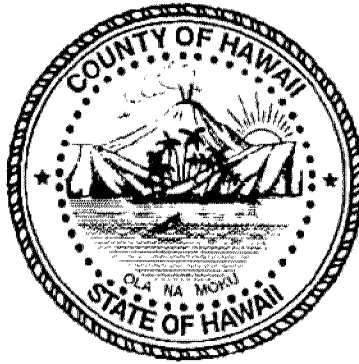


COUNTY OF HAWAI`I



2018 ACTION PLAN OF THE CONSOLIDATED PLAN (2015 - 2019)

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COUNTY OF HAWAII
OHCD



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	
50 Wailuku Drive		09-463-6073	
		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 Paradise Park Wildland Brush Truck Acquisition, Kulaimano Elderly Renovations, Hale Maluhia Men's Shelter Improvements, Kiheipua Family Shelter Improvements, Boys and Girls Club Improvements, Boys and Girls Club Van Acquisition, Administration, Planning & Fair Housing		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount \$2,694,402.00	\$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 (Describe)		
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles Kaloko Heights Affordable Housing, Tenant Base Rental Assistance Program and Administration		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount \$2,381,510.00	\$Additional HUD Grant(s) Leveraged	Describe	

\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
\$Locally Leveraged Funds	\$Grantee Funds Leveraged
\$Anticipated Program Income \$50,000.00	Other (Describe)

Total Funds Leveraged for HOME-based Project(s)

National Housing Trust Fund 14.275 HTF

HTF Project Titles: Kaloko Heights Affordable Housing and Administration Description of Areas Affected by HTF Projects

\$HTF Grant Amount \$1,425,000.00 \$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: Applicant Districts Project Districts

Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.

Is application subject to review by state Executive Order 12372 Process?

Yes No N/A

This application was made available to the state EO 12372 process for review on DATE

Program is not covered by EO 12372

Program has not been selected by the state for review

Person to be contacted regarding this application

Neil S. Gytoku

Housing Administrator 808/961-8379 808/961-8685

ohcdcdbg@co.hawaii.hi.us

Signature of Authorized Representative Date Signed

Neil S. Gytoku 5/1/10

Neil S. Gytoku, Mayor acting **WILFRED M. OKABE**

DOCUMENT TITLE: County of Hawai'i 2018 Action Plan of the Consolidated Plan (2015-2019) Form SF 424

RECOMMENDED APPROVAL:



Housing Administrator
Office of Housing
and Community Development

Date: MAY 01 2018

APPROVE AS TO FORM AND LEGALITY:



Deputy Corporation Counsel
County of Hawai'i

Date: MAY 02 2018



Executive Summary

AP-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 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's CP provides background, direction, and a plan for how the State intends to administer HUD's Home Investment Partnership Program (HOME), National Housing Trust Fund (HTF), Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) to assist in meeting the housing needs of Hawai'i's citizens. HOME and HTF funds are allocated between the three neighbor-island counties on a three year rotation.

The County's Office of Housing and Community Development (OHCD) reviewed the 2016 Analysis of Impediments to Fair Housing and noted the following impediments were listed:

- Not allowing Accessory Dwelling Units (ADU).
- Disallowance of multiple kitchens in house design.
- "Not in My Backyard" opposition to special needs group housing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The County of Hawaii anticipates that the County's 2018 CDBG allocation will be \$2,694,402.00. In addition, the County anticipates receiving \$100,000.00 of program income from the Residential Repair

Program (RRP) for a total of \$2,794,402.00. To meet the County's five year 2015-2019 Consolidated Plan, Priorities and Objectives, the following projects will be included in the 2018 Action Plan.

2. Summarize the objectives and outcomes identified in the Plan, Part 2

2018 CDBG Projects

Paradise Park Fire Station - Wildland 4X4 Brush Truck - \$270,000.00, Kulaimano Elderly Renovations - \$977,467.00 (plus \$100,000.00 anticipated Program Income), Hale Maluhia Men's Shelter Roof & ADA Improvements - \$151,742.00, Kiheipua Family Shelter-Roof & Kitchen Renovations - \$137,753.00, Boys and Girls Club-Gym and Paving Improvements \$571,560.00, Boys and Girls Club-Van Acquisition - \$47,000.00, Administration, Planning and Fair Housing - \$538,880.00. Total: \$2,794,402.00

The CDBG project amount for all projects may change to accommodate the actual amount of grant funds or program income received or if there are any cancelled project(s) or reprogramming of CDBG funds. In its efforts to expedite and timely implement its projects, the Public is advised that the County of Hawaii may utilize County funds for the Kulaimano Elderly Renovations project to incur pre-award cost under the CDBG program that will not exceed 25% of current CDBG allocation. This is in accordance with the CDBG regulations 24 CFR 570.200 (h) (1), Reimbursement for pre-award costs.

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

In PY 2018, the County of Hawaii anticipates an allocation of \$2,381,510.00 in HOME funds. In addition, the County anticipates \$50,000.00 in program income, for a total of \$2,431,510.00

Kaloko Heights Affordable Housing - \$1,400,000.00, Tenant Based Rental Assistance Program (TBRA) - \$906,104.00, OHCD Administration - \$125,406.00. Total: \$2,431,510.00.

Should the County of Hawaii receive any program income it will be applied to the Tenant Based Rental Assistance Program. If there are any cancelled or reprogramming of HOME funds it may be applied to any eligible HOME project.

NATIONAL HOUSING TRUST FUND (HTF)

Kaloko Heights Affordable Housing - \$1,350,000.00, OHCD Administration - \$75,000.00. Total: \$1,425,000.00.

