Section 8 waitlist is so large that it has been closed.

The County's Office of Housing and Community Development (OHCD) manages the County's Rental Housing Programs which includes the Housing Voucher (Section 8) and HOME funded Tenant Based Rental Assistance programs. The average number households being assisted annually is 2055. Of these households with rents subsidized with federal and state funding, approximately 1837 are tenant-based, 213 are project-based, 26 are Veterans Affairs Supportive Housing (VASH), 8 are Mainstream, and 79 are HOME tenant-based. The current waitlist has 595 applications and is made up of extremely low income, very low income and low income applicants. The approximate waiting period is five (5) years.

Affordable housing is the greatest need throughout the County of Hawai'i as evidenced by the County's Section 8 Housing Choice Voucher list and the waiting lists for the various rental housing projects throughout the County. The wait period exceeds 5 years. The need of affordable housing units is critical for the residents of the County but the lack of developers willing to develop affordable housing units is critical for the residents of the County but the lack of developers willing to develop affordable housing units is a barrier. Developable land is available on the Big Island. However, the lack of infrastructure and water continues to be a barrier in developing affordable housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,055	213	1,837	26	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

PIC Ad Hoc Report (PIH Information Center)

Data Source Comments:

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,339	12,521	14,418	11,996	0
Average length of stay	0	0	0	6	2	6	0	0
Average Household size	0	0	0	2	1	2	1	0
# Homeless at admission	0	0	0	1	0	0	1	0
# of Elderly Program Participants (>62)	0	0	0	336	59	273	2	0
# of Disabled Families	0	0	0	622	0	618	4	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	0	1,867	59	1,799	6	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	641	28	608	3	0	0
Black/African American	0	0	0	57	1	56	0	0	0
Asian	0	0	0	291	11	279	0	0	0
American Indian/Alaska Native	0	0	0	111	2	108	1	0	0
Pacific Islander	0	0	0	767	17	748	2	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	442	8	433	1	0	0
Not Hispanic	0	0	0	1,425	51	1,366	5	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source. PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the Hawai'i Housing Planning Study, there were approximately 151,281 people in the State of Hawai'i with a form of disability and face challenges performing activities with daily living. Of this, 16,699 reside in the County of Hawai'i.

Persons with disabilities require special housing considerations not only to accommodate physical limitations, but also as a result of their financial challenges. Hawai'i's residents with disabilities are more likely than residents without disabilities to have incomes below the poverty line.

There is a definite need for accessible units for public housing tenants and applicants on the waitlist. The County Housing Agency has 595 families on its affordable project-based voucher housing waiting list. 98 of these individuals have a disability. There are 40 elderly individuals that might also benefit from an accessible unit. 100% of the applicant families have self-declared that they are extremely low income which is at or below 30% MFI.

The State of Hawai'i, Hawai'i Public Housing Authority has 22 projects of public housing stock on the Island of Hawai'i which includes 745 units. Currently, these properties provide housing to persons with disabilities.

Finding accessible housing in the private market can be as challenging as the rental market. The County must continue to develop new accessible housing targeting persons with disabilities and the elderly. This results in low-income families having to access older rental housing stock that is not ADA compliant.

The paragraphs above describe the needs for accessible housing. Persons with disabilities have a wide variety of other needs in order to remain living independently. These needs include: a stable source of income, access to appropriate medical services, personal care attendants, access to nutritional foods, affordable medications, medication management, accessible transportation, access to the internet, access to cell phone services, and access to socialization activities.

Please defer to the State's Consolidated Plan for further information.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Although the process may be in place to address the individual's choice of residential setting, limited resources are available to support their choices, like initial deposits and monthly rent payments. Limited housing inventory for Section 8 voucher holders, low cost rentals, rent subsidies, and the high cost of living in Hawai'i make it challenging for low-income family households with persons with disabilities to obtain, housing and live independently.

Since these families are housed, the most immediate needs are employment and/or disability benefits (financial stability), meeting nutritional needs (food security), access to medical care, access to affordable childcare, and access to reliable transportation. Many residents also struggle with paying utility bills, so energy efficient housing is also a need.

Please defer to the State's Consolidated Plan for further information.

How do these needs compare to the housing needs of the population at large?

In many ways these needs are similar to the housing needs of the population at large. The population at large also faces the high cost of living in Hawai'i, limited housing inventory and low cost rentals, and the lack of reliable transportation. However, the low-income families face the challenge of having less and less disposable income at a time when housing costs are rising.

The needs of Hawai'i County residents and voucher holders directly correlate with the economic position of the population at large. The higher level of family income translates to a reduction of these needs. Lower income families and individuals experience the same needs as those families with incomes that are extremely low (<30% MFI), very low (<50% MFI), and low (<80% MFI).

Please defer to the State's Consolidated Plan for further information.

Discussion

Narrative included in previous sections.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

An ongoing challenge for the County of Hawai'i, and the State of Hawai'i, involves the issue of Homelessness. A large part of the homeless issue is not having affordable housing available, unaffordable rental prices, and low employment opportunities. When you combine these issues with the lack of behavioral health providers and substance addiction counseling programs, many in need fall in the gaps. Through the efforts of the County of Hawai'i Mayor's office and the development of the West Hawai'i Chronic Homeless Intervention and Rehabilitation Project (CHIRP) and the East Hawai'i Coalition on Homelessness, the service providers that target the homeless have been able to better coordinate the services they provide while minimizing duplication of efforts.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following populations experience homelessness in Hawai'i County:

- Single Adults
- Children and Families
- Veterans
- Chronic Homeless
- Youth

Single adults: Single Adults are the largest group of homeless people in our county. Homelessness among single adults is a result of the lack of affordable, available housing. A temporary financial or life crisis, such as losing a job, the end of a relationship, death of a partner, or health emergency, can result in a loss of housing and homelessness.

Children and Families: Families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. Homelessness is often as a result of a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home -- that leads families to seek help. Homelessness can have a tremendous impact on children -- their education, health, sense of safety, and overall development.

Veterans: Like civilians, veterans must navigate the lack of affordable housing and economic hardship that everyone faces but this is in addition to the challenges brought on by multiple and extended deployments. Research indicates that those who served in the late Vietnam and post-Vietnam eras are

at the greatest risk of becoming homeless but that veterans from more recent wars and conflicts are also affected. Veterans returning from deployments in Afghanistan and Iraq often face invisible wounds of war, including traumatic brain injury and post-traumatic stress disorder, both of which correlate with homelessness. Since 2009, the number of veterans experiencing homelessness has dropped by 45 percent. This success is due to efforts from the Veterans Administration and federal partners to increase programs and services --which specify interventions for permanent, affordable housing.

Chronic: People experiencing chronic homelessness typically have complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions. Once they become homeless, it is difficult for them to get back into housing and they can experience long or repeated episodes.

Youth: Youth homelessness is often rooted in family conflict. Other contributing factors include economic circumstances like poverty and housing insecurity, racial disparities, and mental health and substance use disorders. Young people who have had involvement with the child welfare and juvenile justice systems are also more likely to become homeless. Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable, including victims of sex trafficking and exploitation; youth who identify as lesbian, gay, bisexual, transgender, and questioning (LGBTQ); pregnant and parenting youth; and youth with special needs or disabilities.

The estimated number of persons becoming homeless each year are Persons in Households with Adult(s) and Children is 1,064; Persons in Households with only Children is 287; and Persons in Households with only Adults is 777. The estimated number of persons exiting homelessness each year are Persons in Households with Adults(s) and Children is 1,716; Persons in Households with only Children is 464; and Persons in Households with only Adults is 1,252. The estimated number of days persons experience homelessness are Persons in Households with Adult(s) and Children is 45; Persons in Households with only Children is 45; and Persons in Households with only Adults is 52.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments.

	Sheltered	Sheltered	Unsheltered	Unsheltered	Total
	#	%	#	%	#
Individuals	169	73.2%	62	26.8%	231
Adults	68	71.6%	27	28.4%	95
Children	101	74.3%	35	25.7%	136
All Individuals	243	35.2%	447	64.8%	600
Family Households	41	74.5%	14	25.5%	55

Table 26 - 2019 Annual Point in Time Count: Summary of Hawai'i Island Family Households, 2015-2019

	Emergency	Transitional	Unsheltered	Total
Veterans	7	14	41	49
Veteran Families	0	0	1	1
Persons in Vet Families	0	0	3	3

Table 27 - Homeless Veterans

	Sheltered	Sheltered	Unsheltered	Unsheltered	Total
	#	%	#	%	#
2019	243	35.2%	447	64.8%	690
2018	200	23.0%	669	77.0%	869
2017	275	28.9%	678	71.1%	953
2016	271	19.34%	1,123	80.6%	1,394
2015	220	17.7%	1,021	82.3%	1,241

Table 28 - Five Year Trend in Sheltered, Unsheltered and Total Homeless for Hawai'i Island

	Sheltered	Sheltered	Unsheltered	Unsheltered	Total
	#	%	#	%	#

Individuals	74	16.1%	385	83.9%	459
Family Individuals	169	73.2%	62	26.8%	231
Adults	68	71.6%	27	28.4%	95
Children	101	74.3%	35	25.7%	136
All Individuals	243	35.2%	447	64.8%	600
Family Households	41	74.5%	14	25.5%	55

Table 29 - Homeless Household Configuration for Hawai'i Island in 2019

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Safe shelter and housing for families is a strong concern for the County of Hawai'i. By being proactive and continuing to hold this as a top concern, the County finds it important that by assisting families with children through such programs as Rapid Rehousing, or Section 8 Rental Assistance vouchers, stability and safety will be a common standard as they grow into adults.

A group known as the West Hawai'i Chronic Homeless Intervention and Rehabilitation Project (CHIRP) is comprised of Hawai'i County Departmental representatives and nonprofit service providers charged with addressing homelessness on the island. This collaborative effort of community stakeholders strategizes on the needs of the homeless and to leverage limited resources that assist in addressing the needs. A member of this group represents the Veteran population on the West side of the island and provides insight on their efforts involving homeless Veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Native Hawaiian and other Pacific Islanders continue to show the highest vulnerability to homelessness, second to the White population. It is also known that a high percentage of Native Hawaiians are chronic homeless clients, who also comprise a high percentage of chronic homeless families. Statistically, Native Hawaiians continue to have the highest incarceration percentages in the State of Hawai'i, along with high rates of substance addiction, behavioral health problems, obesity, heart disease, cancer, and diabetes. By providing shelter and permanent housing, Native Hawaiian families can receive the services which would help provide a more stable home environment, which could positively affect the social and health challenges Native Hawaiian families face.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

HUD's annual grant application for CoC homeless assistance funding requires the CoC to produce an unduplicated estimate of sheltered and unsheltered homelessness on a one-day point in-time conducted during the last 10 days of January. The count is a one-day snapshot of homelessness and is intended to represent the most accurate reflection of homelessness throughout the Neighbor Islands of Hawai'i, Maui, and Kauai as of this specific date.

The main objective during 2019 was to obtain a reliable estimate of sheltered and unsheltered homeless individuals and families throughout the neighboring islands of Hawai'i, Maui, and Kauai. The count assists in 1) assessing current levels of homelessness for various household types, 2) providing estimates for the levels of veteran, chronic, and youth homelessness and 3) measuring the prevalence of other underlying causes of homelessness such as mental health and substance use disabilities. Each year Point-In-Time reporting is an integral part of local and national planning and serves to support policy and resource allocation decisions. As count execution improves, the reporting more accurately reflects the actual opportunity to engage the public, community leadership, stakeholders, and private businesses in a key statewide homeless initiative.

Hawai'i's Homeless Management Information System (HMIS) was utilized to extract the sheltered data needed for this report and continues to be used as the repository for the surveys collected during the unsheltered canvassing. The HMIS is a centralized database used to record services delivered to homeless individuals throughout the State of Hawai'i. All service providers who receive federal, state or county funding are required to participate in the HMIS. Some privately funded agencies voluntarily use the HMIS due to its reporting capacity.

The table displays the five-year trend in shelter, unsheltered, and total homelessness for Hawai'i island. For 2019, the unsheltered proportion is the lowest it has been over any of the five reporting years. There was a 22 percent increase in sheltered homelessness compared to 2018, with nearly 70 percent of the 43 persons increased attributable to the two new disaster shelters opening in Pahoehoe. Unsheltered homelessness declined significantly (33 percent) compared to 2018, with much of this stemming from a 117 person decline in the level of unsheltered family individuals.

The table presents characteristics by household configuration type for Hawai'i island in 2019. Included is a breakout of adults and children within the family individuals' rows.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section will discuss the characteristics and needs of the non-homeless special needs population in the State of Hawai'i and the County of Hawai'i. Data for this section will be mainly from the 2019 Hawai'i Housing Planning Study. Included in the special needs populations are:

- Elderly and Frail Elderly
- Exiting Offenders
- Persons with Alcohol and Other Drug Addictions
- Persons with Physical, Developmental and Intellectual Disabilities
- Persons Diagnosed with HIV or AIDS
- Persons with Severe Mental Illness
- Victims of Domestic Violence
- Emancipated Foster Youth

Describe the characteristics of special needs populations in your community:

For Special Needs Groups, there is a significant need for:

- Care facilities and/or home service providers for the elderly and for persons with serious mental illness
- Transitional shelters/clinics for Domestic Violence Survivors, Substance Abuse Offenders, Parolees and Ex-Offenders, Emancipated Foster Care Youth and Person with AIDS/HIV
- Permanent housing available when persons exit their transitional shelters/clinics

Generally, these groups will require subsidized housing and assistance in finding housing. There are three types of units required for Special Needs Population: units in care homes with appropriate services, temporary units in transitional programs, and housing units for people exiting programs.

According to the 2019 Hawai'i Housing Planning Study, the elderly make up the largest special needs group. It is expected that the number of persons aged 65 and older will increase significantly from 279,686 to 319,908 between 2020 and 2025.

The special needs groups seeking residential shelters/clinics (a form of transitional housing) are domestic violence survivors, persons with foster care, and persons with HIV/AIDS. There are 19 identified domestic violence programs in Hawai'i, not all of which provide shelter for survivors. In one night in 2018, there was an estimated need for 474 units for survivors and is likely that many had children that stayed with them. Service providers believe the need is greater as many who are abused don't seek assistance. Most of the survivors exiting the shelter will need affordable, safe housing.

There are 4,922 Substance Abuse offenders in treatment programs. Some of these programs are residential treatment facilities. The number is expected to increase to be as much as 5,080 by 2025. Current residential treatment programs will have to increase their availability accordingly.

For another special needs population, ex-offenders, housing is often their most immediate concern. Some exiting offenders will return to their pre-imprisonment residence upon their release, most will be in need of affordable rental housing options. The Hawai'i Paroling Authority identified 852 parolees and exiting offenders in one year. The only Federal transition facility closed in late September 2019 and it is unclear how many State facilities are available. The need is for group homes with specialized services that can accommodate at least 426 expected, soon to be released or placed on parole, offenders. There will be a need for assistance to find around 852 housing units per year.

Each year approximately 66 youth age out of the Foster Care system. There is a need for a transitional-type group setting for them that provides the training and resources to find employment, apply for scholarships, grants, and find affordable housing. By 2025 an additional ten units per year will be needed.

Persons with some form of disability are another group of special needs population in the community. They require special housing considerations not only to accommodate physical limitations and/or developmentally disabilities, but also as a result of their financial challenges. Hawai'i's residents with disabilities often have incomes below the poverty line.

There are approximately 2,393 individuals with AIDS/HIV. Based on the HMIS analysis, there were 107 persons who had been served by a homeless program who self-identified as having HIV/AIDS and of these 28 exited to permanent housing. Having a transitional option while waiting for permanent housing will be beneficial for this group.

What are the housing and supportive service needs of these populations and how are these needs determined?

The elderly and frail elderly have needs for specific housing unit amenities such as ramps, railings, grab bars and emergency call systems. These kinds of quality of life modifications in their homes are needed as well as to be in close proximity to retail and medical establishments and have access to public transportation.

Alternative housing options for exiting offenders such as halfway house programs are critical as ex-offenders are found to commit fewer and less severe offenses during a one-year outcome analysis than those who did not participate. Participants were also more successful at finding and holding a job, being self-supporting, and participating in self-improvement programs.

Providers working with alcohol and other drug addictions have indicated that there is a need for more clean and sober housing during the recovery period. The most pressing need is for clean and sober houses for women with children, followed by a similar housing option for single women.

Households with at least one person with a disability currently live in public housing. Many households with a member with a disability are on the waitlists for public housing units and for Section 8 housing vouchers. About a fourth of Hawai'i residents with disabilities receive Section 8 assistance. Another obstacle is the limited resources that are available to support their choices, like initial deposits and monthly rent payments. Limited resources for Section 8 vouchers, low cost rentals, and rent subsidies, and the high cost of living in Hawai'i make it challenging for individuals with DD/MR to obtain housing and live independently.

Studies show that Hawai'i residents with HIV are in need of housing assistance, nearly 2,393 housing units. Lack of affordable housing is a critical problem facing a growing number of people living with AIDS and other illnesses caused by HIV. They often lose their jobs due to discrimination or because of the fatigue and periodic hospitalization caused by HIV-related illness. Their incomes are often drained by the costs of health care. A result of their lack of stable housing is the lack of ongoing HIV care and often rely on more costly care from emergency and acute care facilities, poorer health outcomes and shorter lives.

Hawai'i's mentally ill population face specific challenges related to finding adequate housing. This includes insufficient funding to provide Section 8 housing vouchers, rules barring persons with a history of drug abuse from public housing and difficulty in finding appropriate housing for persons with Severe Persistent Mental Illness (SPMI). These individuals also face limited employment opportunities. They are less likely to become and remain gainfully employed. Persons with SPMI have extremely low incomes and are in need of housing assistance.

Victims and survivors of domestic violence often encounter difficulties finding housing, as their situation contributes to poor employment, credit or rental histories. They lack access to safe, adequate, and affordable housing which would allow for independence and permanently end the cycle of violence. Many victims are forced to stay with or return to their abusive partners due to a lack of available shelter or affordable housing, many have reported staying in an abusive relationship because they had nowhere else to go.

Most of the youth exiting the foster care system each year need assistance to find or maintain permanent housing. A number of service providers emphasized the need to create affordable housing for former foster youth and/or improve access to Section 8 housing. The need for more "youth-friendly" independent living programs and group homes that serve the particular needs of foster youth has also been emphasized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the annual HIV/AIDS Surveillance Report issued by the Hawai'i State Department of Health at the end of 2018, the cumulative number of individuals diagnosed with HIV/AIDS in Hawai'i is 4,774.

According to the National Coalition for the Homeless, lack of affordable housing is a critical problem facing a growing number of people living with AIDS and other illnesses caused by HIV. People with HIV/AIDS may lose their jobs due to discrimination or because of the fatigue and periodic hospitalization caused by HIV-related illness. They may also find their incomes drained by the costs of health care.

Persons living with HIV/AIDS who do not have stable housing may lack ongoing HIV care and often rely on more costly care from emergency and acute care facilities. They have poorer health outcomes and shorter lives. Stable housing for those people can reduce emergency visits and hospitalizations. Housing assistance leads to savings in avoidable health services that more than offset the costs of housing interventions.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for Public Facilities was identified through the Community Needs Survey and through public hearings throughout the County. In addition, County departments submit annual requests for the need to utilize CDBG funds for various County Facilities such as Neighborhood Community Centers, Recreational Parks Facilities and Fire Equipment.

How were these needs determined?

Based on the survey responses as well as public input, the County has identified Public Facilities as a High Priority for the use of CDBG funds. The County will allocate CDBG funds in accordance with CDBG program and project eligibility requirements to projects that address a high priority and meets the needs but not limited to Neighborhood Facilities, Parks/Recreational Facilities, Health Facilities, Youth Centers, Homeless Facilities, Child Care Centers and Senior Centers.

Describe the jurisdiction's need for Public Improvements:

The need for Public Improvements was identified through the Community Needs Survey and through public hearings throughout the County. The County of Hawai'i is the largest island in the State of Hawai'i as well as the youngest. Based on the HHPS, the County has the largest growth in population but lacks infrastructure especially in the many rural areas. Improving infrastructure to provide the basic necessities to all its citizens is crucial.

How were these needs determined?

Based on the survey responses as well as public input, the County has identified Public Improvements as a High Priority for the use of CDBG funds. The County will allocate CDBG funds in accordance with CDBG program and project eligibility requirements to projects that address a high priority and meets the needs but not limited to Public Improvement activities such as Water/Sewer Improvement, Solid Waste Disposal, Flood Drain Improvements, Infrastructure for Economic Development and Removal of Architectural Barriers.

Describe the jurisdiction's need for Public Services:

The need for Public Services was identified through the Community Needs Survey and through public hearings throughout the County. Non-profit service providers expressed a high need for public services to the elderly, mental health services, substance abuse services, homeless persons and basic health services especially in rural areas throughout the County.

How were these needs determined?

Based on the survey responses as well as public input, the County has identified Public Services as a High Priority for the use of CDBG funds. The County will allocate CDBG funds in accordance with CDBG program and project eligibility requirements to projects that address a high priority and meet the needs but not limited to Handicapped Services, Transportation Services, Substance Abuse Services, Employment Services, Health Services, Senior Services and Child Care Services.

In cases of disasters and emergencies and/or in situations as declared by the Mayor, or in his absence, his authorized representative, to be of particular urgency because existing conditions pose a serious and immediate hazard or threat to the health and welfare of the public which is a direct result from flooding, tidal wave (tsunami), earthquake, pandemic, epidemic or other natural causes (i.e. infectious disease), the County will prioritize and utilize its unencumbered or reprogram CDBG funds for eligible CDBG/HOME/HTF activities as determined by the OHCD, to alleviate these threatening conditions.

The County will elect to use unencumbered or reprogram funds under the National Objective of urgent need and/or slum and blight activities for short term interim assistance for high priorities as contained in its current Consolidated Plan when activities are unable to be fully funded by FEMA, SBA or other sources.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following data was obtained through the 2019 Hawai'i Housing Planning Study and the 2010 U.S. Census data.

Population: In the nineties, Hawai'i State's annual population growth rate, at 0.9 percent, was lower than the previous decade. Between 2000 and 2010, the State's population grew at an average rate of 1.2 percent per year. From 2010 to 2018, the rate fell to 0.5 percent annually. That rapid decline culminated when, in 2016 and 2018, the State's population declined by -0.3 percent each year. In comparison to State and other Counties, Hawai'i County has had the highest growth rates of 2.4 percent per year between 2000 and 2010, 1.1 percent from 2010 to 2018 and 0.7 percent from 2016 to 2018. According to the 2019 Hawai'i Housing Planning Study, the population in Hawai'i County in 2018 was 200,983.

Housing Stock: The total number of housing units in Hawai'i County at the beginning of 2017 was about 84,750 units. Between 2014 and 2017, the average annual growth rate for total units in Hawai'i was 1.5, but the housing stock only grew by 1.1 percent due to the 11.2 percent growth in vacant and unavailable housing units.

Between 2010 and 2017, the housing stock used by Hawai'i County households increased from 65,872 to 72,384 units, an increase of 9.9 percent compared to the State's increase of 4.6 percent.

Households: The number of households, or occupied housing units, in Hawai'i is a strong indicator of housing stock available to Hawai'i residents. The total number of households on the Big Island increased 10 percent from 62,584 in 2010 to 68,857 in 2017. During this same period, the average household size increased 5 percent from 2.73 to 2.88.

Home Ownership: Housing stock growth from 2010 to 2017 fueled increased home ownership rates across the State. In 2018, there were 3,412 sales of single and multi-family housing units in Hawai'i County compared to 2,027 sales in 2010, an increase of 68 percent. The housing supply continues to lag behind the demand for more affordable unit in Hawai'i County.

Out-of-State Ownership: In 2018, 41.3 percent of Hawai'i County's single-family housing purchases were from outside the State. In addition, the purchase price for the units purchased by out-of-state buyer were 88 percent higher than prices paid by the local buyers.

Housing Prices: Single Family Home resale prices statewide rose steadily in Hawai'i State from \$487,000 in 2010 to \$689,000 in 2018. Between 2010 and 2011, home prices dropped by \$17,000 and then it rose

steadily from there. As for Hawai'i County, single family home prices also rose steadily from \$260,000 in 2010 to \$360,000 in 2018. Hawai'i State Multi-Family Condominium prices also rose steadily from \$310,000 in 2010 to \$430,000 in 2018. For Hawai'i County, Condo prices were no different from single family house prices.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2011-2015 American Community Survey (ACS) data table, Hawai'i County had a total of 81,221 housing units, of which 64,166 (79%) were single-family dwellings. The most common bedroom size for owner-occupied housing units is three bedrooms at 76% and renters at 48%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	66,645	79%
1-unit, attached structure	1,956	2%
2-4 units	4,200	5%
5-19 units	7,208	9%
20 or more units	4,296	5%
Mobile Home, boat, RV, van, etc.	344	0%
Total	84,649	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	790	2%	1,889	9%
1 bedroom	2,098	5%	3,376	15%
2 bedrooms	7,487	17%	6,115	28%
3 or more bedrooms	32,873	76%	10,424	48%
Total	43,248	100%	21,804	100%

Table 31 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Hawai'i Public Housing Authority (HPHA) is the sole statewide public housing agency for the State of Hawai'i. The HPHA Federal and State Low Income Public Housing programs combined, makes available housing units for over 6,100 families or more than 20,000 individuals. The HPHA manages 22 public housing projects on the Big Island, totaling 745 units. Not less than 40% of Federal family public housing units are restricted to "Extremely Low Income" families earning 30% AMI or less.

The "Extremely Low Income" families are not actually targeted but they are the group that makes the least amount of money and are more in need of housing assistance. On the County of Hawai'i Section 8

waitlist of 595 households. 100% have self-declared to be "Extremely Low Income" households (<30% AMI) on their initial application.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Hawai'i County has a shortage of affordable rental housing inventory throughout the island, additional housing inventory was lost with the recent lava flow that is affecting the Paho/Puna area.

Does the availability of housing units meet the needs of the population?

No, there is a definite shortage of affordable housing units for the low, very-low and extremely-low income families in the County of Hawai'i. According to the 2019 Hawai'i Housing Planning Study for the period between 2020 and 2025, a total of 7,489 housing units are needed to meet the needs of the 80% AMI and below families in the County of Hawai'i. Out of the total 7,489 housing units, 3,475 are needed by the "Extremely Low Income" households.

Describe the need for specific types of housing:

Households in the market for affordable homeownership opportunities and owner-occupied homes with three or more bedrooms have many opportunities as 75 percent of the total number of owner-occupied units are 3 or more bedrooms. The greatest housing need for the County Hawai'i residents are affordable rental units for low-income, very-low income and extremely-low income households. There is always an increasing need for special needs housing, homeless housing and elderly housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing in Hawai'i is one of the highest in the nation. In other high-priced markets, prices fall, incomes rise, and affordability is recovered. In Hawai'i, prices remain relatively high and it takes longer for incomes to catch up and restore affordability to the market.

According to the 2019 Hawai'i Housing Planning Study, the median sales price for a single-family dwelling for the State was \$689,000. The cost of housing is most affordable in Hawai'i County. In 2018, the median sales price for a single-family dwelling was \$360,000, in Maui County it was \$710,000, in Kauai County it was \$699,500, and in the City and County of Honolulu it was \$790,000.

The median monthly rent amount for the State, in 2019, was \$2,315. Hawai'i County was the lowest in the State with a median monthly rent amount of \$1,727.

Cost of Housing

	Base Year: 2018	Most Recent Year: 2018	% Change
Median Home Value	368,200	368,200	0%
Median Contract Rent	999	999	0%

Table 32 – Cost of Housing

Alternate Data Source Name:

2018 ACS

Data Source Comments:

Rent Paid	Number	%
Less than \$500	2,874	29.8%
\$500-999	8,008	38.0%
\$1,000-1,499	5,774	21.8%
\$1,500-1,999	3,464	7.9%
\$2,000 or more	1,605	2.1%
Total	21,725	99.6%

Table 33 - Rent Paid

Alternate Data Source Name:

2018 ACS

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,694	No Data
50% HAMFI	5,849	1,902

% Units affordable to Households earning	Renter	Owner
80% HAMFI	12,905	6,068
100% HAMFI	No Data	10,415
Total	21,448	18,385

Table 34 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	865	1,018	1,346	1,686	1,855
High HOME Rent	865	943	1,133	1,300	1,431
Low HOME Rent	687	736	883	1,020	1,138

Table 35 – Monthly Rent

Alternate Data Source Name:
2019 HOME Program Rents by HUD
Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the 2019 Hawai'i Housing Planning Study, the total number of housing units needed in Hawai'i County in 2019 is approximately 13,300 units. This is the number of units that would be required to meet the needs of everyone who wanted to move.

Units that are not built represent the shortage of units needed to fill total demand for housing units. This shortage has come to be known as "needed units" and is defined as the difference between total demand and expected supply.

The total number of housing units needed, for the period 2020-2025 by the State is 50,156. The County of Hawai'i needs a total number of housing units of 13,303 (27.0%) of the State total. Out of the 13,303 housing units needed, 3,475 (27.0%) is needed by the households earning 30% AMI or less. 1,356 (11.0%) of households earning between 30-50% AMI need housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the 2019 Hawai'i Housing Planning Study, the median sales price for a single-family dwelling for the State was \$389,000. The cost of housing is most affordable in Hawai'i County. In 2018, the median sales price for a single-family dwelling was \$360,000, in Maui it was \$710,000, in Kauai County it was \$699,500 and in the City and County of Honolulu it was \$790,000.

The median monthly rent amount for the State, in 2019, was \$2,315. Hawai'i County was the lowest in the State with a median monthly rent amount of \$1,727.

As home values and/or rents increase, housing will become less affordable for the residents of Hawai'i County especially for the very-low and extremely-low income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent and the High HOME rent at \$1,686 is slightly lower than the median monthly rent amount of \$1,713. The Low HOME rent at \$1,020 is lower than the median monthly rent amount of \$1,713. HOME rents are by their nature more affordable but are at a level that HOME units are attractive to developers and affordable to tenants with a moderate level of HOME subsidy.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The age and condition of the County's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the County's housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

According to the 2019 Hawai'i Housing Planning Study, there are housing units in Hawai'i that are in need of refurbishing. Compared with other States, however, the condition of Hawai'i's housing stock is not a serious problem. Across the State, the median year built for our housing stock in 2017 was 1978 and the median age of all housing units was 39 years. Median unit age differs little across the state: 42 years for the City and County of Honolulu, 33 for Maui County, 30 for Hawai'i County and about 33 for Kauai County. The national figure was 40 years.

The condition of Hawai'i's housing units as measured by the Census is relatively good. However, Census figures only identify units without suitable plumbing and kitchen facilities. Statewide less than one percent of our units have incomplete plumbing facilities and only 1.6 percent had incomplete kitchen facilities in 2017. The figures differed very little across the counties. Those figures get steadily better over time and describe a housing stock in good condition.

Housing units have been getting smaller over time, but some say they are better constructed as building codes get stronger. Our smaller housing units are also more crowded than in other places. Nationally, the average Census crowding rate was 3.2 percent in 2017. ACS reported that 13.6 percent of Hawai'i housing units were crowded by the Census definition of more than one person per room. For the counties, the figures were 14.1 percent in Oahu, 11.5 percent in Hawai'i County, 13.8 percent in Maui County and 12.2 on Kauai.

Definitions

HUD has identified four housing problems, which are 1) lack of complete kitchen facilities, 2) lack of complete plumbing facilities, 3) overcrowding or 4) cost burden. Overcrowding is defined by HUD as 1.01 to 1.50 persons per room while severe overcrowding is 1.51 or more persons per room.

When households spend too much of their incomes on housing, they are considered to be "cost burden" or "severely cost burden". HUD has determined that households should spend no more than 30% of their income for housing. Households that pay more than 30% of their incomes for housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of becoming homeless.

Definitions

The County's definition of "substandard condition" is housing units that are in poor condition, structurally unsound and uninhabitable. The definition of "substandard condition but suitable for rehabilitation" is housing units that are in poor condition but are structurally sound and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,604	31%	9,993	46%
With two selected Conditions	1,059	2%	1,692	8%
With three selected Conditions	177	0%	190	1%
With four selected Conditions	8	0%	0	0%
No selected Conditions	28,354	66%	9,942	46%
Total	43,202	99%	21,817	101%

Table 36 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,925	25%	4,340	20%
1980-1999	18,145	41%	8,205	37%
1950-1979	13,370	30%	8,525	39%
Before 1950	1,570	4%	1,015	5%
Total	44,010	100%	22,085	101%

Table 37 – Year Unit Built

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,940	34%	9,540	43%
Housing Units build before 1980 with children present	13,535	31%	17,745	80%

Table 38 – Risk of Lead-Based Paint

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,740	105	2,845
Abandoned Vacant Units	0	0	0
REO Properties	880	130	1,010
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Alternate Data Source Name:

2012 - 2016 CHAS

Data Source Comments:

Need for Owner and Rental Rehabilitation

Currently, the County of Hawai'i has a Residential Repair Program (RRP) for homeowners, formerly known as Residential Emergency Repair Program (RERP). The RRP is a low interest loan program that benefits very low, low and moderate income homeowners in the County of Hawai'i to repair the dwelling that they occupy as their primary residence. Loans are available from \$2,500 to \$25,000 at 3% simple interest and payment is deferred for 15 years. Eligible disabled and/or elderly homeowners may qualify for 30% off the principal balance of the loan as a grant. All recipients must have clear title to their property. The loan is secured through a Mortgage and Promissory Note, which is recorded with the State of Hawai'i Bureau of Conveyances. The program is administered by Existing Housing Division of the Office Housing and Community Development.

Between January 1, 2019 and December 31, 2019, approximately 40 RRP applications were sent out. Of these 40 applications, 3 were submitted and processed, 0 were denied or cancelled, 3 have been obligated with a Mortgage and Note, 1 is with contractor's packets and the remaining 2 are in process. The RRP anticipates completing at least 10 home rehabilitations a year.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Although lead based paint was banned for use in residential structures built after 1978, many older homes still contain lead hazards. Lead is the most dangerous to young children (age 6 or younger) as exposure in early years may cause long term health and developmental difficulties. The Risk of Lead-Based Paint Hazards table shows there are a total of 31,280 households, in the County of Hawai'i, with children who live in houses built before 1980.

Although not a comprehensive collection of data, the Hazard Evaluation and Emergency Response Office, State of Hawai'i Department of Health, reports 158 children with elevated blood levels statewide in 2018. Honolulu had 98 children, the highest percentage (62.0%) of children with elevated lead levels. The County of Hawai'i was second in the State with a total of 36 (22.8%) children with an elevated blood lead level. 8 of these children were from Hilo.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

All of the public housing projects in Hawai'i County and throughout the State are the responsibility of the State Hawai'i Public Housing Authority (HPHA). The HPHA manages 84 projects consisting of 5,997 units of public housing. Hawai'i County has 22 public housing projects, throughout the island, totaling 745 units. The State Section 8 waitlist is so large that it is closed. Please defer to the State's Consolidated Plan for further information.

The County's Office of Housing and Community Development (OHCD) manages the County's Rental Housing Programs including the Housing Choice Voucher (Section 8) program and HOME funded Tenant Based Rental Assistance programs. The average number households being assisted annually is 2055. Of these households with rents subsidized with federal or state funding, approximately 1837 are tenant-based, 213 are project-based, 26 are Veterans Affairs Supportive Housing (VASH), 8 are Mainstream, and 79 are HOME tenant-based. The current waitlist has 595 applications and is made up of extremely low income, very low income and low income applicants. The approximate waiting period is five (5) years.

Affordable housing is the greatest need throughout the County of Hawai'i as evidenced by the County's Section 8 Housing Choice Voucher list and the waiting lists for the various rental housing projects throughout the County. The wait period exceeds 5 years. The need of affordable housing units is critical for the residents of the County but the lack of developers willing to develop housing units is a barrier. Developable land is available in Hawai'i County. However, the lack of infrastructure and water continues to be a barrier in developing affordable housing.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,055	213	1,837	26	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 40 – Total Number of Units by Program Type

Alternate Data Source Name:
PIC Ad Hoc Report (PIH Information Center)
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Hawai'i Public Housing Authority (HPHA) manages 84 projects totaling 5,997 units of public housing throughout the State. In the County of Hawai'i the HPHA manages 22 projects consisting of 745 units of public housing.

Please defer to the State's Consolidated Plan for further information.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Please defer to the State's Consolidated Plan for further information.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Please defer to the State's Consolidated Plan for further information.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	44	4	175	19	0
Households with Only Adults	84	8	16	156	20
Chronically Homeless Households	0	0	0	148	19
Veterans	10	0	0	0	0
Unaccompanied Youth	3	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The scope and magnitude of homelessness in the State of Hawai'i have forced government officials to develop new paradigms of providing quality shelter and complimentary services to this vulnerable population. Programs have been developed to help prevent homelessness through financial counseling, employment training, and rental subsidies. Existing services available for all interventions -- prevention, diversion, and rapid rehousing -- include:

- Comprehensive Services: Coordinated Statewide Homeless Initiative (CSHI) is a State funded program. CSHI services are provided by Catholic Charities -- Hawai'i Island for housing navigators, case management, security deposit and first month's rent.
- Rental subsidy: Tenant Based Rental Assistance (TBRA) through HOME funds -- preference given to homeless or at-risk to subsidize rent over 30% of income; limited to 24 months as a transitional assistance program.
- Financial assistance and counseling offered by Hawaiian Community Assets and HI First Federal Credit Union.
- Utility assistance: HCEOC administers the Hawai'i Low Income Home Energy Assistance Program (LIHEAP) to assist households who are on the verge of utility termination.
- Food assistance SNAP outreach by The Food Basket.
- Veterans programs: Services include Supportive Services for Veteran Families (SSVF) by HOPE Services Hawai'i; HUD VASH Program -Permanent Housing Program for Chronically homeless veterans; eRANGE MHICM Program - (Enhanced Rural Access Network for Growth & Enhancement) - Clinical team (RN & two LCSW's) that provide intensive case management services to seriously mentally ill (SMI) veterans; Veteran's Justice Outreach - clinical provider (LCSW) which provides outreach/assessment/case management for justice involved veterans to prevent unnecessary criminalization of mental illness; VA CBOC (Community Based Outpatient Clinic) - VA outpatient clinic that provides outpatient services such as primary care, mental health counseling (individual/groups), specialty care, substance abuse treatment (individuals/groups), and home based primary care; Vocational Rehabilitation - VR provider works to prepare veterans with service connected conditions for suitable employment; Vet Center - the Vet Center program provides a broad range of counseling, outreach, and referral services to eligible veterans in order to help them make a satisfying post-war readjustment to civilian life.

Homelessness causes and results from serious health care issues, including addiction, psychological disorders, HIV/AIDS, and a host of other ailments that require long-term, consistent care. Homelessness inhibits this care, as housing instability often detracts from regular medical attention, access to treatment, and recuperation. This inability to treat medical problems can aggravate these problems, making them both more dangerous and more costly. The two federal funded Community Health Centers on the island have also provided care for this needy population. Hawai'i, specifically the Kona

Airport, has seen a dramatic rise in homelessness which is associated with the direct flights from the continental U.S.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and facilities available that address the needs of homeless persons, families, veterans and unaccompanied youth are:

Bay Clinic. Community-directed healthcare organization that provides quality primary and preventive care services to the people of East Hawai'i. Bay Clinic will ensure that patient-centered, culturally responsive, and affordable healthcare services.

Big Island Substance Abuse Council. Provides outpatient, therapeutic living, clean and sober program, mental health treatment programs and youth services allowing clients to achieve healthier living skills to improve their overall quality of life.

Bridge House. The program teaches trust, respect and responsibility in recovery and "bridge" substance dependency to sober and healthful independence. The program provides the opportunity to learn to live a healthful, drug/alcohol free lifestyle, identify and pursue vocational and educational goals, prepare to return to the community as a contributing member of society and pursue reunification with children and family members.

Child and Family Services (CFS). CFS in Hilo (Hale 'Ohana) and Kona (West Hawai'i Domestic Abuse Shelter) provides 50 emergency shelter beds and 13 transitional beds for domestic violence individuals and children. CFS provides services to connect families to financial resources, legal services, health services and permanent housing.

Going Home Hawai'i. "Going Home" reintegrates ex-offenders into the community and the workplace. The Hawai'i Island Going Home Consortium comprises more than 30 public and private entities and their representatives, with a network of over 200 local, state, and national partners. They assist Hawai'i Island men, women, and youth released from correctional institutions with reintegration into community life through employment, training, and appropriate supportive services.

Hawai'i Affordable Properties Inc. (HAPI). HAPI operates Na Kahua Hale O Ulu Wini (Ulu Wini) which provides up to 23 transitional units and 71 project based voucher program rental units. Families living in the transitional units are connected to a housing navigator and case management services.

Hawai'i Island Home for Recovery. The shelter provides 19 emergency and 19 transitional shelter beds. Services include shared restroom and kitchen facilities. Case management services help individuals transition to permanent housing.

HOPE Services. HOPE operates a number of shelters and transitional housing facilities. They include the Kihei Pua emergency shelter for families and women, Hale Maluhia emergency shelter for women and couples, Kuleana and Wilder transitional housing, the new Keolahou Emergency Shelter and Assessment Center in Hilo, West Hawai'i Emergency Shelter and Hale Kikaha. In addition, HOPE Services provides housing navigation services and case management to connect families to financial resources, legal services, appropriate health services, financial education and permanent housing.

Neighborhood Place of Puna. This organization operates the Family Assessment Center at Hale Iki in Puna. Hale Iki provides 36 emergency shelter beds, housing navigation, case management, and tenancy skills training for up to 9 families with children. Families receive up to six months of support after they are housed and can access NPP's evidence based Family Strengthening program.

West Hawai'i Community Health Center. The mission of West Hawai'i Community Health Center is to make quality, comprehensive, and integrated health services accessible to all who pass through our doors regardless of their ability to pay.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

According to the 2019 Hawai'i Housing Planning Study, the elderly make up the largest special needs group. They, along with persons with disabilities including mental, physical and developmental, and persons with HIV/AIDS, have needs for specific housing unit amenities such as ramps, railings, grab bars and emergency call systems. These kinds of quality of life modifications in their homes are crucial for independent living as well as for health and safety reasons. They also need to be in close proximity to retail and medical establishments and have access to public transportation.

Other special needs groups include victims of domestic violence, persons aging out of foster care, and parolees and ex-offenders. There are 19 identified domestic violence programs in Hawai'i, not all of which provide shelter for survivors. In one night in 2018, there was an estimated need for 474 units for survivors and it is likely that many had children that stayed with them. Service providers believe the need is greater as many who are abused don't seek assistance. Most of the survivors exiting the shelter will need affordable, safe housing. Victims and survivors of domestic violence encounter difficulties finding housing, as their situation contributes to poor employment, credit or rental histories. They lack access to safe, adequate, and affordable housing which would allow for independence and permanently end the cycle of violence. Many victims are forced to stay with or return to their abusive partners due to a lack of available shelter or affordable housing, many stay in an abusive relationship because they had nowhere else to go.

Each year approximately 66 youth age out of the Foster Care system. There is a need for a transitional-type group setting for them that provides the training and resources to find employment, apply for scholarships, grants, and find affordable housing. Most of the youth exiting the foster care system each year need assistance to find or maintain permanent housing. A number of service providers emphasize the need to create affordable housing for former foster youth and/or improve access to Section 8 housing. By 2025 an additional ten units per year will be needed.

For parolees and ex-offenders, housing is often their most immediate concern, and most will be in need of affordable rental housing options. The Hawai'i Paroling Authority identified 852 parolees and exiting offenders in one year. The only Federal transition facility closed in late September 2019 and it is unclear how many State facilities are available. The need is for group homes with specialized services that can accommodate at least 426 expected, soon to be released or placed on parole, offenders. There will be a need for assistance to find around 852 housing units per year. Offenders participating in halfway house programs were found to commit fewer and less severe offenses than those who did not

participate. Participants also performed better on a range of other outcome measures, such as finding and holding a job, being self-supporting, and participating in self-improvement programs.

There are approximately 2,393 individuals with AIDS/HIV and need housing assistance. Lack of affordable housing is a critical problem facing a growing number of people living with AIDS and other illnesses caused by HIV. They often lose their jobs due to discrimination or because of fatigue and periodic hospitalization caused by the disease. Their incomes are often drained by the costs of health care. A result of their lack of stable housing is the lack of ongoing HIV care and many rely on more costly care from emergency and acute care facilities, poorer health outcomes and shorter lives.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Service providers and advocates who work closely with Hawai'i's mentally ill population note four types of challenges related to finding adequate housing for members of this group:

1. Insufficient funding to provide Section 8 housing vouchers needed is historically a challenge and was exacerbated when the economic crisis led to severe budget cuts;
2. Because there are rules barring persons with a history of drug abuse from public housing, and substance abuse is extremely common among persons with Severe Persistent Mental Illness (SPMI), finding appropriate housing for persons with SPMI is difficult;
3. Employment opportunities for mentally ill individuals are often very limited so the likelihood of them becoming and remaining gainfully employed is not high; and
4. A lack of blended housing that provides both shelter and supportive services makes it difficult to place SPMI patients in suitable housing.

According to the 2019 Hawai'i Housing Planning Study, there are 36,000 adult persons with Serious Mental Illness statewide. Hawai'i's mentally ill population face specific challenges related to finding adequate housing. This includes insufficient funding to provide Section 8 housing vouchers, rules barring persons with a history of drug abuse from public housing and difficulty in finding appropriate housing for persons with Severe Persistent Mental Illness (SPMI). These individuals lack sufficient support services, financial resources, and face limited employment opportunities. They are less likely to become and remain gainfully employed. Persons with SPMI have extremely low incomes and are critically in need of housing assistance.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Housing for households earning less than 80% AMI is a high priority for the County of Hawai'i. Housing could include rental, homeownership, special needs, homeless and activities which will produce new

housing (i.e. water, streets, environmental activities, planning, etc.). Public Facilities is another high priority for the County. This includes childcare, youth, and/or senior centers, facilities for the disabled, homeless facilities, health facilities, neighborhood facilities, and/or parks & recreation facilities.

The County distributes its CDBG, HOME and HTF program allocations on a request for proposal process. Currently, the County plans to undertake the following activities to assist persons with special needs:

1. Mental Health Kokua - construction of a mandated sewer line connection to support the housing of 18 mentally impaired persons in Kona.
2. Kona Domestic Abuse Shelter - Renovation improvements to a women's domestic abuse shelter in Kona.
3. Hale Ulu Hoi I & II Apartments - Renovate 36 apartments for mentally and physically challenged adults.
4. Mohouli Heights Senior Neighborhood Phase 3 - Construct 60 units for the elderly.
5. Hale Ohana Domestic Shelter - Renovation improvements to a women's domestic shelter in Hilo.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The County of Hawai'i's strategy to remove barriers to affordable housing is:

Foster and maintain affordable housing. The County will continue to facilitate the development of at least one affordable and one special needs housing project. The County will continue to provide technical assistance to for-profit and not-for-profit developers to expedite the development process.

Land use regulations. The County of Hawai'i will amend its County subdivision and zoning codes and recommend the elimination or modification of onerous codes.

Building codes. The County of Hawai'i will continue to review County building codes and recommend the elimination or modification of onerous codes that do not affect health and safety of residents.

Growth limitations. The County of Hawai'i will revise and update the County General Plan as mandated by our Charter. The County will continue to use the General Plan, as amended, to direct growth.

Return on investment. Please refer to the State's CP. The County imposes mandated buy back provisions. The County may impose shared equity conditions.

Lack for resources. The County of Hawai'i will continue to support and provide technical support to not-for-profit organizations with applications for and to encourage funding agencies to approve start up and capacity building grants.

"Mini Davis-Bacon", Tax Policy, and Land Use Controls. Please refer to the State's CP for the State's strategy to remove barriers to affordable housing.

201H Process. The County of Hawai'i will establish Administrative rules for the 201H process to streamline and encourage affordable housing development projects.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,169	3,032	5	5	0
Arts, Entertainment, Accommodations	13,867	13,918	16	24	8
Construction	6,872	3,688	8	6	-2
Education and Health Care Services	16,828	8,317	20	15	-5
Finance, Insurance, and Real Estate	4,581	2,238	5	4	-1
Information	1,118	771	1	1	0
Manufacturing	1,782	1,349	2	2	0
Other Services	4,219	1,993	5	3	-2
Professional, Scientific, Management Services	9,277	1,696	11	3	-8
Public Administration	5,972	7,164	7	13	6
Retail Trade	10,414	8,929	12	16	4
Transportation and Warehousing	4,161	2,593	5	5	0
Wholesale Trade	1,702	1,505	2	3	1
Total	84,962	57,193	--	--	--

Table 43 - Business Activity

Alternate Data Source Name:

2012-2017 ACS, 2017 Long. Emp-Hsehold Dynamics

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	91,187
Civilian Employed Population 16 years and over	82,865
Unemployment Rate	680.00
Unemployment Rate for Ages 16-24	15.90
Unemployment Rate for Ages 25-65	5.55

Table 44 - Labor Force

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	21,002
Farming, fisheries and forestry occupations	3,166
Service	2,172
Sales and office	25,243
Construction, extraction, maintenance and repair	8,845
Production, transportation and material moving	4,416

Table 45 – Occupations by Sector

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	51,021	62%
30-59 Minutes	23,461	29%
60 or More Minutes	7,677	9%
Total	82,159	100%

Table 46 - Travel Time

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,963	410	3,096
High school graduate (includes equivalency)	20,946	1,710	9,645
Some college or Associate's degree	22,752	1,612	9,073
Bachelor's degree or higher	22,552	873	6,073

Table 47 - Educational Attainment by Employment Status

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	224	265	286	898	1,793
9th to 12th grade, no diploma	1,431	1,515	1,198	2,314	2,381
High school graduate, GED, or alternative	5,587	8,632	7,549	16,132	10,715
Some college, no degree	5,608	5,461	5,031	12,085	8,582
Associate's degree	1,153	2,110	2,521	6,341	2,826
Bachelor's degree	956	4,372	4,370	11,512	6,164
Graduate or professional degree	120	1,476	1,723	6,116	3,771

Table 48 - Educational Attainment by Age

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,895
High school graduate (includes equivalency)	31,732
Some college or Associate's degree	34,321
Bachelor's degree	45,068
Graduate or professional degree	61,860

Table 49 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Hawai'i State Department of Labor and Industrial Relations, using data from county, state and federal sources, concluded that the sectors with the largest employment and growth for Hawai'i County (also known as the Big Island) are Retail Sales, Health Care and Social Assistance, Self-Employed, Educational Services and Food Services and Drinking Places (Hospitality).

Describe the workforce and infrastructure needs of the business community:

The business community needs skilled workers. Many jobs go unfilled due to lack of skilled workers, or in some industries any workers. This depletion in skilled workers is exacerbated by those leaving the island to pursue educational opportunities and not returning as they find gainful employment and a lower cost of living. In Hawai'i County, four industries will generate well over half of the newly created jobs during the 10-year projection period. Both Health care and social assistance are projected to dominate job gains with the addition of 1,950 positions, representing over one-fourth of Hawai'i County's total growth. The next largest improvement of 640 jobs will be created from administrative and support, and waste management and remediation services. In addition, both food services and drinking places are projected to have an increase of 590 jobs, with an expansion of 580 stemming from accommodations. Although not all of these opportunities will require skill, many do.

Tourism, which encompasses Retail sales, Food Service and Drinking Places as well as other sectors, continues to be a strong industry in Hawai'i and for Hawai'i County. Although tourism dropped sharply after the Kilauea eruption, it bounced back strongly in the year after the volcano subsided. Visitor spending has been down for the first three quarters of 2019; however, visitor arrivals are up, according to data from the Hawai'i Tourism Authority.

Employment in healthcare and social assistance sector will be the fastest growing. Healthcare and social assistance largely impacted by the health service demands of an aging population leads all industries with the addition of 1,450 positions. This is due in part to the aging American population with 17.5% of Hawai'i County's population being 65 years and older. The Health Care industry continues to grow in Hawai'i County, healthcare and social assistance are expected to expand at a pace of 21.5% over the next ten years. Health care and social assistance along with the accommodation and food services industry, will account for 41% of the total jobs added in Hawai'i County alone. It is not surprising within this subsector; ambulatory health care services will forge ahead with 33% growth.

The desire for better, higher paying jobs is a driver for many workers in Hawai'i County. Economic data suggests that one way for individuals to secure better jobs is to attain more education and better skills. Individuals can use various funding streams and government resources such as the Pell Grant or the Workforce Innovation and Opportunity Act (WIOA) funding to procure this much needed education or training. By working together government-agencies can focus on braiding public resources on

training that moves workers into industries with high-quality jobs offering better financial outcomes and longer job tenures for workers.

Preventative health care continues to grow. Due to this growth, there will be many more openings in preventative health care in the future. Healthcare practitioners and technical occupations will jump to almost 15% a 420-job gain, driven by the growing healthcare needs of this aging population. As an occupation, registered nurses (with 40% of this sector's workforce) are projected to add 179 of the total 420-job gain. Physical therapists will rise the fastest, climbing 33.3%. As a reflection of the advanced education levels required (doctorate or professional degree), these occupations will obtain the highest wages of all occupational divisions.

The Construction Industry has had a brisk uptick due to the need for new home construction after the Kilauea Lava Flow in 2018. Construction employment is expected to increase around 11 percent within the next ten years due to continued rebuilding as a result of the lava flow.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

During May of 2018, the Big Island experienced a lava flow eruption in Kilauea's East Rift Zone (Puna District) which subsided in early August. This three-month event displaced hundreds of people and countless businesses. The ripple effect of this catastrophic event is felt by most business sectors. The slow rebuilding of the area that was devastated by lava has created some jobs, but far more were lost.

People evacuated their homes and businesses due to the immediate threat of lava toxic sulfur dioxide and acid rain emitted in the area. Much of the agriculture land and crops in the area were devastated or destroyed. Due to the eruption, tourism decreased causing layoffs, loss of land, property/structures and limited access due to lava-affected areas. Federal Emergency Management Agency (FEMA) stepped in to assist others and the Department of Labor came through with the National Disaster Grant, a two-year grant designed to put people back to work. The grant, which ends June 30, 2020 allows for government agencies and non-profits to participate and has employed less than 50 people over the course of the grant due to the limited recovery work due to the lava coverage.

There is a continuing need for business and public sector alliances to service people in Hawai'i County. One way to achieve this is through the Business Services Team, which consists of the American Job Center Partners. The goal of this team is to make connections and work together with local businesses to assist with meeting their needs for all stages of their business cycles.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Overall, in Hawai'i County there are not as many skilled workers as there are jobs requiring skilled workers. Finding quality employment is difficult for many groups.

In general, large segments of the labor market such as low-income, English Language Learners, single mothers, disconnected youth, and individuals without a post-secondary education or training continue to face significant challenges in accessing quality employment. Putting all residents on the path to economic security through equity focused strategies, policies to grow good jobs, build capabilities, remove barriers and expand opportunities for the people, and communities left behind remains the guiding principle for the Hawai'i County Workforce Development Board.

Lack of basic skills continues to be an issue for employers, as they are unable to hire people who do not meet the minimum requirement of a high school diploma or equivalent. For this population where basic skills are lacking, programs are available to remediate individuals who need assistance.

Lack of technology skills is an issue that cuts across all age and education groups. Employers require a minimum level of computer literacy be present in potential employees and many do not possess that basic level of skill. Programs are in place to assist those who need help and are encouraged to attend those programs through outreach and working with businesses in the community.

Lack of occupational specific skills is an issue throughout most industries. Many times, an individual can gain entry to a sector with little or no specific skillset but lack specific skillsets required for promotion from an entry-level position. Incumbent worker training is also available to assist with attaining new/specific skills in order to continue climbing the professional ladder.

The Research and Statistics Office identified a need for soft skills training after conducting a statewide survey of approximately 225 employers in in-demand industries: Construction, Healthcare, Hospitality and Information Technology among them.

With so many jobs on the island of Hawai'i in Retail Sales, Health Care and Social Assistance, Self-Employed, Educational Services, along with Food Services and Drinking Places, good interpersonal skills are more important than ever. Today's workforce requires good interpersonal skills also known as soft skills.

Soft skills improve the way employees interact with their bosses, co-workers and customers, and assist in completing their work in a timely manner. An important thing to note is that soft skills are transferable between occupations. Employers are seeking not only the technical skills to do the job, but qualities like "excellent communication skills", "ability to multi-task", "team player" and "strong listening skills" as well. The ability to work in a team environment continues to be important across the board. The majority of island-wide employers in various industry sectors via surveys and direct

conversations have expressed the urgent need for soft skills. At the American Job Center Hawai'i, workshops are developed and fine-tuned with these employer goals in mind.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The County of Hawai'i Workforce Development Board is fortunate to have long standing relationships with community programs, the community college, the university and the one-stop system. In working together with these partners, it is possible to use the collective strength of the group to assist clients who require educational and employment assistance through the Workforce Innovation and Opportunity Act.

Although there are multiple challenges, with excellent partnerships, the local area is best equipped to meet the skill and educational challenges. Long developed partnerships with the credit and non-credit programs have shaped many in demand educational programs. Technology and IT infrastructure make it more possible to work across geographical barriers. Private programs are available as well. Leveraging of resources, seeking additional funding and seeking of collaborations from the program to the client level is an ongoing challenge but our local area is best equipped to meet it for our county.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Hawai'i County participates in the Unified State Plan for the Workforce Innovation and Opportunity Act (WIOA). WIOA and the Hawai'i County Workforce Development Board supports economic growth and labor force needs intended to grow the capacity and performance of the workforce system. They do this by leading efforts to engage employers, enhance coordination with education providers, and analyze regional conditions.

The Board contributes to the economic growth and business expansion by ensuring the workforce system is job-driven, which supports matching employers with skilled individuals. Promoting the use of industry and sector partnerships to address the workforce needs of multiple populations including incumbent worker training.

The Board creates a four year local area plan and participates in the stakeholders meeting for the four year Unified State Plan both focusing on economic growth and workforce development by focusing on the needs of the business community, infrastructure, workforce and available funding.

The members of the Board also include many business owners and Human Resource Executives who are members of various employer and development agencies, the Chamber of Commerce, several Industrial and Human Resource Associations as well as other business and community entities. We value community involvement and encourage members of the public as well as our partners to participate in planning and attend regular meetings.

The Island of Hawai'i has been able to send representatives to National, State, and Local sector strategy sessions in areas such as health care, agriculture, and software development, plus the National Association of Workforce boards as well as local events.

MA-45 Non-Housing Community Development Assets - 91.215 (f), Jurisdiction participation in CEDS

High technology has revolutionized the agricultural, health, science, business service, and visitor industries in our County. Further, entrepreneurial opportunities will be readily available for the enterprising individuals seeking niche markets.

Astronomy: Hawai'i Island is world renowned as THE place for astronomy. The most sophisticated high-powered telescopes in the world and international presence have attracted renowned technicians and scientists from around the globe. In partnership with the industry and the university system, a coordinated workforce development initiative needs to support the infrastructure of this community.

New Agriculture: Since the demise of large plantation farming, new agriculture has blossomed with new niche market high end products. With such diversity expanding including the world renowned Kona coffee, hearts of palm, hydroponic heirloom tomatoes being sold to markets and top restaurants around the nation. The science that this new agriculture demands requires a new approach for job recruitment, including higher skill requirements at entry level and willingness to train on the job.

Horticultural specialties, tropical fruits, nuts, fresh cut flowers and ornamentals have had an increasing presence in our County. With improved marketing strategies via cooperatives and joint ventures, many have expanded their markets nationally and internationally. Increasingly, nursery laborers need to possess a variety of skills that will complement the technological changes in this industry.

Aquaculture has also continued to experience growth with numerous small businesses successfully raising Kahala, algae, shrimp, lobsters, crabs, abalone, and oysters. Production levels are almost at maximum levels.

Multi-lingual Skill: As a hub to the Pacific Rim, Hawai'i represents a clearinghouse of business transactions for many cultures and languages. As a major visitor destination, many of our employees will be interacting directly with our European and Asian visitors. For many occupations in the hospitality industry, being bilingual is a requirement. As more of our employers perform international business transactions, the ability to speak more than one language will become increasingly invaluable.

Entrepreneurial Skills: Many aspiring entrepreneurs have started numerous small business ventures, filling a variety of niche markets. In addition to the necessary occupational skills needed for their ventures, these entrepreneurs need skills in marketing, business planning, accounting, management, information systems, etc.

Job Readiness and Retention Skills: Data from surveys and questionnaires have indicated that many new entrants to the labor market lack essential job readiness skills. Further, welfare work requirements have vaulted many unskilled individuals into the job market. Developing employment preparation skills prior to employment is necessary to ensure entered employment rates and retention with this

population. These skills include but are not limited to: understanding personal strengths and weaknesses, interview preparation, resume-writing, knowing job trends and understanding employer expectations.

Challenges include:

- Limited, declining funding to meet all county-wide need, large geographic area with limited population and limited training courses
- Most severe unemployment and poverty rates to meet the needs of this geographically diverse, high need population

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas of housing problem concentrations include households that expend more than 30% of their income on housing related costs. The most critical housing problem in Hawai'i County is the extent to which the extremely-low, very-low and low-income residents are cost burdened. The other housing problems are houses that lack complete plumbing facilities. The two areas that have a concentration of households with multiple housing problems are the Puna and Ka'u areas. The Puna area has the most affordable rental units in the County of Hawai'i and this attracts the extremely-low, very-low and low-income residents. Even though the Puna area has affordable rents, many of the extremely-low and very-low income residents are still paying 30% or more of their adjusted monthly income for housing costs. The Puna area also has many houses that lack complete plumbing facilities because they are unpermitted houses.

The definition of "concentration" is the clustering of a specific or definitive characteristic.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Puna area is where there is a concentration of minorities or low-income families. The minority groups like Pacific Islanders and Hispanics and low-income families are attracted to the area because of the affordable rents. The definition of "concentration" is the clustering of a specific or definitive characteristic.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market in these areas are many of the neighborhoods have older housing stock, many of the census tracts in the areas are low-moderate income areas, affordable rents and a concentration of minority and low-income households.

Are there any community assets in these areas/neighborhoods?

The State and County owns property in the Puna area, that could be used for housing development. However, because the majority of the Puna area is in Lava Hazard Zone 1 and 2, HUD does not allow new housing developments in these zones. Lava Hazard Zone 1 and 2 are the most hazardous zones for a lava flow as evidenced in the recent lava flow that destroyed populated areas.

Are there other strategic opportunities in any of these areas?

Unless the United States Geological Service (USGS) updates the current Lava Hazard Zones it would be difficult to develop housing in the Puna area.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The need for broadband access and wireless technology for all households, including low- and moderate-income households is crucial given the location and uniqueness of our island State.

Seniors and disabled groups make up a large part of low- and moderate-income households. These individuals are more vulnerable to health and safety risks because they are often comprised of one or two person households who lack in media awareness, immediate family support and have limited financial resources. Broadband is a critical and necessary form of communication and of being informed, not only in times of disaster, but also to stay connected to fire, police, healthcare and agencies providing public services.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Unlike in the past, broadband access has become available throughout most of Hawai'i County, including rural areas. Low- and moderate- income households occupying HUD funded projects have broadband services available. These services are provided by local telecommunications providers - Hawaiian Telcom, Time Warner Oceanic Cable/Spectrum and cellular providers.

Competition amongst these service providers allow for greater selection and cost options for consumers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In Hawai'i, increased natural hazard risks associated with climate change include increased frequency and severity of tropical storms, hurricanes and high surf. Warmer ocean temperatures generating severe tropical depressions and hurricanes is directly attributed to global warming and have resulted in devastating impacts to our State. These impacts from heavy rain, strong winds and severe flooding not only destroy homes, businesses and infrastructure, but have lasting effects on residents, communities and the State's economy and may take years to rebuild and recover.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Hawai'i County's Civil Defense Agency is responsible for the health and safety of the community in times of natural disaster. The role of the Civil Defense Agency is to direct and coordinate the development and administration of the County's total emergency preparedness and response program to ensure prompt and effective action when natural or man-caused disaster threatens or occurs anywhere in the County of Hawai'i. The community is apprised of any impending disaster or hazard, directed with any course of action to be taken and is kept informed of the status and subsequent follow-up.

Hawai'i County has a Multi-Hazard Mitigation Plan that is updated every 5 years. The data collected by the Federal Emergency Management Agency (FEMA) provides information used to develop/update this plan. The plan provides a strategy to reduce or eliminate loss of life or property caused by natural hazard events. Hazard Mitigation refers to actions and measures taken before an emergency occurs and includes any activity to reduce the impacts from a disaster. The purpose of the Multi-Hazard Mitigation Plan is to protect lives and property from loss and destruction during a natural hazard. Hazard mitigation helps to maintain the quality of life by reducing the immediate costs of response and recovery to hazards and long term costs to the economy.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Geographic Priorities

The County of Hawai'i does not allocate investments geographically. The County utilizes a Request for Proposal (RFP) process to allocate the CDBG, HOME and HTF funds. However, preference for the HTF program will be given to applicants who will develop affordable rental housing in areas located near employment, schools, shopping, medical services and public transportation to support self-sufficiency.

Priority Needs

One of the priority needs for the County of Hawai'i is affordable housing for extremely-low, very-low, low and moderate income households. This can be in the form of new construction of rental housing projects or for-sale housing, rehabilitation of existing affordable rental housing projects and rental assistance through the Tenant Based Rental Assistance (TBRA) program. The priority needs requirements are listed in SP-25 Priority Needs.

Influence of Market Conditions

Many of the extremely-low and very-low income households in the County, experience a high level of cost burden. This market characteristic has influenced the County's decision to use funds for rental assistance. Also, because of the lack of affordable housing in the County, the age of housing stock and the slowdown in the new construction housing market, the County has put an emphasis on production of new housing units, rehabilitation of old units and the acquisition of existing units.

This requirement is fulfilled on SP-30 Influence of Market Conditions.

Anticipated Resources

The County of Hawai'i has been estimating receiving approximately \$2,500,000 of CDBG funds every year over the past years. Even though the federal budget has fluctuated, our actual CDBG allocation been close to that amount. The State Hawai'i Housing Finance and Development Corporation (HHFDC) allocates the HOME funds on a rotation basis for the three neighbor-island counties. The Counties receive the full amount of the State's HOME allocation every three years. The County of Hawai'i received the full HOME allocation in 2018 and the next time the County will receive any HOME funds will be in 2021. This requirement is fulfilled on SP-35 Anticipated Resources.

Also, in PY2018, the County of Hawai'i was designated as the State HTF Subgrantee for HUD's new National Housing Trust Funds program (HTF). The State HHFDC allocates the HTF funds on a three year rotation basis for the three neighbor-island counties. The County of Hawai'i received the HTF allocation in 2018. The next time that County will receive any HTF funds will be in 2021.

Through the Federal Register Notice 85 FR 4681 published January 27, 2020, the County of Hawai'i was allocated \$83,841,000 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to provide assistance for long-term recovery in eligible disaster areas resulting from the 2018 Kilauea eruption. An Action Plan for the use of these funds is being developed outlining the disaster related needs for the County. As a priority these CDBG-DR grant funds will be used to address housing recovery unmet needs related to the 2018 Kilauea eruption.

Institutional Delivery Structure

The County recognizes there is a homeless problem and has taken a proactive approach to address this problem. In support of efforts to end homelessness, the County has contributed as a component of the Community Alliance Partners (CAP) - the planning group on homelessness in Hawai'i County. The County also participates in the Continuum of Care (CoC) meetings with the other counties and the State. This requirement is fulfilled on SP-40 Institutional Delivery Structure.

SP-05 Overview - Strategic Plan Overview

Goals

There are a number of goals that the County of Hawai'i has established to address the priorities of the County. Affordable housing is a high priority that the County has established and intends to initiate and/or complete during the five year Consolidated Plan. The complete list of goals and proposed accomplishments the County hopes to achieve over the course of the Strategic Plan is shown on SP-45 Goals.

Public Housing

The State's Hawai'i Public Housing Authority manages the public housing projects throughout the State. Please refer to the State's Consolidated Plan for specific information.

Barriers to Affordable Housing

See MA-40 Barriers to Affordable Housing and SP-55 Barriers to Affordable Housing.

Homelessness Strategy

See SP-60 Homelessness Strategy.

Lead-based Paint Hazards

Hawai'i County has two programs that consider the hazards of lead-based paint poisoning. One, the Residential Repair Program (RRP), requires that lead based paint risk assessments be conducted for homes that are built before 1978. If a dwelling is determined to have 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 LBP hazards.

The other is the County's Section 8 Rental Assistance Payments Program 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. This requirement is fulfilled on SP-65 Lead-based Paint Hazards.

Anti-Poverty Strategy

The County of Hawai'i plans to continue administering the Tenant Based Rental Assistance Program (TBRA) that targets the extremely-low and very-low income households. This would limit the households from paying more than 30% of their income to housing costs. The County is administering its 2018 National Housing Trust Fund (HTF) allocation that targets the extremely-low and very-low income households. This requirement is fulfilled on SP-70 Anti-Poverty Strategy.

Monitoring

For its CDBG and HOME projects, and for its new HTF projects, the County's Office of Housing and Community Development (OHCD) prefers to conduct an ongoing monitoring process instead of the usual monitoring and auditing of projects during the middle or at the completion of the project. This system enables the OHCD to work with the recipients through every step of the project implementation including project site visits and family files eligibility reviews. The County provides ongoing technical assistance and monitors the projects during project development and implementation and continues throughout the appropriate period of affordability. The process ensures compliance prior to executing any actions, instead of reviewing files after the fact. This requirement is fulfilled on SP-80 Monitoring.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	County of Hawai'i
	Area Type:	Island Wide low-moderate areas
	Other Target Area Description:	Island Wide low-moderate areas
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The County of Hawai'i does not allocate investments geographically. The County utilizes a Request for Proposal (RFP) process to allocate the CDBG, HOME and HTF funds. However, preference for the HTF program will be given to applicants who will develop affordable rental housing in areas located near employment, schools, shopping, medical services and public transportation to support self-sufficiency.

A deadline is given for all project proposals to be submitted to the County of Hawai'i. Project proposals submitted must comply with the program criteria; meet eligibility requirements, program objectives, and be consistent with the County's priorities and objectives as contained in the County's Consolidated Plan. The project proposals are reviewed, ranked and selected for the County's Annual Action Plan. The County's proposed Action Plan, listing the proposed CDBG/HOME/HTF projects is drafted and a public

notice is published in the local newspapers announcing the availability of the proposed Action Plan for public review and comment. The general public has thirty days to comment on the County's proposed Action Plan. After the thirty day comment period expires, a public meeting held by the Hawai'i County Housing Agency (HCHA) or the Finance Committee is scheduled for the purpose of approving the submittal of the Consolidated Plan and Action Plan to HUD to be funded by CDBG/HOME/HTF program. Following the action of the HCHA or Finance Committee, a public meeting of the Hawai'i County Council will be held to authorize the Mayor to sign and submit the County's Action Plan to HUD. These public meetings are open to the public and interested persons can submit their comments in person or in writing.

On March 27, 2020, in response to the COVID-19 public health crisis, Congress enacted the Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law 116-136) making available in supplemental CDBG funding for grants to prevent, prepare for, and respond to COVID-19. On April 2, 2020, the U.S. Department of Housing and Urban Development (HUD) informed the County that it would receive \$1,543,033 of Community Development Block Grant Coronavirus (CDBG-CV). The CARES Act also provided CDBG grantees with flexibilities that allow for easier use of CDBG-CV grants and fiscal years 2019 and 2020 CDBG Grants for Coronavirus response and authorized HUD to grant waivers and alternative requirements of the statutes and regulations pertaining to these funds. These waivers and alternative requirements are necessary to expedite and implement the use of these funds to address the COVID-19 pandemic. These included a waiver to the 30-day Public Comment Period under 24 CFR 91.105 (c)(2) to a time of not less than 5 days comment period, the use of virtual public hearings when necessary for public health reasons and suspension of the 15% Public Service cap. The County is informing the public of the changes to its Citizen Participation Plan to forgo its customary selection method of Request for Proposal process in selecting and distributing of CDBG funds and instead directly award funds to organizations and agencies that target high priority activities as they address and alleviate immediate conditions posing particular urgency to housing, public health and safety, federal mandates, public facilities, infrastructure, public services and economic development to low and moderate income households and persons.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island Wide low-moderate areas

	Associated Goals	Housing - TBRA Housing - Affordable Rental Units Housing - Elderly/Special Needs Rental Units Housing - Education and Counseling for Homebuyers Housing - Homebuyer Housing - Rehabilitation Homeless - Construction Homeless - Rehabilitation Infrastructure - Construction
	Description	Housing for households earning less than 80% of median income (i.e. rental, homeownership, special needs, homeless and activities which will produce new housing i.e. water, roadways, environmental activities, planning, etc.)
	Basis for Relative Priority	Affordable housing in the County of Hawai'i is a high priority. There is a great demand. However, there is a lack of supply of available housing.
2	Priority Need Name	Public Health and Safety
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Island Wide low-moderate areas
Associated Goals	Public Health and Safety Public Service - Disaster Related
Description	Activities that protect the health and safety of the residents in Hawai'i County (i.e. fire, police, environmental management, etc.). Fund activities that address and alleviate immediate conditions to protect its citizens from the exposure to public health hazards.
Basis for Relative Priority	The public health and safety need is high because the Island of Hawai'i is so huge that it lacks sufficient public health and safety, and solid waste facilities to accommodate the growing populations throughout the island.

3	Priority Need Name	Federal Mandates
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island Wide low-moderate areas
	Associated Goals	Fair Housing- FH Training for Non-English Speaking Fair Housing - Video Translation Fair Housing - Landlord Training Fair Housing - Website Fair Housing - Meetings Fair Housing - Seminars Fair Housing - Training
	Description	Activities to meet legal obligations or federal mandates (i.e. ADA)
	Basis for Relative Priority	The Federal government issued a mandate for the County of Hawai'i to remove all architectural barriers and follow the ADA laws and make the County's facilities accessible to disabled people. Another upcoming mandate is the requirement of cesspool conversion to septic or sewer systems.
4	Priority Need Name	Public Facilities

Priority Level	High
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Island Wide low-moderate areas
Associated Goals	Public Facility - ROAB Public Facilities - Improvements
Description	Improve and/or repair public facilities (i.e. childcare, youth, and/or senior centers, facilities for the disabled, homeless facilities, health facilities, neighborhood facilities, and/or parks & recreation facilities.

	Basis for Relative Priority	Throughout the County of Hawai'i there is a shortage of childcare, youth and/or senior centers, facilities for the disabled, homeless facilities, health facilities, neighborhood facilities, and/or parks & recreation facilities. It was brought up in our public meetings that there is a great need for health facilities in the rural areas, especially in the Puna area, as residents would have to drive to Hilo if there is a medical emergency.
5	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island Wide low-moderate areas

	Associated Goals	Infrastructure - Construction
	Description	Infrastructure projects in support of development of affordable housing. Examples of infrastructure projects may include water/sewer/street improvements, solid waste disposal, and/or flood drainage improvements.
	Basis for Relative Priority	Due to the large land mass on the Big Island, there is a definite need for infrastructure improvements before affordable housing can be developed, especially in the rural areas. Water is the key to all housing development, without water, there won't be any housing development.
6	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Island Wide low-moderate areas
	Associated Goals	Public Service - Transportation Public Service - Disaster Related
	Description	Provide services to senior's, disabled, youth, childcare, transportation, substance abuse, employment, health, lead hazards, crime, etc.
	Basis for Relative Priority	Two of the greatest needs for seniors and extremely-low, very-low and low-income households are transportation and childcare. Transportation services would improve if government agencies or non-profit organizations can acquire vehicles to transport seniors and low-income households to their appointments. If affordable childcare services could be offered to low-income households, this would allow the low-income person to go to work or find a job.
7	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island Wide low-moderate areas
	Associated Goals	Economic Development - Job Training
	Description	Activities which would create training and jobs for low and moderate income persons.
	Basis for Relative Priority	In order to boost the economy individual's need to be employed and contributing part of their income back into the economy. In order for low and moderate income person's to be employed they must be properly trained. Activities in this area would fulfill the need to provide job training for low and moderate persons.
8	Priority Need Name	Non-Public Facilities

	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island Wide low-moderate areas
	Associated Goals	
	Description	This would involve construction or renovations of parking facilities non-residential historic preservation requirements.
	Basis for Relative Priority	The County normally does not fund any low priority projects because high priority projects are funded first and the amount of CDBG funds requested is more than the CDBG allocation that the County receives.
9	Priority Need Name	Non-Infrastructure
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island Wide low-moderate areas
	Associated Goals	
	Description	Activity in this area would be construction of sidewalks.
	Basis for Relative Priority	Although there are a lot of subdivisions throughout the County of Hawai'i that do not have sidewalks, it is still considered a low priority. The construction of sidewalks does not benefit the low and moderate income persons with regards to housing, public facility or public service. Low priority projects are not normally funded because high priority projects are funded first and the amount of CDBG funds requested is more than the actual CDBG allocation to the County.