The 2018 CDBG projects meet the Objectives and Outcomes which are identified in the County's 2015-2019 Consolidated Plan. The housing projects meet the affordable housing objective by creating new affordable housing and/or sustaining existing housing through renovations and repairs. The public facility projects meet the suitable living environment objective by renovating and rehabilitating the Hale Maluhia Men's Shelter, Kiheipua Family Shelter and the Boys and Girls Club.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, The County of Hawaii reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The County of Hawaii has consistently satisfied program mandates and expended funds in a timely manner. Furthermore, the County of Hawaii has successfully targeted funds to benefit low and moderate income persons and communities throughout the island. A copy of the CAPER is available in the County of Hawaii Office of Housing & Community Development (OHCD) and on the County's website at <http://www.hawaiicounty.gov/office-of-housing/>. The report states that the County has accomplished the following during the period of July 1, 2016 to June 30, 2017:

HOUSING AND SPECIAL NEEDS:

Provided 62 new households with Tenant Based Rental Assistance

Began construction of 30 rental units at the Mohouli Heights Senior Neighborhood Phase II project

Completed 8 Self-Help homes of the Kumakua Phase 2B project in Hawi, Hawaii

Rehabilitated 13 homes for the Residential Repair Program (RRP)

HOMELESS:

Completed Point in Time Count

Completed 23 Micro Housing Rental units for the homeless in Kailua-Kona, Hawaii.

COMMUNITY DEVELOPMENT:

Completed the acquisition of the Pahoia Fire Station - Wildland Fire Brush Truck

FAIR HOUSING:

Conducted 36 Fair Housing training sessions for property managers/homeless programs and for the general public.

5 new landlords attended trainings and a total of 112 people attended

Conducted 3 Fair Housing training sessions for the staff

126 calls/inquiries were received and given assistance

1,000 inquiries on the County's Fair Housing website

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 extremely-low, very-low and moderate income including minorities, non-English speaking and persons of Limited English Proficiency (LEP), as well as persons with mobility, visual or hearing impediments, to participate in the development of the County's CP, along with any amendments to the CP, and the County's performance report.

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

Public Hearings:

The County began its 2018 Annual Action Plan Citizen Participation Process in October of 2017. The County held its annual public hearings in Pahala, Pahoa, Kailua-Kona, Honokaa, and Hilo to present an overview of the Consolidated Plan process, to encourage citizens to offer input concerning housing, homeless, special needs and community development needs and to discuss the past use of funds and accomplishments. In addition, the members of the public were provided with information about the 2018 CDBG and HOME application process and were introduced to the new National Housing Trust Fund

Program (HTF). The County informed participants of the County's CP priorities and provided an opportunity for participants to provide their concerns or comments. The draft 2018 Action Plan was available for public review and comment from February 16, 2018 through March 19, 2018.

Public and Private Agencies Consultation Meetings:

As stated above, in October 2017, the County conducted Public Hearings island-wide to inform the public about the 2018 CDBG, HOME application process and to introduce the new National Housing Trust Fund Program (HTF). Members of the public were provided with information on CDBG, HOME and the HTF programs. An overview of the draft priorities and goals were also presented. The participants were asked to provide input on the county's draft priorities and goals established as a result of community input at the various public hearings. In addition to these consultations, the OHCD also informed each Council Member representing all districts in the County of Hawaii of the CP process and inquired if they had any projects that would meet the draft priorities within their district.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments on the draft 2018 Action Plan will be received throughout the 30-day Public Comment Period. The draft 2018 Action Plan was available for public view and comments from February 16, 2018 through March 19, 2018. No comments to the 2018 Annual Action Plan were received.

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 Hawaii, 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.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

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

Consolidated Plan Public Contact Information

County of Hawaii - Office of Housing & Community Development

Alison Mukai

50 Wailuku Drive

Hilo, Hawaii 96720

Phone Number: (808)961-8379

Fax: (808)961-8685

Email: ohcdcdbg@hawaiicounty.gov

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

1. Introduction

The County began its 2018 Annual Action Plan Citizen Participation Process in October of 2017. The County held its annual public hearings in Pahala, Pahoa, Kailua-Kona, Honokaa, and Hilo to present an overview of the Consolidated Plan process, to encourage citizens to offer input concerning housing, homeless, special needs and community development needs, and to discuss the past use of funds and accomplishments. In addition, the members of the public were provided with information about the 2018 CDBG and HOME application process and were introduced to the new National Housing Trust Fund Program (HTF). The County informed participants of the County's CP priorities and provided an opportunity for participants to provide their concerns or comments. The draft 2018 Annual Action Plan was available for public review and comment from February 15, 2018 through March 19, 2018.

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

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

Beginning in 2014, the County held consultation meetings during its annual public hearings to hear the concerns or comments to the County's draft priorities for its 2015-2019 CP. An overview of the draft priorities and goals were presented. The participants were asked to provide input on the county's draft priorities and goals established as a result of community input at public hearings. Overall, there were 46 participants: 25 in Hilo District, and 21 in Kona District, representing not-for-profit service providers, housing services providers, developers, and county and state agencies. In addition to these consultations, the OHCD also informed each Council Member representing all districts in the County of Hawaii of the CP process and provided them with the opportunity to inform the County of any projects that would meet the draft priorities within their district. In its 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 and was able to get 37 responses from 100 mail outs.

In October 2017, the County conducted Public Hearings island-wide to inform the public about the 2018 CDBG, HOME application process and to introduce the new National Housing Trust Fund Program (HTF). Members of the public were provided with information on CDBG, HOME and the HTF programs. An overview of the draft priorities and goals were also presented and reviewed. The participants were asked to provide input on the county's draft priorities and goals established as a result

of community input at the various public hearings. In addition to these consultations, the OHCD also informed each Council Member representing all districts in the County of Hawaii of the CP process and provided them with an opportunity to inform the County of 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.

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>HAWAII COUNTY</p> <p>Housing Services - Housing Services-Elderly Persons Services-homeless Service-Fair Housing Other government - County see 2015-19 Consolidated Plan, PR-10 Consultation for list of government and not-for profit agencies</p> <p>Housing Need Assessment</p> <p>A list of not-for-profit organizations, government agencies, and others who provided input at the 2015-2019 Consolidated Plan hearings and Needs Survey are listed in Section PR-10 Consultation of the 2015-2019 Consolidated Plan.</p>
	<p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Bridging the Gap	The State is writing the goals to the State's Strategic Plan, please refer to the State's Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

AP-12 Participation – 91.105, 91.200(c)

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

The County began its 2018 Action Plan Citizen Participation Process in October of 2017. The County held its annual public hearings in Pahala, Pahoa, Kailua-Kona, Honokaa, and Hilo to present an overview of the Consolidated Plan process, to encourage citizens to offer input concerning housing, homeless, special needs and community development needs, and to discuss the past use of funds and accomplishments. In addition, the members of the public were provided with information about the 2018 CDBG and HOME application process and were introduced to the new National Housing Trust Fund Program (HTF). The County informed participants of the County's CP priorities and provided an opportunity for participants to provide their concerns or comments. The draft 2018 Annual Action Plan was available for public review and comment from February 16, 2018 through March 19, 2018.