10	Priority Need Name	Public Services - Disaster Related
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island Wide low-moderate areas
	Associated Goals	Public Health and Safety Public Service - Disaster Related
	Description	Activities that prevent, prepare for, address and/or respond to disaster related events such as flooding, lava flow, hurricane, tsunami, infectious disease, etc. These activities include, but are not limited to, providing food, meal preparation and delivery, medical services and supplies, and construction, rehabilitation or acquisition of a facility to address a disaster or health related emergency.

	Basis for Relative Priority	
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Narrative (Optional)

Funding Priorities and Guidelines

- High priorities are those activities that will be considered for funding with CDBG/HOME/HTF funding during the five-year consolidated plan period of 2020 through 2024 before any low priority projects.
- Low priorities are those activities that will be considered for funding with CDBG/HOME/HTF funding during the five-year consolidated plan period of 2020 through 2024 following the consideration of high priorities.

Housing

- Provide rental assistance through the Tenant Based Rental Assistance (TBRA) program for extremely-low, very-low and low-and moderate- income households.
- Fund activities that expand the supply of rental and affordable for-sale housing for extremely-low and low- and moderate-income households.
- Fund activities to rehabilitate homes of low to moderate income homeowners that address health and safety reasons.
- Fund activities that provide homebuyer education and counseling for potential low to moderate income homebuyers.

Homeless

- Secure funding and implement Mobile Outreach Health Teams
- Develop and implement a Subacute Stabilization Residential Services Program
- Advocate for continued funding of the `Ohana Zone Program
- Repair and renovate Keolahou Emergency Shelter and Assessment Center to add up to 20 permanent supportive rental units
- Develop the Kukuioia Emergency Shelter and Assessment Center which will include up to 90 emergency housing units, a dog park, designated safe overnight parking, assessment center, community pavilion with kitchen, health and social services spaces, a career center and library
- Purchase and renovate existing building for an assessment center and emergency shelter in North Hawai'i and Ka'u
- Develop a Homeless Program Help Line
- Conduct 5 annual Point in Time counts

Public Facilities

- Improve and/or repair public facilities including senior centers, facilities for the disabled, homeless and health facilities
- Removal of Architectural Barriers and address ADA compliance at parks and recreation facilities

Infrastructure

- Infrastructure projects in support of development of affordable housing including water, sewer and street improvements

Public Health and Safety

- Construct a fire/police and/or a solid waste facility.

Federal Mandates

- Remove architectural barriers and accessibility improvements at various County facilities
- The requirement that all cesspools in Hawai'i be closed and converted to septic tanks or to a sewer system.

Public Services - Transportation

- Acquire vehicles to provide additional transportation services to the elderly and low income households.

Public Services - Disaster Related

- Activities that prevent, prepare for, address and/or respond to disaster related events such as flooding, lava flow, hurricane, tsunami, infectious diseases

Economic Development

- Fund activities that provide job training to low and moderate income persons and help them gain employment.

Fair Housing

- Conduct Fair Housing training for non-English speaking and limited English proficiency families.
- Translate Fair Housing video to increase awareness amongst Non/Limited English Proficiency communities.
- Conduct Fair Housing training for new landlords to increase awareness of Fair Housing laws.
- Conduct Fair Housing training island-wide to increase awareness of Fair Housing in the communities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	There is a high level of cost burden for extremely-low and very-low income households; and there is an extremely long wait list for the County's Section 8 Voucher Program. There is over 595 households on the wait list with a wait period of over five years.
TBRA for Non-Homeless Special Needs	There is a high level of cost burden for extremely-low and very-low income households; also, the extremely-low income households paying more than 30% of AMI is more at-risk of becoming homeless than households paying less than 30% of AMI.
New Unit Production	The lack of affordable housing in the County; the age of the housing stock; the high demand for affordable housing and long wait list for the County's Section 8 Voucher Program are market characteristics that will influence the use of funds for new unit production.
Rehabilitation	The aging of the housing stock in the County is a market condition that may influence the use of funds for rehabilitation. The County has a Residential Repair Program (RRP), funded by CDBG funds, that allows owner-occupants to rehabilitate their homes for health and safety reasons. Beginning 2018, the County has the National Housing Trust Fund (HTF) that can provide assistance to rehabilitate existing affordable rental housing units.
Acquisition, including preservation	Because of the need for new construction in the housing market, the County has placed a high priority on projects to acquire lots to construct self-help housing by non-profit organizations like Habitat of Humanity.

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The expected other source amounts are based on past, actual resources utilized in projects that were previously funded with CDBG, HOME and HTF funding. Future resources and amounts are estimates based on proposed project submittals. Actual determinations cannot be made until the County evaluates the project proposals it receives, and the projects are carried out and completed. It is not known in advance what kinds of applications the County will receive to provide any projection of funding source amounts.

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	2,626,423	100,000	0	2,726,423	0	With the ever changing political and economic 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 ConPlan 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	3,000,000	50,000	0	3,050,000	0	<p>The HOME funds are received by State Hawai'i Housing Finance and Development Corporation (HHFDC) and the State in turn allocates the HOME funds to the counties. Prior to 2012 the HOME funds were evenly distributed to the three neighbor-island Counties. In 2012 the HHFDC decided to change the method of distributing the HOME funds. The HHFDC decided to allocate the HOME funds on a three year rotation basis beginning with Hawai'i County followed by Kauai County and Maui County. The designated County will receive the entire allocation of HOME funding less the allowable administrative funding which will be retained by the HHFDC. This makes it difficult for Hawai'i County, as well as the non-profit organizations, to plan out projects over a three year period.</p>

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: \$		
Housing Trust Fund	public - federal	Housing	1,425,000	0	0	1,425,000	0	The HTF funds are received by the State's Hawai'i Housing Financing and Development Corporation (HHFDC). The State in turn allocates the HTF funds to the counties on a three year rotation basis. The designated County will receive the entire allocation of HTF funding less the allowable administrative funding which will be retained by HHFDC. In PY2018, the County of Hawai'i received its HTF allocation. The next time the County will receive HTF funding will be in 2021.
LIHTC	public - state	Public Improvements	17,090,062	0	0	17,090,062	0	State LIHTC used in multi-family rental housing project.
Other	private	Other	298,091	0	0	298,091	0	Foundation Grant funds
Other	private	Public Improvements	7,019,938	0	0	7,019,938	0	Owner's contribution for multi-family rental housing project.
Other	public - federal	Public Improvements	9,900,000	0	0	9,900,000	0	Other Federal funding (RHRF,FHA and RD) for multi-family rental project
Other	public - state	Other	5,551,909	0	0	5,551,909	0	State Grant in Aid funds
Other	public - local	Admin and Planning	56,500	0	0	56,500	0	County general funds for HOME program

Table 53 - Anticipated Resources

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

The CDBG funds in 2020 are about 40% of the total cost of the projected CDBG projects in 2020. So, the 40% of CDBG funds leverage 60% of additional resources, which includes State, County, owner's contribution and private foundation grants. The HOME funds are 20% of the total cost of the projected future HOME projects. This means the HOME funds are leveraged 5 to 1 by additional resources, such as State, County, owner's contributions and private bank loans or foundation grants. The HOME projects match are usually from LIHTC or State general excise tax exemptions and owner's contributions. Self-help housing projects match is from State general excise tax exemptions and "sweat equity" by the homebuyers.

If appropriate, describe publicly 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 Hawai'i. 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 Hawai'i's Kamakoa Nui Community Housing project located at Waikoloa, South Kohala 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 is currently in the planning and design phases of the next increment for multi-family rental housing and anticipates producing 60 to 100 units.

Discussion

Narrative included in previous sections.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HAWAI'I COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental public facilities public services	

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

One of the main strengths of the current institutional delivery system is the experience of the staff to administer the CDBG program. The staff who administers the CDBG program has over 30 years of experience. This experience allows the County to deliver a wide range of services available to support low to moderate income County residents. A second strength of the current institutional delivery system is the overall willingness of participants from the private, public and not-for-profit sectors to work together to identify new and dynamic ways to meet the needs of the County of Hawai'i residents.

The major obstacle of meeting the unmet homeless needs is the lack of financial resources. The County hopes to leverage other sources of funds and to seek other new resources to meet the needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

A County representative is an active member of the Community Alliance Partners (CAP), an organization embodied by representatives from various facets of the community that is focused on addressing and reducing homelessness in Hawai'i County. Although CAP works to establish and support programs and services at the local level, CAP also participates in Bridging the Gap to assist in long term planning and resource development to end homelessness statewide.

The County actively participates in the Bridging the GAP. Bridging the Gap is rural Hawai'i's Continuum of Care (CoC). Bridging the Gap was designed to promote community wide commitment to the goal of ending homelessness, provide funding for efforts by non-profit providers, and allow state and local government to quickly rehouse homeless individuals and families, while minimizing the trauma of dislocation. Bridging the Gap promotes access to mainstream programs and optimizes self-sufficiency among individuals and families experiencing homelessness.

The County is a component of the Interagency Council on Homelessness (HICH) - established in July 2011 through executive order by Governor Neil Abercrombie. Composed of state department directors, federal agency representatives, and community leaders, the HICH was tasked with providing solutions to end homelessness and strengthen the continuity of efforts to end homelessness across future State of Hawai'i administrations. The HICH adopted a plan consisting of four goals, 11 objectives, and 39 strategies. That plan is consistent with the approach taken by the U.S. Interagency Council on

Homelessness (USICH) created by President Barack Obama in 2010 to end homelessness throughout the nation.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and the National Housing Trust Fund (HTF) Programs the County has assisted not-for-profit organizations to construct or renovate housing for the special needs and the homeless population. Also, through the CDBG, HOME and HTF programs, the County has or will assist not-for-profit organizations to provide services for the elderly, frail elderly and disabled special needs population. Some of the special needs and homeless projects recently completed are:

- West Hawai'i Emergency Shelter - CDBG funds were used to convert an existing kitchen to a Department of Health Certified Kitchen, so food can be prepared and feed the homeless.
- Na Kahua Hale O Ulu Wini Housing Project - Accessibility renovations improvements for low income mobility impaired tenants.
- Mohouli Heights Senior Neighborhood, Phase I, II and III Housing Project - Construction of 182 one-bedroom rental units for low income seniors in Hilo. HOME funds were used for Phases I and II construction and Project Based Vouchers have applied to all rental phases.
- Hilo Adult Day Care Center - A new facility was constructed and opened in 2019. The Hilo based care center provides services for elders and/or physically and mentally challenged adults. The Hilo Adult Day Care Center is located on the same site as the Mohouli Heights Senior Neighborhood Housing project. The County's Nutrition Program provides lunch meals, as well as Meals on Wheels to the entire senior housing project. CDBG funds were utilized for the foundation and site improvements as well as for the facility's vertical construction.
- Food Basket -CDBG funds was used to acquire refrigerated trucks, vans, reefers, pallet jacks and folk lifts to increase food capacity and distribution to organization who provide food to the most needed.
- Kona Domestic Abuse Shelter - CDBG funds was used to renovate the kitchen, offices, replace playground equipment and railings at the Kona Domestic Abuse Shelter.

Some of the special needs and homeless projects that will be starting in **2020** are:

Kiheipua Emergency Shelter - CDBG funds will be used for the removal and construction of new roofs to 3 buildings along with the conversion and renovation of an existing kitchen to meet Department of Health Certified Kitchen standards.

Hale Ohana Domestic Abuse Shelter - CDBG funds will be used to design and construct roofing improvements, storage, kitchen and bathroom renovations and security enhancements to its Hilo Shelter.

Hale Maluhia Shelter - CDBG funds will be used to design and construct roofing and accessibility improvements to its homeless single shelter in Hilo.

West Hawai'i Emergency Shelter - CDBG funds will be used to design and construct a fire suppression system, security lighting, fencing, solar water heaters, photovoltaic panels and accessibility improvements at its Kona homeless shelter.

Kulaimano Elderly Housing - CDBG funds will be used to design and construct improvements identified from a physical needs assessment at the 50 unit housing project to include roofing improvements, hazard material removal, disaster hardening of its community center, drainage and accessibility improvements.

Mental Health Kokua - CDBG funds will be used to design and construct the removal and connection of 3 residential homes to the County sewer line. These homes provide housing for 18 persons with mental impaired disability.

Kona Domestic Shelter - CDBG funds will be used to design and construct bathroom renovations along with fencing and security enhancements at its domestic shelter in Kona.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The County recognizes there is a homeless problem and has taken a proactive approach to address this problem accordingly. In support of efforts to end homelessness the County has contributed as a component of the Community Alliance Partners (CAP) - the planning group on homelessness in Hawai'i County. According to the Homeless Big Island Strategic Plan, the mission of the Continuum of Care (CoC) is "...to assist individuals and families who become homeless or are at-risk of becoming, to regain their housing stability and a greater quality of life." The CoC hopes that "...collaborative working relationships with homeless providers, State and County officials, consumers, and faith-based organizations result in effective referrals, better care and innovative partnerships." Strategies to address homelessness, as indicated in the Big Island Strategic Plan, focus on the following:

- Increase availability for emergency, transitional, permanent, rental and for-sale housing.
- Strengthen homeless prevention through financial assistance (rent, deposit, childcare, etc.), vocational and educational training, outreach and housing retention services, and community awareness.
- Reduce barriers to housing by collaborating with private and government agencies, by providing training on working with homeless, and by creating supportive services to assure tenant marketability.
- Enhance supportive services by increasing service availability (legal, rehabilitative, health treatment, skills training, transportation, etc.).

- Improve methods of data collection to secure other funding sources and research other regions for advantageous practices.
- Establish collaborative partnerships with state and local government to increase community awareness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing - TBRA	2020	2024	Affordable Housing	County of Hawai'i	Housing		Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
2	Housing - Affordable Rental Units	2020	2024	Affordable Housing	County of Hawai'i	Housing		Rental units constructed: 5 Household Housing Unit
3	Housing - Elderly/Special Needs Rental Units	2020	2024	Non-Homeless Special Needs	County of Hawai'i	Housing		Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
4	Housing - Education and Counseling for Homebuyers	2020	2024	25 homebuyers	County of Hawai'i	Housing		Homeowner Housing Added: 25 Household Housing Unit
5	Housing - Homebuyer	2020	2024	Affordable Housing	County of Hawai'i	Housing		Homeowner Housing Added: 38 Household Housing Unit
6	Housing - Rehabilitation	2020	2024	Affordable Housing	County of Hawai'i	Housing		Homeowner Housing Rehabilitated: 50 Household Housing Unit
7	Homeless - Construction	2020	2024	Homeless	County of Hawai'i	Housing		Housing for Homeless added: 90 Household Housing Unit
8	Homeless - Rehabilitation	2020	2024	Homeless	County of Hawai'i	Housing		Homeless Person Overnight Shelter: 740 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Infrastructure - Construction	2020	2024	Affordable Housing	County of Hawai`i	Housing Infrastructure		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted
10	Public Health and Safety	2020	2024	Non-Housing Community Development	County of Hawai`i	Public Health and Safety Public Services - Disaster Related		Other: 1 Other
11	Public Facility - ROAB	2020	2024	Non-Housing Community Development	County of Hawai`i	Public Facilities		Other: 4 Other
12	Public Facilities - Improvements	2020	2024	Non-Housing Community Development	County of Hawai`i	Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2526 Persons Assisted
13	Public Service - Transportation	2020	2024	Non-Housing Community Development	County of Hawai`i	Public Services		Other: 1 Other
14	Economic Development - Job Training	2020	2024	10 Other	County of Hawai`i	Economic Development		Other: 10 Other
15	Fair Housing- FH Training for Non-English Speaking	2020	2024	Non-Housing Community Development	County of Hawai`i	Federal Mandates		Other: 3 Other
16	Fair Housing - Video Translation	2020	2024	Non-Housing Community Development	County of Hawai`i	Federal Mandates		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Fair Housing - Landlord Training	2020	2024	Non-Housing Community Development	County of Hawai'i	Federal Mandates		Other: 20 Other
18	Fair Housing - Website	2020	2024	Non-Housing Community Development	County of Hawai'i	Federal Mandates		Other: 5000 Other
19	Fair Housing - Meetings	2020	2024	Non-Housing Community Development	County of Hawai'i	Federal Mandates		Other: 15 Other
20	Fair Housing - Seminars	2020	2024	Non-Housing Community Development	County of Hawai'i	Federal Mandates		Other: 10 Other
21	Fair Housing - Training	2020	2024	Non-Housing Community Development	County of Hawai'i	Federal Mandates		Other: 3 Other
22	Public Service - Disaster Related	2020	2024	Public Services, Public Health and Safety	County of Hawai'i	Public Health and Safety Public Services Public Services - Disaster Related		

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing - TBRA
	Goal Description	Provide Tenant Based Rental Assistance to low/moderate income households.
2	Goal Name	Housing - Affordable Rental Units
	Goal Description	Construct new affordable rental units and/or rehabilitate existing affordable rental units.
3	Goal Name	Housing - Elderly/Special Needs Rental Units
	Goal Description	Construct new or rehabilitate affordable rental housing for elderly and/or special needs households.
4	Goal Name	Housing - Education and Counseling for Homebuyers
	Goal Description	Provide potential homebuyers education and counseling to low/moderate income households.
5	Goal Name	Housing - Homebuyer
	Goal Description	Construct affordable for-sale owner occupied housing to low/moderate income households.
6	Goal Name	Housing - Rehabilitation
	Goal Description	Rehabilitate homes of low/moderate income homeowners that address health and safety reasons.
7	Goal Name	Homeless - Construction
	Goal Description	Construct a homeless shelter in West Hawai'i.
8	Goal Name	Homeless - Rehabilitation
	Goal Description	Rehabilitate one shelter for victims of domestic violence.
9	Goal Name	Infrastructure - Construction
	Goal Description	Infrastructure construction projects to enable access to affordable housing and public facilities.
10	Goal Name	Public Health and Safety
	Goal Description	Construct fire/police and/or solid waste facilities for the residents of Hawai'i County.

11	Goal Name	Public Facility - ROAB
	Goal Description	Removal of architectural barriers at various County facilities for accessibility to disabled people.
12	Goal Name	Public Facilities - Improvements
	Goal Description	Construct and/or repair deteriorated public facilities throughout the County of Hawai'i.
13	Goal Name	Public Service - Transportation
	Goal Description	Acquire vehicles to provide transportation to the elderly and low income households.
14	Goal Name	Economic Development - Job Training
	Goal Description	Provide job training to low/moderate income persons which will assist them to gain employment.
15	Goal Name	Fair Housing- FH Training for Non-English Speaking
	Goal Description	Conduct fair housing training for non-English speaking and limited English proficiency families to increase awareness of housing rights and resources.
16	Goal Name	Fair Housing - Video Translation
	Goal Description	Translate Fair Housing video to increase awareness amongst non-English and limited English proficiency communities.
17	Goal Name	Fair Housing - Landlord Training
	Goal Description	Develop and implement a plan to identify new landlords and increase participation in Fair Housing training.
18	Goal Name	Fair Housing - Website
	Goal Description	Update and maintain Fair Housing website to disseminate relevant information - target 5,000 hits on the website.
19	Goal Name	Fair Housing - Meetings
	Goal Description	Participate in periodic meetings with other Fair Housing Officers and partners including HUD, Hawai'i Civil Rights Commission, and Legal Aid Society of Hawai'i.
20	Goal Name	Fair Housing - Seminars
	Goal Description	Conduct Fair Housing training seminars island-wide to help increase community awareness of housing rights and resources.
21	Goal Name	Fair Housing - Training
	Goal Description	Provide 20 Fair Housing training sessions for staff and general audiences to increase their knowledge about Fair Housing.

22	Goal Name	Public Service - Disaster Related
	Goal Description	Activities that prevent, prepare for, address and/or respond to disaster related events such as flooding, lava flow, hurricane, tsunami, infectious diseases, etc. Fund activities that address and alleviate immediate conditions to protect its citizens from the exposure to public health hazards. Such measures include, but are not limited to, providing food, meal preparation and delivery, medical services and supplies, and construction, rehabilitation, and/or acquisition of a facility to address a disaster or health related emergency.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Tenant Based Rental Assistance - The County estimates to assist 100 extremely-low income households for the five year ConPlan period.

Rental - New Construction: The County estimates constructing 5 new affordable rental projects and new elderly rental units for the five year ConPlan period for very low- and low income households.

Homeownership: The County estimates 200 homeownership/for-sale affordable homes will be constructed and sold in the five year ConPlan period for low and moderate income households.

Homeowner Rehabilitation: The County estimates 50 owner-occupied homes will be rehabilitated in the five year ConPlan period for low and moderate income households.

Rental Rehabilitation: The County estimates that 50 affordable rental units for special needs households will be rehabilitated in the five year ConPlan period for low income disabled and/or elderly persons.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The State Hawai'i Public Housing Authority manages the public housing throughout the State of Hawai'i. Please refer to the State's Consolidated Plan.

Activities to Increase Resident Involvements

The State Hawai'i Public Housing Authority manages the public housing throughout the State of Hawai'i. Please refer to the State's Consolidated Plan.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The County of Hawaiʻi's strategy to remove barriers to affordable housing is:

Foster and maintain affordable housing. The County will continue to facilitate the development of at least one affordable and one special needs housing project. The County will continue to provide technical assistance to for-profit and not-for-profit developers to expedite the development process.

Land use regulations. The County of Hawaiʻi will amend its County subdivision and zoning codes and recommend the elimination or modification of onerous codes.

Building codes. The County of Hawaiʻi will continue to review County building codes and recommend the elimination or modification of onerous codes that do not affect health and safety of residents.

Growth limitations. The County of Hawaiʻi will revise and update the County General Plan as mandated by our Charter. The County will continue to use the General Plan, as amended, to direct growth.

Return on investment. Please refer to the State's CP. The County imposes mandated buy back provisions. The County may impose shared equity conditions.

Lack for resources. The County of Hawaiʻi will continue to support and provide technical support to not-for-profit organizations with applications for and to encourage funding agencies to approve start up and capacity building grants.

"Mini Davis-Bacon", Tax Policy, and Land Use Controls. Please refer to the State's CP for the State's strategy to remove barriers to affordable housing.

201H Process. The County of Hawaiʻi will establish Administrative rules for the 201H process to streamline and encourage affordable housing development projects.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The County is undertaking the following efforts to reduce and/or remove affordable housing barriers among various housing stakeholders.

Foster and Maintain Affordable Housing

The County will:

- Administer the Residential Repair Program.
- Coordinate landlord forums and promote benefits of its rental assistance program.
- Work with the Real Property Tax Division to inform landlords about the Affordable Rental Housing Program.
- Educate the community (including non-English or Limited English Proficiency) on tenant/landlord roles and responsibilities under the Fair Housing Act.
- Represent homeless needs to State agencies to encourage mainstream resourcing to address homelessness.
- Administer Fair Housing Training to participant's island wide.
- Educate communities and solicit support through various stakeholder venues about needed housing programs.
- Support authorized pre-emptions, pursuant to Hawai'i Revised Statutes 46-15.1 to assist in expediting development of affordable housing projects.
- Maintain a website to increase housing and program information accessibility.
- Revise Hawai'i County Code, Chapter 11, to promote development of affordable housing.
- Provide policy recommendations to the Hawai'i County Council and the State Legislature to preserve affordable housing development viability and funding opportunities.
- Provide resource information at community development planning meetings that are representative of at-risk population housing needs.

Fees, Charges, Exactions

- The County will implement Hawai'i County Code, Chapter 11 (Housing) to increase inventory in affordable for-sale housing units and lots, rental units, developable land and fees dedicated to affordable housing development.

Land Use Regulations

- The County will continue to amend and/or streamline its entitlement codes and/or processes.

Building codes

- The County will continue to amend and/or streamline its entitlement codes and/or processes.

Growth Limitations

- The County will utilize its General Plan to monitor its performance and make amendments needed to direct growth.

Return on Investment

- Refer to the State's CP. The County imposes buyback and shared equity provisions.

Lack for Resources

The County will:

- Establish the Homebuyer Education and Counseling Services program to prepare eligible families for homeownership.
- Collaborate with community stakeholders to secure County, State and Federal funds to expand the development for housing opportunities which will increase transitional and permanent rental housing inventory and services for homeless families in West Hawai'i.
- Provide technical assistance in accessing SuperNOFA, ESG, HOPWA and other federal funds for housing programs/services.

"Mini Davis-Bacon", Tax Policy and Land Use Controls

Refer to the State's CP for the State's strategy to remove barriers to affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The State Homeless Outreach Program provides the following services through seven agencies that are located throughout the State:

- Provide outreach services to unsheltered homeless individuals and families, connecting them with emergency shelter, permanent housing, or critical services designed to help homeless individuals and families.
- Assist individuals and families access permanent housing as rapidly as possible by assisting with quickly locating and accessing housing options and connecting them to services and supports that will support housing stability.
- Provide urgent, non-facility-based care and civil legal services to aid in access to permanent housing.
- Assist individuals or families to connect to services to meet their basic needs and access array of services offered by the homeless system.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefits programs and employment.

Addressing the emergency and transitional housing needs of homeless persons

The State Homeless Shelter Program has 19 agencies, 12 emergency shelters, 21 transitional shelters that provide:

- Emergency and/or transitional shelter to increase their stability in the health, housing and social areas so that they may be able to obtain and retain permanent housing, attain economic independence and self-sufficiency for the long-term.
- Safe, appropriate, and immediate temporary low-barrier shelter for people with no viable alternative.
- Assist with access to permanent housing as rapidly as possible by removing barriers to program entry, assisting with quickly locating and accessing housing options.
- Assist with accessing income and benefits and connecting to community services and supports to promote stability and prevent evictions and returns to homelessness.
- Assist individuals and families to develop housing plans, obtain needed documents for housing application process, and obtain income through public benefits programs and employment.
- Identify and locate suitable housing options and provide support through housing location and application processes.
- Provide tenancy skills and how to meet lease obligations.

Homeless emergency and transitional shelters are available in all counties, but most of the shelters are full and maintain waiting lists for future vacancies. Additionally, transitional housing for the homeless with special needs is in short supply. Therefore, out of necessity, most of the state's emergency and transitional housing programs provide a broad spectrum of services to address the multiple needs of homeless clients, including substance abuse services, mental health services, life skills training, educational services, job training, and family support.

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.

Hawai'i emergency and transitional shelters provide a secure environment where individuals and families can stabilize their lives, address their needs and bolster their economic stability. The State's homeless programs provide funds to shelter providers wherein more than 2000 individuals annually successfully transition into permanent housing. The program requires that each shelter address the homeless individual's or family's immediate basic needs, health and social needs, and successful transition to permanent housing. The program requires that each shelter address the homeless individual's or family's immediate basic needs, health and social needs, and successful transition to permanent housing. Toward this end, all shelters provide basic services, such as meals, shelter, and a clothing bank. Also, each shelter performs an intake and assessment on each client that identifies the areas that the client needs to address (e.g., health, education, substance abuse problems, employment skills, etc.). These areas of need are then incorporated into a social development case plan with goals, activities and a timeline for completion, in which the client agrees to participate. The shelters also provide referrals and on-site classes or other services to assist clients in the implementation of case plans.

The State public housing authority provides a preference for homeless persons on their wait list for public housing and Section 8. Additionally, the County of Hawai'i provides homeowners who rent out a room to maintain their homeowner tax exemption. Additionally, the County of Hawai'i has adopted a preference for homeless persons for their tenant based rental assistance program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The State Department of Health, Adult Mental Health Division (AMHD) has risen from the stigma of being under a Court Ordered Consent Degree to a model for best practices in evolving more readily available and appropriate services for their clients with serious and persistent mental illness. The change is most evident in relation to the homeless mentally ill who comprise a significant portion of the State's chronically homeless population. AMHD has initiated a remarkable permanent supportive housing program for their clients, augmented further by HUD's Mainstream Section-8 vouchers. However, the State has had to respond to the severe economic downturn with cuts in State funding for programs that threaten the stability of many supportive housing programs. Programs are being examined for cost effectiveness and maximum achievement of outcome objectives.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Hawai'i County has two programs that consider the hazards of lead based paint poisoning. One, the Residential Repair Program (RRP), requires that lead based paint risk assessments be conducted for homes built before 1978. If a dwelling is determined to have lead, mitigative measures are taken to address the lead that is present. When the based paint concerns are corrected, the unit becomes available for lead free safe occupancy, thereby, increasing access to housing without LBP hazards.

The other is the County's Section 8 Rental Assistance Payments Program 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions taken to correct lead based paint concerns directly reduces the extent of lead poisoning and hazards because the unit becomes lead free safe for occupancy.

By prohibiting the approval of rental subsidy, units will not be occupied by Section 8 participants. As a result, families, especially those with members under the age of 6, the most vulnerable and susceptible population, are not put at risk to the hazards of lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

The County's RRP includes in its program rules the requirement that any dwelling subject to loan approval and built before 1978, be tested by a State certified Risk Assessor. If lead-based paint is detected, then the lead based paint hazards must be mitigated.

Section 8 Rental Assistance Payments Program requires strict compliance with Housing and Urban Development's (HUD) regulations concerning lead-based hazards to protect the health of children. Housing Quality Standards (HQS) inspections are conducted prior to approval of any rental assistance. Thus, ensuring the health and safety of tenant families from lead-based paint hazards.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to U.S. Census Bureau 15.6% of the people of Hawai'i County are below the poverty level. This is above the State of Hawai'i's overall poverty rate of 8.8% and this mainly due to the high unemployment rate in the County.

The County plans to continue administering the Tenant Based Rental Assistance Program (TBRA) that targets the extremely-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 administers is the National Housing Trust Fund (HTF) that targets the extremely-low households. In rural areas the HTF law considers households with income below the poverty line as very-low income. By administering the HTF the County will reduce 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 requires a One-Stop center. WIOA is designed to help job seekers access employment, education, training and support services to succeed in the labor market by matching employers with the skilled workers that they need. WIOA offers programs which assist low income adults and low income youth. These programs are designed to assist youth and adults who are low income and using public assistance programs. Low income individuals are considered a priority because many in this population have barriers to employment such as lack of education, lack of work experience, childcare and transportation concerns among other barriers. The WIOA program addresses these issues and provides a career pathway to employment. 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, migrant and seasonal farm worker programs, veteran employment programs, adult education, welfare-to-work, senior community service employment programs, vocational rehabilitation services for the blind programs, Hawai'i Community College and HUD employment and training programs.

The County will continue to ensure compliance with Section 3 requirements by working with contractors on projects utilizing CDBG/HOME/HTF funds to provide job training, employment and contract opportunities to low and very-income residents.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The County's Office of Housing and Community Development (OHCD) will continue working with and partnering with non-profit organizations, government agencies and Community Housing Development Organizations (CHDO) to develop affordable housing for extremely-low, very-low, low and moderate income households throughout the County. The OHCD will continue to fund the County's TBRA program to assist extremely-low and very-low income households with rental assistance.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Upon approval of the CDBG, HOME and HTF program funds and award selection, the County of Hawai'i meets with each recipient. During this meeting, the County explains the contents of the agreement and all of the requirements for the specific project. The County has developed various checklists (bid, construction, labor standards, acquisition, etc.) that are distributed to each recipient.

The checklist indicates the process and the documentation requirements. The checklist also requires that the County approve agreements, documents, notices, etc. prior to its use or execution. This ensures that the documents meet the federal requirements of the program. Recipients are required to submit all executed and completed documents to the County for its files. Recipients are also subject to audits and monitoring visits by auditors, the Office of Housing and Community Development program specialists and HUD. This is an ongoing process. The County works with the recipient through every step of the project. Training and technical assistance is done immediately if errors or non-compliance are found. For projects involved with facility rehabilitation or construction, the County conducts site visits to verify work progress, to conduct labor interviews, and verify project progress payments. The County also monitors compliance with Federal Davis- Bacon labor requirements and related Acts.

In addition, the agreement executed between the County and recipient requires the recipient to submit monthly status reports to the County.

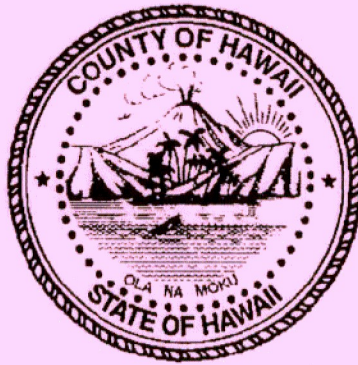
This ongoing monitoring process is preferred to the usual monitoring and audit of projects during the middle or at the completion of the project. This system enables the County to work with the recipients through every step of the project implementation. The process ensures compliance prior to executing any actions, instead of reviewing files after the fact.

For the HOME Investment Partnerships Program (HOME) and the National Housing Trust Fund Program (HTF), the County is responsible for monitoring the County of Hawai'i's HOME and HTF Projects. In addition to providing technical assistance, the County monitors the projects during project development and implementation and continues throughout the appropriate period of affordability.

The County conducts annual site inspections on the HOME and HTF projects as well as review of tenant's files to verify income eligibility and income verification, compliance with HOME and HTF lease requirements, if applicable, and other tenant related aspects of the program such as compliance with allowable rent schedules. In all instances, a written report is issued detailing the results of the monitoring visit and any corrective actions necessary. A written response detailing corrective actions taken by the sub-recipient is required within 30 days of issuance of the report.

The County will continue to actively encourage participation by minority and women-owned businesses who may be procuring goods and services and ensure sub-recipient contract opportunities are incorporated into bid solicitations, requests for proposals and sub-recipients contracts.

COUNTY OF HAWAII`I



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

Cover and Signature Page

Consolidated Plan 2020-2024

Name of Grant Recipient: County of Hawai'i

Contact Person/Title: Duane Hosaka, Housing Administrator

Phone: 808/961-8379 Fax: 808/961-8685

E-mail: ohcdcdbg@hawaiiicounty.gov

The Consolidated Plan covers a five-year period starting July 1, 2020 through June 30, 2024 and complies with Subpart C of 24 CFR part 91. The County of Hawai'i certifies that it will operate its Community Development Block Grant, HOME Investment Partnerships and National Housing Trust Fund Programs in accordance with this plan and applicable federal and state laws and regulations.

Recommend Approval:

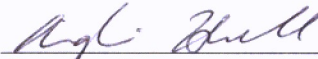


Duane Hosaka
Housing Administrator
Office of Housing and Community Development

5-6-20

Date

Approved as to Form and Legality:



Deputy Corporation Counsel
County of Hawai'i

05/07/2020

Date



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

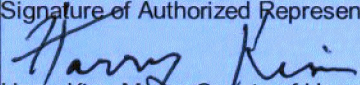
Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
County of Hawai'i		HI159999 HAWAII STATE PROGRAM	
1990 Kino'ole Street, Suite 102		09-463-6073	
Suite 102		Office of Housing & Community Development	
Hilo	Hawaii	Office of Management	
96720	U.S.A.	Housing	
Employer Identification Number (EIN):		Hawai'i County	
99-6000567			
Applicant Type:		Specify Other Type if necessary:	
Local Government: County		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Mental Health Kokua – Facility Sewer Connection, Kiheipua Emergency Shelter – Certified Kitchen Construction, Kaiaulu O' Waikoloa Rental Housing – Off Site Infrastructure Improvements, Hale Maluhia Emergency Shelter – Accessibility Improvements, Residential Homeowner Loan Program, Administration, Planning & Fair Housing.		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount \$2,626,423.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$100,000.00		Other (Reprogram)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount \$	\$Additional HUD Grant(s) Leveraged	Describe	

\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
\$Locally Leveraged Funds	\$Grantee Funds Leveraged
\$Anticipated Program Income	Other (Describe)
Total Funds Leveraged for HOME-based Project(s)	

National Housing Trust Fund		14.275 HTF
		Description of Areas Affected by HTF Projects
\$HTF Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged	
\$Locally Leveraged Funds	\$Grantee Funds Leveraged	
\$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for HTF Project(s)		

Emergency Shelter Grants Program		14.231 ESG
ESG Project Titles		Description of Areas Affected by ESG Project(s)
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged	
\$Locally Leveraged Funds	\$Grantee Funds Leveraged	
\$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Duane	T.	Hosaka
Housing Administrator	808/961-8379	808/961-8685
ohcdcdbg@co.hawaii.hi.us		
Signature of Authorized Representative  Harry Kim, Mayor County of Hawaii		Date Signed 5-7-2020

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

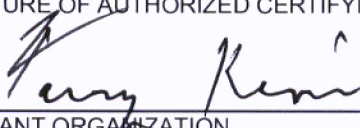
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified

As the duly authorized representative of the applicant, I certify that the applicant

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F)
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin, (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing, (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made, and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988, (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 		TITLE Harry Kim, Mayor
APPLICANT ORGANIZATION County of Hawaii		DATE SUBMITTED 5-7-2020



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- ☐ This certification does not apply.
☒ This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

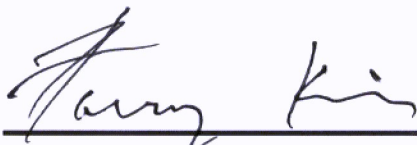
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

5-7-2020

Date

Harry Kim

Name

Mayor, County of Hawai`i

Title

25 Aupuni Street, Room 215

Address

Hilo, Hawai`i 96720

City/State/Zip

808-961-8211

Telephone Number

- ☐ This certification does not apply.
☒ This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2019, 2020, 2021, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

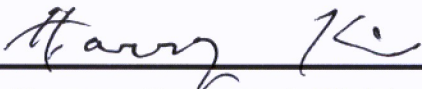
Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

5-7-2020

Date

Harry Kim

Name

Mayor, County of Hawai`i

Title

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Telephone Number

- ☒ This certification does not apply.
☐ This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- ☒ This certification does not apply.
☐ This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- ☒ This certification does not apply.
☐ This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- ☒ This certification does not apply.
☐ This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- ☐ This certification does not apply.
- ☒ This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Office of Housing & Comm Dev	1990 Kinoole St. Suite 102	Hilo	Hawai'i	HI	96720

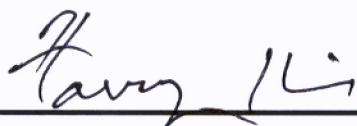
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

5-7-2020

Date

Harry Kim

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Expected Resources

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

Introduction

The expected other source amounts are based on past, actual resources utilized in projects that were previously funded with CDBG, HOME and HTF funding. Future resources and amounts are estimates based on proposed project submittals. Actual determinations cannot be made until the County evaluates the project proposals it receives, and the projects are carried out and completed. It is not known in advance what kinds of applications the County will receive to provide any projection of funding source amounts.

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	2,626,423	100,000	0	2,726,423	0	With the ever changing political and economic 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 ConPlan 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	3,000,000	50,000	0	3,050,000	0	The HOME funds are received by State Hawai'i Housing Finance and Development Corporation (HHFDC) and the State in turn allocates the HOME funds to the counties. Prior to 2012 the HOME funds were evenly distributed to the three neighbor-island Counties. In 2012 the HHFDC decided to change the method of distributing the HOME funds. The HHFDC decided to allocate the HOME funds on a three year rotation basis beginning with Hawai'i County followed by Kauai County and Maui County. The designated County will receive the entire allocation of HOME funding less the allowable administrative funding which will be retained by the HHFDC. This makes it difficult for Hawai'i County, as well as the non-profit organizations, to plan out projects over a three year 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: \$		
Housing Trust Fund	public - federal	Housing	1,425,000	0	0	1,425,000	0	The HTF funds are received by the State's Hawai'i Housing Financing and Development Corporation (HHFDC). The State in turn allocates the HTF funds to the counties on a three year rotation basis. The designated County will receive the entire allocation of HTF funding less the allowable administrative funding which will be retained by HHFDC. In PY2018, the County of Hawai'i received its HTF allocation. The next time the County will receive HTF funding will be in 2021.
LIHTC	public - state	Public Improvements	17,090,062	0	0	17,090,062	0	State LIHTC used in multi-family rental housing project.
Other	private	Other	298,091	0	0	298,091	0	Foundation Grant funds
Other	private	Public Improvements	5,691,230	0	0	5,691,230	0	Deferred developers fee for multi-family housing project.
Other	public - federal	Public Improvements	9,900,000	0	0	9,900,000	0	Other Federal funding (RHRF,FHA and RD) for multi-family rental project
Other	public - state	Multifamily rental new construction	7,657,076	0	0	7,657,076	0	State Low Income Housing Tax Credits for HOME projects

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	5,551,909	0	0	5,551,909	0	State Grant in Aid funds
Other	public - local	Admin and Planning	56,500	0	0	56,500	0	County general funds for HOME program

Table 57 - 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

The CDBG funds in 2020 are about 40% of the total cost of the projected CDBG projects in 2020. So, the 40% of CDBG funds leverage 60% of additional resources, which includes State, County, owner's contribution and private foundation grants. The HOME funds are 20% of the total cost of the projected future HOME projects. This means the HOME funds are leveraged 5 to 1 by additional resources, such as State, County, owner's contributions and private bank loans or foundation grants. The HOME projects match are usually from LIHTC or State general excise tax exemptions and owner's contributions. Self-help housing projects match is from State general excise tax exemptions and "sweat equity" by the homebuyers.

If appropriate, describe publicly 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 Hawai'i. 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 Hawai'i's Kamakoa Nui Community Housing project located at Waikoloa, South Kohala 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 is currently in the planning and design phases of the next increment for multi-family rental housing and anticipates producing 60 to 100 units.

Discussion

Narrative included in previous sections.

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	Housing - Affordable Rental Units	2020	2024	Affordable Housing	County of Hawai`i	Housing	CDBG: \$800,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
2	Public Facilities - Improvements	2020	2024	Non-Housing Community Development	County of Hawai`i	Public Facilities	CDBG: \$949,190	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 299 Persons Assisted
3	Housing - Rehabilitation	2020	2024	Affordable Housing	County of Hawai`i	Housing	CDBG: \$231,949	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Infrastructure - Construction	2020	2024	Affordable Housing	County of Hawai`i	Public Facilities	CDBG: \$220,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18 Persons Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Housing - Affordable Rental Units
	Goal Description	CDBG funds will be used for off-site sewer line improvements to support the construction of a 60 unit affordable multi-family apartment project in Waikoloa.
2	Goal Name	Public Facilities - Improvements
	Goal Description	CDBG funds will be utilized for rehabilitation improvements at two Hilo Homeless Shelters to provide a Certified Kitchen to feed the homeless and accessibility improvements for mobility access and to comply with ADA requirements.
3	Goal Name	Housing - Rehabilitation
	Goal Description	CDBG funds will be used to administer single family residency rehabilitation loan program for qualified low and moderate income homeowner occupied residences.
4	Goal Name	Infrastructure - Construction
	Goal Description	CDBG funds will used to design and construct a sewer line connection to 3 residences in Kona that provide housing for special need clients.

Projects

AP-35 Projects – 91.220(d)

Introduction

For the 2020 CDBG program year there were a total of 5 CDBG projects that were selected for funding. It consisted of 3 housing projects and 2 public facility projects. The 3 housing projects ranged from homeowner rehabilitation and infrastructure improvements in support of housing. The 2 public facility projects are improvements to homeless shelters who serve homeless single individuals and families.

Projects

#	Project Name
1	Mental Health Kokua - Facility Sewer Connection
2	Kiheipua Emergency Shelter - Certified Kitchen
3	Kaiaulu O' Waikoloa Rental Housing - Off Site Infrastructure Improvements
4	Hale Maluhia Emergency Shelter - Accessibility Improvements
5	Residential Homeowner Loan Program
6	CDBG Administration, Planning and Fair Housing

Table 59 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Mental Health Kokua - Facility Sewer Connection
	Target Area	County of Hawai'i
	Goals Supported	Infrastructure - Construction
	Needs Addressed	Housing
	Funding	CDBG: \$220,000
	Description	The non-profit Mental Health Kokua (MHK) is proposing to utilize \$220,000 of 2020 CDBG funds to design and construct sewer line connection to the mandated County sewer line for its 3 Kona residences. These residences provide housing and services for 18 adults with mental illness. Renovations will include the removal of its existing cesspools, sewer line connection and plumbing to attach to the sewer line. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve 18 adults with mental disabilities and meets the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(A) Low and moderate Income Limited Clientele.
2	Location Description	75-5748 Alanoe Place, Kailua-Kona, Hawai'i 96740 75-5750 Alanoe Place, Kailua-Kona, Hawai'i 96740 75-187 Alakai St., Kailua-Kona, Hawai'i 96740
	Planned Activities	The activities involved design, removal and all necessary construction to connect to the County mandated sewer line.
	Project Name	Kiheipua Emergency Shelter - Certified Kitchen
	Target Area	County of Hawai'i
	Goals Supported	Public Facilities - Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$388,175

	Description	The non-profit, Hope Services Hawai'i, Inc. will utilize \$388,175 of 2020 CDBG funds to renovate a current kitchen to meet The State of Hawai'i's Department of Health Certified Kitchen requirements to feed homeless families at its Kiheipua Homeless Shelter in Hilo. This is a continuation of Hope Services Hawai'i 2019 CDBG project for roof and designing improvements at the Hilo Shelter. This project activities is eligible under 24 CFR 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Renovations to the Kiheipua Emergency Shelter will benefit approximately 225 homeless individuals annually. This meets the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(A) Low and Moderate Income Limited Clientele.
	Location Description	115 Kapiolani Street, Hilo, Hawai'i, 96720
	Planned Activities	The activity involves all the necessary construction to renovate a current kitchen to meet the State of Hawai'i Department of Health's Certified Kitchen requirements.
3	Project Name	Kaiaulu O' Waikoloa Rental Housing - Off Site Infrastructure Improvements
	Target Area	County of Hawai'i
	Goals Supported	Housing - Affordable Rental Units
	Needs Addressed	Housing
	Funding	CDBG: \$800,000
	Description	The non-profit Ikaika Ohana will utilize \$800,000 of 2020 CDBG funds for off-site sewer line improvements to support the construction of a 60 unit affordable multi-family apartment project in Waikoloa. This activity is eligible under 24 CFR 570.202(b)(6), Rehabilitation and Preservation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The CDBG funding will benefit 60 low and very low and moderate income households. This meets the CDBG Program National Objective 24 CFR 570.208.(a)(3) Housing Activities.
	Location Description	68-1850 Pua Melia St., Waikoloa, Hawai'i, 96738
	Planned Activities	CDBG funds will be used for all the necessary construction to extend 500 feet of sewer line to the low income housing project in Waikoloa.
	Project Name	Hale Maluhia Emergency Shelter - Accessibility Improvements

4	Target Area	County of Hawai`i
	Goals Supported	Public Facilities - Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$561,015
	Description	The non-profit, Hope Services Hawai`i, Inc. will utilize \$561,015 of 2020 CDBG funds to renovate a single homeless women and senior citizen shelter. This is a continuation of Hope Services 2019 CDBG project for roof and accessible renovations. This activity is eligible under 24 CDF 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The renovations will benefit approximately 79 homeless persons. This meets the CDBG Program National Objective 24 CFR 570.208(a)(2)(i)(A) Low and Moderate Income Limited Clientele.
	Location Description	357 Waianuenue Ave, Hilo, Hawai`i, 96720
5	Planned Activities	CDBG funds will be used for all necessary construction and renovations improvements at the Hale Maluhia Homeless Shelter Facility to meet ADA requirements. These improvements include, but are not limited to accessible routes, parking ramps, bathroom, hazard removal and other interior modifications and to meet ADA requirements.
	Project Name	Residential Homeowner Loan Program
	Target Area	County of Hawai`i
	Goals Supported	Housing - Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$231,949
	Description	The County of Hawai`i Existing Housing Division will utilize \$131,949 of 2020 CDBG funds and \$100,000 of anticipated Program Income for a total of \$231,949 to administer an existing single family residence rehabilitation loan program. This program is eligible under 24 CFR 570.202(b)(2)(9)(11), Rehabilitation and Preservation. Rehabilitation loans will be for home repairs to low and moderate income homeowners.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The Residential Repair Program will provide 5-10 low interest deferred loans to very low and low and moderate income homeowners to repair and preserve their dwelling units that they occupy as their primary residence. The CDBG National Objective is 24 CFR 570.208(a)(3) low and moderate income housing.
	Location Description	Island wide
	Planned Activities	Administration, inspection and loans to qualified low and moderate income homeowners for housing rehabilitation.
6	Project Name	CDBG Administration, Planning and Fair Housing
	Target Area	County of Hawai'i
	Goals Supported	Housing - Affordable Rental Units Housing - Rehabilitation Infrastructure - Construction Public Facilities - Improvements
	Needs Addressed	Housing Public Health and Safety Federal Mandates Public Facilities Infrastructure Public Services Economic Development Non-Public Facilities Non-Infrastructure
	Funding	CDBG: \$525,284
	Description	\$525,284 of CDBG funds will be used to administer and coordinate the County's 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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1990 Kino'ole St, Ste 102, Hilo, Hawai'i 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

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County selected 5 CDBG projects for funding in its 2020 Action Plan. It consisted of 3 housing and 2 public facility projects. The 3 housing projects ranged from homeowner rehabilitation activities and infrastructure improvements in support of housing. The 2 public facility projects are improvements to homeless shelters who serve single homeless individuals and families.

One Year Goals for the Number of Households to be Supported	
Homeless	299
Non-Homeless	0
Special-Needs	18
Total	317

Table 61 - 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	60
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	70

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

For 2020 the County did not receive a HOME Investment Partnership (HOME) or National Housing Trust Funds (NTF) Program funds from the State of Hawai'i. The County anticipates receiving its next HOME and HTF funding allocation in 2021.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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 to address rehabilitation activities at two homeless shelters in Hilo. Upon completion the rehabilitation will allow homeless providers a certified kitchen to provide hot and healthy meals and accessibility for homeless individuals and families. CDBG funds will also be used to connect 3 Kona residences to the County sewer line and continue provide housing and services to 18 special needs individuals. These activities meets 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 State of Hawai'i counties conduct a Point-In-Time count of persons experiencing homelessness. This information is used to assess the issues that homeless persons and families face and to identify solutions to address and end homelessness.

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 emergency shelters and transitional housing to attain permanent housing for those experiencing 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 preventing them from becoming homeless again.

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 organizations that provide such support services to individuals and families who are discharged from publicly funded institutions and systems of care which include health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions, the chances of these members becoming homeless are tremendously reduced.

Street Outreach:

To provide essential services, housing resources and urgent care to unsheltered homeless individuals and families living on the streets. Through its subrecipients, the County will provide 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:

To maintain and expand operations and support renovations and rehabilitation of structures to provide shelter for homeless persons within new and existing emergency and transitional shelters for the purpose of providing decent housing and essential services for the homeless population. Essential services include, but are not limited to case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, transportation, services for special populations, and substance abuse treatment as they relate to locating and maintaining permanent housing.

Homeless Prevention:

To provide housing relocation and stabilization services and rental assistance to prevent households from experiencing homelessness. The County will support grant subrecipients that provides services to extremely low income individuals and families living in the County to maintain or identify alternative permanent rental housing and achieve housing stability. Housing relocation and stabilization can include, but is not limited to, financial assistance including moving related costs and utility assistance, housing search and placement and housing stability case management. Households may also receive up to 24 months of rental assistance for fair market rental housing.

Rapid Re-Housing:

To provide housing relocation and stabilization services and rental assistance to quickly move households experiencing homelessness into stable, permanent housing. The County will support homeless programs grant subrecipients that provide services to homeless individuals and families living in the County to maintain or identify alternative permanent rental housing achieve housing stability. Housing relocation and stabilization can include, but is not limited to, financial assistance including moving related costs and utility assistance, housing search and placement and housing stability case management. Households may also receive up to 24 months of rental assistance for fair market rental housing.

Homeless Management Information System:

To support the expansion and data quality of the Homeless Management Information System (HMIS) for the Bridging the Gap, Continuum of Care by convening and providing technical assistance to homeless assistance providers. In coordination with the Bridging the Gap, the County will support the improvement of homeless data collection to improve community outcomes for homeless individuals.

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 Hawai'i. 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 does not have the funding resources nor is the available funding sufficient to adequately address these impediments. However, the County continues to look at other avenues to educate and promote legislation to support the development of affordable housing.

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 promote benefits of its rental assistance program.
- Work with Real Property Tax Division to inform landlords about the Affordable Rental Housing Program.
- 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 Hawai'i Revised Statutes 46-15 to assist in expediting development of affordable housing projects.
- Maintain a housing website to increase housing and program information.
- Revise Hawai'i 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 Hawai'i 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 Hawai'i. 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 and state 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. The County hopes to continue funding the Tenant Based Rental Assistance Program (TBRA) with HOME funds to assist these extremely-low and very-low income households with rental assistance so that they pay less than 30% of their income to housing costs. 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 and educate landlords about the Section 8 Voucher Program and the TBRA Program.

Actions planned to foster and maintain affordable housing

The County of Hawai'i plans to foster and maintain affordable housing for County residents by investing CDBG and HOME 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 for Special Needs persons, Homeowner Repair, Acquisition of affordable units for the chronic homeless, Construction of for-sale affordable homes, renovations to domestic abuse shelters, kitchen renovations to emergency shelter and foundation and site improvements for special needs facilities.

Actions planned to reduce lead-based paint hazards

Hawai'i 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 have 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 Section 8 Rental Assistance Payments Program 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, 17.4% of the people in Hawai'i County are below the poverty level. This is above the State's poverty level of 13.7% 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 Tenant Based Rental Assistance Program (TBRA) that targets the extremely-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, Hawai'i 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 email list to notify interested citizens and organizations of upcoming events and on and off site training.

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.	0.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

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

The County did not receive any HOME funds in 2020 and expects to receive its next HOME funding allocation in 2021.

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 Hawai'i 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 Hawai'i 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.

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 Hawai'i Consolidated Plan.

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

1. Distribution of Funds

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

The County did not receive any HTF funds in 2020 and expects to receive its next HOME funding allocation in 2021.

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

As a State designated HTF subgrantee, Hawai'i 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.

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

Hawai'i 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 Hawai'i County's Selection Criteria, which considers additional factors.

- 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 Hawai'i 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.

- 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.

- 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; and Capital Needs Assessments (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

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2011 Hawai'i Housing Planning Study</p> <p>List the name of the organization or individual who originated the data set.</p> <p>State of Hawai'i Housing Finance and Development Corporation</p> <p>Provide a brief summary of the data set.</p> <p>The 2011 Hawai'i Housing Planning Study utilizes data from six data collection and analysis sources - Housing Stock Inventory, Rental Housing Study, Production Data, Housing for Special Needs Groups Study, Housing Demand Survey, and Hawai'i Housing Model.</p> <p>What was the purpose for developing this data set?</p> <p>The data can be used to support planning for housing development across the State.</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>A lot of the data was collected from the 2010 Census.</p> <p>Briefly describe the methodology for the data collection.</p> <p>The Hawai'i Housing Planning Study 2011 utilized data from six data collection and analysis sources. The study team also reviewed housing plans and production, government spending on housing, and comparisons with housing data in other states and municipalities.</p> <p>Describe the total population from which the sample was taken.</p> <p>Samples were taken from the total population from the State of Hawai'i and each of the individual counties - Hawai'i, Maui, Kauai and Honolulu City and County.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The demographics of the respondents varied. Surveys were sent random households throughout the Counties, not to any specific identified group or groups.</p>
2	<p>Data Source Name</p> <p>Hawai'i Housing Planning Study, 2019</p> <p>List the name of the organization or individual who originated the data set.</p> <p>SMS Research</p> <p>Provide a brief summary of the data set.</p> <p>The data produced by the study was derived from surveys, meetings, interviews and discussions with various government agencies and departments, government officials, developers and community members.</p>

	<p>What was the purpose for developing this data set?</p> <p>The purpose of developing this data set was to update information to reflect the State and County of Hawai'i's current housing and economic conditions to identify, prioritize and strategically address the County's greatest issues.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The 2019 Hawai'i Housing Planning Study includes surveys and methodology that was approved by the U.S. Department of Housing and Urban Development.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The housing units population in Hawai'i, 535,543. Housing units in Hawai'i County, 84,750.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Demographics include occupied and vacant housing units, single and multi-family units, owner and renter occupied units. Housing units in Hawai'i County, 84,750.</p>
3	<p>Data Source Name</p> <p>2012 - 2016 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD).</p>
	<p>Provide a brief summary of the data set.</p> <p>The data is customized tabulations of American Community Survey (ACS) derived from the US Census Bureau.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of this data set is to demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>HUD approved methodology</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Samples were taken from the total population from the State of Hawai'i and each of the individual counties - Hawai'i, Maui, Kauai and Honolulu City and County.</p>

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The demographics of the respondents varied. Surveys were sent random households throughout the Counties, not to any specific identified group or groups.</p>
4	<p>Data Source Name</p> <p>2019 HOME Program Rents by HUD</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Housing and Urban Development (HUD) Exchange</p>
	<p>Provide a brief summary of the data set.</p> <p>HOME program rent limits</p>
	<p>What was the purpose for developing this data set?</p> <p>To administer the HOME rental subsidy program and impose rent limitation within the County of Hawai'i.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data covers the entire County of Hawai'i, not a collection concentrated in one geographic area or specific population</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Program Year 2019-2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Completed and published for year 2019</p>
	5
<p>List the name of the organization or individual who originated the data set.</p>	
<p>Provide a brief summary of the data set.</p>	
<p>What was the purpose for developing this data set?</p>	
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>	
<p>Briefly describe the methodology for the data collection.</p>	

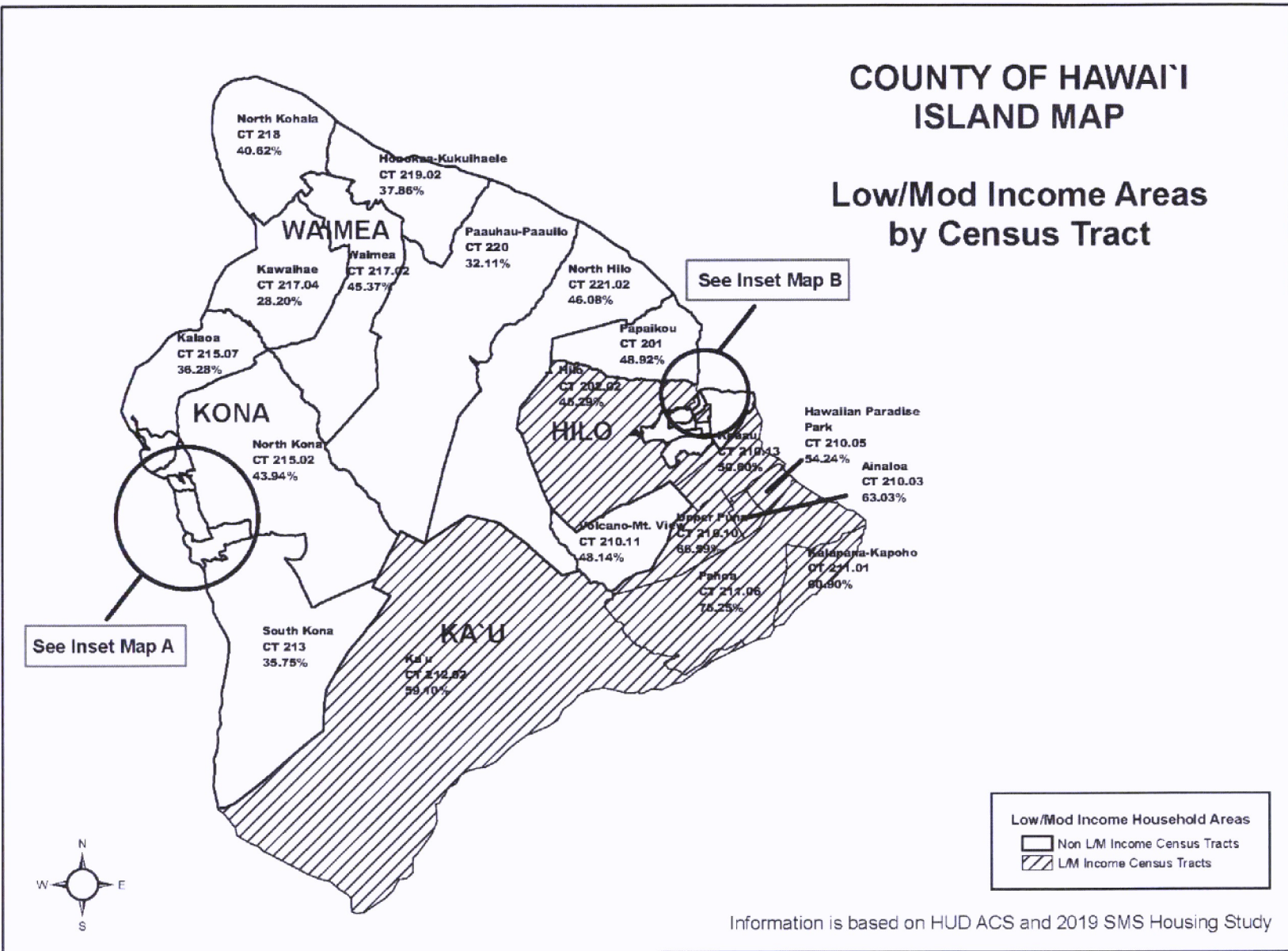
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
6	<p>Data Source Name</p> <p>2017 ACS</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
7	<p>Data Source Name</p> <p>PIC Ad Hoc Report (PIH Information Center)</p> <p>List the name of the organization or individual who originated the data set.</p> <p>The information used in the data set was generated from Hawai'i County's Existing Housing Section 8 Housing Choice Voucher program</p> <p>Provide a brief summary of the data set.</p> <p>The data was derived from the HCV's actual program information</p> <p>What was the purpose for developing this data set?</p> <p>The data extrapolated was used to support the actual statistical information reported.</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2019-2020 - current</p>

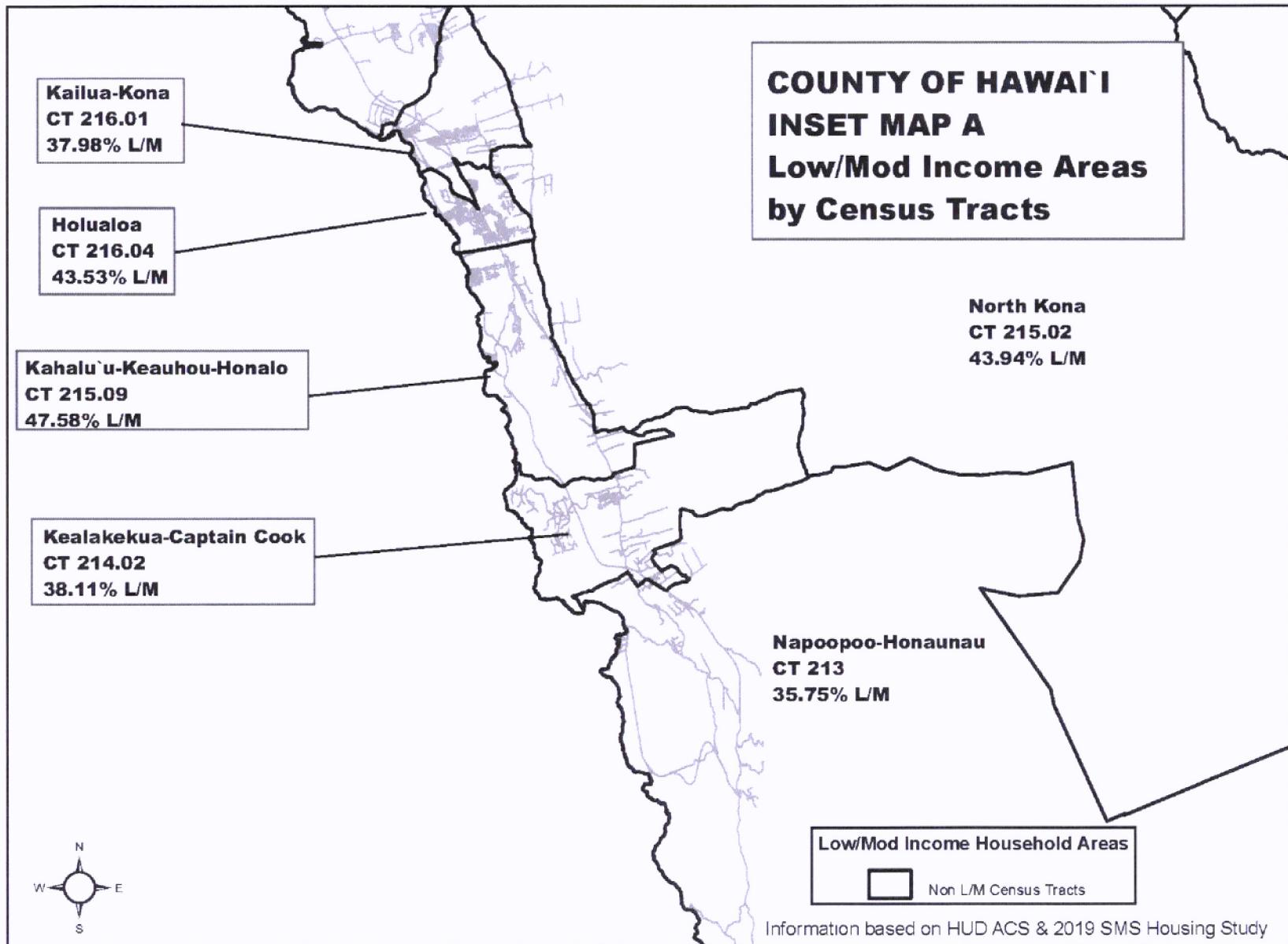
	<p>Briefly describe the methodology for the data collection.</p> <p>Based on actual reports submitted to HUD in compliance with the program's requirements.</p> <p>Describe the total population from which the sample was taken.</p> <p>The data was taken from actual, active HCV tenant family participants files.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The demographics varied. All of the information/data used were based on actual, active HCV tenant family participant files within the County of Hawai'i, not random surveys.</p>
8	<p>Data Source Name</p> <p>2018 ACS</p> <p>List the name of the organization or individual who originated the data set.</p> <p></p> <p>Provide a brief summary of the data set.</p> <p></p> <p>What was the purpose for developing this data set?</p> <p></p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p></p> <p>Briefly describe the methodology for the data collection.</p> <p></p> <p>Describe the total population from which the sample was taken.</p> <p></p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p></p>

Appendix A: Maps and Chart

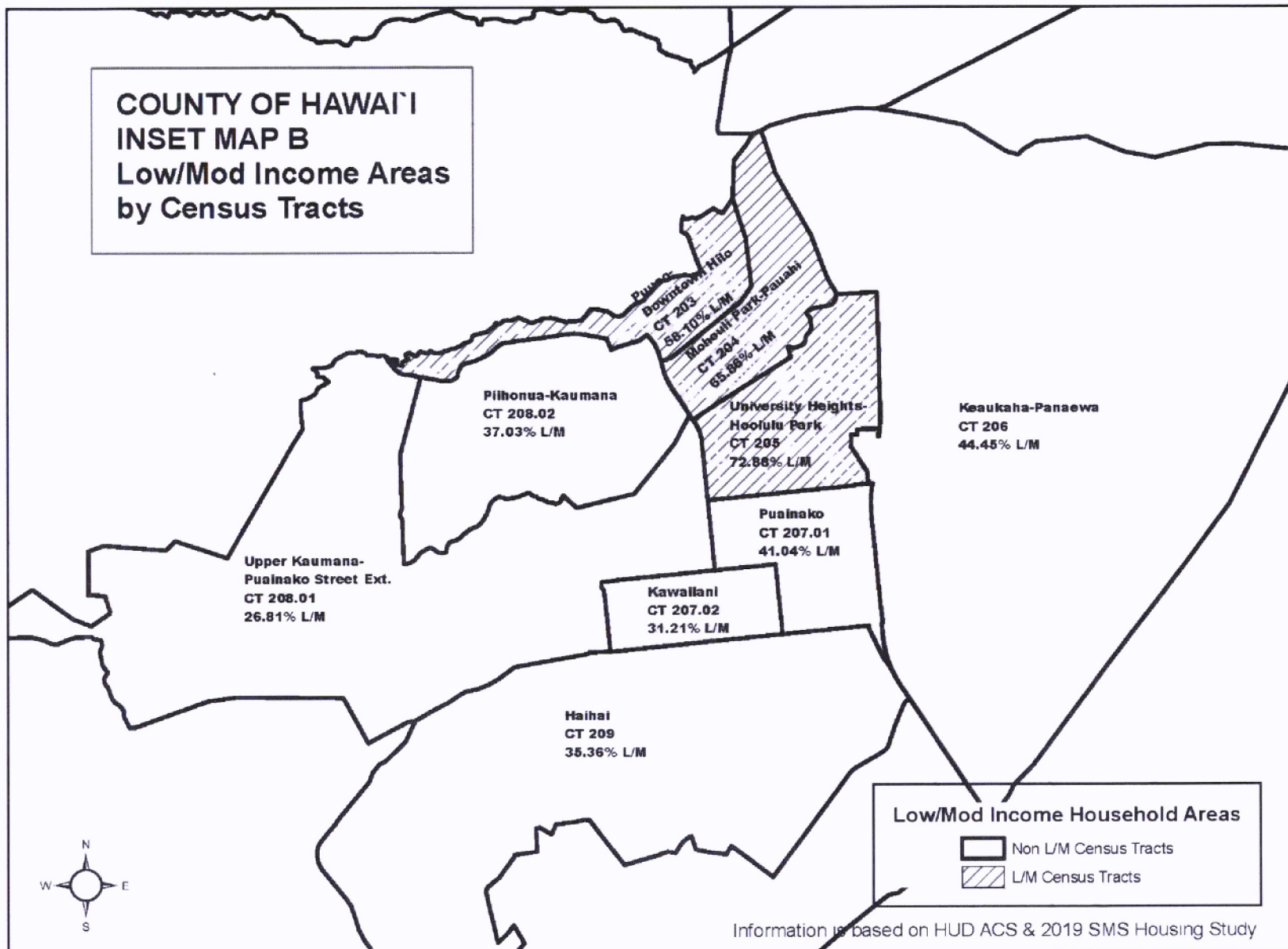
TABLE 1: Low-/Moderate-income population (2015 HUD ACS and 2019 SMS Housing Study)

Census Tract	% Low/Mod Income
201	48.9%
202	45.2%
203	58.1%
204	65.8%
205	72.8%
206	44.4%
207.01	41.4%
207.02	31.2%
208.01	26.8%
208.02	37.0%
209	35.3%
210.03	67.4%
210.05	54.2%
210.10	66.5%
210.11	48.1%
210.13	51.1%
211.01	60.9%
211.06	70.9%
212.02	59.1%
213	35.7%
214.02	38.1%
215.02	43.9%
215.04	47.1%
215.07	36.2%
215.09	47.5%
216.01	37.9%
216.04	43.5%
217.02	45.3%
217.04	28.2%
218	40.6%
219.02	37.8%
220	32.1%
221.02	46.0%

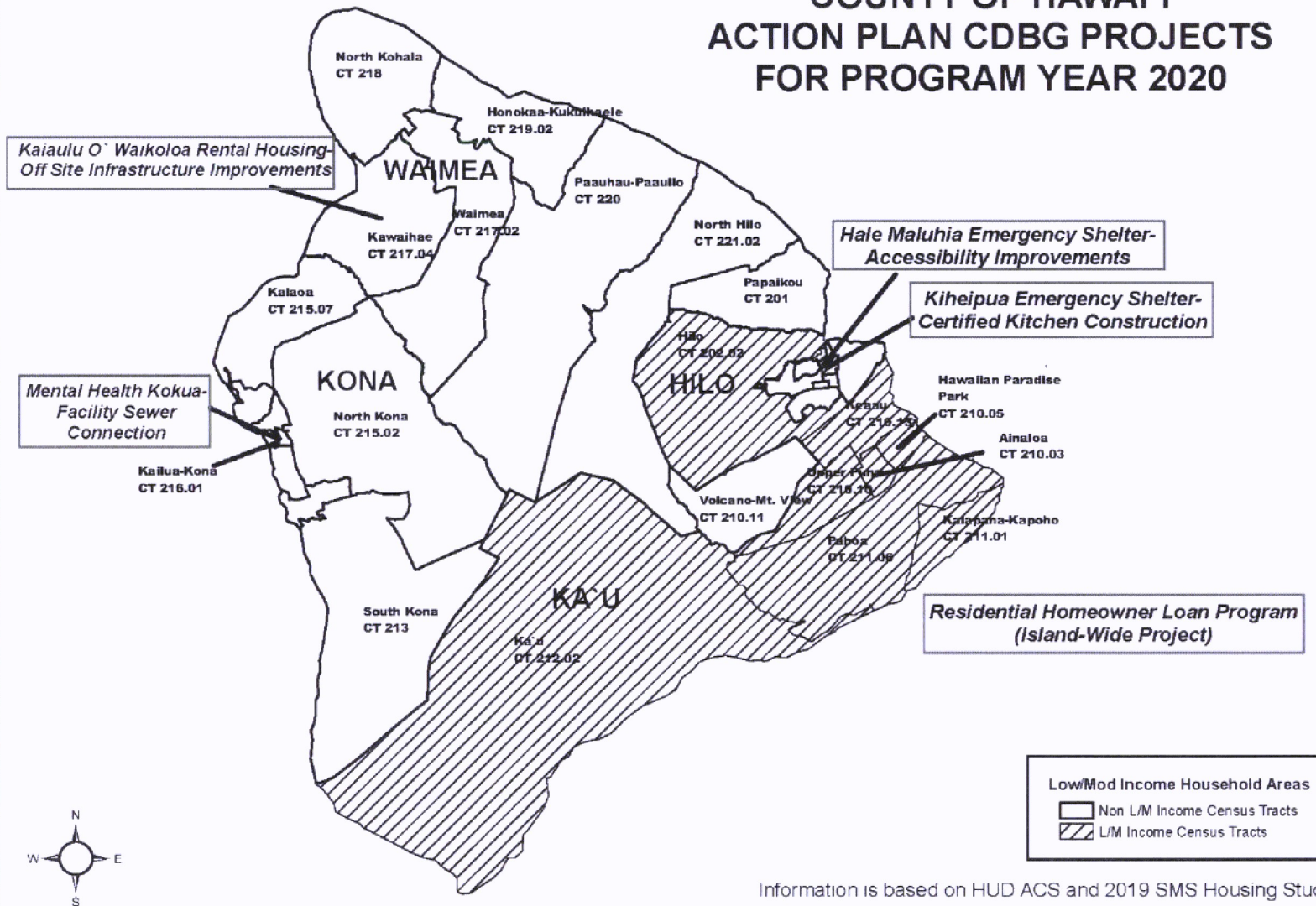




**COUNTY OF HAWAII
INSET MAP B
Low/Mod Income Areas
by Census Tracts**



COUNTY OF HAWAII ACTION PLAN CDBG PROJECTS FOR PROGRAM YEAR 2020



Appendix B:

Needs Consultations and Comments

Needs Consultations and Comments:

Feedback from the surveys distributed and input on needs from the public hearings are summarized below:

Housing:

- Affordable rental housing
- Affordable for-sale housing
- Affordable housing for persons with special needs
- Affordable and appropriate housing for persons with mental illness
- Affordable housing for persons with developmental and physical disabilities
- Elderly housing
- Service worker housing (West Hawai`i)
- Self-Help housing
- Home-financing options for low-income families
- Rehabilitation loans

Homeless:

- Emergency shelter (West Hawai`i)
- Transitional housing for victims of domestic violence
- Transitional housing for families
 - Self-esteem and life planning training
 - Parent education programs
- Decrease in housing barriers
- Appropriate support services to retain housing
- Homeless prevention (rental deposit, rental assistance)
- Improved methods of data collection
- Partnerships established to end homelessness

Community Development:

- Vocational job training
- Homebuyer counseling
- Employment development centers
- Community centers
- Senior centers
- Youth centers
- Public safety facilities
- Rural healthcare facilities
- Fire stations, equipment and rescue/emergency medical coverage
- Enhanced solid waste management facilities
- Development of new park sites
- Enhancement of existing park sites
- Removal of Architectural Barriers
- Infrastructure to adhere to County building code
- Off-site infrastructure

- On-site infrastructure
- Funding for soft costs
- Transportation vehicles
- Neighborhood center for educational purposes

**PUBLIC NOTICE ON PUBLIC MEETINGS
and
REQUEST FOR PROPOSALS
for COUNTY OF HAWAII 2014
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM and
2015-2019 CONSOLIDATED PLAN (CP)**

The County of Hawaii Office of Housing & Community Development (OHCD) is currently planning for its 2014 Consolidated/Action Plan process for the aforementioned program. In addition, the County of Hawaii will begin preparing for its 2015-2019 Consolidated Plan Program Year with the U.S. Department of Housing and Urban Development (HUD).