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

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

DATE and TASK:

September 2017 - Informed and invited Administration, County Departments and Council Members on the start of the 2018 Annual Action Plan (AP) process and solicited comments or possible projects to meet objectives with the current priorities within the Con Plan.

October 2017 - Public Notices published and Island wide Public Hearings/Meetings were held in conjunction with the State of Hawaii, Hawaii Housing Finance Development Corp. (HHFDC), to inform the public about the 2018 CDBG and HOME application process and to introduce the new National Housing Trust Fund Program (HTF).

February 2018 - Prepared draft AP and draft Amendment to the 5 year Consolidated Plan (CP). Published public notice announcing the AP and CP availability for public review and comment.

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April 2018 - Draft AP and Draft Amended CP submitted to Hawaii County Committee and Hawaii Council for review and approval. Public Notice informs citizen of the meetings and comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	<p>The County utilized input from its public hearings, meetings and surveys to access and review its priorities and set objectives and goals that will meet the needs of its citizens. The County's assessment was to ensure that the County's priorities were flexible and accommodating to meet various range of activities to meet the County's CP priorities.</p>	<p>Overall, there were 46 participants: 25 in Hilo District, and 21 in Kona District, representing not-for-profit service providers, housing services providers, developers, and county and state agencies.</p>	<p>No comments were not accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Local Gov't Representatives	Non-targeted/broad community	The OHCD also informed the County of Hawaii's Council Members of the Consolidated Plan Process, meetings and provided them with the opportunity to inform the County of any projects that would meet the draft priorities within their district.	No comments were received.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The County of Hawaii Office of Housing and Community Development is a direct recipient of CDBG funds. Its annual allocation is determined by HUD on a formula basis and is directly affected by the federal budget. The County receives approximately \$2.5 million annually and distributes these funds on a request for proposal basis.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,694,402	0	2,794,402	5,000,000	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 2015-2019 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	2,381,510	50,000	0	2,431,510	2,431,510	The HOME funds are received by State Hawaii Housing Finance and Development Corporation (HHFDC) and the State in turn allocates the HOME funds to the counties on a 3 year rotation. 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 a little difficult for Hawaii 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	Acquisition Housing Multifamily rental new construction Multifamily rental rehab	1,425,000	0	0	1,425,000	1,425,000	The National Housing Trust Fund (HTF) is received by the State's Hawaii Housing Finance and Development Corporation (HHFDC). The State, in turn, allocates the HTF funds to the counties on a 3 year rotation. The designated County will receive the entire allocation of HTF funding less the allowable administrative funding which will be retained by the HHFDC. This makes it difficult for Hawaii County, as well as the non-profit organizations, to plan out projects over a three year period.
Other	private	Housing	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

There is no matching requirement for CDBG funds. The CDBG funds in 2017 are being leverage by over \$4 million of additional resources which includes State and private foundation grants.

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

None.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure - Construction	2015	2019	Non-Housing Community Development	County of Hawaii	Housing Public Facilities		
2	Public Facilities - Improvements	2015	2019	Non-Housing Community Development	County of Hawaii	Public Facilities	CDBG: \$841,560	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5051 Persons Assisted
3	Housing - Homebuyer	2015	2019	Affordable Housing	County of Hawaii	Housing	CDBG: \$0 HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit
4	Homeless - Rehabilitation	2015	2019	Homeless	County of Hawaii	Non-Public Facilities	CDBG: \$289,495 HOME: \$0	Homeless Person Overnight Shelter: 350 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Other: 0 Other
5	Housing - Rehabilitation	2015	2019	Affordable Housing	County of Hawaii	Housing		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Health and Safety	2015	2019	Non-Housing Community Development	County of Hawaii	Public Health and Safety		
7	Housing - TBRA	2015	2019	Affordable Housing	County of Hawaii	Housing	HOME: \$906,104	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
8	Housing - Elderly/Special Needs Rental Units	2015	2019	Non-Homeless Special Needs	County of Hawaii	Housing	CDBG: \$977,467	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 49 Households Assisted
9	Housing - Affordable Rental Units	2015	2019	Affordable Housing	County of Hawaii	Housing	CDBG: \$0 HOME: \$1,400,000 HTF: \$1,350,000 owner contribution: \$40,884,826	Rental units constructed: 80 Household Housing Unit
10	Homeless - Construction	2015	2019	Homeless	County of Hawaii	Housing	CDBG: \$0 HOME: \$0	Housing for Homeless added: 0 Household Housing Unit
11	Public Service - Transportation	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$47,000	Public service activities other than Low/Moderate Income Housing Benefit: 511 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure - Construction
	Goal Description	
2	Goal Name	Public Facilities - Improvements
	Goal Description	The non-profit, Boys and Girls Club of the Big Island will utilize CDBG funds to design and rehabilitate the gym and repave its existing driveway and parking area. The County of Hawaii Fire Department will utilize CDBG funds to acquire a Wildland Brush Truck.
3	Goal Name	Housing - Homebuyer
	Goal Description	
4	Goal Name	Homeless - Rehabilitation
	Goal Description	The Non-profit, HOPE Services Inc., will utilize CDBG funds to renovate its men's shelter for roof and accessibility improvements and its family shelter for roof and kitchen improvements.
5	Goal Name	Housing - Rehabilitation
	Goal Description	
6	Goal Name	Public Health and Safety
	Goal Description	

7	Goal Name	Housing - TBRA
	Goal Description	The County will continue to fund TBRA to provide rental housing to eligible low and very low income families.
8	Goal Name	Housing - Elderly/Special Needs Rental Units
	Goal Description	The County's Existing Housing Division will utilize CDBG funds to rehabilitate the Kulaimano Elderly Housing project. This will benefit 49 low and moderate income senior residents and 1 resident manager.
9	Goal Name	Housing - Affordable Rental Units
	Goal Description	The Non-profit, Hawaii Island Community Development Corporation (HICDC), will utilize HTF funds to develop and construct a 80-unit multi-family affordable rental housing complex in Kailua-Kona.
10	Goal Name	Homeless - Construction
	Goal Description	
11	Goal Name	Public Service - Transportation
	Goal Description	The Non-Profit, Boys and Girls Club Big Island, will utilize CDBG funds to acquire one (1) fifteen (15) passenger van.

Projects

AP-35 Projects – 91.220(d)

Introduction

For the 2018 CDBG allocation there are a total of 6 CDBG projects that were selected. It consists of 1 housing project, 4 public facility projects and 1 public service project. The 1 housing project consists of rehabilitation improvements to a senior rental housing facility. The 4 public facilities projects involves the rehabilitation and/or renovation of 2 homeless shelters and 1 youth facility and the acquisition of a Wildland Brush Truck. The public service project involves the acquisition of a vehicle to provide transportation services to the extremely-low, low and moderate income youths within the county.

Projects

#	Project Name
1	Paradise Park Fire Station Wildland Brush Truck Acquisition
2	Kulaimano Elderly Renovations
3	Hale Maluhia Men's Shelter - Roof and ADA Improvement
4	Kiheipua Family Shelter - Roof and Kitchen Renovations
5	Boys and Girls Club - Gym and Paving Improvements
6	Boys and Girls Club - Van Acquisition
7	CDBG Administration, Planning and Fair Housing
8	Kaloko Heights Affordable Housing (HTF)
9	HTF Administration

Table 7 - Project Information

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

Refer to Section SP-25, Priority Needs, of the 2015-2019 Consolidated Plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	Paradise Park Fire Station Wildland Brush Truck Acquisition
	Target Area	County of Hawaii
	Goals Supported	Public Facilities - Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$270,000
	Description	The County Fire Department will use CDBG funds to acquire a new Wildland Brush Truck to provide fire protection to Hawaiian Paradise Park, Orchidland and Makuu. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The Wildland Brush truck will service the Census Tract 210.05, which qualifies under the National Objective 24 CFR 570.208(a)(1) low and moderate income area benefit activity with a 59.70% low and moderate designation.
	Location Description	15-1575 Paradise Drive, Keaau, HI 96749.
	Planned Activities	Acquisition of new Wildland Brush Truck
2	Project Name	Kulaimano Elderly Renovations
	Target Area	County of Hawaii
	Goals Supported	Housing - Elderly/Special Needs Rental Units
	Needs Addressed	Housing
	Funding	CDBG: \$977,467
	Description	The Office of Housing and Community Development, Development Division, will utilize CDBG funds to renovate the Kulaimano Elderly Housing Project. Renovation activities will be determined by the Needs Assessment currently being conducted for the site. This activity is eligible under 24 CFR 570.202(b)(2) Eligible Rehabilitation and Preservation.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 49 low and moderate income senior residents and 1 Resident Manager at the Kulaimano Elderly Housing project. This meets the CDBG program National Objective 24 CFR 570.208 (a)(3) Housing Activities.
Location Description	28-2947 Kumula Street. Pepeekeo, HI 96783 Census Tract 201	

	Planned Activities	Pending possible county funds and based on the conducted Needs Assessment, the OHCD, Development Division, will utilize county funds under 24 CFR 570.200 (h)(1) Pre-award to conduct renovation activities at the project site.
3	Project Name	Hale Maluhia Men's Shelter - Roof and ADA Improvement
	Target Area	
	Goals Supported	Public Facilities - Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$151,742
	Description	The Non-profit, HOPE Services Hawaii Inc., will utilize CDBG funds to design and rehabilitate the roof and ADA accessibility improvements to comply with Fair Housing and ADA. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The renovations to Hale Maluhia Men's Shelter will benefit 150 single homeless and elderly men within the County of Hawaii. This meets the CDBG Program National Objective 24 CFR 570.208 (a)(2)(i)(A) Low and moderate income Limited Clientele.
	Location Description	110 Ululani Street Hilo, HI 96720
	Planned Activities	This project includes the design and/or replacement of a 30 year old roof and accessibility improvements for Fair Housing and ADA compliance.
4	Project Name	Kiheipua Family Shelter - Roof and Kitchen Renovations
	Target Area	County of Hawaii
	Goals Supported	Public Facilities - Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$137,753
	Description	The Non-profit, HOPE Services Hawaii Inc., will utilize CDBG funds to design and replace the roof at 3 on-site buildings and to renovate a current kitchen to meet Department of Health Certified Kitchen requirements to feed homeless families at the shelter. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	These renovations will benefit 200 homeless families. 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, HI 96720
	Planned Activities	This project involves the design to replace the roof at 3 on-site buildings and to renovate the current kitchen to meet the Department of Health Certified Kitchen requirements.
5	Project Name	Boys and Girls Club - Gym and Paving Improvements
	Target Area	County of Hawaii
	Goals Supported	Public Facilities - Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$571,560
	Description	The Non-profit, Boys and Girls Club of the Big Island will utilize CDBG funds to design and renovate the Gym. CDBG will also be used to re-pave the existing driveway and parking area. This activity is eligible under 24 CFR 570.201(c) Public Facilities and Improvements.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The Boys and Girls Club facility is located on 100 Kamakahonu Street in Hilo and serves a youth population in predominately Census Tracts 203, 204 and 205. These Census Tracts qualifies under 24 CFR 57.208 (a)(1) Low and Moderate Income Area Benefit Activity with 55.62% low and moderate income designation.
	Location Description	100 Kamakahonu Street Hilo, HI 96720
	Planned Activities	This project involves the design and renovation to an existing gym, which will include but not limited to, roof replacement, refinishing of gym floor, fire and safety code compliance, ADA renovations and re-paving improvements to the existing driveway and parking areas.
6	Project Name	Boys and Girls Club - Van Acquisition
	Target Area	County of Hawaii
	Goals Supported	Public Service - Transportation
	Needs Addressed	Public Services
	Funding	CDBG: \$47,000