The purpose of the CP is to ensure that jurisdictions receiving federal U.S. Department of Housing and Urban Development (HUD) assistance plan for the housing and related needs of low- and moderate-income families in a way that improves the availability and affordability of decent, safe, and sanitary housing in a suitable living environment.

The County's CP describes the needs, priorities, and funding plans. The CP covers a five (5) year period and is required to be submitted to HUD in order for the County to receive its annual CDBG grant and the State to receive its annual HOME Investment Partnerships (HOME) Grant, Emergency Solutions Grant (ESG) and Housing for Persons with AIDS (HOPWA) Grant.

As required by federal regulations, the County will hold a series of public hearings and has selected the following locations and times in an effort to encourage comments and views from persons of very low and moderate income.

PAHALA PUBLIC HEARING

Date: October 14, 2013
Time: 10:00 a.m.
Place: Pahala Community Center

PĀHOA PUBLIC HEARING

October 14, 2013
2:00 p.m.
Pahoa Community Center

KONA PUBLIC HEARING

Date: October 15, 2013
Time: 10:00 a.m.
Place: West Hawaii Civic Center
Mayors
Conference Room, 2nd Floor
74-5044 Ane Keohokalole Hwy.

HONOKA'A PUBLIC HEARING

October 15, 2013
3:00 p.m.
Honoka'a Gym/MPR Room

HILO PUBLIC HEARING

Date: October 18, 2013
Time: 10:00 a.m.
Place: 1990 Kino'ole Street
Existing Housing Conference Room

The purpose of the public hearings is to hear views and comments from citizens on housing and community development needs and the past performance of the U. S. Department of Housing and Urban Development's (HUD's) CDBG Program. Input will assist the County in establishing the priorities and goals for the 2015-2019 grants secured by the HUD.

The County encourages its citizens, especially persons of low and moderate income, minorities and non-English speaking persons, as well as persons with disabilities, to attend the public hearings and share their comments and views.

Persons requiring special needs (i.e., sign language or bilingual interpreters) may call the OHCD at V/TT 961-8379 at least seven (7) days prior to the hearings so arrangements may be made to accommodate them. Citizens who are unable to attend these hearings may submit or fax (808/961-8685) testimony pertaining to their housing and community development needs by October 18, 2013 to Stephen J. Arnett, Housing Administrator, Office of Housing and Community Development, 50 Wailuku Drive, Hilo, Hawai'i 96720.

After the public hearing, OHCD staff will be available to discuss the procedures and guidelines for applying for the County's 2014 CDBG program. OHCD staff will provide technical assistance to groups/agencies requesting assistance in developing proposals.

2014 CDBG PROJECT PROPOSAL FORMS

The County's five-year 2010-2014 Consolidated Plan (CP) describes the County's housing and community development needs, funding plans, priorities and objectives, and includes the County's Annual Action Plan for the use of CDBG Program funds. The County of Hawai'i is, therefore, seeking eligible applicants to submit project proposals to be included in its 2014 Annual Action Plan to HUD.

The County expects to receive approximately \$2,500,000 for its CDBG Program.

In order to receive federal funding all applicants will be required to have a Dun and Bradstreet Data Universal Numbering System (DUNS) number and be actively registered with current information in the Central Contractor Registration (CCR) prior to applying for CDBG funding. The applicant will have to submit proof that they have a DUNS number and are actively registered in the CCR system with their project proposal packet.

Project proposals submitted to the OHCD must comply with the program criteria, meet eligibility requirements, program objectives, and be consistent with the County's priorities and objectives as contained in the County's 2010-2014 CP.

All original project proposals and two (2) copies must be received by 4:30 p.m. on January 09, 2014, by the OHCD, 50 Wailuku Drive, Hilo, Hawaii 96720-2456 or OHCD Kona Office 74-5044 Ane Keohokalole Highway, Kailua-Kona, Hawaii 96740.

The proposal forms and federal guidelines covering the eligible activities will be available at the public hearings and at the following locations beginning October 18, 2013, Monday through

Friday, 7:45 a.m. to 4:30 p.m., except on holidays. Proposal forms will also be mailed, upon request, after October 18, 2013.

OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
Hilo Armory
50 Wailuku Drive
Hilo, Hawai'i 96720
Phone: 961-8379

OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
West Hawai'i Civic Center
74-5044 Ane Keohokalole Hwy.
Kailua-Kona, Hawai'i 96740
Phone: 323-4305

In addition, copies of the County's current CP; Citizen Participation Plan and past performance of CDBG funds are also available at the Office of Housing and Community Development, 50 Wailuku Drive, Hilo, Hawai'i.

A brief description of the CDBG Program is as follows:

Community Development Block Grant Program:

Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) created the CDBG Program, which became effective January 1, 1974. Under the CDBG Program, a community is able to develop a flexible, locally designed comprehensive community development strategy in order to address the program's primary objective: "...development of viable urban communities, by providing decent housing and suitable living environments and expanding economic opportunities principally for persons of low and moderate income."

Under the CDBG program, grants or loan assistance may be used by eligible public agencies, private non-profit organizations, and Community Based Development Organizations (CBDO), (non-profit organization) for the following activities provided that these activities either 1) principally benefit low and moderate income families, 2) aid in the prevention or elimination of slums and blight, or 3) meet other community development needs having a particular urgency.

Range of Eligible Activities for the use of CDBG Program Funds:

- | | |
|--|--|
| * Acquisition of real property. | * Disposition of real property. |
| * Acquisition, construction, reconstruction, rehabilitation or installation of public facilities. | * Clearance, demolition and removal of buildings and improvements. |
| * Provision of public services, provided it is a new service or a quantifiable increase in a service now being provided and does not | * Interim assistance to immediately arrest deterioration and alleviate emergency conditions. |
| | * Urban renewal completion. |
| | * Relocation payments. |
| | * Loss of rental income incurred in holding housing units for displacees. |
| | * Removal of material and archi- |

- | | | |
|--|---|---|
| exceed 15% of the County's allocation. | | tectural barriers restricting mobility of elderly and disabled persons. |
| * Payment of the non-federal share in connection with other federal programs undertaken as part of the development program. | * | Historic preservation. |
| * Assist privately owned utilities. | * | Assistance to sub-recipients to carry out activities listed. |
| * Code enforcement in deteriorated areas expected, together with public improvements and services, to arrest the area's decline. | * | Renovation of closed school buildings. |
| | * | Micro enterprise assistance. |
| | * | Planning activities. |
| | * | Rehabilitation of privately owned building and low income public housing. |

HOME Program:

The HOME Program was created under Title II (the HOME Investment Partnership Act) of the National Affordable Housing Act of 1990. The purpose of the HOME Program is to expand the supply of decent, safe, sanitary and affordable housing for very low and low-income persons.

Under the HOME Program, equity investments, interest-bearing and non-interest bearing loans or advances, deferred payment loans, grants, may be used by eligible public agencies, private non-profit organizations, developers, owners, community housing development organizations or other private organizations are eligible to utilize HOME funds for the following activities.

Range of Eligible Activities for the use of HOME Program Funds:

- * Development hard costs defined as the actual cost of constructing or rehabilitating housing.
- * Acquisition costs.
- * Related soft costs defined as other reasonable and necessary costs incurred and associated with the financing or development (or both) of new construction, rehabilitation or acquisition of housing assisted with HOME funds.
- * Relocation costs.
- * Cost related to tenant-based rental assistance.

Applicants applying for HOME funding are required to match for every \$1.00 of federal HOME funds expended for the project with at least \$.25 of eligible matching funds.

The State of Hawai'i is required to submit its 2014 Action Plan to HUD for the HOME program. The HOME program funds will be allocated on a three year rotation basis beginning with Hawai'i County followed by Kauai County and Maui County. Hawaii County anticipates receiving its next allocation of HOME program funds in 2015. The designated County will receive the entire allocation of HOME funding, less 2.5% of the allowable administrative funding which will be retained by the State's Hawai'i Housing Finance and Development Corporation (HHFDC) to cover program administrative

expenses (approximately \$75,000). The designated County anticipates it will receive approximately \$2,925,000.00 for the HOME Program.

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
COUNTY OF HAWAI'I

By: Stephen J. Arnett
Housing Administrator

William P. Kenoi, Mayor
County of Hawai'i

(Hawai'i Tribune-Herald: Oct. 7, 2013)
(West Hawai'i Today: Oct. 7, 2013)

**COUNTY OF HAWAI'I
CONSOLIDATED PLAN NEEDS SURVEY FOR
HOUSING, HOMELESSNESS, AND COMMUNITY DEVELOPMENT**

PART I. ABOUT YOUR ORGANIZATION

1) Organization Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Person completing this form: _____

Date: _____

2) Is your organization incorporated: Yes ☐ No ☐

3) Is your organization a: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> 501(c)(3) Non-Profit | <input type="checkbox"/> Government |
| <input type="checkbox"/> Trade or Professional Organization | <input type="checkbox"/> Advocacy Group |
| <input type="checkbox"/> Other (Please Specify): _____ | |

4) ☐ Hawai'i Resident

5) What is your organization's geographic area? (choose one)

- ☐ Hawai'i
☐ Statewide
☐ Specific Communities, Please specify: _____

6) What is your organization's primary purpose or function? (Choose one)

- | | |
|---|---|
| <input type="checkbox"/> Services provider | <input type="checkbox"/> Neighborhood association |
| <input type="checkbox"/> Advocacy group | <input type="checkbox"/> Trade association |
| <input type="checkbox"/> Homeless shelter provider | <input type="checkbox"/> Non-profit housing developer |
| <input type="checkbox"/> Homeless service provider | <input type="checkbox"/> For-profit housing developer |
| <input type="checkbox"/> For-profit business | |
| <input type="checkbox"/> Other, Please specify: _____ | |

7) What is your organization's primary constituency? (Check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Neighborhood residents | <input type="checkbox"/> Homeowners |
| <input type="checkbox"/> Homeless persons | <input type="checkbox"/> Elderly population |
| <input type="checkbox"/> Persons with disabilities | <input type="checkbox"/> Low-income persons (<80% of MFI) |
| <input type="checkbox"/> Persons with AIDS | <input type="checkbox"/> Very low income persons (<50% of MFI) |
| <input type="checkbox"/> Mobility impaired | <input type="checkbox"/> Veterans |
| <input type="checkbox"/> Chronically mentally ill | <input type="checkbox"/> Renters |
| <input type="checkbox"/> Developmentally disabled | <input type="checkbox"/> Public Housing residents |
| <input type="checkbox"/> Other, please specify: _____ | |

PART II. GENERAL PRIORITIES

Based on the constituency your organization serves; please indicate what you believe is the relative priority for each broad type of housing, homelessness, and community development need by checking the appropriate box.

Indicate whether that category of need is, in your opinion, 1) Highest Relative Need compared to all the others, 2) Above Average Relative Need compared to others, 3) about Average Relative Need compared to all others, 4) Below Average Need compared to all others, or 5) the Lowest Relative Need compared to all others.

Also, if you have any data or additional information which supports your ranking which you would like us to consider, please enclose it with your response to this survey.

Needs Category	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
(1) Housing					
Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeowner Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Special Needs Housing (Non- Homeless)					
Elderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Persons with AIDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Persons with Disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) Homelessness					
Homeless Individuals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Community Development					
Economic Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART III. SPECIFIC PRIORITIES

In this section, the County is looking for more detailed input regarding specific needs and priorities as they relate to the general categories identified in Part II of this survey. If you feel that you or your organization is unable or unqualified to give an informed opinion on the relative needs within any of these more specific categories, just check off the box at the top of the survey table marked "Unable to Judge Relative Needs".

Based on the constituency your organization serves, please indicate what you believe is the relative priority for each specific need by checking the appropriate box. Indicate whether that type of need is, in your opinion, 1) Highest Relative Need compared to all others, 2) Above Average Relative Need compared to all others, 3) about Average Relative Need compared to all others, 4) Below Average Need compared to all others, or 5) the Lowest Relative Need compared to all others.

Rental Housing Needs by Household Type

☐ Unable to Judge Relative Needs

Renter Housing by Household Type	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Non-Elderly 1-person households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Families (2-4 persons)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large Families (5+persons)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly (1 or 2 person households)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other renters (e.g. unrented 2+ person households)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Rental Housing Needs by Income Level

☐ Unable to Judge Relative Needs

Renter Housing by Annual Household Income	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Extremely low income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middle income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Homeowner Housing Needs by Household Type

☐ Unable to Judge Relative Needs

Homeowner Housing By Type	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
First-time Homebuyers (all)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly Homeowners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Families (2+ related persons)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Elderly (1-person household)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other homeowners (unrelated 2+ person households)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Homeowner Housing Needs by Income Level

☐ Unable to Judge Relative Needs

Homeowner Housing By Annual Household Income	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Extremely low income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very low income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middle income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper income	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Needs Housing (Non-Homeless)

☐ Unable to Judge Relative Needs

Special Needs Housing By Sub-Population Type	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Elderly (all)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frail Elderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developmentally Disable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physically Disable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chronic Substance Abuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seriously Mentally Ill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dually Diagnosed (Substance Abuse & Mentally Ill)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Veterans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Persons with HIV/AIDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth (<18 yrs. Old)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Victims of Domestic Violence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Homeless Needs by Population and Sub-Population

☐ Unable to Judge Relative Needs

Homeless Population and Sub-Population Type	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
(1) General Population					
Individuals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Families with Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Specific Sub-Populations					
Elderly (all)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frail Elderly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developmentally Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physically Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chronic Substance Abuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seriously Mentally Ill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dually Diagnosed (Substance Abuse & Mentally Ill)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Veterans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Persons with HIV/AIDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth (<18 yrs. Old)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Victims of Domestic Violence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Unmet Needs of the Homeless by Type of Need

☐ Unable to Judge Relative Needs

Type of Unmet Homeless Needs	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
(1) Shelter & Housing					
Emergency Shelter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transitional Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanent Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Supportive Services					
Job Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Case Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing Search & Placement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Life Skills Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Development Needs: Economic Development

☐ Unable to Judge Relative Needs

Economic Development	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Commercial/Industrial Acquisition Rehabilitation/New Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Direct Financial Assistance (Business Loans)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield's Remediation (Clean up of Contaminated Sites)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micro-Enterprise Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business Technical Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Development Needs: Public Facilities

☐ Unable to Judge Relative Needs

Public Facilities	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Neighborhood Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks/Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic Preservation (Non-Residential Buildings)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Development Needs: Infrastructure

☐ Unable to Judge Relative Needs

Infrastructure	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood Drain Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure for Econ. Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Removal of Architectural Barriers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Development Needs: Public Services

☐ Unable to Judge Relative Needs

Public Services	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Handicapped Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crime Awareness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Development Needs: Neighborhood Planning

☐ Unable to Judge Relative Needs

Neighborhood Planning	Highest Relative Need	Above Average Need	Average Relative Need	Below Average Need	Lowest Relative Need
Neighborhood Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHDO/(Community Development Corporation) Operating Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Return Survey to:
Office of Housing & Community Development
50 Wailuku Drive
Hilo, Hawai'i 96720

Or email to:

ohcdcdbg@countyhawaii.gov

Appendix C:

Monitoring Plan

This section describes the standards and procedures by which the County uses to monitor activities carried out in furtherance of its CP. The intent is to ensure the long-term compliance with requirements of the programs involved, including the comprehensive planning requirements.

Upon approval of the CDBG, HOME and HTF program funds, the County of Hawai'i meets with each recipient. During this meeting, the County explains the contents of the agreement and all of the requirements for the specific project. The County has developed various checklists (bid, construction, labor standards, acquisition, etc.) that are distributed to each recipient.

The checklist indicates the process and the documentation requirements. The checklist also requires that the County approve agreements, documents, notices, etc. prior to its use or execution. This ensures that the documents meet the federal requirements of the program. Recipients are required to submit all executed and completed documents to the County for its files. Recipients are also subject to audits and monitoring visits by auditors, the Office of Housing and Community Development program specialists and HUD. This is an ongoing process. The County works with the recipient through every step of the project. Training and technical assistance is conducted immediately if errors or non-compliance are found.

For projects involved with facility rehabilitation or construction, the County conducts site visits to verify work progress, to conduct labor interviews, and verify project progress payments. The County also monitors compliance with Federal Davis-Bacon labor requirements and related Acts.

In addition, the agreement executed between the County and recipient requires the recipient to submit monthly status reports to the County.

This ongoing monitoring process from the start of a project is preferred to the usual monitoring and audit of projects during the middle or at the completion of the project. This system enables the County to work with the recipients through every step of the project implementation. The process ensures compliance prior to executing any actions, instead of reviewing files after the fact.

For the HOME and HTF Programs, the County is responsible for monitoring the County of Hawai'i HOME and HTF Projects. In addition to providing technical assistance, the County monitors the projects during project development and implementation, and continues throughout the appropriate period of affordability. Monitoring includes site visits, inspections conducted at least annually to ensure that project continues to meet Housing Quality Standards requirements to provide for a decent, safe and sanitary unit, review of project and tenant family files for compliance with income and eligibility criteria, and review of sub-recipients policies and procedures. The County maintains documentation of its project monitoring for review by the State during their monitoring of the County's HOME and HTF Program.

Appendix D:
Citizen Participation Plan

Citizen Participation Plan

CITIZEN PARTICIPATION PLAN

A Plan for Citizen Input and Involvement in the

Community Development Block Grant,
HOME Investment Partnership,
National Housing Trust Programs
Community Development Block Grant - CV

with the

U.S. Department of Housing and Urban Development and the State of Hawai'i Housing and
Finance and Development Corporation

County of Hawai'i
Office of Housing and Community Development
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720
Telephone: (808) 961-8379

Approved: May 6, 2020

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I. INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) administers the Community Development Block Grant (CDBG) Program, established by Congress through the Housing and Community Development Act of 1974, as amended. The County of Hawai'i is a direct recipient of CDBG funds from HUD. The purpose of the CDBG Program is to provide decent housing, a suitable living environment, and expand economic opportunities, principally for persons of low- and moderate-income. The County has received CDBG funds from 1976 to the present.

In order for the County to receive its annual CDBG grant and in an effort to coordinate and condense the planning and application aspects of the CDBG Program, HUD in 1995 replaced the past CDBG application process with a single plan submission called the Consolidated Plan. The County's Consolidated Plan also serves as an information resource for the State of Hawai'i's Consolidated Plan submission and application for funding under HUD's HOME Investment Partnerships (HOME) and National Housing Trust Fund (HTF) programs.

The Consolidated Plan is a single plan which will describe the County's needs, priorities, funding plans, and proposed projects and certify compliance with CDBG Program requirements. The Consolidated Plan covers a five (5) year period and also includes the County's HOME and HTF Projects for information purposes.

In addition, Section 104 (a) of the Housing and Community Development Act of 1974, as amended, requires that the County certify and now adopt as part of the Consolidated Plan process a detailed citizen participation plan which shall contain the following:

1. Provides for and encourages citizen participation in the development of the Consolidated Plan, any substantial amendments to the Plan and past performances report of CDBG/HOME/HTF activities, with particular emphasis on participation by persons of extremely low, very-low, low- and moderate-income, residents of slum and blighted areas, low- and moderate-income neighborhoods, minorities and non-English Speaking persons and persons with disabilities in which CDBG/HOME/HTF funds are proposed to be used;
2. Encourages the consultation with public housing authorities with emphasis for participation of residents of the public and to assist housing developments in developing and implementing the Consolidated Plan as well as to obtain views on housing and community development needs and non-housing development needs;
3. Provides citizens, units of local government and other interested parties information on the amount of funds available, range of eligible activities, plans to

minimize displacement and the amount of CDBG/HOME/HTF funds that will benefit very-low and moderate-income persons;

4. Provides citizens with reasonable and timely access to public meetings, information, and availability of the Consolidated/Action Plan, substantial amendments and performance records relating to the grantee's proposed use of funds and actual use of the funds;
5. Provides for technical assistance to groups, representative of persons of extremely low, very-low, low- and moderate-income that requests such assistance in developing proposals and questions related to housing and community development needs, proposed activities, and program performance;
6. Provides public notices for public hearings to obtain citizens' views and to respond to proposals and questions at all stages of the Consolidated/Action Plan process, including at least the development of needs, priorities, goals and the review of proposed activities, and the review of program performance. Hearings shall be held after adequate notice at times and locations convenient to potential or actual beneficiaries and with accommodations for the disabled;
7. Provides for a timely written response to written complaints and grievances, within fifteen (15) working days, where practicable;
8. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.
 - a. Person with special needs may request reasonable accommodations to participate in hearings (e.g., large print, taped materials, sign language, interpreter, or translator for non-English speaking participants, at least seven (7) days prior to the public hearings).
9. Identifies how the County will re-allocate/reprogram its HUD funds during a disaster, pandemic, epidemic or other emergencies to carry out eligible activities and revisions to its Consolidated and Annual Action Plan.
10. Inform its citizens of any waivers to the Consolidated Plan, Annual Action Plan and Citizen Participation Process in the event of a disaster or emergency declaration.

This Citizen Participation Plan describes how the County will comply with the above requirements to keep the public informed of CDBG/HOME/HTF programs, projects, and activities and provide the opportunity for public input. All citizens, including the elderly, minorities, persons with disabilities, persons of low and moderate income, and members

of the business community, civic groups, community associations, public agencies, government agencies and ethnic-cultural groups, are encouraged to give input to the CDBG/HOME/HTF Programs.

II. ENCOURAGEMENT OF CITIZEN PARTICIPATION

Citizens will be encouraged to be involved in all stages of the Consolidated/Action Plan Process. Citizens may submit their views and priorities by calling, faxing, emailing and writing or speaking directly to staff of the Office of Housing and Community Development (OHCD) at: 1) public hearings, 2) public meetings, 3) during public comment periods, and/or 4) at any time during the year. Citizens will be informed of such opportunities for input through public notices.

A. Public Notices

Public notices will appear in newspaper(s) of general circulation and the OHCD website to:

- 1) Announce the location and purpose of the public hearings, amount of federal assistance, range of activities that may be undertaken with CDBG/HOME/HTF funds, including the estimated amount that will benefit persons of extremely-low, very-low, low- and moderate-income and availability of CDBG/HOME/HTF proposals to the public;
- 2) Announce the participation in the development of the Consolidated/Action Plan and any substantial amendments to the Consolidated/Action Plan;
- 3) Announce the availability of the Citizen Participation Plan for public review and comment;
- 4) Announce the availability of the draft Consolidated/Action Plan for public review and comment;
- 5) Announce the meeting of the County Housing Agency/Finance Committee;
- 6) Announce the meeting of the Hawai'i County Council;
- 7) Announce the availability of the final Consolidated/Action Plan;
- 8) Announce the availability of the Consolidated Annual Performance Evaluation Report; and

- 9) Announce substantial amendment to its Consolidated Plan and Annual Action Plan during disasters and emergency declarations.

Public hearing notices will also state that the OHCD will provide bilingual opportunities to persons or groups who speak and/or read a primary language other than English upon request by the person or group. In addition, the OHCD will provide services of an interpreter for the hearing impaired, large print and taped materials upon request by the person or group.

B. Public Hearings/Meetings

Public hearing(s) will be held to hear citizens' housing and community development needs, comments on the progress of past and current CDBG/HOME/HTF projects, Consolidated/Action Plan and Citizen Participation Plan, and to explain the Consolidated/Action Plan Process.

The public hearings will be held at a location that is accessible to persons with disabilities and at a time and location convenient to potential and actual beneficiaries. The public hearings may be conducted via video conferencing or virtual meeting as allowed by HUD in certain situations. Citizen or groups are requested to call at least a week prior to the hearing so arrangements can be made.

A public meeting will be held by the Hawai'i County Housing Agency (HCHA) and/or Finance Committee (FC) for the purpose of authorizing the Mayor to sign and submit the Consolidated/Action Plan for which the Office of Housing and Community Development is recommending CDBG/HOME/HTF funding through its annual Action Plan. Following the action of the HCHA/FC, a public meeting of the Hawai'i County Council will be held to authorize the Mayor to sign and submit the County's Consolidated Plan and/or its Action Plan to the U.S. Department of Housing and Urban Development (HUD) in order for the County to receive its federal funding allocation(s). These public meetings shall be held in Hilo at the Hawai'i County Council room, unless otherwise announced. Virtual meetings will be allowed by HUD in certain situations.

A public notice will be published, and meeting agendas will be posted at the Hawai'i County Council room at least seven (7) days prior to the public meetings. These public meetings are open to the public. Interested persons will have an opportunity to submit data, views or arguments in writing as well as provide oral testimony on the proposed CDBG/HOME/HTF activities.

Any comments or views expressed at the public meeting will be considered for relevance and incorporated or attached into the Consolidated/Action Plan, and/or Consolidated Annual Performance Evaluation Report (CAPER).

C. Public Comment Period

In addition to the opportunity to present comments at public hearings and public meetings, citizens will have the opportunity to comment on: 1) the draft Citizen Participation Plan, Consolidated Plan and/or Action Plan prior to its submittal to the HCHA/FC and County Council, and 2) the proposed CAPER Reports prior to its submittal to HUD. Public comment periods shall not be less than 30 days for the draft Consolidated Plan and any substantial amendment to the Consolidated Plan; not less than one week for the final Consolidated Plan, Citizen Participation Plan; and 15 days for CAPER Reports. In certain situations, HUD can authorize a reduced public comment period which will be stated in the public notice.

In the event of disasters and/or emergency declarations, the County will utilize waivers to statutes, regulations and requirements authorized by the Secretary of HUD and reduce the available number of comment days as granted.

III. TECHNICAL ASSISTANCE

Technical assistance will be provided by the staff of the Office of Housing and Community Development (OHCD) to any groups of persons requesting assistance in developing CDBG/HOME/HTF project proposals. OHCD staff will also be available to answer questions and to provide assistance during the public hearings and/or meetings.

IV. PUBLIC ACCESS TO INFORMATION

In order to provide opportunities for citizens, public agencies and other interested parties to participate in the Consolidated/Action Plan Process, the County will publish public notices to notify all interested parties on the various stages of the Consolidated/Action Plan. In addition, a summary of the draft Consolidated/Action Plan will also be published and available for comment on the OHCD website. CDBG/HOME/HTF proposal forms and Federal guidelines covering eligible activities will be available at the public hearings and at the following locations Monday through Friday, 7:45 a.m. to 4:30 p.m., except holidays.

Office of Housing and
Community Development
(Kino'ole Plaza)
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720-5293
Phone: 961-8379

Office of Housing and
Community Development
(West Hawai'i Civic Center)
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone: 323-4300

The draft/proposed and final Consolidated Plan as well as the Action Plans will also be available on the OHCD website for review.

V. COMPLAINTS OR GRIEVANCES

Citizens may submit complaints or grievances regarding the Consolidated/Action Plan process by writing to the Office of Housing and Community Development. The Office will make every reasonable attempt to provide a written response to any written complaint or grievance within 15 working days of its receipt.

All mailed, fax or email comments and/or opinions received will be considered for relevance when preparing the final Consolidated/Action Plan, any amendments to the Plan, or performance reports. A summary of comments will be attached to the final Consolidated/Action Plan, amendments to the Plan, or performance reports.

VI. SCHEDULE

Exhibit 5 is a sample schedule for the Consolidated/Action Plan which reflects the foregoing provisions.

VII. CRITERIA FOR AMENDMENT TO CONSOLIDATED PLAN

The County will determine the necessity to amend its approved Consolidated/Action Plan whenever it is presented with the following decisions:

1. Makes a change in its allocation priorities or changes its method of distribution of funds;
2. Carries out a new activity not previously described in the approved Action Plan;
3. Changes the purpose, scope, location, or beneficiaries of an activity; or
4. Its response to disasters because existing conditions pose a serious and immediate hazard or threat to the health and welfare of the public, which is a direct result from flooding, tidal wave (tsunami), earthquake, or pandemic, epidemic or other natural causes (i.e. infectious disease).

The County will determine whether a change or amendment is substantial in nature as it relates to changes in purpose, scope, location, or beneficiaries of an activity. The County's basis for a substantial change will hinder on whether the activity continues to assist the original beneficiaries.

Should the County determine that an amendment is substantial in nature, then a public notice will be published for thirty (30) days or less as authorized by HUD to receive comments on the substantial amendment before the amendment is implemented. Subsequently, if an amendment is not substantial in nature then a public notice will be

published for a two (2) week comment period or less as authorized by HUD to inform citizens of the County's amendment(s) to the plan.

The County may, during disasters and emergency declaration, publish a notice and announce a reduced comment period time as approved and directed by the Secretary of HUD.

In situations where there is a surplus of CDBG/HOME/HTF funds which will be transferred to existing approved project(s) to offset project deficits, the County will not publish a public notice to announce these transfer of funds.

In cases of disasters and emergencies and/or in situations as declared by the Mayor, or in his absence his authorized representative, to be of particular urgency because existing conditions pose a serious and immediate hazard or threat to the health and welfare of the public which is a direct result from flooding, tidal wave (tsunami), earthquake, pandemic, epidemic or other natural causes (i.e. infectious disease), the County will prioritize and utilize its unencumbered or reprogram CDBG funds for eligible CDBG/HOME/HTF activities as determined by the OHCD, to alleviate these threatening conditions.

The County will elect to use unencumbered or reprogram funds under the National Objective of urgent need and/or slum and blight activities for short term interim assistance for high priorities as contained in its current Consolidated Plan when activities are unable to be fully funded by FEMA, SBA, or other sources.

With respect to the County's environmental responsibilities during an emergency/disaster situation, the County will deem emergency activities for temporary or permanent improvements that do not alter environmental conditions and that are limited to protection, repair or restoration activities necessary only to control or arrest the effects of the disaster to be considered exempt from the environmental review process (24 CFR 58.34 (a)(10).

Due to the immediate urgency of these situations, the County will, at a later date, publish a public notice to inform its citizens of the actual expenditure of these CDBG funds.

VIII. CARES ACT & CDBG-CV

A. CDBG-CV Waiver - Public Notice & Comment Period

The CARES Act authorizes grant waivers and alternative requirements of statutes and regulations in administering the CDBG-CV funds for fiscal years 2019 and 2020 CDBG funds program years. Critical time frames for the acceptance and implementation of the CDBG-CV funds allows the waiver to the 30-day Public Comment Period under 24 CFR 91.105 (c)(2) to a not less than 5 days comment period, the use of virtual public hearings when necessary for public health reasons and suspension of the 15% public service cap.

B. Substantial Amendments

In the event of future disasters and to rapidly respond to serious or immediate hazards and threats, the County will waive the 30-day minimum comment period for substantial amendments to its Consolidated Plan, Annual Action Plan and Citizen Participation Plan and utilize the 5 day comment period until the end of its 2020 program year. In addition, the County will utilize virtual hearings to protect it citizens from the exposure of public health hazards.

The County will also reprogram any unencumbered CDBG funds to address disaster related activities and will continue to determine if an amendment is substantial in nature as it relates to changes in purpose, scope, location, or beneficiaries of an activity. The basis for substantial will hinder on whether the activity continues to assist the original beneficiaries.

To allow its the immediate selection and distribution of CDBG-CV funds, the County will forgo its customary request for proposal process in selecting and distributing of CDBG funds and instead directly award funds to organizations and agencies that target high priority activities as they address and alleviate immediate conditions posing particular urgency to housing, public health and safety, federal mandates, public facilities, infrastructure, public services and economic development to low and moderate income households and persons.

C. Public Hearings and Meetings

To limit the exposure of health hazards to its citizens in providing public testimony at public hearings and meetings, the County will utilize virtual hearings, written comments, emails and faxed testimony to receive comments and views of citizens to its Substantial Amendments to the Consolidated Plan, Annual Action Plan and Citizen Participation Plan.

D. Public Notice

In situations where there is a surplus of CDBG funds which will be transferred to existing approved project(s) to offset project deficits during disaster and emergency situations the County will not publish a public notice to announce these transfer of funds or may publish at a later date to inform its citizens of the actual expenditures of these funds.

In all case scenarios above, the County will submit a matrix description of its amendment(s) to HUD on its proposed changes.

EXHIBIT 1

"SAMPLE"

PUBLIC NOTICE ON PUBLIC MEETINGS
And REQUEST FOR PROPOSALS
For
COUNTY OF HAWAI'I'S
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG),
HOME INVESTMENT PARTNERSHIPS (HOME) AND
NATIONAL HOUSING TRUST FUND (HTF) PROGRAMS

The County of Hawai'i Office of Housing and Community Development (OHCD) will hold a series of public hearings on the aforementioned programs. As required by federal regulations, the County has selected the locations and times in an effort to encourage comments and views from persons of extremely low, very low- and moderate-income. The following selected locations have been identified in the current U.S. Census as low- and moderate-income areas:

PUNA PUBLIC HEARING

Date: Monday, Month, Day, Year
Time: __:__ a.m./p.m.
Place: Pahoa Neighborhood Center

HILO PUBLIC HEARING

Wednesday, Month, Day, Year
Time: __:__ a.m./p.m.
1990 Kino'ole Street
Existing Housing Conference Room

HAMAKUA PUBLIC HEARING

Date: Thursday, Month, Day, Year
Time: __:__ a.m./p.m.
Place: Honoka'a Gym

KONA PUBLIC HEARING

Wednesday, Month, Day, Year
Time: __:__ a.m./p.m.
Place: West Hawaii Civic Center

The purpose of the public hearings is to hear views and comments from citizens on housing and community development needs and the past performance of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and National Housing Trust Program funds (HTF). In addition, the OHCD will entertain comments with respect to the currently approved Consolidated Plan (CP), Citizens Participation Plan, and suggestions or possible projects that comply and meet with the priorities and strategies in the CP section of its Consolidated Plan process.

The County encourages its citizens, especially persons of extremely low, very-low, low and moderate income, minorities and non-English speaking persons, as well as persons with disabilities, to attend the public hearing and share their comments and views.

Persons requiring special needs (i.e., sign language, bilingual interpreters, large print and taped material) may call the OHCD at V/TT 961-8379 at least 7 days prior to the hearings so arrangements may be made to accommodate them.

Citizens who will be unable to attend these hearings may submit written testimony, email or fax testimony pertaining to their housing and community development needs, or comments to the Consolidated Plan by (Day, Month, Year), to Housing Administrator, Office of Housing and Community Development

(OHCD), 1990 Kino`ole Street, Suite 102, Hilo, Hawai`i 96720, email:
ohcdcdbg@hawaiiicounty.gov

After the public hearing, the OHCD staff will be available to discuss the procedures and guidelines for applying for the County's **(Year)** CDBG, HOME and HTF programs. The OHCD staff will provide technical assistance to groups requesting assistance in developing proposals.

CDBG/HOME/HTF PROJECT PROPOSALS FORMS

The CP describes the County's housing and community development needs, funding plans and strategies and the County's Annual Action Plan for the CDBG, HOME and HTF Program funds.

The County of Hawai`i is, therefore, seeking project proposals for its **(Year)** Annual Action Plan for its CP to submit to the U.S. Department of Housing and Urban Development (HUD).

The County expects to receive approximately **(\$ Amount)** for its CDBG Program, **(\$ Amount)** for the HOME Program and **(\$ Amount)** for the HTF program.

Project proposals submitted to the OHCD must comply with the program criteria, meet eligibility requirements, program objectives, and be consistent with the County's Priorities and strategies as contained in the County's current Consolidated Plan.

An original project proposal and two (2) copies must be received by 4:30 p.m. on Day, Month, Year, by the OHCD, 1990 Kino`ole Street, Suite 102, Hilo, Hawai`i 96720.

The proposal forms and federal guidelines covering the eligible activities will be available at the public hearings and at the following locations beginning **(Month, Day, Year)**, Monday through Friday, 7:45 a.m. to 4:30 p.m., except on holidays. Proposal forms will also be mailed, upon request, after **(Month, Day, Year)**.

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(Kino`ole Plaza)
1990 Kino`ole Street, Suite 102
Hilo, Hawai`i 96720-5293
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(West Hawai`i Civic Center)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai`i 96740
Phone: 329-4300

In addition, copies of the County's current Consolidated/Action Plan, Citizen Participation Plan and past performance of CDBG, HOME and HTF funds are also available at the both locations.

The following is a brief summary to the Citizen Participation Plan, CDBG, HOME and HTF programs.

Citizen Participation Plan:

The County is proposing to amend its currently approved Citizen Participation Plan which describes and outlines the County's plan to encourage and inform all its citizens, especially persons of extremely low, very low and low and moderate income, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments, to participate in the development of the County's Consolidated Plan.

The amendment includes the HOME Investment Partnerships and National Housing Trust Fund programs, stipulates the County's requirements on the use of federal funds during an emergency situation and corrects and clarifies other clerical and technical aspects of the Citizen Participation Plan.

The proposed amendments are required and necessary to comply with the federal program rules and regulations.

The Hawai'i County Housing Agency and or Finance Committee and Hawai'i County Council will be acting on the amended Citizen Participation Plan during the approval of the County's Action Plan for its (year) Consolidated Plan.

Community Development Block Grant Program:

Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) created the CDBG Program, which became effective January 1, 1974. Under the CDBG Program, a community is able to develop a flexible, locally designed comprehensive community development strategy in order to address the program's primary objective: ". . . development of viable urban communities, by providing decent housing and suitable living environments and expanding economic opportunities principally for persons of low and moderate income."

In general, grant or loan assistance under the CDBG Program may be used for the following activities provided that these activities either 1) principally benefit low- and moderate-income families, 2) aid in the prevention of elimination of slums and blight, or 3) meet other community development needs having a particular urgency.