	Description	The Non-profit, Boys & Girls Club of the Big Island will utilize CDBG funds to acquire a 15 passenger van to provide transportation services to low and moderate youth. This project is eligible under 24 CFR 570.201(e) Public Services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The Boys and Girls Club facility is located on 100 Kamakahonua Street in Hilo and serves a youth population in predominately Census Tracts 203, 204 and 205. These Census Tracts qualifies under 24 CFR 570.208 (a)(1) Low and Moderate Income Area Benefit Activity with a 55.62% low and moderate income designation.
	Location Description	100 Kamakahonua Street Hilo, HI 96720
	Planned Activities	This activity involves the acquisition of one (1) fifteen (15) passenger van eligible under 24 CFR 570.201(e) Public Services.
7	Project Name	CDBG Administration, Planning and Fair Housing
	Target Area	County of Hawaii
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$538,880
	Description	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. The National Objective is 24 CFR 570.206.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	50 Wailuku Drive Hilo, HI 96720
	Planned Activities	Planning and administration.
8	Project Name	Kaloko Heights Affordable Housing (HTF)
	Target Area	County of Hawaii
	Goals Supported	Housing - Affordable Rental Units

	Needs Addressed	Housing
	Funding	HOME: \$1,400,000 Housing Trust Fund: \$1,350,000 owner contribution: \$40,884,826
	Description	The Non-profit, Hawaii Island Community Development Corporation (HICDC), will utilize National Housing Trust Fund (HTF) to develop an 80-unit multi-family affordable housing rental complex. This activity meets the State's priority to utilize HTF for new construction of rental housing.
	Target Date	2/28/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide 80 units to the extremely low, low and moderate income families.
	Location Description	73-4577 Hina Lani Street Kailua-Kona, HI 96740 (TMK: 3-7-3-009-032) Census Tract: 215.07
	Planned Activities	This project involves the design and development for the construction of an 80 unit multi-family affordable housing rental complex.
9	Project Name	HTF Administration
	Target Area	County of Hawaii
	Goals Supported	
	Needs Addressed	
	Funding	Housing Trust Fund: \$75,000
	Description	HTF funds will be used to administer and coordinate the County's HTF program to ensure effective and timely project implementation in accordance with all applicable HTF rules and regulations.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	50 Wailuku Drive Hilo, HI 96720
	Planned Activities	Planning and administration

AP-50 Geographic Distribution – 91.220(f)

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

The County does not allocate funds based on geographic areas. The CDBG, HOME and HTF funds are allocated through a request for proposal (RFP) process which rank and rates project for program eligibility, need and meeting the County's priorities and objectives of the Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds
County of Hawaii	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	180
Non-Homeless	40
Special-Needs	66
Total	286


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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	72
Rehab of Existing Units	194
Acquisition of Existing Units	0
Total	286

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

Discussion

For the 2018 CDBG allocation there are a total of 6 CDBG projects that were selected. It consists of 1 housing project, 4 public facility projects and 1 public service project. The 1 housing project consists of rehabilitation improvements to a senior rental housing facility. The 4 public facilities projects involves the rehabilitation and/or renovation of 2 homeless shelters and 1 youth facility and the acquisition of a Wildland Brush Truck. The public service project involves the acquisition of a vehicle to provide transportation services to the to low and income youths within the county.



AP-60 Public Housing – 91.220(h)

Introduction

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

The State Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please refer to the State’s Consolidated Plan.

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

The State Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please refer to the State’s Consolidated Plan.

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

The State Hawaii Public Housing Authority manages the public housing throughout the State of Hawaii. Please refer to the State’s Consolidated Plan.



Discussion

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

Introduction

The County's Consolidated Plan includes the HUD's "Performance Measures Model." The Model sets Objectives, Outcomes, Activities, Indicators, and Output for the next five years. Please see the attached Homeless Performance Measures Model Chart for the County's Homeless objectives. Chronic Homelessness is a priority of this administration and through the administration's efforts the West Hawai'i Chronic Homelessness Intervention and Rehabilitation Project (CHIRP) and the East Hawai'i Homeless Coalition was established. These new forums now bring the various County Departments to the table to develop collaborations between local government, nonprofit, and service providers

The County completed construction of 23 micro-housing units in West Hawaii, in November, 2016. These units will provide long-term permanent supportive housing for the chronic homeless.

In addition to providing shelter, the OHCD is working with various service providers to provide the management of the site in addition to coordinating the needed health care services for these clients.

The County is currently working with the Child and Family Services to renovate the Kona Domestic Abuse Shelter. The project proposes to enlarge and remodel the kitchen, create an interior private office space, replace flooring, replace the playground equipment to include a safety fall surface and repair wood railings. Incidents of domestic violence have increased substantially in the past three years. There has been a corresponding increase in the number of community members seeking services at the Kona Domestic Violence Shelter. With the increased usage at the shelter, the facility requires more frequent maintenance, a larger kitchen to accommodate the victim's needs, and private space for the staff to meet with victims. The long-term goal, for the shelter, is to prepare the victim for self-sufficiency and independence. Once the victims of domestic violence and their children are safe, transitioning them to permanent safe housing and providing and linking them to various services to accomplish these goals becomes the main focus. In 2017 the Shelter served 69 unduplicated families comprised of 69 women, and 63 children.

The County plans to allocate a total of \$289,495.00 of their 2018 CDBG allocation for the rehabilitation/renovation of 2 homeless shelters. The rehabilitation/renovation includes the roof replacement and ADA improvements to the Hale Maluhia Men's Shelter and the roof replacement and kitchen renovations to the Kiheipua Family Shelter.

Also in 2018, HTF funds will be utilized, in part, to construct an 80 multi-family affordable housing rental complex to provide housing to the extremely-low, low and moderate income families. Five percent (5%) of the units constructed in this complex will be set aside for eligible families who: 1. are experiencing homelessness; 2. are at-risk of becoming homeless; or 3. transitioning out of an emergency shelter or

transitional housing program as certified by a federal or state funded homeless service provider.

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

Hope Services Hawai'i, Inc. provides outreach services to assist the homeless persons. They actually drive to the beaches or areas that the unsheltered homeless stay to deliver hygiene products and advise them of the support services that are available to them. Hope Services Hawai'i, Inc. also provides case management to homeless persons and works toward placing homeless persons into shelters until permanent housing becomes available. Hope Services Hawai'i, Inc. also provides meals for the homeless and transportation to appointments.

In 2017, HOPE Services Hawai'i Inc , utilized CDBG funds to acquire 2 mobile vehicles to provide outreach to the homeless persons island-wide.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County has a plan to address the emergency shelter, transitional housing and permanent housing needs of homeless persons in West Hawai'i. Recently, the County completed the West Hawai'i Emergency Shelter in Kailua-Kona, Hawai'i. The shelter has 31 rooms available for homeless persons. The rooms are filled to capacity every night.

The County completed construction of 23 micro-housing units, in West Hawaii, to provide long-term permanent supportive housing for the chronic homeless. The County's Office of Housing and Community Development (OHCD) retrofitted and delivered 40' x 8' shipping containers that were converted into 4 micro-housing units each. In addition to providing shelter, the OHCD is working with the various service providers and West Hawaii Chronic Homelessness Intervention and Rehabilitation Project (CHIRP) participants to provide the management of the site in addition to coordinating the needed health care services for these clients.

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

The County's plan is to transition homeless persons from the West Hawai'i Emergency Shelter to the Ulu Wini transitional housing and then to the permanent rental units in Ulu Wini or other permanent housing units in West Hawai'i. The rental units at Ulu Wini provides Section 8 project-based vouchers which will assist with rental subsidies, which is another program administered by the Office of Housing and Community Development. The goal is to prevent these individuals and families from becoming homeless again by providing them with case management, counseling, employment and life skills training. This allows for personal growth, family stability, job opportunities and self-sufficiency.

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.

The County does not have a formal policy for individuals being discharged from publicly funded institutions and systems of care. These individuals would normally fall under the State's jurisdiction and we as a County would follow the State's policy. However, under the County's Tenant Based Rental Assistance (TBRA) program, preference is given to applicants who are homeless, victims of domestic violence, aged-out foster care youths and families living in a transitional housing program.

Discussion

In respect to persons who are not homeless but have other special needs, the County has partially funded, Phase II, of the Mohouli Neighborhood Heights Senior elderly rental housing project, developed by Hawai'i Island Community Development Corporation (HICDC), with HOME funds. This project consists of 120 elderly rental housing units located in Hilo, Hawai'i. Phase I of the project consisting of 60 units, began in April, 2012 and was completed in March, 2014. Phase II of the project consists of 30 units and began construction in January, 2017. The construction of this project was completed in October 2017. Tenant occupancy started in November 2017. The County is providing nutritional and transportation services to the residents.

Hawaii Island Adult Care, Inc. (HIAC) is working with HICDC to relocate their program to the same site as the Mohouli Neighborhood Heights Senior Housing project. Once completed, the HIAC will provide an adult day care program to the residents of the Mohouli Neighborhood Heights Senior Housing project, as well as to other seniors in the community. The HIAC program will further the health of the seniors by keeping them engaged, physically and mentally involved, and in the presence of trained personnel that

can respond to their needs. The HIAC provides an adult day care program where elders attend for the day, spend time with peers in activities of interest and are a part of the community. In the past, the County has provided CDBG funds for the planning, design, site and infrastructure improvements for the HIAC project. In 2015, CDBG funds were provided for foundation and site improvements. 2016 and 2017 CDBG funds were provided to supplement the vertical construction of the facility. Construction to the project began in February, 2017 and is anticipated to be completed by July, 2018.

Other projects that will be funded with 2018 CDBG funds are the renovations to the Kulaimano Elderly Housing facility, and gym renovations and paving improvements to the Boys & Girls Club of the Big Island.

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

Introduction:

The major obstacles of producing affordable housing are the lack of financial resources, scarcity of developable land and the lack of infrastructure. The County has identified the following barriers and to continue to address them in its quest to provide affordable housing. The following barriers are fees, charges, exactions, land use regulations, building codes, growth limitations and lack of resources.

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 reduce and/or remove affordable housing barriers.

- * Continue to publicize and conduct fair housing workshops and seminars
- *Ensure the topics of affordable housing and fair housing choice are fully addressed within the Wrong Door Network and all ADRCs (Aging and Disability Resource Centers).
- *Publicize and promote the existence of, and assistance through, the housing “doors” in the No Wrong Door Network.
- *Collaborate with relevant organizations to advocate for the addition or upgrading of accessibility requirements in major neighborhood and housing development projects.
- *Collaborate with relevant organizations to advocate for a visit ability requirements for all new housing construction (with the exception of ADUs and Ohana units).
- *Collaborate with relevant organizations to advocate for increased funding to help lower income homeowners cover the costs of modifications and renovations to make their home more accessible.
- *Collaborate with relevant organizations to advocate for actions to ensure the paraprofessional caretaking workforce is sufficient to meet growing needs for long-term services and supports (LTSS) and Home and Community-based Services (HCBS).
- *Collaborate with public and private providers of services to people with the most severe disabilities to support their access to appropriate housing.
- *Coordinate landlord forums and promote benefits of its rental assistance program.
- *Represent homeless needs to State agencies to encourage mainstream resourcing to address

homelessness.

*Administer Fair Housing training to participants island-wide.

*Support authorized exemption, pursuant to Hawaii Revised Statutes 46-15 to assist in expediting the development of affordable housing projects.

*Continue to maintain a housing website to increase housing and program information.

*Continue to revise Hawaii County Code, Chapter 11 to promote development of affordable housing.

*Provide legislature recommendations to preserve affordable housing development and funding opportunities.

*Provide resource information at community development planning meetings that are representative of at-risk population housing needs.

*Continue to amend and/or streamline the General plan land use regulations and process.

*Continue to support applications for and to encourage funding agencies to approve start up and capacity building grants.

*Continue to review and update the County building code and recommend the elimination or modification of onerous codes that do not affect health and safety.

Discussion:

The bottom line is that it is very expensive to build affordable homes for the extremely-low, very low, and low-income families in Hawai'i and without requirements for accessibility the choice for people with disabilities continues to worsen. 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. This will require a similar effort to provide accessible affordable housing. 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 housing situation in Hawaii. New programs are continually being established to form tax incentives, low-interest interim financing, bond financing, rental subsidies and other creative development techniques to provide accessible affordable housing. Despite all of these efforts, the availability of affordable housing will not be developed unless massive funding is available.