Range of Eligible Activities for the use of CDBG Program funds:

- | | |
|--|---|
| * Acquisition of real property. | * Disposition of real property. |
| * Acquisition, construction, reconstruction, rehabilitation or installation of public facilities. | * Clearance, demolition and removal of building and improvements. |
| * Provision of public services provided it is a new service or a quantifiable increase in a service now being provided and does not exceed 15% of the County's allocation. | * Interim assistance to deterioration and alleviate emergency conditions. |
| * Payment of the non-federal share in connection with other federal programs | * Urban renewal completion. |
| | * Relocation payments. |
| | * Loss of rental income incurred in holding housing units for displacees. |
| | * Removal of material and |

- | | |
|---|--|
| undertaken as part of the development program. | architectural barriers restricting mobility of elderly and disabled persons. |
| * Assist privately owned utilities. | * Historic preservation. |
| * Code enforcement in deteriorated areas, together with public improvements and services, to arrest the area's decline. | * Assistance to sub-recipients to carry out activities listed. |
| * Rehabilitation of privately owned buildings and low-income public housing. | * Renovation of closed school buildings. |
| * Homeownership and Counseling | * Micro enterprise Assistance. |
| | * Planning activities. |

HOME Investment Partnerships Program:

The HOME Program was created under Title II (the HOME Investment Partnerships Act) of the National Affordable Housing Act of 1990. The purpose of the HOME program is to expand the supply of decent, safe, sanitary and affordable housing for very low- and low-income persons.

Range of Eligible Activities for the use of HOME Program funds:

- Development hard costs defined as the actual cost of constructing or rehabilitating housing.
- Acquisition costs.
- Related soft costs defined as other reasonable and necessary costs incurred and associated with the financing, or development (or both) of new construction, rehabilitation or acquisition of housing assisted with HOME funds.
- Relocation costs.
- Costs related to tenant-based rental assistance.

Applicants applying for HOME funding are required to match for every \$1.00 of federal HOME funds expended for the project with at least \$.25 of eligible matching funds.

National Housing Trust Fund:

The National Housing Trust Fund (HTF) Program is a new federally funded program which was created by Section 1131 of Title I of the Housing and Economic Recovery Act of 2008. This program is intended to be a locally designed and administered program to increase and preserve the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for extremely low-income households, including homeless families.

The State of Hawai'i Housing Finance and Development Corporation (HHFDC) anticipates receiving approximately (\$ Amount) in HTF funds. The allocation is divided amongst the City and County of Honolulu and Counties and rotated annually between the neighbor island counties.

Hawaii County is next in the rotation will receive the HTF program funds of approximately (\$ Amount). The County is targeting these funds

solely for rental housing activities serving households with incomes at or below 30% of the area median income. HTF funds can be used for the new construction or acquisition and/or rehabilitation of rental housing units affordable to extremely low-income families and some operating costs for rental projects.

For additional program information, please view the OHCD website at www.hawaii.gov/office-of-housing/

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
COUNTY OF HAWAI`I
by: Housing Administrator

Mayor

County of Hawai`i

(Hawaii Tribune-Herald: (Month, Day, Year and Month, Day, Year)

(West Hawai`i Today: (Month, Day, Year and Month, Day, Year)

EXHIBIT 2

"SAMPLE"

PUBLIC NOTICE

COUNTY OF HAWAII CONSOLIDATED/ACTION PLAN FOR
THE COUNTY'S CONSOLIDATED PLAN - COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME) AND NATIONAL HOUSING
TRUST (HTF) PROGRAMS

The Office of Housing and Community Development (OHCD) has developed and published its proposed Consolidated/Action Plan for the U.S. Department of Housing and Urban Development's (HUD) (Year) CDBG, HOME and HTF Programs and is providing affected citizens an opportunity to examine its contents and to submit comments on the proposed (Year) Consolidated/Action Plan.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The County of Hawaii has been informed by HUD that the County's total (Year) CDBG allocation is (\$ Amount). The County plans to utilize these funds for the following projects:

<u>CDBG Projects</u>	<u>Amount</u>
Acquisition/Construction	\$
Renovation & Restoration	\$
Planning & Administration	\$ _____
Total	\$

Based on the proposed (Year) CDBG projects, the OHCD estimates that ____ percent or (\$ Amount) in CDBG grant funds will benefit low-and moderate-income persons in accordance with CDBG regulations.

The CDBG Project amount for the County of Hawaii's (Project) 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.

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

The State of Hawaii is required to submit its (Year) Action Plan to HUD for the (Year) HOME Program. It is anticipated that the State will continue to rotate the HOME funds among the three neighbor island counties. The County of Hawaii anticipates that it will receive approximately (\$ Amount) for its (Year) HOME Program.

To prepare for the (Year) Home Program, the County requested project proposals and will submit the following projects to the State's Housing Finance and Development Corporation for approval:

<u>HOME Projects</u>	<u>Amount</u>
County of Hawai'i's HOME Rental Assistance	\$
County of Hawai'i's HOME Rental Assistance Administration	\$
HOME Administration	\$ _____
Total	\$

The HOME project amount for the County of Hawai'i's HOME Project(s) 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 HOME funds.

NATIONAL HOUSING TRUST FUND (HTF) PROGRAM

The State of Hawai'i is required to submit its **(Year)** Action Plan to HUD for the **(Year)** HTF Program. It is anticipated that the State will continue to divide the HTF funds among the three neighbor island counties. The County of Hawaii anticipates that it will receive approximately **(\$ Amount)** for its **(Year)** HTF Program.

To prepare for the **(Year)** HTF Program, the County requested project proposals and will submit the following projects to the State's Housing Finance and Development Corporation for approval:

<u>HTF Projects</u>	<u>Amount</u>
County of Hawai'i's HTF PROJECT	\$
County of Hawai'i's HTF PROJECT	\$
HTF Administration	\$ _____
Total	\$

The HTF project amount for the County of Hawai'i's HTF Project(s) 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 HTF funds.

PUBLIC COMMENT PERIOD

The proposed **(Year)** Consolidated/Action Plan will be available for public review and comment from **(Month, Day, Year)**, to **(Month, Day, Year)**, on the OHCD website and at the following locations, Monday through Friday, 7:45 a.m. to 4:30 p.m., except on holidays:

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(Kino'ole Plaza)
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720-5293
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(West Hawai'i Civic Center)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4300

Persons, particularly those who are extremely low, very-low, low- and moderate-income, are encouraged to submit their comments regarding the activity or activities that are being proposed in their area.

As required by the Housing and Community Development Act of 1974, a Plan to Minimize Displacement will also be available for public review at the above OHCD locations.

The OHCD will consider any comments and views expressed by citizens on the proposed **(Year)** Consolidated/Action Plan and may modify the Plan, if deemed appropriate.

Citizens who wish to comment on the proposed plan must submit their comments in writing to the OHCD by **(Month, Day, Year)**, in order for the Hawai'i County Housing Agency and Hawai'i County Council to consider them in their review of the final **(Year)** Consolidated/Action Plan. Comments can be mailed to the address above or emailed to ohcdcdbg@hawaiicounty.gov. The Hawai'i County Housing Agency/Finance Committee and Hawai'i County Council will be meeting on **(Month, Day, Year)**, and **(Month, Day, Year)**, respectively.

Office of Housing and Community
Development - County of Hawai'i
By: Housing Administrator

Mayor
County of Hawai'i

(Hawai'i Tribune-Herald: **(Month, Day, Year)**
(West Hawai'i Today: **(Month, Day, Year)**

EXHIBIT 3

"SAMPLE"

PUBLIC NOTICE

COUNTY OF HAWAII
(Year) CONSOLIDATED/ACTION PLAN FOR THE COUNTY'S
CONSOLIDATED PLAN PROGRAM YEAR FOR THE COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME) AND
NATIONAL HOUSING TRUST PROGRAMS

The Hawaii County Council has approved the County of Hawaii (Year) Consolidated/Action Plan for the County's (Year) Consolidated Plan program year with the U.S. Department of Housing and Urban Development (HUD) and have authorized the Mayor to execute and submit the (Year) Consolidated/Action Plan to HUD for the CDBG, HOME and HTF programs.

The County of Hawaii plans to utilize its (Year) CDBG, HOME and HTF funds for the following projects:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The County of Hawaii has been informed by HUD that the County's total (Year) CDBG/HOME/HTF allocation is (\$ Amount). The County plans to utilize these funds for the following projects:

<u>CDBG/HOME/HTF Projects</u>	<u>Amount</u>
CDBG/HOME/HTF Project	\$
CDBG/HOME/HTF Project	\$
Planning & Administration	\$ _____
Total	\$

The CDBG/HOME/HTF project amounts for the project(s) 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/HOME/HTF funds.

Based on the proposed (Year) CDBG projects, the OHCD estimates that __% percent of (\$ Amount) in CDBG grant funds will benefit low- and moderate-income persons in accordance with CDBG regulations.

The HOME/HTF Project amount for the project(s) 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 HOME funds.

As required by the Housing and Community Development Act of 1974, as amended, the (Year) Consolidated/Action Plan will be available for public review from (Month, Day) to (Month, Day, Year), on the OHCD website and at the following locations, Monday through Friday, 7:45 a.m. to 4:30 p.m., except on holidays.

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(Kino'ole Plaza)
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720-5293
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(West Hawai'i Civic Center)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4300

The OHCD will mail and or electronically submit the final **(Year)**
Consolidated/Action Plan to HUD, Honolulu Area Office, on May **(Day, year)**, to
meet HUD's submittal deadline of May **(Day, year)**.

Office of Housing and Community
Development - County of Hawai'i
By: Housing Administrator

Mayor
County of Hawai'i

(Hawai'i Tribune Herald: **(Month, Day, Year)**
(West Hawai'i Today: **(Month, Day, Year)**

EXHIBIT 4

"SAMPLE"

PUBLIC NOTICE

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
SMALL CITIES PROGRAM
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

The County of Hawai'i, through its Office of Housing and Community Development (OHCD), has developed its proposed CAPER for its **(Year-Year)** CDBG/HOME/HTF programs.

The purpose of the report is to provide the U.S. Department of Housing and Urban Development (HUD) with information on the financial and physical development status of each CDBG-assisted activity within the County.

In accordance with the Housing and Community Development Act of 1974, as amended, the proposed report will be available for public review and comment from **(Month, Day, Year)**, at the following locations:

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(Kino'ole Plaza)
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720-5293
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(West Hawai'i Civic Center)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4300

Copies of the draft CAPER may also be obtained by calling the OHCD at (808) 961-8379 or (808) 323-4300.

The OHCD will consider any written comments and views expressed by citizens on the draft CAPER and may modify the reports, if it is deemed appropriate.

Citizens who wish to comment on the draft CAPER must submit their comments in writing to the OHCD, 1990 Kino'ole Street, Suite 102, Hilo, Hawai'i 96720-5293, fax to (808)961-8685 or email to ohcdcdbg@hawaiicounty.gov. by 4:30 p.m. on **(Month, Day, Year)**.

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
COUNTY OF HAWAI'I
BY: HOUSING ADMINISTRATOR

MAYOR
COUNTY OF HAWAI'I

(Hawai'i Tribune Herald: **(Month, Day, Year)**
(West Hawai'i Today: **(Month, Day, Year)**

EXHIBIT 5

"SAMPLE"

CONSOLIDATED/ACTION PLAN AND CDBG/HOME/HTF APPLICATION SCHEDULE

<u>DATE</u>	<u>TASK</u>
(Month, Day, Year)	Public hearing to hear the Housing & Community Development needs and explain the application procedures, and Consolidated/Action Plan process.
(Month, Day, Year)	<div>Hilo: 1990 Kino`ole St. (Time, a.m./p.m.)</div> <div>Kona: Mayors Office (Time, a.m./p.m.)</div> <div>Honoka`a: Honoka`a Gym, (Time, a.m./p.m.)</div> <div>Pahoa: Neighborhood Center, (Time, a.m./p.m.)</div>
(Month, Day, Year)	CDBG/HOME/HTF Project proposals due to the OHCD.
(Month, Day, Year)	OHCD to review, rank, and select CDBG/HOME/HTF Projects for the County's Consolidated/Action Plan to HUD.
(Month, Day, Year)	OHCD to draft the County's proposed Consolidated/Action Plan.
(Month, Day, Year)	Public notice appears in newspapers and County website, announcing the availability of the proposed Consolidated/Action Plan for public review and comment.
(Month, Day, Year)	Comment period for the County's proposed Consolidated/Action Plan (30 days required).
(Month, Day, Year)	Deadline to submit documents for Hawai'i County Housing Agency/Finance Committee meeting.
(Month, Day, Year)	Housing Agency/Finance Committee meeting to approve projects.
(Month, Day, Year)	Deadline to submit documents for Hawai'i County Council meeting.
(Month, Day, Year)	Council meeting to authorize Mayor to sign and submit the County's Consolidated/Action Plan to HUD.
(Month, Day, Year)	Obtain Mayor's signature.
(Month, Day, Year)	Public Notice appears in newspapers and County website summarizing the final Consolidated/Action Plan.
(Month, Day, Year)	Consolidated/Action Plan due.

EXHIBIT 6

"SAMPLE"

PUBLIC NOTICE
PROGRAM AMENDMENT TO COMMUNITY
DEVELOPMENT BLOCK GRANT
SMALL CITIES PROGRAMS

The Office of Housing and Community Development (OHCD) has developed and published its draft amendments to the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and National Housing Trust (HTF) programs, to afford affected citizens an opportunity to examine its contents, and to submit comments on the draft amendments.

AMENDMENT TO (Consolidated Program Year) Consolidated/Action Plan

In accordance with the County's approved Citizen Participation Plan, projects determined to substantially change in purpose, scope, location and beneficiaries shall be listed and described here. Should the amendment be substantial in nature, then this notice will be published for thirty (30) days or less as approved by HUD to receive public comments. Subsequently, if an amendment is not substantial in nature then a public notice will be published for a two (2) week comment period or less as approved by HUD to inform citizens of the County's amendment(s) to the plan.

The draft amendments will be available for public review and comment from **(Month, Day, Year)** to **(Month, Day, Year)** at the following locations, Monday through Friday, 7:45 a.m. to 4:30 p.m., except on holidays.

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(Kino'ole Plaza)
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720-5293
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
(West Hawai'i Civic Center)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4300

The OHCD will consider any comments and views expressed by citizens on the draft amendments, and may modify the amendments, if it deems appropriate.

Citizens who wish to comment on the draft amendments must submit their comments in writing to the OHCD, or FAX your comments to (808)961-8685 or email to ohcdcdbg@hawaiicounty.gov, by **(Month, Day, Year)**.

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT - COUNTY OF HAWAI'I

Mayor
County of Hawai'i
(Hawai'i Tribune Herald:
(West Hawai'i Today:

(Month, Day, Year)
(Month, Day, Year)

EXHIBIT 7

"SAMPLE"

PUBLIC NOTICE
SUBSTANTIAL AMENDMENTS TO 2015-2019 CONSOLIDATED/ANNUAL ACTION/CITIZEN
PARTICIPATION PLANS
FOR COMMUNITY DEVELOPMENT BLOCK GRANT-CORONAVIRUS PROGRAM
(CDBG-CV)

The County of Hawai'i's Office of Housing and Community Development (OHCD) has developed and is publishing its substantial amendments to its 2015-2019 Consolidated Plan (CP), Annual Action Plan (AAP) and Citizen Participation Plan (CPP) with the U.S. Department of Housing and Urban Development (HUD).

The County of Hawai'i OHCD anticipates receiving approximately \$1,543,033.00 of Community Development Block Grant-Coronavirus (CDBG-CV) funds under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020. The CDBG-CV funds are to be used to prevent, prepare for and respond to the Coronavirus (COVID-19).

The CARES Act also authorizes and grants waivers and alternative requirements of statutes and regulations for the administration and use of the CDBG-CV funds for fiscal year 2019 and 2020. The County has been submitted its waivers to HUD on its Substantial Amendment to allow the County to meet the critical time frames to receive and administer the CDBG-CV funds. The OHCD is amending its 2015-2019 CP, 2019 AAP and CPP, its project selection and allocation process to directly select and administer the project activities and is using the allowed 5 day public comment period under the CARES Act in contrast to its customary Request for Proposal process and the 30 day public comment period.

The County is amending its 2019 Annual Action Plan to include and utilize the CDBG-CV funds for the following projects:

1. CDBG-CV - The Food Basket Pandemic Emergency Food Program - \$.00
2. CDBG-CV - Aloha United Way: Covid-19 Rent and Utility Assistance Program (CRUA) - \$.00
3. CDBG-CV - Hope Services Hawaii: Resilience Program for Rent and Utility Assistance
4. CDBG-CV Hawaii County Economic Opportunity Council: Grocery and Meal Delivery -\$.00
5. CDBG-CV Boy and Girls Club of the Big Island: Meal Preparation and Delivery -\$.00
6. CDBG-CV Planning and Administration - \$250,000.00

The Amendments to the plans are available for viewing on the County of Hawaii OHCD website: www.hawaiicounty.gov/office-of-housing/

Under the CARES Act, a 5-day public comment April _to _,2020 is allowed to announce and receive comments to the Amendments to the CP, AAP and CPP.

Citizens who wish to comment on the amendments can either submit their comments in writing to the Office of Housing and Community Development, 1990 Kino'ole St. Suite 102, Hilo, Hawaii 96720, FAX your comments to (808)961-8685 or email: ohcdcdbg@hawaiicounty.gov, by ____, 2020.

The OHCD will consider any comments and views expressed by citizens on the amendments, and may modify the 2015-2019 CP, AAP and CPP, if it deems appropriate.

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT - COUNTY OF HAWAI'I

BY:

Housing Administrator

Mayor
County of Hawai'i

(Hawai'i Tribune Herald: (_/_/2020)
(West Hawai'i Today: (_/_/2020)

Appendix E:

County of Hawaii Housing Trust Fund Allocation Plan

COUNTY OF HAWAII HOUSING TRUST FUND PROGRAM ALLOCATION PLAN

I. INTRODUCTION

The National Housing Trust Fund (HTF) program was created under Title 1 of the Housing and Recovery act of 2008, Section 1131 (Public Law 110-289) and is administered by the U.S. Department of Housing and Urban Development (HUD). The regulations which govern the HTF are contained in 24 CFR Part 93, Housing Trust Fund. The purpose of the HTF is to provide grants to State governments to increase and preserve the supply of decent, safe and sanitary affordable housing for primarily extremely low-income (30% AMI) households.

II. STATE ALLOCATION PLAN

The Hawaii Housing Finance and Development Corporation (HHFDC) is a designated HTF Grantee for the state of Hawaii. HHFDC's HTF Allocation Plan has received approval from HUD to allow HHFDC to allocate its HTF funds to the counties (Sub-Grantees) for rental activities. HHFDC's Allocation Plan requires HTF projects to be selected and awarded through an application issued by the counties. The County of Hawaii (County) is a designated HTF Sub-grantee.

III. DISTRIBUTION OF FUNDS

The County will receive an allocation of \$1,425,000 in PY 2018 HTF Funds. The allocation includes \$1,350,000 in program funds, and \$75,000 for administrative and planning expenses. The County's Consolidated Plan identifies a substantial need for new affordable rental housing. Consequently, the County will invest PY 2018 HTF funds for rental housing activities. The County expects to implement rental projects through a third-party Recipient (e.g. owner; developer) that meets the eligibility requirements described herein. The annual distribution is described below:

- a. The County will retain \$75,000 of the HTF annual allocation for allowable administrative and planning expenses.
- b. The balance of the HTF annual allocation will be provided to Recipient(s) selected through the County's HTF Application.
- c. The HTF Program requires the commitment of funds within 24 months of HUD's execution of the HTF Grant Agreement. In order to meet this requirement, the County must commit funds by the commitment date established in the Sub-grantee Agreement.

IV. ELIGIBLE ACTIVITIES AND EXPENSES

Rental Housing – The County will focus HTF funds on providing affordable rental housing to 30% AMI households. HTF funds may be used for the production, preservation, and rehabilitation of affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities.

All rehabilitation projects must meet applicable HTF rehabilitation standards and the requirements of 24 CFR 93.301(b). However, inasmuch as the County intends to expend PY 2018 HTF only for the new construction of rental housing.

Eligible HTF activities and expenses include the following:

- Real Property Acquisition;
- Site Improvements;
- Development hard costs (new construction; rehabilitation);
- Related soft costs;
- Demolition;
- Conversion;
- Financing Costs;
- Relocation Assistance;
- Operating cost assistance for rental housing; and
- Reasonable administrative and planning costs for the HTF program administration.

The County does not intend to use HTF funds for the refinancing of existing debt.

V. ELIGIBLE RECIPIENTS

An organization, agency or other entity (including a public housing agency, or a for-profit entity, or a nonprofit entity) is eligible to apply for HTF assistance as an owner or developer to carry out an HTF-assisted project. An HTF Recipient must:

- a. Make assurances to the County that it will comply with the requirements of the HTF program during the entire period that begins upon the selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- b. Demonstrate the ability and financial capacity to undertake, comply and manage the eligible activity;
- c. Demonstrate its familiarity with the requirements of other Federal, State or local housing programs that may be used in conjunction with HTF funds to

ensure compliance with all applicable requirements and regulations of such programs; and

- d. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage an affordable multi-family rental housing development.

VI CONSOLIDATED PLAN PRIORITY

A 5-Year Consolidated Plan (2015-2019) has been adopted by the County of Hawaii to address the County's needs, priorities and strategic plan. The County has amended the PY 2018 Annual Action Plan to include this HTF Allocation Plan and selected project(s) for PY 2018 HTF funding.

VII APPLICATION AND AWARD PROCESS

Applications for the HTF are issued, accepted, reviewed and selected by the County for funding consideration, subject to the availability of funds. Applications are reviewed for eligibility and rated using the selection criteria. Each application must describe the eligible activity, in accordance with 24 CFR 93.200, to be conducted with HTF funds and contain a certification by each eligible recipient that housing units assisted with HTF will comply with the HTF requirements.

In addition, applicants must provide performance goals and benchmarks that the County will use to monitor efforts to accomplish the rental housing objectives. Rental housing projects may provide tenant preferences in accordance with 24 CFR 93.303, as provided for in the County's consolidated plan. Any limitation or preference must not violate nondiscrimination requirement in 24 CFR 93.350.

Minimum Thresholds:

Applicants must meet all of the following Minimum Threshold requirements to receive consideration for an allocation or award of HTF. Failure to meet any Minimum Threshold shall result in the immediate rejection of the application.

1. Market Assessment – A market assessment of the housing needs of extremely low income individuals to be served by the project must be submitted as a part of the application. The assessment should review the neighborhood and other relevant market data to determine that there is a current demand for the type and number of housing units being developed.
2. Site Control – Evidence of site control shall be submitted with the application for HTF funds. Site control shall be substantiated by providing evidence in the form of an executed lease or sales option agreement, fee simple deed, executed land lease, or any other

documentation acceptable to the County. Evidence of site control must be provided for all proposed sites.

3. Capital Needs Assessment (For projects acquiring an existing property)
– To ensure that the proposed rehabilitation of the project is adequate and that the property will have a useful life that exceeds the affordability period, a Capital Needs Assessment of the property by a competent third party shall be submitted with the application. A Capital Needs Assessment is a qualified professional's opinion of a property's current physical condition. It identifies deferred maintenance, physical needs and deficiencies, and material building code violations that affect the property's use, structural and mechanical integrity, and future physical and financial needs. A Capital Needs Assessment shall identify any work that must be completed immediately to address health and safety issues, violation of Federal and State law, violation of local code, or any work necessary to ensure that the building can continue to operate as affordable housing.

4. Pro forma Criteria:

- a. Debt Service Ratio (DSR) for Projects with hard debt service requirements:

1. Project is required to evidence a DSR of no less than 1.15x on all hard debt service requirements for the first 15 years.

- b. Debt Service Ratio for Projects with no hard debt service requirements:

1. Project is required to evidence a positive Net Operating Income throughout the 30-year pro forma period.

- c. Hard Debt Service Requirement:

1. Defined as scheduled regular and periodic principal and/or interest payments of project loan obligations made for its direct benefit, as evidenced by a note and loan agreement.
2. Applicants are required to support all hard debt service loans and terms with executed lenders' commitment letters, letters of interest, or term sheets.

d. Underwriting Criteria and Requirements:

1. Applicants are required to use the following parameters and assumptions in the preparation of the project pro forma:
 - i. Annual Income Inflation Rate of 2% for the first 15 years and Annual Expense Inflation Rate of 3% for the first 15 years, or term of the first mortgage, whichever is greater.
 - ii. Annual Income Inflation Rate of 2% and Annual Expenses Inflation Rate of 2% for the remaining term of affordability.
 - iii. Vacancy Rate of no less than 5%.
 - iv. Annual Replacement Reserve Allocation of no less than \$300 per unit per year.
5. Phase I Environmental Site Assessment – All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment. For acquisition/rehabilitation projects, the Phase I Environmental Site Assessment should address lead based paint and asbestos.
6. Developer Fee – For new construction, the maximum developer fee is 15% of total development costs or \$3,750,000 (whichever is less). For acquisition/rehabilitation, the maximum developer fee is 10% of the acquisition costs and 15% of the rehabilitation costs, or \$3,750,000 (whichever is less).

VIII SELECTION CRITERIA

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. Selected project(s) will be reviewed and selected in accordance with both, the States and Hawaii County, selection criteria.

The following selection criteria shall be used in the evaluation of HTF Applications:

1. Extent and Seriousness of the Identified Needs (Max. 100 pts.) – The project demonstrates that the needs and priorities of the community will be met. The project will provide affordable housing to extremely low income persons.

2. Consolidated Plan Priorities (Max. 100 pts.) – The extent to which the project proposes accomplishments that will meet the rental housing objectives for both the HHFDC and the County. The HTF is primarily a production program meant to add units to the supply of affordable housing for extremely low-income households. Merits of the application in meeting the priority housing needs of the County where the project is located such as accessible to transit or employment centers, housing that includes green building and sustainable development features or housing that serves special needs populations;

3. Need for HTF Funds (Max 100 pts.) – The applicant demonstrates the need for HTF funding. All sources of funding are secured and or committed to complete the project. No other source of funds can replace HTF resources.

4. Results to be Achieved (Max 100 pts.) – The project would resolve the problem. All other actions needed to support the project have been committed and are clearly demonstrated. The project proposes accomplishments that will meet the rental housing objectives for both the HHFDC and the County. The HTF is primarily a production program meant to add units to the supply of affordable housing for extremely-low income households. Merits of the application in meeting the priority housing needs to the County where the project is located, such as, accessible to public transportation, employment centers, housing that includes green building and sustainable development features or housing that serves special needs population, will be given.

5. Budget and Funding (Max 100 pts.) – Project pro forma to cover a minimum 30 year HTF affordability period and include rents that are affordable to extremely low-income households. Priority to be given for projects with extended affordability periods and project based rental assistance. Firm financial commitments from other funding sources (non-federal funding sources) are secured to evaluate project timeliness to expend HTF funds.

6. Site Selection Standards Information (Max. 100 pts.) – The applicant demonstrates site control. Site control shall be substantiated by providing evidence in the form of an executed lease or sales option agreement, fee simple deed, executed land lease, or any other documentation acceptable to the County. Evidence of site control must be provided for all proposed sites. There are no delinquencies against the proposed project. The proposed project has appropriate zoning or zoning exemptions. The project has secured firm commitments for utilities, to include but not limited to, electrical, water, sewer/waste water etc.

7. Environmental Concerns – (Max. 100 pts.) – An Environmental Assessment has been completed and does not indicate any environmental concerns.

8. Additional Actions Needed – (Max. 50 pts.) – The project fully resolves the identified problem. No further action will be needed in order to complete the project.

9. Compliance with Federal Overlay Statutes (50 pts.) – There are no overlay statute problems. The applicant submitted all required documentation to support compliance with Federal Overlay Statutes.

10. Project Management (Max. 100 pts.) – The applicant clearly documents the necessary qualifications and experience to obligate HTF dollars and undertake the funded activity in a timely manner. Staff demonstrates extensive training and experience relative to their functions. Applicant has excellent previous experience and capacity for managing grant funds.

11. Past Performance (Max. 100 pts.) – The applicant demonstrates a proven record of experience with comparable projects and has experience in developing and managing projects of similar type and scope. The applicant also demonstrates experience with other comparable projects.

Successful Recipient(s) will receive a Notice of Award, which will state that the County's intent to award HTF funds is subject to approval by the approving authorities of the County, HHFDC and HUD.

IX MAXIMUM PER-UNIT DEVELOPMENT SUBSIDY LIMITS

Each year, HHFDC must establish maximum limitations on the total amount of HTF funds that may be invested per-unit for development of non-luxury rental housing projects. The HOME Program Maximum Per-Unit Subsidy Limits have been adopted for the HTF program. The development costs of affordable rental housing across the state are generally higher in comparison with the HOME subsidy limits. However, due to the limited funding, the HTF projects will require leveraging with other significant sources of funds. The HOME subsidy limit provides a reasonable maximum to develop a greater number of HTF assisted units throughout the state.

The following table reflects the maximum per unit subsidy limits by bedroom size for housing assisted with HTF within the State of Hawaii, for PY 2018.

Bedrooms	PY 2018 HTF Maximum Per-Unit Subsidy Limit
0	\$ 141,088
1	\$ 161,738
2	\$ 196,672
3	\$ 254,431

4+	\$ 279,285
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X REHABILITATION STANDARDS

The County of Hawaii has elected to utilize HTF for the development of new rental housing projects rather than rehabilitation projects. Therefore, Rehabilitation Standards are not relevant to the County's 2018 HTF Allocation.

Appendix F:

Analysis of Impediments to Fair Housing: Phase 1 Report

Analysis of Impediments to Fair Housing: Phase 1 Report

April 2020

Prepared for:
The County of Hawai'i's Office of Housing and Community Development

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Preface

This report was solicited from staff at the University of Hawai'i at Mānoa to fulfill the requirement of the Department of Housing and Urban Development (HUD) that all agencies receiving federal housing funds conduct an Analysis of Impediments to Fair Housing every five years. This report was commissioned by and its scope pertains to the following agencies: The Hawaii Public Housing Authority (HPHA); The Department of Human Services' Benefits, Employment and Support Services Division (DHS-BESSD); The Department of Hawaiian Home Lands (DHHL); The Hawai'i Housing Finance and Development Corporation (HHFDC); The City and County of Honolulu's Department of Community Services (DCS); The County of Hawai'i's Office of Housing and Community Development (OHCD); The County of Maui's Department of Housing and Human Concerns (DHHC); The Kauai County Housing Agency (KCHA).

Based on consultation with HUD representatives, this report focuses on two primary impediments: 1) agency staff knowledge of fair housing law; 2) 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 Hawai'i's residents.

Given the tight timeline of this report (commissioned per MOA on October 1, 2019), it will be limited to the issues indicated above. A follow up report, scheduled for completion December 2020, will take a wider view of the Hawai'i's fair housing issues, engaging stakeholders across the state and conducting targeted analyses designed to help agencies further their goals of promoting equal opportunity.

All the authors would like to thank each of the agencies involved in this process for their assistance in the preparation of this report. Your dedication to fair housing and the well-being of your clients, often in the face of severe resource constraints, is truly inspiring.

Introduction: About the Fair Housing Act and the Analysis of Impediments Report

The Fair Housing Act was signed into law by President Lyndon Johnson. Encompassing Title VIII through Title IX of the Civil Rights Act of 1968, it explicitly outlawed discrimination based on religion, race, color, and national origin as it relates to the rental, sale, or financing of housing. In 1974, discrimination based on sex also became illegal and has since come to encompass protection against sexual harassment. The Fair Housing Amendments Act was signed in 1988 and was implemented in March of the following year. This amendment added persons with disabilities and mandated accessibility features for multi-family residences of four or more units built for occupancy on or after March 13, 1991. Families with children also became a protected class, with protection extending to pregnant women.

Today, the Fair Housing Act (FHA) prohibits housing discrimination on the basis of the following protected classes:

- Race
- Color (including ethnic background)
- Ancestry or National Origin
- Religion
- Sex (including protections for victims of domestic violence and gender performance)
- Familial Status (including family composition, pregnancy, and the presence of children)
- Disability (both physical and mental)

The State of Hawaii additionally prohibits discrimination based on:

- Marital status
- HIV status
- Sexual Orientation (including transgender)
- Age

The Fair Housing Act has three objectives. The first goal concerns equal opportunity and access to housing. Second, the Act seeks to remedy discriminatory practices in mortgage lending and property appraisal. And third, it seeks to eliminate preferential treatment as well as threats to all individuals' fair housing rights. While designed to cover all forms of housing, there are few situations in which a person or group might be exempt from the Act, such as 1) owner-occupied homes with no more than four units, 2) rentals or sales of single-family homes without a broker, and 3) private clubs or organizations that require membership.

The Fair Housing Act covers not only direct incidents of discrimination (such as a property manager refusing to rent to a particular racial group) but also policies and procedures that may have a *disparate impact* on a particular group. In other words, even if a policy is not written as discriminatory, it can still be in violation of the FHA if it has a disproportionate impact on a protected class. As with all FHA rules, this applies to both private firms and government agencies. To make a disparate impact claim, a plaintiff must show that a particular policy 1) has a causal effect that disadvantages a protected class; 2) does not serve any necessary business purpose that could not be achieved in a different manner.

In 1994, President Clinton issued Executive Order No. 12892 that affirmed the Secretary of Housing and Urban Development as the primary authority on leading fair housing initiatives and

established the Secretary as the chair of the President's Fair Housing Council. This council reviews existing programs and designs new ones to promote the advancement of fair housing activities.

The Department of Housing and Urban Development (HUD) is tasked with enforcement of the Fair Housing Act. Victims of unlawful discrimination may seek reparations by filing complaints with the Secretary of HUD within 180 days of the incident. Remediation may also be sought by filing a lawsuit in state or federal court. When a violation has been established, redress may come in the form of compensatory damages, charges for corrective action, as well as awards for punitive damages and/or civil penalties.

The Fair Housing Review Criteria was established in 1988 by HUD. It includes the regulatory framework for an Analysis of Impediments to Fair Housing in both the private and public sectors. The analysis includes four components. First is a comprehensive review of jurisdictional laws, administrative policies, procedures, and practices for states or entitlements. Then an assessment of housing availability and how the aforementioned regulations impact housing availability. Next, conditions affecting fair housing choice for protected classes are analyzed. The final step is an evaluation of the availability of accessible and affordable housing in various unit sizes. HUD recommends an Analysis of Impediments be conducted every 3-5 years. In the event of identified impediments, the jurisdiction should detail a list of actions for remedy, create a timetable to track progress, and involve the community in finding solutions. The Analysis of Impediments serves as the basis for monitoring and managing Fair Housing Planning.

Data and Methods for this Report

Analysis of Impediments Reports have historically focused on multiple issues related to fair housing. Based on consultation with representatives from the Department of Housing and Urban Development, we have focused on two issues: 1) agency staff's knowledge of fair housing law; 2) alignment of agency policies and procedures with the Fair Housing Act. In this section, we briefly describe the methods employed in these analyses.

Staff Fair Housing Survey

The research team developed the "Hawai'i Housing Employee Anonymous Survey" designed to estimate agency staff members' knowledge of fair housing law. The survey was designed to be consistent across all partner agencies and the bulk of the questions focused on issues relevant to individuals working in public agencies tasked with administering subsidized housing programs. We are grateful to lead representatives from each participating agency who were invited to make comments on the draft survey. Some basic yes/no questions were asked, but the bulk of the evaluation hinged on a series of Fair Housing Scenarios designed to incorporate the complexity of fair housing law. Staff were asked to assess whether or not each scenario was likely an example of a fair housing violation and the degree to which they believed such violations occurred frequently in Hawai'i. The survey also collected demographic information on all agency staff.

For the full survey instrument, see Appendix A.

The survey was administered online through a University enterprise account with SurveyMonkey.com. Each agency provided a list of all staff members, who were then sent invitations to participate in the survey in the first week of December. Staff who wished to do so could provide their email address to be entered into a gift card drawing. Subsequent email reminders were sent to each staff member over the first half of December 2019. Overall, the survey completion was highly successful: over 70% of agency staff completed the survey – a remarkably high response rate. Specific agency response rates are found later in the report. We are extremely grateful for the assistance of our agency partners and staff members who ensured the success of the survey.

Document Review

Each agency provided a set of documents that summarized their agency's policies, procedures, and training related to fair housing. The list of policy documents requested from each agency was as follows:

Policy Manuals, Rules, and Regulations

We would like to review all policy manuals (including rules and regulations) used by your staff for each of the housing programs you administer. These may include, but are not necessarily limited to: 1) Housing Choice Voucher Program; 2) Public Housing; 3) Project Based Section 8; 4) the federal and state LIHTC programs; 5) other supply-side housing programs (202, 203b, 811, etc.); 6) the Rental Assistance Payment (RAP); 7) rental housing revolving funds (state or local); 8) VASH; 9) CBGB; 10) HOME; 11) other homelessness programs; 12) TBRA; 13) Hawaiian Homelands.

Agency Reports

All plans and reports produced by your agency (annual reports, 5-year plans, previous consolidated reports).

State and Local Policies under Your Purview

If there are relevant pieces of legislation that have not yet been consolidated into your internal rules and regulations, please share those as well.

Scoring and Ranking Systems

If not included in the Policy Manuals, please submit all scoring and ranking systems. These can include project evaluation criteria (QAP, for example), information on the waitlist management and scoring, rent reasonableness determination processes, and so forth.

Training Materials

We would like to review and materials used to onboard new employees related to fair housing (or offered to existing employees).

Each agency provided a different document set. The full set of documents provided for this report can be found in Appendix B.

The documents were then carefully reviewed by staff and faculty of the William S. Richardson School of Law. The analysis was designed to answer two questions: 1) do the documents comply with current interpretation of fair housing law; and 2) are the policies and procedures adequate to the task of affirmatively furthering equal housing access for disadvantaged communities in Hawai'i.