AP-85 Other Actions – 91.220(k)

Introduction:

One of the conditions to receiving Community Planning and Development (CPD) funds from the U.S Department of Housing and Community Development (HUD) such as the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs and the National Housing Trust Program (HTF), is that grantees, such as the County of Hawaii, are required to affirmatively further the purposes of the Fair Housing Act. To help identify impediments to fair housing choice, grantees conduct an Analysis of Impediments to Fair Housing Choice (AI) that analyzes existing conditions affecting fair housing, identifies impediments to fair housing, and proposes an action plan outlining steps to reduce the impediments. Generally, the AI is updated every five years to coincide with the Consolidated Plan. HUD recently implemented its new Assessment of Fair Housing (AFH) Tool, intended to replace the AI; the anticipated implementation of the AFH is for the next five-year Consolidated Plan period of PY2020-2024. In the interim, the State Hawaii Housing Finance and Development Corporation (HHFDC), in collaboration with other state and county agencies and with HUD guidance, elected to conduct an AI focused on the state's most prevalent fair housing complaint. In Hawaii, disability issues are the most common basis for fair housing complaints. On behalf of the collaborative group, HHFDC contracted with the University of Hawaii's Center on Disability Studies to conduct an AI focused on impediments facing people with disabilities. The AI was completed in November, 2016.

The AI identified substantial impediments to fair housing choice facing people with disabilities in Hawaii as 1) a lack of knowledge on the part of people with disabilities, the general public, landlords and property managers about legal requirements and available resources to support people with disabilities; 2) people with disabilities have tremendous difficulties obtaining affordable housing that is accessible; 3) personnel lack attitude, skills and knowledge to serve and support people with disabilities in the housing, social service, medical, caretaking, and related fields, and 4) service systems are not well-coordinated to support people with disabilities, especially those with serious cognitive disabilities, to obtain and retain suitable housing. The AI also proposed action steps for the next five years that may help to address the issues. The 2016 AI may be viewed at the County of Hawaii's website:

<http://records.co.hawaii.hi.us/weblink/.aspx?dbid=1&id=85183&pagDocView=1&cr=1>

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. USDA, State, County and private) by providing federal funds to subsidize the cost of 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. Additionally, beginning in 2018 the County hopes to receive funds from the National Housing Trust Fund Program (HTF). This program will provide funding for the development of affordable rental housing units to serve extremely-low income households. Another obstacle is 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 Housing Choice Voucher program and the TBRA program.

Actions planned to foster and maintain affordable housing

The County of Hawaii plans to foster and maintain affordable housing for County residents by investing CDBG funds in renovating an elderly housing project during the 2018 Program Year. High priority affordable housing program strategies will include the renovation and rehabilitation of 2 homeless shelters, Hale Mahulia Men's Shelter and Kiheipua Family Shelter, as well as gym renovations and paving improvements at the Boys and Girls Club.

Actions planned to reduce lead-based paint hazards

Hawaii 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, 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. Through the RRP, the County expects to test approximately 10 homes during 2018.

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 7 and the unit contains peeling paint.

Other actions/plans to be undertaken to reduce lead-based paint hazards include:

- Distribute pamphlets to applicants of the RRP notifying them of potential lead-based paint

- hazards; and
- Conduct Clearance testing on homes that were found to have lead under the RRP.

Actions planned to reduce the number of poverty-level families

According to the 2010 Census, 18.3% of the people in Hawaii County are below the poverty level. This is above the State's poverty level of 11.2% and this is 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 income households. This would limit the households from paying more than 30% of their income to housing costs. Another program the County would like to administer is the National Housing Trust Fund (HTF) that targets the extremely-low households. The National Housing Trust Fund 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 very-low income. By administering the HTF it will help the County reduce the number of poverty-level families.


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

Actions planned to develop institutional structure

The County will continue to participate in: County & State Quarterly Coordinator's Meetings which coordinates state-wide activities and performance measures; the 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 meeting 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 will do the following to enhance coordination between public and private housing and social



service agencies:

- Expand an email list to notify interested citizens and organizations of upcoming events.
- Include video conferencing in its citizen participation activities.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	0
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:	0

Other CDBG Requirements

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

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

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

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County of Hawaii adheres to the recapture provisions and recoups the entire amount of the HOME investment from the homebuyer, if the house does not continue to be the principal residence of the homebuyer's family for the entire period of affordability.

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:

The County of Hawaii has never used HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds and has no intention of using HOME funds for this purpose in the future

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).

Please refer to Section V. - "Eligible Recipients" of the attached HTF Allocation Plan.

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

Please refer to Section VII. - "Application and Award Process" of the attached HTF Allocation Plan

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

Please refer to Section VIII. - "Selection Criteria" of the attached HTF Allocation Plan.

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

The County of Hawaii does not allocate investments geographically. The County utilized a Request for Proposal (RFP) process to allocate HTF funds. However, preference will be given to applicants who will develop affordable rental housing in areas located near to employment, schools, shopping, medical facilities, etc. to support self-sufficiency.

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.

Please refer to Section VIII - "Selection Criteria" of the attached HTF Allocation Plan.

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

Please refer to Section IV. - "Eligible Activities and Expenses" of the attached HTF Allocation Plan.

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

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

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

Please refer to Section VIII - "Selection Criteria" of the attached HTF Allocation Plan.

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

Preference for the HTF program will be given to applicants who will develop rental housing in areas located near employment, schools, shopping, medical services and public transportation to support self-sufficiency.

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

Please refer to Section VIII - "Selection Criteria" of the attached HTF Allocation Plan.

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. The County will not utilize HTF for rehabilitation.

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. The County will not utilize HTF for homeownership activities.

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. The County will not utilize HTF for homeownership activities.

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. The County will not utilize HTF for the refinancing of existing debt.