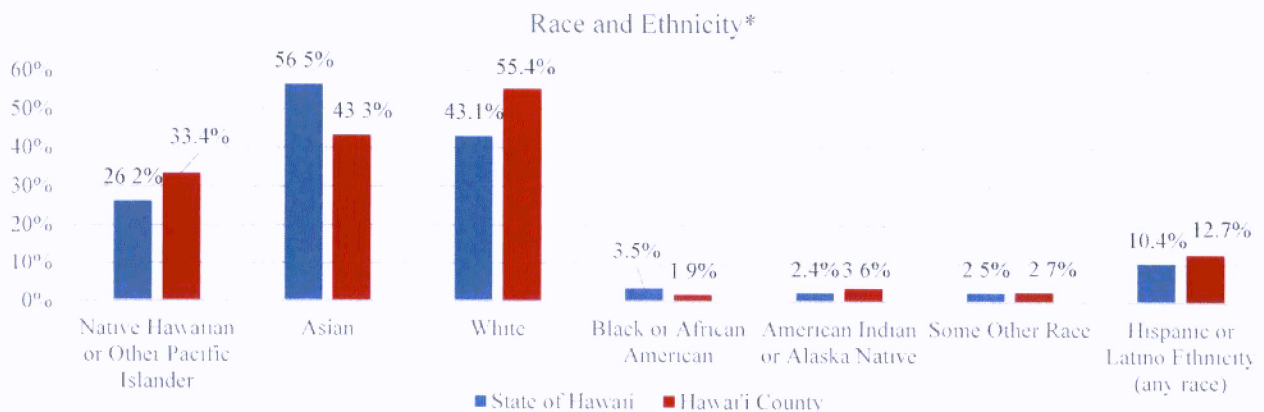
County of Hawai'i Demographic Profile

This section provides an overview of population characteristics of the County of Hawai'i, paying specific attention to protected classes of people and population groups most likely to struggle to find adequate housing. It begins with individual-level demographic data related to age, sex, race, national origin, and disability status. The remainder of the section focuses on household- and family-level demographics, including household composition, income, and poverty status. All data are U.S. Census American Community Survey 5-year estimates.

	Total Population	Percent Male	Percent Female	Median Age	Percent Below 18	Percent Over 65	Percent of population with a disability
State of Hawaii	1,422,029	50.2%	49.8%	38.9	21.6%	17.3%	11.2%
Hawai'i County	197,658	49.7%	50.3%	42.3	21.9%	19.3%	13.7%

Source: ACS 5-Year, 2018

The total population of the County of Hawai'i is just under 197,658, comprising 13.9 percent of the population of the state. Both the county and state have nearly equal numbers of males and females. However, the population of Hawai'i County is older than the overall state population, both in terms of median age and the percentage of people over the age of 65. In addition to having an older population, Hawai'i County also has the highest percentage of people living with a disability at 13.7 percent, compared to a statewide rate of 11.2 percent.



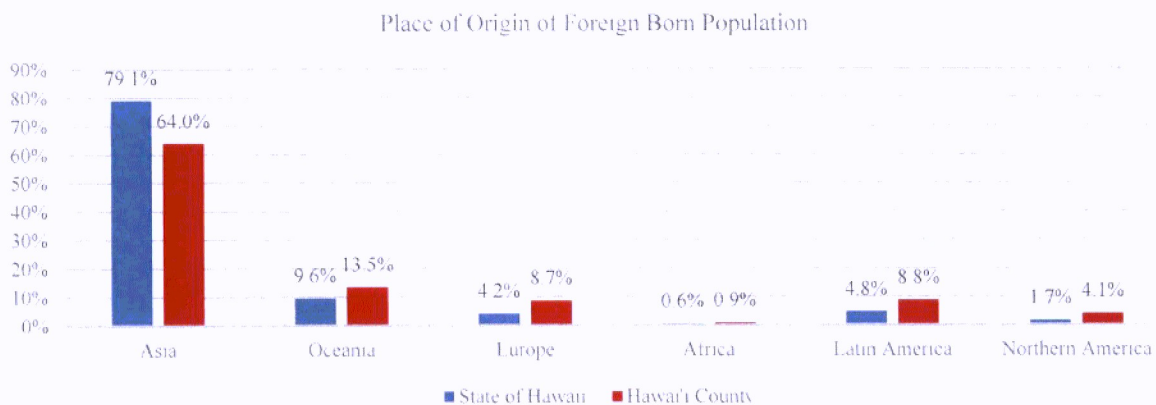
*Races are reported alone or in combination. Therefore, percentages amount to more than 100%

Hawai'i County is racially and ethnically diverse. Over 28 percent of people identify as two or more races. Compared to the State of Hawai'i, Hawai'i County has a larger number of people identifying as Native Hawaiian or Pacific Islander, over one third of the population. It also has a larger percentage of people identifying as White and a smaller percentage identifying as Asian. People identifying as other races account for less than 10 percent of the population, and 12.7 percent identify as being Hispanic or Latino.

Place of Origin	Born in U.S.	Born in Hawaii	Born in another state in the U.S.	Foreign Born	Speaks language other than English at home	Speaks English less than "very well"
State of Hawaii	81.7%	53.3%	25.3%	18.3%	26.1%	12.1%
Hawai'i County	88.1%	55.6%	30.5%	11.9%	21.8%	6.9%

Source: ACS 5-Year, 2018

Compared to the state of Hawai'i, Hawai'i County has a smaller proportion of residents born abroad. A slim majority of the population of the county was born in the State of Hawai'i (55.6 percent). Another 30.5 percent of the population was born in another U.S. state, and 11.9 percent were born outside the U.S. and its territories. Of those born outside the U.S., a larger percentage hail from Oceania compared to the state as a whole; however, the majority (64 percent) come from Asia. 12.1 percent of people over the age of five speak a language other than English at home, and 6.9 percent of people speak English less than "very well."

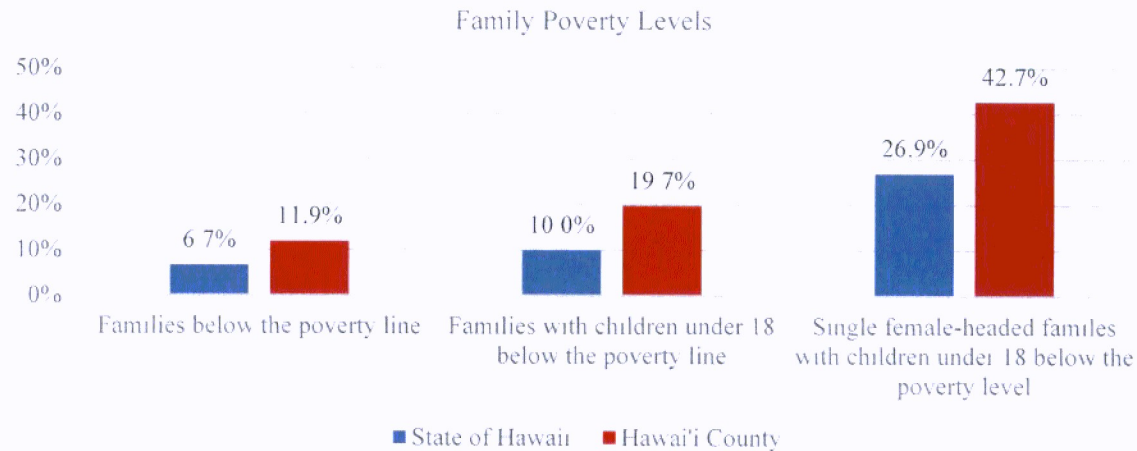


	Total Housing Units	Total Households	Average Household Size	Median Household Income	At least 1 person under the age of 18	At least 1 person over the age of 65	Grandparents living with grandchildren
State of Hawaii	539,053	456,782	3.02	\$78,084	32.4%	36.0%	12.2%
Hawai'i County	87,101	68,412	2.84	\$59,297	28.4%	38.6%	9.7%

Source: ACS 5-Year, 2018

Many households and families face barriers to accessing housing. Income and family composition can contribute to the inability to access housing. Just under one third of households

have at least one person under 18, and nearly 40 percent have a person over 65. In 9.7 percent of households, grandparents live with grandchildren. Hawai'i has a much lower median income than the state as a whole. It also has a larger portion of families falling below the poverty line, especially those with children. A staggering 42.7 percent of single female-headed households with children live below the poverty level.



PART 1
Assessing Staff Knowledge of Fair Housing

In this section, we describe results from our survey of agency staff related to their familiarity with fair housing law.

The survey was administered to all of the eight agencies participating in the study. Part 1, below, reports the findings for Office of Housing and Community Development, Hawai'i County.

1.1 Response Rate & Respondent Demographics

As of January 1st, 2020, out of 49 total invitations sent to individual agency staff, there were 33 “completed” (of these 3 were partially completed) for a total response rate of 67%. This is an acceptable and better than average response rate, which strengthens the reliability of our survey results. The survey was distributed to all OHCD staff, including those in the Accounting Department and other non-housing program departments.

Table 1.1 below shows the demographics of the staff member respondents who completed the survey. We encourage agencies to compare this information to their understanding of their staff’s overall characteristics to identify any potential bias in who completed the survey.

[See Table 1.1 at End of Section]

The ethnic backgrounds most represented included: Japanese (40%); White/Caucasian (30%); Native Hawaiian and Other (both 20%). Filipino and Chinese ethnicity were the next two most common identified (16.7% and 13.3% respectively). For this question, multiracial respondents could select all that applied. Two-thirds of respondents identified as female. The largest age group included those aged 40-49 (36.7% of respondents), with over 43% over age 50. A majority had advanced graduate degrees (2/3rds of respondents had a Masters, Law or other Graduate degree). Notably, no employee indicated that they had a disability. Two-thirds were born in Hawai‘i and otherwise, most had lived in state over 20 years.

Given the challenges associated with serving Hawai‘i’s multilingual population, we have summarized the languages in which agency staff respondents stated they were comfortable conversing. Due to confidentiality we cannot, of course, assess whether these language competencies are employed in client-facing roles at the agency. However, these language skills represent potential agency resources to advance fair housing access for language minorities or Limited English Proficiency individuals.

At least one respondent spoke Hawaiian, Japanese, Ilocano, Tagalog, and Kosraean. Local languages not represented include Cantonese, Mandarin, Visayan, Korean, Thai, Vietnamese, Samoan, Palauan, Chamorro, Chuukese, Marshallese, Pohnpeian, Tongan, Yapese, and American Sign Language.

1.2 Respondent Training Needs

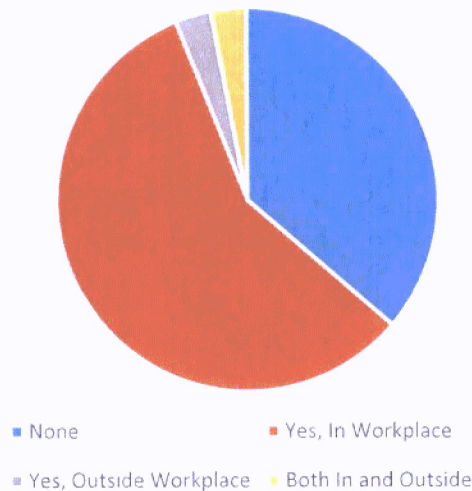
In addition to assessing staff competency with fair housing, we also asked respondents directly whether or not they have received training in fair housing and what additional training they would like to have. The latter was asked after the substantive questions in hopes that gaps and limitations would be more apparent after respondents were confronted with a slate of fair housing questions.

Table 1.2: Fair Housing Training : Hawai'i County

Have you ever received training?	
None	36.4%
Yes, In Workplace	57.6%
Yes, Outside Workplace	3.0%
Both In and Outside	3.0%

How important is fair housing for your job?	
Not At All	9.1%
Mildly	15.2%
Moderately	18.2%
Very	27.3%
Extremely	30.3%

Have You Received Fair Housing Training? (Hawai'i County)



While a majority of respondents have received training in their workplace (nearly 58%), a sizable share have never received training (36.4%). It is worth noting that 30% of the respondents are newer employees and have worked at this agency for less than 3 years. Given that the majority of respondents (also nearly 57.6%) indicate that fair housing is either “very” or “extremely” important for their work, findings suggest opportunities for training and education.

Importantly, a large share know who to contact about potential fair housing violations. Only 18.2% of respondents stated that they did not know who to contact at their agency about potential fair housing violations. Respondents were asked to list these contacts; to protect staff privacy, this list will be provided to each agency directly for evaluation.

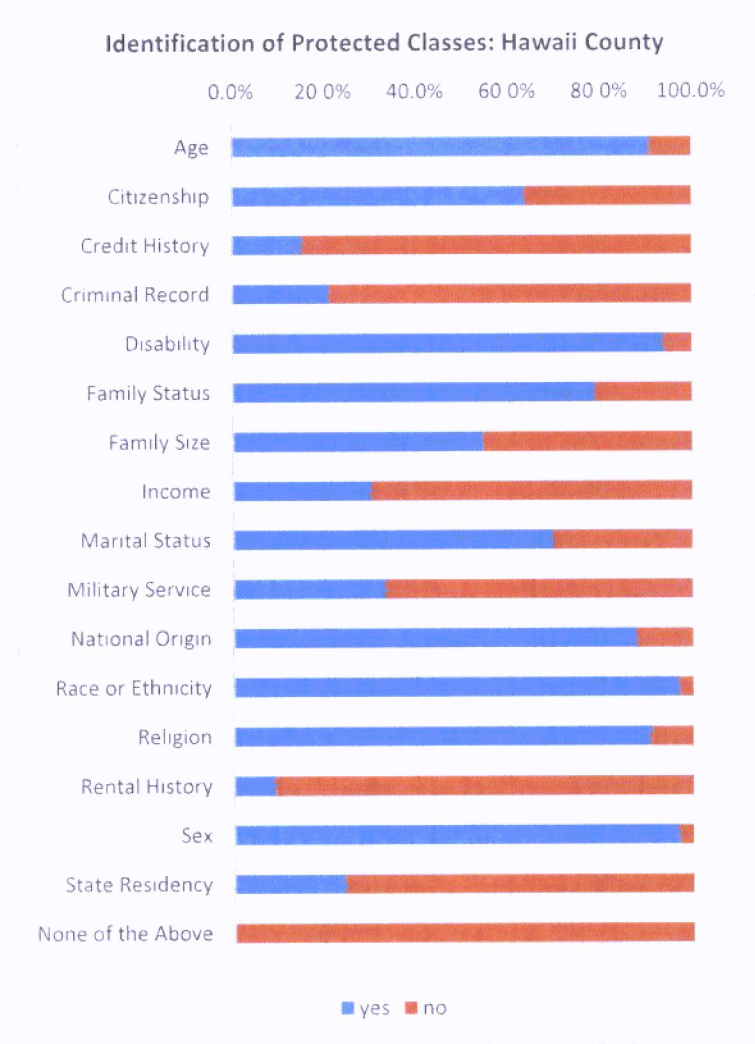
When asked, respondents listed the following topics as potentially useful training (note, beyond adjustments to spelling and grammar and any edits to preserve confidentiality, this list is taken verbatim from the survey):

Table 1.3: Training Requests: County of Hawai'i

Service Animals; Transgender rights
Eviction
Role of "fair housing coordinator"
How the law protects persons/families with mental illness or disabilities
Enforcement
As it applies to choosing tenants for rentals
Service animal and handicap accessible alterations
Tenant Rights; Landlord Rights
All of them
More overall training would be nice

1.3 Response to Simple Fair Housing Questions

For the evaluation of substantive knowledge about fair housing, we first asked respondents to identify the classes of people protected by the fair housing act. These results are shown in the Figure below:



The proper list of protected classes is: age, disability, familial status, marital status, national origin, race/ethnicity, religion, and sex.

Respondents by and large identified the protected classes correctly. However, of note, slightly lower shares of respondents identified familial status and marital status as protected classes (78.8% and 69.7% respectively; as compared to the 97% who identified race/ethnicity and sex as protected classes). This suggests that more awareness could be brought to protections according to familial and marital status.

However, many also identified groups not protected by fair housing law as being covered under the act. For example, sizeable shares stated that it was a violation to discriminate on the basis of income (over 30%) and criminal records (over 21%). While there are many nuances in fair housing, these factors represent mechanisms by which landlords and housing agencies can

legally screen clients. Similarly, many (about 1/3rd) respondents felt that veteran status (or military service) denotes a protected class. While many protections exist for veterans, the fact that it does not represent a protected class under fair housing law means that landlords and housing agencies are allowed to use veteran status as an inclusive criteria in screening (such as the VASH program).

Beyond this question, we also asked a series of straightforward questions related to fair housing the answers to which are presented in Figure 1.4.

[see Table 1.4 at end of Section]

Hawai'i County respondents scored very well on questions related to religion (97% correct) and retaliation against a tenant making a fair housing complaint (94% correct). Respondents also scored well (almost 95% correct) and recognized the need for language support for LEP or non-English speaking households (even though it applies to public housing leasing, which is not the sole purview of Hawai'i County's Office of Housing and Community Development).

Relatively large shares of respondents indicated “don't know” to questions about mental illness (30%); marital status (33%); and military service (27%) showing a need for more elaboration in these area. Interestingly, though the large majority understood disability as a protected class, 15% were incorrect about the lawfulness of refusing an applicant due to mental illness (in addition to the 30% who indicated they “don't know”). This suggests a need for expanded understanding of disability protections that include mental illness. In addition, given responses to questions about marital status and familial status here and in the previous section, clarification about single vs. married status protections would benefit respondents. Also, some respondents incorrectly identified a range of behaviors as discriminatory that were not, according to state law: these include source of income (voucher status) and military status incentives.

1.4 Response to Fair Housing Scenarios

In addition to assessing respondents' basic familiarity with fair housing law, the bulk of the survey assessed the full range of respondents' comprehension of fair housing through questions about fictional fair housing scenarios. These scenarios were intentionally designed to be nuanced, in order to reflect the complexity of fair housing issues, in practice. Respondents were asked whether each scenario was likely “illegal discrimination in Hawai'i” (with optional answers: Yes, No, Don't know). In addition, we asked each respondent to offer their opinion about how often the issues raised in each scenario occur. Answers to these questions provide an indirect way to assess how often the specific fair housing issues come up, in practice. Therefore, while the number of agency employees who identified the correct answer is an important metric, we also encourage agencies to review the prevalence of each scenario as estimated by their staff, which will present important information on what types of issues are more prevalent and therefore what types of training would be most beneficial for staff.

For each scenario, we provide the correct answer along with a legal explanation for that answer.

Scenario 1: Kevin is the landlord of a kupuna apartment complex for elderly tenants. He avoids selecting applicants who have young children because he wants it to remain a quiet place.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
9.7%	41.9%	48.4%	0.0%	16.7%	53.3%	30.0%

Correct Answer: **No**, it is unlikely that this scenario represents discrimination.

Legal Explanation: Normally, familial status is an illegal basis of discrimination. However, here, Kevin is the landlord of an "apartment complex for elderly tenants." The provisions against familial status discrimination do not "apply with respect to housing for older persons." Under the law, however, these provisions related to housing for older tenants apply only apartment complexes adhering to the specific definitions indicated here: they would need to be "(A) provided under any State or Federal program that the Secretary [HUD] determines is specifically designed and operated to assist elderly persons (as defined in the State or Federal program); or (B) intended for, and solely occupied by, persons 62 years of age or older; or (C) intended and operated for occupancy by persons 55 years of age or older, and— (i) at least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older; (ii) the housing facility or community publishes and adheres to policies and procedures that demonstrate the intent required under this subparagraph; and (iii) the housing facility or community complies with rules issued by the Secretary for verification of occupancy, which shall— (I) provide for verification by reliable surveys and affidavits; and (II) include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of clause (ii). Such surveys and affidavits shall be admissible in administrative and judicial proceedings for the purposes of such verification." (42 U.S.C. § 3607)

Scenario 2. When Rumika, an employee at a housing agency, receives a phone message from a local 808 area code that asks about Section 8 (or Housing Choice) vouchers, she calls them back first. Rumika has seen data that shows that many vouchers in her program are assigned to people not from Hawai'i. Her county demographics do not reflect that large of a percentage, so Rumika feels it is her duty to try to make sure that the public housing goes to those that reflect the demographics from the local community in Hawai'i.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
25.8%	32.3%	41.9%	0.0%	27.6%	34.5%	37.9%

Correct Answer: **No**, it is unlikely that this scenario represents discrimination.

Legal Explanation: State residency or state origin are not protected classes according to fair housing law (H.R.S. § 515-3). However, there are complicated developments in the law regarding this issue. Additionally, agencies should make sure other constitutional protections are not

triggered, or ‘local’ is used as a proxy for race or ancestry discrimination. Agencies should remain vigilant to track and address new legal or regulatory determinations.

Scenario 3. Tia is an employee at a housing agency and she thinks that many of the vacant units in public housing are going to Micronesian families in Hawai‘i. She meets a Micronesian family that needs to take action to continue their program eligibility, but the family needs an interpreter. Tia sends a written letter in English to them that has a phone number at the bottom that tells them how to get an interpreter.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
16.1%	45.2%	38.7%	0.0%	13.3%	56.7%	30.0%

Correct Answer: **Yes**, it is likely that this scenario represents illegal discrimination.

Legal Explanation: The law requires “meaningful access” to housing for individuals with Limited English Proficiency (LEP), and the factors for determining if an agency is taking appropriate action to provide some access are as follows: 1) The number of LEP persons from a particular language group to be served or encountered; 2) The frequency of contact with LEP persons; 3) The nature and importance of the program; and 4) The resources available, including costs, to provide LEP services (Department of Justice, *Enforcement of Title VI of the Civil Rights Act of 1964—National Origin Discrimination Against Persons With Limited English Proficiency, Policy Guidance*, 65 FR 50123–01 (Aug. 16, 2000); H.R.S § 321-C3). Here, the agency has identified that a high number of individuals with origins the region of Micronesia (including speakers of various Micronesian languages such as Chuukese and Marshallese), have a high frequency of contact with agencies. Given the importance of housing as a resource, and the risk that this family, per this notice, could lose access to this fundamental need, this scenario raises the risk of fair housing violations. The resources required to translate a letter should not outweigh the needs for housing of LEP individuals.

Scenario 4. Roman is an employee at a housing agency and will be meeting with some tenants to discuss maintenance repairs to their unit. Roman is aware that a Chuukese/English translator was needed for the meeting. Roman tells the tenants to bring their son, who is able to speak both English and Chuukese, rather than hiring an interpreter.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
33.3%	53.3%	13.3%	0.0%	3.2%	35.5%	61.3%

Correct Answer: **Yes**, it is likely that this scenario represents illegal discrimination.

Legal Explanation: The law requires “meaningful access” to housing for individuals with Limited English Proficiency (LEP), and the factors for determining if an agency is taking

appropriate action to provide some access are as follows: 1) The number of LEP persons from a particular language group to be served or encountered; 2) The frequency of contact with LEP persons; 3) The nature and importance of the program; and 4) The resources available, including costs, to provide LEP services (Department of Justice, *Enforcement of Title VI of the Civil Rights Act of 1964—National Origin Discrimination Against Persons With Limited English Proficiency: Policy Guidance*, 65 FR 50123–01 (Aug. 16, 2000); H.R.S. § 321-C3). Here, the agency has already identified the need for an interpreter for this important conversation. Asking for assistance from a family member of a tenant or potential tenant does not replace the agency's legal requirement to offer their own interpreter.

Scenario 5: Aiko is a manager of an apartment building. Many of her previous tenants have been Marshallese, they often had extended family that would regularly have gatherings at their apartment or come to live with them. This frequently led to excess wear and tear, so Aiko charges a higher security deposit for Marshallese families.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
16.1%	19.4%	64.5%	0.0%	13.3%	50.0%	36.7%

Correct Answer: **Yes**, it is likely that this scenario represents illegal discrimination.

Legal Explanation: It is discrimination, on the basis of national origin, "[t]o discriminate against a person in the terms, conditions, or privileges of a real estate transaction or in the furnishing of facilities or services in connection with a real estate transaction." (H.R.S. § 515-3)

Scenario 6: Kal is a landlord who receives several requests for repairs to apartment units. He recognizes one address because he has made several repairs to the same unit. Last time Kal went to repair the unit, the tenant was talking to herself and her behavior seemed agitated. Kal avoids making the repairs to the unit because he believes the tenant caused the damage. Instead, he prioritizes other tenants' maintenance requests.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
19.4%	9.7%	71.0%	0.0%	20.0%	50.0%	30.0%

Correct Answer: **Yes**, it is likely that this scenario represents illegal discrimination.

Legal Explanation: It is discrimination, on the basis of disability, "[t]o discriminate against a person in the terms, conditions, or privileges of a real estate transaction or in the furnishing of facilities or services in connection with a real estate transaction" (H.R.S. § 515-3; *see also* 42 U.S.C. § 3604(f)(1)). Disability "means having a physical or mental impairment which substantially limits one or more major life activities, having a record of such an impairment, or being regarded as having such an impairment. The term does not include current illegal use of or

addiction to a controlled substance or alcohol or drug abuse that threatens the property or safety of others" (H.R.S. § 515-2; *see also* 42 U.S.C. § 3602(h)). Here, the maintenance would be a service in connection with the real estate transaction. There is no indication of a safety issue or "direct threat" here (*See* 42 USC § 3604(f)(9)).

Scenario 7. Lilly is a property manager for housing subsidized through the federal low-income housing tax credit (LIHTC). She refuses the reasonable accommodation to build a wheelchair ramp to the first floor rental apartment of a tenant with a disability. Lilly was told by her other tenants that they would not like how it looks.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
12.9%	6.5%	80.6%	0.0%	36.7%	46.7%	16.7%

Correct Answer: Yes, it is likely that this scenario represents illegal discrimination.

Legal Explanation: It is discrimination "To refuse to permit, at the expense of a person with a disability, reasonable modifications to existing premises occupied or to be occupied by the person if modifications may be necessary to afford the person full enjoyment of the premises; provided that a real estate broker or salesperson, where it is reasonable to do so, may condition permission for a modification on the person agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted." (H.R.S. § 515-3(8)).

Scenario 8. Lisa is a landlord of an apartment building. She refuses to renew Bob's lease because other tenants have complained that Bob seems to have a mental illness and damaged some chairs by the pool.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
32.3%	35.5%	32.3%	0 0%	26.7%	53.3%	20.0%

Correct Answer: Yes, it is likely that this scenario represents illegal discrimination.

Legal Explanation. It is illegal to discriminate based on disability, including mental health disability (H.R.S. § 515-3; *see also* 42 U.S.C. § 3604(f)(1)). Although, "[n]othing in this subsection requires that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others," that must be an individual determination not based on stereotypes (42 U.S.C. § 3604(f)(9)). There is no information here to show that there is such an issue here, other than neighbors blaming Bob for the damage to some chairs by the pool.

Scenario 9: Susan has a diagnosed mental illness that makes it difficult for her to keep her apartment clean and organized. In the past few months, her unit has gotten very dirty and has been overrun with cockroaches. She asks her landlord, Ronald, to hire an exterminator. Ronald says the reason for the cockroach problem is that Susan does not keep her unit clean enough and is therefore in violation of her lease, so he sends her a notice of eviction

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
12.9%	54.8%	32.3%	0.0%	30.0%	40.0%	30.0%

Correct Answer: No, it is unlikely that this scenario represents discrimination.

Legal Explanation: It is illegal to discriminate based on disability, including mental health disability. However, "[n]othing in this subsection requires that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others" (42 U.S.C. § 3604(f)(9)). That must be an individual determination. Here, because of the wording "overrun with cockroaches," there may be a "direct threat" to health and safety.

Scenario 10: Keola is a director of an emergency shelter for those who are homeless. When people come to the shelter, he asks them if they have any physical disabilities because he wants to screen them to select those who can lift their mattress off the floor for cleaning.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
9.7%	25.8%	64.5%	0.0%	37.9%	34.5%	27.6%

Correct Answer: Yes, it is likely that this scenario represents illegal discrimination.

Legal Explanation: It is illegal to discriminate based on disability for a housing accommodation. A "housing accommodation" includes any improved or unimproved real property, or part thereof, which is used or occupied, or is intended, arranged, or designed to be used or occupied, as the home or residence of one or more individuals" (H.R.S. § 515-2; *see also* H.R.S. § 515-3). The shelter would likely be considered a "housing accommodation," although the determination would be fact-specific.

Scenario 11: Lori has a service dog that notifies her when she has to take her insulin. The landlord tells Lori that she will be evicted if she keeps the dog because she never disclosed that she had a service animal prior to signing the lease and there are no pets allowed in the apartment complex.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
16.1%	22.6%	61.3%	0.0%	17.2%	48.3%	34.5%

Correct Answer: Yes, it is likely that this scenario represents illegal discrimination.

Legal Explanation: The service dog would be considered a reasonable accommodation. It is discrimination "To refuse to make reasonable accommodations in rules, policies, practices, or services, when the accommodations may be necessary to afford a person with a disability equal opportunity to use and enjoy a housing accommodation; provided that if reasonable accommodations include the use of an animal, reasonable restrictions may be imposed" (H.R.S. §515-3(9)). Even if there are no pets allowed here, the service dog would be considered a reasonable accommodation. Here, there is a tricky wrinkle in that Lori did not disclose the dog at first. However, the service dog would likely still be considered a reasonable accommodation. Lori would be subject to the "reasonable restrictions" imposed by her landlord.

Scenario 12. Rissa lives alone in an apartment. When her boyfriend visits, the couple frequently argues and the neighbors have had to call the police several times because of domestic violence. The property manager tells Rissa that her boyfriend is making trouble and is not allowed in the apartment complex. The boyfriend returns to Rissa's apartment, her neighbors make a noise complaint, and later Rissa receives an eviction notice.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
13.3%	73.3%	13.3%	0.0%	3.6%	39.3%	57.1%

Correct Answer: Yes, it is likely that this scenario represents illegal discrimination.

Legal Explanation: Rissa is a victim of domestic violence. HUD has clarified, "A local government's policies and practices to address nuisances, including enactment or enforcement of a nuisance or crime-free housing ordinance, violate the Fair Housing Act when they have an unjustified discriminatory effect, even when the local government had no intent to discriminate" (HUD, *Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Enforcement of Local Nuisance and Crime-Free Housing Ordinances Against Victims of Domestic Violence, Other Crime Victims, and Others Who Require Police or Emergency Services* (Sept. 13, 2016)¹). Here, there is a less discriminatory alternative of enforcing the ban on the boyfriend without evicting Rissa.

Scenario 13. Charmaine has been diagnosed with cancer and requires a caregiver while she undergoes treatment and recovers from her surgery. Charmaine's daughter moves in as a caregiver, along with her husband and two young children. Charmaine receives a notice of eviction from her landlord stating that she is violating the rules of her lease by having more than one occupant in her apartment.

¹ <https://www.hud.gov/sites/documents/FINALNUISANCEORDGNCE.PDF>

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
30.0%	46.7%	23.3%	0.0%	10.7%	57.1%	32.1%

Correct Answer: **No**, it is unlikely that this scenario represents discrimination.

Legal Explanation: A live-in aide is considered an appropriate accommodation, which is legally required. "Live-in aide means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who: (1) Is determined to be essential to the care and well-being of the persons; (2) Is not obligated for the support of the persons; and (3) Would not be living in the unit except to provide the necessary supportive services" (24 C.F.R. § 5.403). The live-in aide requirement does not include the daughter's husband and two young children. Because of that, there is no violation for the eviction notice. However, it would be more likely to be discrimination if the landlord were evicting a single live-in aide.

Scenario 14. Christina is transgender (male to female), wearing a dress, and selects "female" on the application form for a rental apartment. The property manager asks to see a photo identification, which is his standard practice. Christina's driver's license still lists her as a "male" (her sex at birth) named Christopher (her birth name). Because the property manager cannot verify the applicant's identity, he refuses to accept the application.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
13.3%	36.7%	50.0%	3.6%	17.9%	53.6%	25.0%

Correct Answer: **Yes**, it is likely that this scenario represents illegal discrimination.

Legal Explanation: "It is a discriminatory practice for an owner or any other person engaging in a real estate transaction, or for a real estate broker or salesperson, because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection: (1) To refuse to engage in a real estate transaction with a person" (H.R.S. § 515-3). Hawaii has explicitly defined sex to include "gender identity or expression" so transgender individuals are a protected class. If Christina presents the ID as her own identification and requests to be recognized as "female" and "Christina" rather than "male" and "Christopher," that would not be an allowable basis for rejection of the application. If the property manager is unable to verify the identity because he suspects that the "Christopher" ID is a fake ID and not Christina's real ID, then that would be different. Based on the wording of this questions, however, that does not seem to be the case.

Scenario 15: James is a realtor with a client looking to purchase a 3-bedroom 2-bath single family home. Because the family is White/Caucasian, James chooses to only show them homes in neighborhoods where he believes they will be safer and more accepted. He avoids showing them homes in neighborhoods where he believes "haoles" will not be welcomed.

Is this a fair housing violation...			How frequently do you think this occurs...			
Don't Know	Unlikely	Likely	Never	Rarely	Occasionally	Regularly
13.3%	26.7%	60.0%	0.0%	7.1%	50.0%	42.9%

Correct Answer: **Yes**, it is likely that this scenario represents illegal discrimination.

Legal Explanation: It is discrimination to "steer a person seeking to engage in a real estate transaction" on the basis of race" (H.R.S. § 515-3). "Steering" includes the practice of directing persons who seek to enter into a real estate transaction toward or away from real property in order to deprive them of the benefits of living in a discrimination-free environment" (H.R.S. § 515-2).

1.5 Summary and Recommendations

Staff members of the County of Hawai'i's Office of Housing and Community Development showed a solid comprehension of basic fair housing issues. Survey respondents also expressed openness to and interest in additional fair housing training. In light of the complexity of many fair housing protections, and in particular, given the specific agency responses, we suggest efforts to deepen staff understanding of issues related to: mental illness; family and marital status; language translation and interpretation; and sex (especially as pertaining to domestic violence).

Responses to the fair housing scenarios raise attention to the need for additional training in areas related to: 1) translation and interpretation of communications (both written and verbal) with limited or non-English speaking families (scenarios 3 and 4) and; 2) domestic violence (scenario 12). Notably, responses for scenarios 3, 4 and 12 were more often incorrect than correct. Importantly, responses indicate that encounters with domestic violence as well as translation issues occur more regularly than other possible fair housing violations, making these important areas of future development which should be of interest to the highly committed, educated, and Hawaii-rooted professionals of the Hawaii County Office of Housing and Community development.

Table 1.1: Demographics: Hawaii County

<i>Race/Ethnicity</i>	
African American/Black	0.0%
Chinese	13.3%
Filipino	16.7%
Japanese	40.0%
Korean	6.7%
Latino/Hispanic	0.0%
Native American	3.3%
Native Hawaiian	20.0%
White/Caucasian	30.0%
Other	20.0%
<i>Gender</i>	
Male	30.0%
Female	66.7%
Non-binary	0.0%
Prefer to self-describe	0.0%
Prefer not to answer	3.3%
<i>Age</i>	
18-29	6.7%
30-39	10.0%
40-49	36.7%
50-59	23.3%
60-69	20.0%
70+	0.0%
Prefer not to answer	3.3%
<i>Highest Level of Schooling</i>	
Less than high school	0.0%
High school diploma	6.7%
GED	3.3%
Associate Degree	13.3%
Bachelor Degree	6.7%
Master Degree	56.7%
Doctorate	6.7%
Law Degree	3.3%
Other Professional Degree	0.0%
Other (Please specify)	0.0%
<i>Disability</i>	
Yes	0.0%
No	93.3%
Prefer not to answer	6.7%
Born in Hawaii	66.7%

How Long Lived in Hawaii

less than 1 yr	3.5%
1-5years	0.0%
6-10years	0.0%
11-20years	3.5%
21-30years	17.2%
31-40years	13.8%
41-50years	34.5%
51 or more years	27.6%

Marital Status

Single	20.0%
Married	66.7%
Cohabitating	3.3%
Widowed	3.3%
Divorced	3.3%
Separated	0.0%
Prefer not to answer	3.3%

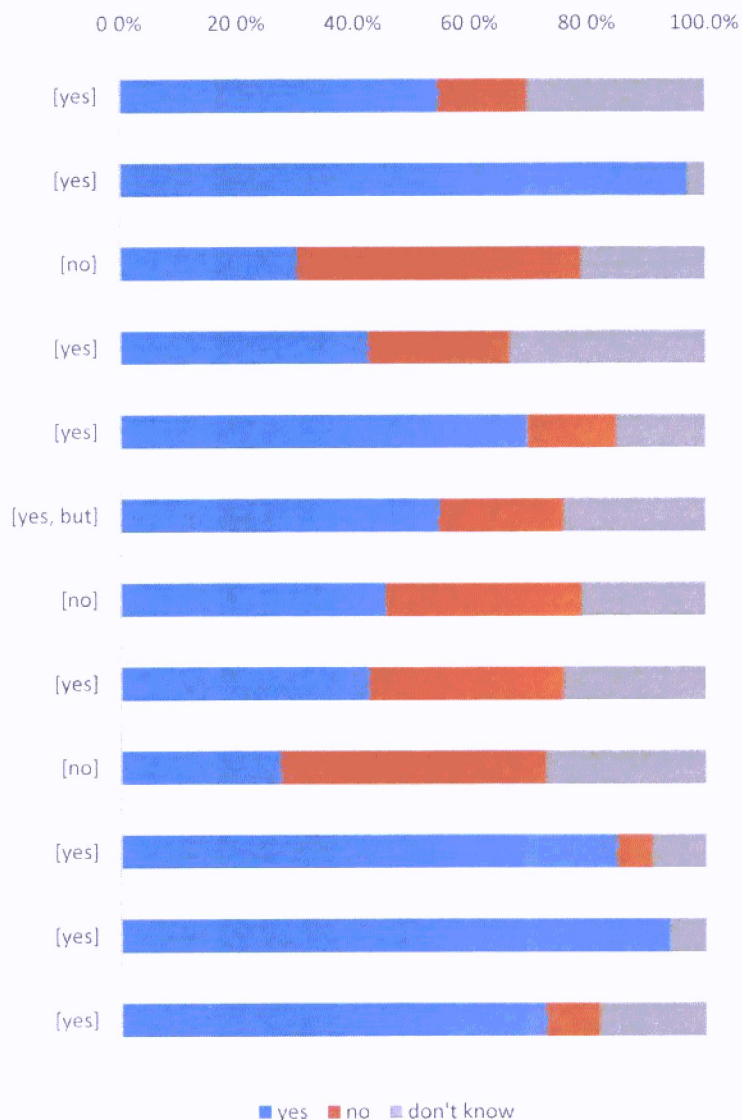
Number of Children

Zero	23.3%
One	13.3%
Two	36.7%
Three	16.7%
Four	3.3%
5+	3.3%
Prefer not to answer	3.3%

Table 1.4: Responses to Short Questions: Hawaii County

[Answer]	Question	yes	no	don't know
[yes]	According to fair housing law, is it illegal discrimination if a landlord refuses to rent a unit to an applicant because her references say she has a history of mental illness?	54.5%	15.2%	30.3%
[yes]	Is it illegal discrimination if a landlord falsely informs an applicant that a rental apartment is no longer available because the applicant is a Jehovah's Witness and the landlord thinks other tenants in that building would not want to be contacted by Jehovah's Witnesses to become members of that religious group?	97.0%	0.0%	3.0%
[no]	Is it illegal discrimination in Hawaii to make, print or publish any notice, statement or advertisement with respect to the rental of an apartment that indicates Section 8 or Housing Choice voucher holders should not apply?	30.3%	48.5%	21.2%
[yes]	Is it illegal discrimination to use different credit rating standards for a married couple than a single woman when selecting tenants?	42.4%	24.2%	33.3%
[yes]	Is it illegal discrimination to discourage the purchase of a dwelling for someone who is from another country?	69.7%	15.2%	15.2%
[yes, but]	Does fair housing law in Hawaii apply to a private landlord who is selecting tenants for a room in his or her own house?	54.5%	21.2%	24.2%
[no]	Is it illegal discrimination to select roommates based on their gender when renting an apartment?	45.5%	33.3%	21.2%
[yes]	Is it illegal discrimination to only place families with children in the section of the building without outdoor balconies because the balconies in the other section are unsafe for children?	42.4%	33.3%	24.2%
[no]	Is it illegal discrimination when a landlord in Hawaii waives the security deposits for military members because the landlord believes they are reliable tenants, but the apartments were advertised to the general public and non-military members would need to pay a security deposit?	27.3%	45.5%	27.3%
[yes]	Does it violate fair housing requirements to fail to provide an interpreter to non-English or limited-English speaking applicants, who have difficulty reading, writing, speaking or understanding English, at the time of renewing their lease in a public housing development?	84.8%	6.1%	9.1%
[yes]	Does it violate fair housing requirements if a landlord delays repairs for a tenant's apartment because that tenant has an ongoing fair housing complaint (unrelated to the repairs needed) filed against the landlord?	93.9%	0.0%	6.1%
[yes]	Must housing providers make reasonable accommodations and allow reasonable modifications to be made in a timely manner for tenants with disabilities?	72.7%	9.1%	18.2%

Short Answer Responses: Hawaii County



PART 2
Review of Policies and Procedures

In this section we present the legal team's review of the policy and procedures submitted by the agency.

1. Overview

A review of submitted documents was undertaken to assess “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 Hawai‘i’s residents.” In particular, this analysis focused on two questions: 1) do the documents comply with current interpretation of fair housing law; and 2) are the policies and procedures adequate to the task of affirmatively furthering equal housing access for disadvantaged communities in Hawai‘i.

The County of Hawai‘i’s Office of Housing and Community Development (OHCD) plans, administers, and operates housing programs for the County of Hawai‘i, including Section 8 rental assistance.

2. Agency Policies

Agencies were asked to submit all documentation that showed policies as well as their steps taken to affirmatively further fair housing. First reviewed were documents submitted by OHCD to demonstrate current policies regarding fair housing laws.

2.1 Compliance

OHCD’s policy documents do not fully comply with fair housing laws in the state of Hawai‘i. The PHA Administrative Plan omits protected classes under state law and overall presents confusing language about the applicability of state fair housing law. Other submitted documents reflect a similar confusion about the applicable protected classes. OHCD does appear to have the required policies for laws regarding minimum compliance with reasonable accommodation for disabilities. Finally, there is some question as to the sufficiency of the agency’s language access plan.

As to be discussed in Section III, while OHCD does submit some evidence to demonstrate a review of impediments to fair housings, there is little evidence submitted that suggests OHCD has taken steps to analyze and review demographic data, or has worked to challenge patterns of segregation or review and address areas of concentrated poverty. Instead, policies appear to be confined to mere basic minimum compliance with fair housing laws.

2.2 Policy Documents

OHCD focused on submitting policy documents and project proposals that demonstrated some commitment to communicating and ensuring that individuals accessed fair housing and were informed of their rights and responsibilities. OHCD also submitted some public-facing notices and forms. However, despite identifying language access as a key need for affirmatively further fair housing, none of the notices and forms submitted had translations available.

Document	Translated?
Notice to Housing Choice Voucher (HCV) applicants and tenants regarding the Violence Against Women Act	None submitted
HCV Consent for Release of Criminal Conviction Record Form	None submitted
HCV Right to Reasonable Accommodation Form	None submitted

The *Rules and Regulations of the Office of Housing and Community Development for the County of Hawai‘i (2016)* (“PHA Administrative Plan”) describes HUD regulations and PHA policies regarding nondiscrimination, reasonable accommodation for persons with disabilities, and meaningful access by persons with limited English proficiency (LEP). This includes policies to handle discrimination complaints and requests for accommodations.

2.2.1. Nondiscrimination

The PHA Administrative Plan does not fully comply with fair housing laws in the state of Hawai‘i. The document *does* identify the appropriate relevant federal legal authorities that guide it: Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, The Age Discrimination Act of 1975, Title II of the Americans with Disability Act, and the Violence Against Women Reauthorization Act of 2005. However, state fair housing laws identify more protected classes than federal laws. Specifically, the state law prohibits discrimination “because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.” H.R.S. § 515-3.

The PHA Administrative Plan includes confusing language regarding its compliance with Hawai‘i state fair housing law and ultimately omits some of the protected classes. The PHA Administrative Plan states “The PHA will comply with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment” PHA Administrative Plan at 2-3. However, it also states, under the subheading “PHA Policy”: “No state or local nondiscrimination laws or ordinances apply.” *Id.* The chapter on Nondiscrimination states:

Federal regulations prohibit discrimination against certain protected classes and other groups of people. State and local requirements, as well as PHA policies, can prohibit discrimination based on other factors.

The PHA shall not discriminate because of race, color, sex, religion, familial status, age, disability or national origin (called “protected classes”)

Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18.

The PHA will not discriminate on the basis of marital status, gender identity, or sexual orientation [FR Notice 02/03/12].

PHA Policy

The PHA does not identify any additional protected classes.

The PHA Administrative Plan errs in saying that no state laws apply. Further, the list of protected classes in the “Nondiscrimination” chapter—presented in a confusing, piecemeal way—also wrongly omits ancestry and human immunodeficiency virus infection.

This policy language, with these errors and omissions, is also found in the submitted *Kulaimano Elderly Housing Project Tenant Selection Plan (proposed)* document.

Finally, the 2018 HOME Proposal Packet also included an incomplete definition for the protected classes under the federal fair housing statute in Exhibit 12 to the project proposal, “Compliance with Federal Overlay Statutes.” 2018 HOME Proposal Packet at P-96. Under “Equal Employment Opportunity & Fair Housing,” the document states, “Discrimination on the basis of race, color, national origin, religion or sex is prohibited.” This definition is incomplete, because the federal statute, in addition to those listed classes, also prohibits discrimination on the basis of familial status and disability. 42 U.S.C. § 3604.

These errors in the PHA Administrative Plan and other policy and project documents may create confusion among the public, agencies, and the OHCD’s own employees regarding minimum compliance to federal and state fair housing nondiscrimination laws.

2.2.2 Reasonable Accommodations

The PHA Administrative Plan shows compliance with fair housing reasonable accommodations law. The Policy requires:

The PHA will ask all applicants and participants if they require any type of accommodations, in writing, on the intake application, reexamination documents, and notices of adverse action by the PHA, by including the following language:

“If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the housing authority.”

PHA Administrative Document at 2-7. The document also details the agency’s policy for receiving and responding to requests for reasonable accommodation. The document states that OHCD will respond to the request for accommodation—which can be presented informally,

although a formal request will be encouraged—within 10 days. The PHA Administrative Document also states, “If the PHA denies a request for an accommodation because it is not reasonable (it would impose an undue financial and administrative burden or fundamentally alter the nature of the PHA’s operations), the PHA will discuss with the family whether an alternative accommodation could effectively address the family’s disability-related needs without a fundamental alteration to the HCV program and without imposing an undue financial and administrative burden.” *Id.* at 2-11.

2.2.3 Language Access

There is some question regarding the sufficiency of the agency’s language access plan. In regards to improving access to services for persons with limited English proficiency (LEP), the PHA Administrative Plan appropriately identifies and summarizes the legal guidelines, including the four balancing factors for determining the level of access needed by LEP persons. The PHA Administrative Plan also dictates, “The PHA will utilize a language line for telephone interpreter services,” which is an important and effective part of compliance to the legal language access requirements. The PHA Administrative also has an appropriate guideline for determining written translation needs:

In order to comply with written-translation obligations, the PHA will take the following steps:

The PHA will provide written translations of vital documents for each eligible LEP language group that constitutes 5 percent or 1,000 persons, whichever is less, of the population of persons eligible to be served or likely to be affected or encountered. Translation of other documents, if needed, can be provided orally; or

If there are fewer than 50 persons in a language group that reaches the 5 percent trigger, the PHA does not translate vital written materials, but provides written notice in the primary language of the LEP language group of the right to receive competent oral interpretation of those written materials, free of cost.

However, the PHA Administrative Plan also references a language assistance plan (LAP) and further analysis:

The PHA will analyze the various kinds of contacts it has with the public, to assess language needs and decide what reasonable steps should be taken. “Reasonable steps” may not be reasonable where the costs imposed substantially exceed the benefits.

Where feasible and possible, according to its language assistance plan (LAP), the PHA will train and hire bilingual staff to be available to act as interpreters and translators, will pool resources with other PHAs, and will standardize documents.

[. . . .]

If it is determined that the PHA serves very few LEP persons, and the PHA has very limited resources, the PHA will not develop a written LEP plan, but will consider

alternative ways to articulate in a reasonable manner a plan for providing meaningful access. Entities having significant contact with LEP persons, such as schools, grassroots and faith-based organizations, community groups, and groups working with new immigrants will be contacted for input into the process.

If the PHA determines it is appropriate to develop a written LEP plan, the following five steps will be taken: (1) Identifying LEP individuals who need language assistance; (2) identifying language assistance measures; (3) training staff, (4) providing notice to LEP persons; and (5) monitoring and updating the LEP plan. PHA Administrative Plan at 2-16 to 2-17.

The agency did not submit a written LAP, an implementation plan, or an explanation regarding its analysis if the agency had determined that a LAP was not necessary.

2.3 Agency Reflection

The agency submitted relevant parts of its latest Consolidated Annual Performance and Evaluation Report (CAPER), which covered the period from July 1, 2018, to June 30, 2019. The CAPER included analysis of efforts to affirmatively further fair housing. Multiple documents submitted by the agency, like the *2015-2019 Consolidated Plan* and the *2018 Action Plan of the Consolidated Plan (2015-2019)*, also attached the 2011 Analysis of Impediments to Fair Housing. These self-reflective reports are helpful in achieving agency goals to affirmatively further fair housing. As the reports recognize, there are still impediments and continued work is required to achieve these goals.

The CAPER reported

The Analysis of Impediments (AI) completed in 2016, identified the general lack of awareness of fair housing rights on the part of people with disabilities, members of the general public, landlords and property managers. Many are unaware of the legal requirements for fair housing choice. They are unaware of the available resources and programs that support people with disabilities and assist in obtaining and retaining suitable housing. This lack of awareness is a major impediment for the County of Hawaii.” The CAPER focused on agency trainings, on the agency’s website, and other literature for public education. CAPER at 26.

The CAPER reported on the agency’s training efforts to affirmatively further fair housing: “In PY2018, the OHCD conducted a total of 7 Fair Housing training/seminar sessions for property managers, homeless programs and for the general public. Of these 7 training/seminars, 2 were conducted for property managers and the general public (1 in Hilo and 1 in Kona) and 4 additional Fair Housing training/seminars were held with local non-profits and for people re-entering the housing market. The OHCD also held 1 Fair Housing training for non-English speaking and limited English proficiency families. Total attendance included 7 staff members and approximately 135 public attendees, 45 of which were new landlords and 23 of which were non-English speaking or of limited English proficiency.” CAPER at 8-9. These trainings can be effective ways to affirmatively further fair housing if they are advertised and implemented in accessible ways. The CAPER also focused on the website as a way to affirmatively further fair

housing: “The OHCD’s website has continued to be successful in increasing awareness of housing rights and resources.”

In addition to the CAPER, the 2011 Analysis of Impediments notes, “Housing and social service professionals report that discrimination occurs more often, and may affect Micronesians more often than others — but Micronesian immigrants are very unlikely to complain about mistreatment.” 2011 Analysis of Impediments to Fair Housing, *2018 Action Plan of The Consolidated Plan (2015-2019)* at Appendix E, page i. The agency’s recognition of this discrimination is an important and critical step to ensuring compliance with fair housing laws. The agency submitted its Fair Housing Coordinator’s Fair Housing Training, which included Marshallese translation on May 10, 2019. The agency’s more up-to-date documents submitted did not detail how else it has addressed this discrimination.

2.4 Policy Accessibility

The rest of this analysis focuses on how accessible and “user-friendly” the documents are for consumers. The reason for this approach is that if consumers do not have adequate and reasonable access to the forms and procedures, then the policies are rendered meaningless. Documents were reviewed to assess user-friendly brochures that utilize simple language and explanations, have relevant information about how to file complaints, and include other supports and resources (e.g., legal support agencies, language access info, etc.).

The agency submitted some of its forms and notices regarding requests for reasonable accommodation. Overall, the forms were relatively simple and straightforward. However, they used legal language, which ensures compliance, but may be a barrier to access for certain members of the target population. For example, the *Notice of Right to Reasonable Accommodation* states

If you have a disability and as a result of your disability you need:

- *A change in the rules or policies to give you an equal opportunity to take part in the Housing Choice Voucher (Section 8) program, or*
- *A change in the way we communicate with you or give you information, you may ask for this kind of change, which is called a reasonable accommodation.*

If you can show that you have a disability and if your request is reasonable (does not pose “undue financial or administrative burden”), we will try to grant your request.

Overall, the forms and notices are helpfully short and streamlined to increase usability, but can continue to improve through more accessible language for participants.

OHCD may have produced other public-facing documents. The CAPER reported, “In addition, the County of Hawaii’s OHCD partnered with the County of Hawaii’s Aging and Disability Resource Center (ADRC) to provide Fair Housing brochures and information to their One Stop Resource Centers in Kona and Hilo To increase community outreach, the OHCD provided Fair Housing information for printing in the County of Hawaii’s Silver Bulletin monthly newsletter which is distributed to about 3,500 senior citizens islandwide.” CAPER at 26. The agency did not submit these brochures and other literature, and the reviewers are thus unable to determine their effectiveness in affirmatively furthering fair housing. Furthermore, the context

for use of agency notices and literature is important. Does the agency provide them to potential applicants of housing programs? Does the agency place them in their offices? The use and context of these documents are necessary components in assessing their effectiveness in affirmatively furthering fair housing.

Additionally, the agency did not submit any translated documents. The reviewers were thus unable to review the extent to which the agency's translated forms and brochures, if any, complied with its LEP policy or affirmatively furthered fair housing.

Finally, the reviewers also looked at the OHCD website to examine relevant fair housing content and its accessibility. As previously mentioned, the CAPER focused on the website as a way to affirmatively further fair housing: "The OHCD's website has continued to be successful in increasing awareness of housing rights and resources. In PY2018, there were approximately 1,000 hits to the website for people seeking information. On June 19, 2019, the OHCD launched a dedicated Fair Housing website from the County of Hawaii's main website to further increase awareness and exposure." CAPER at 9. Although developing a website is a good and important step, there are inherent limitations to websites. There are barriers to access for many individuals in the target population, particularly among the elderly, individuals with disabilities, and LEP individuals. They may not be aware of the website, may not know how to access the website, or may not be able to access the website.

The website (<https://www.hawaiicounty.gov/departments/office-of-housing/fair-housing>) is simple and streamlined, which is helpful in increasing accessibility and readability. The website appropriately lists all the federal and state protected classes for nondiscrimination. The website can be strengthened by including information about reasonable accommodations and language access. Importantly, there are no translated links or parts of the website. If they do exist are on the website, the lack of ease in finding these resources or brochures would likely be a high barrier for LEP individuals.

3. Affirmatively Furthering Fair Housing

The duty of agencies as outlined in federal regulations to affirmatively further fair housing goes beyond communication of fair housing laws. According to regulations,

affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development. 24 C.F.R. § 5.152.

As discussed, OHCD did take some steps to analyze some impediments to fair housing. While these demonstrate perfunctory systemic analysis, they do not indicate initiative taken by the agency to take meaningful actions to analyze, review, and then work to challenge patterns of segregation or review and address areas of concentrated poverty. Instead, policies appear to be confined to mere basic minimum compliance with fair housing laws and access for protected class. For example, the agency submitted *OHCD Fair Housing Coordinator Responsibilities*. The document states that the coordinator's duties include serving as a "neutral party" to "resolve[] fair housing inquiries," attending meetings and trainings, setting fair housing goals for the agency, coordinating seminars and other trainings, and updating the website. These tasks are helpful steps in agency compliance with fair housing laws but do not focus on addressing and analyzing patterns of segregation or address areas of concentrated poverty. Overall, some community training and input is demonstrated, as well as identification of some impediments, but there is no evidence that the agency is engaging in more robust actions to survey barriers that might prevent fair housing.

OHCD does show some evidence to indicate concerns for accessible housing for individuals with specific disabilities. However, solutions for providing units included in housing projects do not specifically demonstrate meaningful actions that intend to disrupt segregation patterns or analyze if such patterns exist. Overall, there is little evidence to suggest that OHCD has engaged with analysis on the level that federal regulations contemplate should be undertaken to take meaningful action to address disparities. The absence of evidence of any review of demographic or neighborhood living patterns or analysis of poverty or concentrations of projects or voucher holders suggests that OHCD has not been able to take meaningful actions to affirmatively further fair housing, but instead has only demonstrated minimum compliance.

4. Agency Recommendations

After reviewing the adequacy of documents, the following are recommendations or next steps that could be taken by agencies to demonstrate that their documentation includes a commitment to fair housing. The recommendations are designed to 1) provide recommendations to ensure that documents meet minimum compliance; 2) provide recommendations on how agency documentation can better demonstrate the agency's commitment to affirmatively furthering fair housing. These recommendations are confined specifically to address the documentation and dissemination of written policies

4.1 Fair Housing Rules Policy Document Recommendations

Create new agency administrative rules to comply with state law.

As discussed previously, *The Rules and Regulations of the Office of Housing and Community Development for the County of Hawai'i (2016)* ("PHA Administrative Plan") ("PHA Administrative Plan") was developed to include reference only to Federal policies. The PHA Administrative plan omits some of the protected classes, indicating that no state or local nondiscrimination laws or ordinances apply. Written policy documents should include applicable state law. Policies need to be immediately updated.

Review and ensure all protected classes are included in all policy documents.

Many other policy documents repeat the mistakes found in the agency rules, omitting protected classes or lacking clarity on the non-discrimination requirements under both federal and state law. As given as examples, the *2018 HOME Proposal Packet* and the *Kulaimano Elderly Housing Project Tenant Selection Plan* reiterated incomplete non-discrimination information. All documents should be reviewed to ensure conformance with state law.

Complete training and dissemination of materials on corrected policies.

OHCD has already developed many resources that create the base of training curriculum. Each training then can create more resources to be disseminated by the agency. Documentation of trainings as well as issue-specific trainings relevant to common community issues would be beneficial.

4.2 Policy Communication and Dissemination

Include policy documents or information on reasonable accommodation on OHCD website.

OHCD has already developed many resources and forms that include simple and straightforward language for use by clientele. These resources could be better used to disseminate and train individuals on Fair Housing rights and responsibilities.

Update the OHCD website to include Language Access discussion.

The OHCD website is a resources for families that could be better used to disseminate and train individuals on Fair Housing rights and responsibilities. The website does not have information to communicate current policies regarding language access.

4.3 Language Access

Ensure that the Language Access Reporting Tool is used, and use is documented.

Dissemination, training, and use of the Language Access Reporting tool is critical to document by state agencies. Absent documentation of the use of this reporting tool, it is difficult for the county to prove that the required analysis under state law is completed and then adhered to.

Create a Language Access Plan specific to County needs.

The County did not indicate if an analysis was completed to have a Language Access Plan. Each county may have different population(s) using and accessing services. Written documentation to demonstrate that the County uses the Language Access Tool and collects data on the encounters with limited English proficiency (“LEP”) individuals would better tailor services to languages most encounter. A tailoring of policies will ensure that staff as well as the public are informed about resources available, as well as document that the necessary analysis required under state law has been completed.

Host quarterly listening sessions including outreach to each of the top 3 needed languages.

Listening session would allow invite specific input from consumers/residents about procedures and knowledge of fair housing, and act as a way to document steps taken by the county to address fair housing in general.

Consider providing translations of forms or documentation

Translated forms will further assist the county in furthering fair housing, particularly after any systemic review indicates a need for a particular language or over-representation of a specific group utilizing agency services.

4.4 Affirmatively Furthering Fair Housing

Create documentation of the Agency's policy to locate and site new housing in areas to deconcentrate poverty.

The policy goal of the agency to locate housing choice voucher projects in areas of deconcentrated poverty could be better bolstered by individuals

Provide better documentation of systemic analysis completed in accordance with federal law.

County documents do not indicate the agency reviewed demographic data of program participants, or completed any analysis over-representation of any particular group, but there was limited documentation of this analysis. Written documentation or training on this specific systemic analysis will help to demonstrate compliance with the federal mandate.

Provide documentation and communication around affirmatively furthering fair housing rather than only fair housing compliance.

The goal of affirmatively furthering fair housing creates a lens for which housing is evaluated by the agency. Better documentation of this lens, such as policy documents that individually include this analysis as a step. Policy documents that focus solely on rights and responsibilities to meet minimum compliance should also include documentation of the agency's commitment to a systemic review to address social equity.

APPENDIX A:
Fair Housing Assessment Survey Instrument

December 6, 2019 (emailed to 6 agencies)
Hawai'i Housing Employee Anonymous Survey

This survey was sent to you because you are employed at or affiliated with an agency that receives federal funding from the Department of Housing and Urban Development. Your employer has a contract with the University of Hawai'i at Mānoa to create this survey as part of the state's, "Analysis of Impediments to Fair Housing." Your participation is important because the results of this survey will help to improve access to housing throughout Hawai'i. This survey evaluates your knowledge of fair housing law in order to inform future workplace training programs.

Project Description – Activities and Time Commitment: Participants will answer the survey online using SurveyMonkey. Survey questions are multiple-choice and fill in the blank. Completion of the survey will take approximately 10-20 minutes. It is recommended that you complete the survey in one session if possible, but if you cannot you can return to complete the survey within the deadline. The deadline to complete this survey is midnight Friday December 13th, 2019.

Confidentiality and Privacy: This survey is anonymous. We will not ask you to provide any personal information that could be used to identify you. Likewise, please do not include any personal information, such as your name, in your survey responses.

Benefits and Risks: When you complete the survey, you will be eligible to win an AMEX gift card (\$50) by random drawing. Entry to win will be optional at the end of the survey and that information will be stored separately to protect your anonymity. Although you may not be compensated for your participation, your answers to the survey questions and knowledge will contribute to a better understanding of access to housing in Hawai'i. There is little risk to you in participating in this project because it is anonymous. No responses will be attributed to you personally.

Voluntary Participation: Participation in this project is highly recommended for all employees and it is voluntary. You can freely choose to participate or not to participate in this survey, and there will be no penalty or loss of benefits for either decision.

Questions: If you have any questions about this survey, you can contact the Principal Investigator, Dr. Philip Garboden at 808-956-7383 or pgarbod@hawaii.edu. If you have any questions about your rights as a participant, you can contact the UH Committee on Human Studies at 808-956-5007 or uhirb@hawaii.edu.

I consent to participate in this survey.

OK

Part A: The survey questions in this section will provide information for future training in your workplace about fair housing law and discrimination.

A1. How long have you worked in your current position?

- a) Less than a year
- b) 1 to 2 years
- c) 3 to 5 years
- d) 6 to 9 years
- e) 10 to 14 years
- f) 15 to 19 years
- g) 20 to 24 years
- h) 25 to 29 years
- i) 30 to 34 years
- j) 35 to 39 years
- k) 40 or more years

A2. How long have you worked for your agency?

- a) Less than a year
- b) 1 to 2 years
- c) 3 to 5 years
- d) 6 to 9 years
- e) 10 to 14 years
- f) 15 to 19 years
- g) 20 to 24 years
- h) 25 to 29 years
- i) 30 to 34 years
- j) 35 to 39 years
- k) 40 or more years

A3. Select ALL the languages that you speak fluently or can use to have a conversation?

- a) English
- b) Hawaiian
- c) Chinese (Cantonese)
- d) Chinese (Mandarin)
- e) Japanese
- f) Ilocano
- g) Tagalog
- h) Visayan (Cebuano)
- i) Korean
- j) Thai
- k) Vietnamese
- l) Palauan
- m) Chamorro

- n) Chuukese
- o) Kosraean
- p) Marshallese
- q) Pohnpeian
- r) Samoan
- s) Tongan
- t) Yapese
- u) French
- v) Spanish
- w) German
- x) Russian
- y) American Sign Language
- z) Other language(s) (specify): _____

A4. Have you ever received training about fair housing policies?

- a) Yes, I received training in my current workplace
- b) Yes, I received training outside of my current workplace
- c) All of the above
- d) No

A5. How important is fair housing law for your everyday duties at work?

- a) Extremely important
- b) Very important
- c) Moderately important
- d) Not at all important

A6. Do you know the office or person to contact if you hear about or receive a complaint about a fair housing violation or illegal discrimination?

- a) Yes
- b) No

Please name the person or office you should contact: _____

A7. Define discrimination in your own words: _____

This section of Part A presents some questions related to fair housing laws. Fair housing can be open to interpretation, so please give us what you believe is the best answer for the information provided.

A8. Housing discrimination is illegal and prohibited when it is based on (select ALL that apply):

- a) Age
- b) Citizenship
- c) Credit History
- d) Criminal Record
- e) Disability
- f) Familial Status
- g) Family Size

- h) Income
- i) Marital Status
- j) Military Service
- k) National Origin
- l) Race/Ethnicity
- m) Religion
- n) Rental History
- o) Sex
- p) State Residency
- q) None of the above

A9. According to fair housing law, is it illegal discrimination if a landlord refuses to rent a unit to an applicant because her references say she has a history of mental illness?

- a) Yes b) No c) Don't know

A10. Is it illegal discrimination if a landlord falsely informs an applicant that a rental apartment is no longer available because the applicant is a Jehovah's Witness and the landlord thinks other tenants in that building would not want to be contacted by Jehovah's Witnesses to become members of that religious group?

- a) Yes b) No c) Don't know

A11. Is it illegal discrimination in Hawaii to make, print or publish any notice, statement or advertisement with respect to the rental of an apartment that indicates Section 8 or Housing Choice voucher holders should not apply?

- a) Yes b) No c) Don't know

A12. Is it illegal discrimination to use different credit rating standards for a married couple than a single woman when selecting tenants?

- a) Yes b) No c) Don't know

A13. Is it illegal discrimination to discourage the purchase of a dwelling for someone who is from another country?

- a) Yes b) No c) Don't know

A14. Does fair housing law in Hawaii apply to a private landlord who is selecting tenants for a room in his or her own house?

- a) Yes b) No c) Don't know

A15. Is it illegal discrimination to select roommates based on their gender when renting an apartment?

- a) Yes b) No c) Don't know

A16. Is it illegal discrimination to only place families with children in the section of the building without outdoor balconies because the balconies in the other section are unsafe for children?

- a) Yes b) No c) Don't know

A17. Is it illegal discrimination when a landlord in Hawaii waives the security deposits for military members because the landlord believes they are reliable tenants, but the apartments were advertised to the general public and non-military members would need to pay a security deposit?

- a) Yes b) No c) Don't know

A18. Does it violate fair housing requirements to fail to provide an interpreter to non-English or limited-English speaking applicants, who have difficulty reading, writing, speaking or understanding English, at the time of renewing their lease in a public housing development?

- a) Yes, the interpreter should be paid for by the tenant
b) Yes, the interpreter should be provided by the public housing agency at no cost to the tenants
c) No
d) Don't know

A19. Does it violate fair housing requirements if a landlord delays repairs for a tenant's apartment because that tenant has an ongoing fair housing complaint (unrelated to the repairs needed) filed against the landlord?

- a) Yes, it could be retaliation b) No c) Don't know

A20. Must housing providers make reasonable accommodations and allow reasonable modifications to be made in a timely manner for tenants with disabilities?

- a) Yes b) No c) Don't know

A21. Are you aware of any fair housing complaints or lawsuits in Hawai'i in the past 5 years?

- a) Don't know
b) Yes. Please specify and how you heard about it/them (optional):

Part B has scenarios for you to read and evaluate regarding both their legality and how often they occur. Some scenarios may not be relevant to your work, but test general knowledge of fair housing law. Fair housing violations are not always obvious, so please give your best answer for the information provided and there is space for you to add optional comments. The names in the scenarios were chosen at random and any similarity to real people is purely coincidental.

Scenario 1: Kevin is the landlord of a Kupuna apartment complex for elderly tenants. He avoids selecting applicants who have young children because he wants it to remain a quiet place.

B1i. Did Kevin violate fair housing law in Hawai'i?

- a) Yes, it is likely
b) No, it is unlikely

c) Don't know

B1ii. How often do you think this scenario happens in Hawai'i?

a) Regularly b) Occasionally c) Rarely d) Never

Scenario 2. When Rumika, an employee at a housing agency, receives a phone message from a local 808 area code that asks about Section 8 (or Housing Choice) vouchers, she calls them back first. Rumika has seen data that shows that many vouchers in her program are assigned to people not from Hawai'i. Her county demographics do not reflect that large of a percentage, so Rumika feels it is her duty to try to make sure that the public housing goes to those that reflect the demographics from the local community in Hawai'i.

B2i. Did Rumika violate fair housing law in Hawai'i?

a) Yes, it is likely

b) No, it is unlikely

c) Don't know

B2ii. How often do you think this scenario happens in Hawai'i?

a) Regularly b) Occasionally c) Rarely d) Never

Scenario 3. Tia is an employee at a housing agency and she thinks that many of the vacant units in public housing are going to Micronesian families in Hawai'i. She meets a Micronesian family that needs to take action to continue their program eligibility, but the family needs an interpreter. Tia sends a written letter in English to them that has a phone number at the bottom that tells them how to get an interpreter.

B3i. Did Tia violate fair housing law in Hawai'i?

a) Yes, it is likely

b) No, it is unlikely

c) Don't know

B3ii. How often do you think this scenario happens in Hawai'i?

a) Regularly b) Occasionally c) Rarely d) Never

B3iii. How often do you think that private landlords in Hawai'i provide interpreters when tenants who have limited English fluency need to sign a lease agreement?

a) Regularly b) Occasionally c) Rarely d) Never

Scenario 4. Roman is an employee at a housing agency and will be meeting with some tenants to discuss maintenance repairs to their unit. Roman is aware that a Chuukese/English translator was needed for the meeting. Roman tells the tenants to bring their son, who is able to speak both English and Chuukese, rather than hiring an interpreter.

B4i. Did Roman violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B4ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 5: Aiko is a manager of an apartment building. Many of her previous tenants have been Marshallese, they often had extended family that would regularly have gatherings at their apartment or come to live with them. This frequently led to excess wear and tear, so Aiko charges a higher security deposit for Marshallese families.

B5i. Did Aiko violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B5ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 6: Kal is a landlord who receives several requests for repairs to apartment units. He recognizes one address because he has made several repairs to the same unit. Last time Kal went to repair the unit, the tenant was talking to herself and her behavior seemed agitated. Kal avoids making the repairs to the unit because he believes the tenant caused the damage. Instead, he prioritizes other tenants' maintenance requests.

B6i. Did Kal violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B6ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 7. Lilly is a property manager for housing subsidized through the federal low-income housing tax credit (LIHTC). She refuses the reasonable accommodation to build a wheelchair ramp to the first floor rental apartment of a tenant with a disability. Lilly was told by her other tenants that they would not like how it looks.

B7i. Did Lilly violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely

c) Don't know

B7ii. How often do you think this scenario happens in Hawai'i?

a) Regularly b) Occasionally c) Rarely d) Never

B7iii. Who is responsible to pay for the wheelchair ramp and then remove it when the tenant with a disability moves out of the rental apartment?

a) The tenant with a disability b) The property owner c) A state housing agency d) Don't know

Scenario 8. Lisa is a landlord of an apartment building. She refuses to renew Bob's lease because other tenants have complained that Bob seems to have a mental illness and damaged some chairs by the pool.

B8i. Did Lisa violate fair housing law in Hawai'i?

a) Yes, it is likely
b) No, it is unlikely
c) Don't know

B8ii. How often do you think this scenario happens in Hawai'i?

a) Regularly b) Occasionally c) Rarely d) Never

Scenario 9. Susan has a diagnosed mental illness that makes it difficult for her to keep her apartment clean and organized. In the past few months, her unit has gotten very dirty and has been overrun with cockroaches. She asks her landlord, Ronald, to hire an exterminator. Ronald says the reason for the cockroach problem is that Susan does not keep her unit clean enough and is therefore in violation of her lease, so he sends her a notice of eviction.

B9i. Did Ronald violate fair housing law in Hawai'i?

a) Yes, it is likely
b) No, it is unlikely
c) Don't know

B9ii. Would allowing a resident to maintain a dirty apartment be considered a "reasonable accommodation" of a disability, even if it causes damage to the unit?

a) Yes b) No c) Don't know

B9iii. How often do you think this scenario happens in Hawai'i?

a) Regularly b) Occasionally c) Rarely d) Never

Scenario 10: Keola is a director of an emergency shelter for those who are homeless. When people come to the shelter, he asks them if they have any physical disabilities because he wants to screen them to select those who can lift their mattress off the floor for cleaning.

B10i. Did Keola violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B10ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 11: Lori has a service dog that notifies her when she has to take her insulin. The landlord tells Lori that she will be evicted if she keeps the dog because she never disclosed that she had a service animal prior to signing the lease and there are no pets allowed in the apartment complex.

B11i. Did Lori's landlord violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B11ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 12. Rissa lives alone in an apartment. When her boyfriend visits, the couple frequently argues and the neighbors have had to call the police several times because of domestic violence. The property manager tells Rissa that her boyfriend is making trouble and is not allowed in the apartment complex. The boyfriend returns to Rissa's apartment, her neighbors make a noise complaint, and later Rissa receives an eviction notice.

B12i. Did Rissa's property manager violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B12ii. How often do you think this happens scenario in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 13. Charmaine has been diagnosed with cancer and requires a caregiver while she undergoes treatment and recovers from her surgery. Charmaine's daughter moves in as a caregiver, along with her husband and two young children. Charmaine receives a notice of eviction from her landlord stating that she is violating the rules of her lease by having more than one occupant in her apartment.

B13i. Did Charmaine's landlord violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B13ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 14. Christina is transgender (male to female), wearing a dress, and selects "female" on the application form for a rental apartment. The property manager asks to see a photo identification, which is his standard practice. Christina's driver's license still lists her as a "male" (her sex at birth) named Christopher (her birth name). Because the property manager cannot verify the applicant's identity, he refuses to accept the application.

B14i. Did the property manager violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B14ii. How often do you think this scenario happens in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

Scenario 15: James is a realtor with a client looking to purchase a 3-bedroom 2-bath single family home. Because the family is White/Caucasian, James chooses to only show them homes in neighborhoods where he believes they will be safer and more accepted. He avoids showing them homes in neighborhoods where he believes "haoles" will not be welcomed.

B15i. Did James violate fair housing law in Hawai'i?

- a) Yes, it is likely
- b) No, it is unlikely
- c) Don't know

B15ii. How often do you think this scenario happens to racial/ethnic groups in Hawai'i?

- a) Regularly b) Occasionally c) Rarely d) Never

B16. What aspects of fair housing law would you like to learn more about in a workplace training program? Please specify: _____

B17. What are other scenarios you believe regularly occur in Hawai'i that violate fair housing laws that were not in this survey? Please describe:

Part C. This final section (Part C) has survey questions about your sociodemographic background and asks for your feedback. These questions are important for us to know the protected classes represented at different agencies. Even if a question is unique to you at

your agency, your anonymity will be protected. We will never report any information that could be linked back to you or any specific individuals.

C1. What is your age?

- a) 18 – 29 years
- b) 30 – 39 years
- c) 40 – 49 years
- d) 50 – 59 years
- e) 60 – 69 years
- f) 70 + years
- g) Prefer not to answer

C2. What is your gender?

- a) Male
- b) Female
- c) Non-binary/third gender
- d) Prefer not to answer
- e) Prefer to self-describe (specify): _____

C3. What is your race/ethnicity? For those who are multiracial, please select ALL that apply and type a specific response if applicable.

- a) Black or African American
- b) Chinese
- c) Filipino
- d) Japanese
- e) Korean
- f) Latino/Hispanic
- g) Native American/American Indian or Alaska Native
- h) Native Hawaiian
- i) White/Caucasian
- j) Other (specify): _____

C4. What is the highest degree or level of schooling that you have completed? Specify type of degree.

- a) Less than a high school diploma

- b) High School Diploma
- c) GED (General Equivalency) or High School Proficiency Exit Exam
- d) Associate Degree (e.g., A.A.) (specify): _____
- e) Some College (no degree)
- f) Bachelor's Degree (e.g., B.A., B.S.) (specify): _____
- g) Master's Degree (e.g., M.A., M.S.) (specify): _____
- h) Doctorate Degree (e.g., Ph.D., Ed.D.) (specify): _____
- i) Law Degree (e.g., J.D.)
- j) Other Professional Degree (e.g., M.D., D.D.S) (specify):

C6. Do you have a disability?

- a) Yes
- b) No
- c) Prefer not to answer
- d) (Optional) Specify disability: _____

C6. What country were you born in? _____

C7. Were you born in Hawaii?

- a) Yes b) No

C8. How long have you lived in Hawaii?

- a) Less than a year
- b) 1 to 5 years
- c) 6 to 10 years
- d) 11 to 20 years
- e) 21 to 30 years
- f) 31 to 40 years
- g) 41 to 50 years
- h) 51 or more years

C10. What is your marital status?

- a) Single (never married)
- b) Married
- c) Cohabiting, Domestic Partnership or Civil Union
- d) Widowed
- e) Divorced