Discussion:

Attachments

Appendix A: Maps and Charts



Chart 1: HOUSING & SPECIAL NEEDS HOUSING GOALS

Obj Code	PROBLEM/NEED	ACTIVITY	OUTPUT	2015/16	2016/17	2017/18	2018/19	2019/20	COMMUNITY BENEFIT INDICATORS				OUTCOME			OBJECTIVE		
									2015/16	2016/17	2017/18	2018/19	2019/20	Accessibility (1)	Affordability (2)	Sustainability (3)	Decent Housing (DH)	Econ Opportunity (EO)
HR 1	Shortage of affordable rental units for low-/moderate income households	Provide Tenant Based Rental Assistance	Goal Funded Underway Completed	20	20	20	20	20	100 low/moderate income households assisted with ongoing monthly subsidies	X				X				
HR 2	Shortage of affordable rental units	Construct new or rehabilitate affordable rental units	Goal Funded Underway Completed	0	0	0	1	1	2 affordable rental units (40 unit years of affordability)	X				X				
SN 1	Shortage of affordable rental units for low-income elderly and special needs households	Construct new or rehabilitate affordable rental units for elderly and/or special needs households	Goal Funded Underway Completed	0	5	3	0	0	30 affordable elderly rental units (600 unit years of affordability) Rehabilitate 36 affordable rental units for special needs households (540 unit years of affordability)	X				X				
HO 1	Need for education and counseling for potential homebuyers	Provide homebuyer education and counseling	Goal Funded Underway Completed	5	5	5	5	5	25 training sessions of which 50% of the participants become homeowners, 25% take steps to improve purchasing ability, & 25% decline to purchase		X			X				
HO 2	Shortage of affordable for-sale housing	Construct affordable for-sale housing	Goal Funded Underway Completed	10	10	8	10	0	38 homeownership/for-sale affordable units (760 unit years of affordability) constructed		X			X				
HO 3	Lack of financial resources for low-/moderate-income households pursuing homeownership	Rehabilitate homes of low-/moderate-income homeowners that address health and safety	Goal Funded Underway Completed	10	10	10	10	10	50 owner occupied units rehabilitated to meet health and safety standards			X		X				
HA 1	Appropriate, efficient, and effective use of funds	Provide effective program administration	Goal Funded Underway Completed	n/a	n/a	n/a	n/a	n/a	Meet timeliness requirements in accordance regulations	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HA 2	Appropriate, efficient, and effective use of funds	Conduct Housing Study to measure progress and needs of housing market	Goal Funded Underway Completed	0	1	0	0	0	Better service community through program enhancement made possible by current data	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Chart 2: FAIR HOUSING GOALS

Obj Code	PROBLEM/NEED	ACTIVITY	OUTPUT	2015/16	2016/17	2017/18	2018/19	2019/20	COMMUNITY BENEFIT INDICATORS	OUTCOME			OBJECTIVE		
										Accessibility (1)	Affordability (2)	Sustainability (3)	Decent Housing (DH)	Econ Opportunity (EO)	Suitable Living Environ (SL)
FH 1	Lack of community awareness of housing rights and resources	Conduct fair housing training for non-English speaking and limited English proficiency families	Goal Funded Underway Completed	1	0	1	0	1	3 training sessions which will increase awareness of laws/resources by 50%	X					X
FH 2	Lack of community awareness of housing rights and resources	Develop video for RH trainings to increase awareness of avenues for reporting housing violations	Goal Funded Underway Completed	0	0	1	0	0	1 video which will increase awareness of avenues for reporting housing violations by 20%	X					X
FH 3	Lack of community awareness of housing rights and resources	Develop a plan to identify smaller landlords and increase participating in FH training	Goal Funded Underway Completed	4	4	4	4	4	20 new landlords will attend training and 75% will have increased awareness	X					X
FH 4	Lack of community awareness of housing rights and resources	Research, develop and implement a plan to create and link FH info to the county website	Goal Funded Underway Completed	100	100	100	100	100	500 hits on the new website – of which 75% will have increased awareness	X					X
FH 5	Lack of community awareness of housing rights and resources	Participate in periodic meeting with the other FH officers	Goal Funded Underway Completed	3	3	3	3	3	15 meetings			X			X
FH 6	Lack of community awareness of housing rights and resources	Conduct FH training seminars island-wide	Goal Funded Underway Completed	2	2	2	2	2	10 seminars which will increase awareness for 75% of the attendees			X			X
FH 7	Lack of community awareness	Provide technical support and	Goal	n/a	n/a	n/a	n/a	n/a	75% of calls will have increased awareness of	X					X

Chart 4: COMMUNITY DEVELOPMENT GOALS

Obj Code	PROBLEM/NEED	ACTIVITY	OUTPUT	2015/16	2016/17	2017/18	2018/19	2019/20	COMMUNITY BENEFIT INDICATORS	OUTCOME			OBJECTIVE		
										Accessibility (1)	Affordability (2)	Sustainability (3)	Decent Housing (DH)	Econ Opportunity (EO)	Suitable Living Environ (SL)
IN 1	Lack of infrastructure to develop housing	Construct infrastructure	Goal Funded Underway Completed	1	0	0	1	0	2 infrastructure projects to enable access to affordable housing and public facilities	X		X			
PF 1	Lack of public safety facilities which protect the public	Construct fire/police and/or solid waste facilities	Goal Funded Underway Completed	0	0	0	0	1	1 public facilities constructed or acquired to increase health and safety of the residents			X			X
PF 2	Lack of accessible public facilities	Remove architectural barriers at various county facilities	Goal Funded Underway Completed	1	0	2	0	1	4 accessible public facilities	X					X
PF 3	Deteriorated neighborhood and lack of public facilities	Construct and/or repair public facilities i.e. childcare, youth and senior centers, healthcare, homeless and recreation facilities	Goal Funded Underway Completed	1	1	1	1	1	5 improved public facilities which will benefit 2,526 low/moderate income people.			X			X
PS 1	Lack of transportation service	Acquire vehicles and trans services which provide transport to the elderly and low income households	Goal Funded Underway Completed	0	0	0	1	0	1 vehicles will provide additional transportation services	X					X
EC 1	Lack of funds for job training	Provide job training to low and moderate income person	Goal Funded Underway Completed	0	0	0	0	1	1 job training program which assists 10 persons to gain employment			X		X	
CDA 1	Complex rules and regulations to follow	Provide effective program administration in accordance with rules and regulation	Goal Funded Underway Completed	1.5	1.5	1.5	1.5	1.5	1.5 times the CDBG allocation is the maximum balance of CDBG funds unexpended in April of every year	n/a	n/a	n/a	n/a	n/a	n/a

TABLE 1: Low-/Moderate-income population (2010 Census)

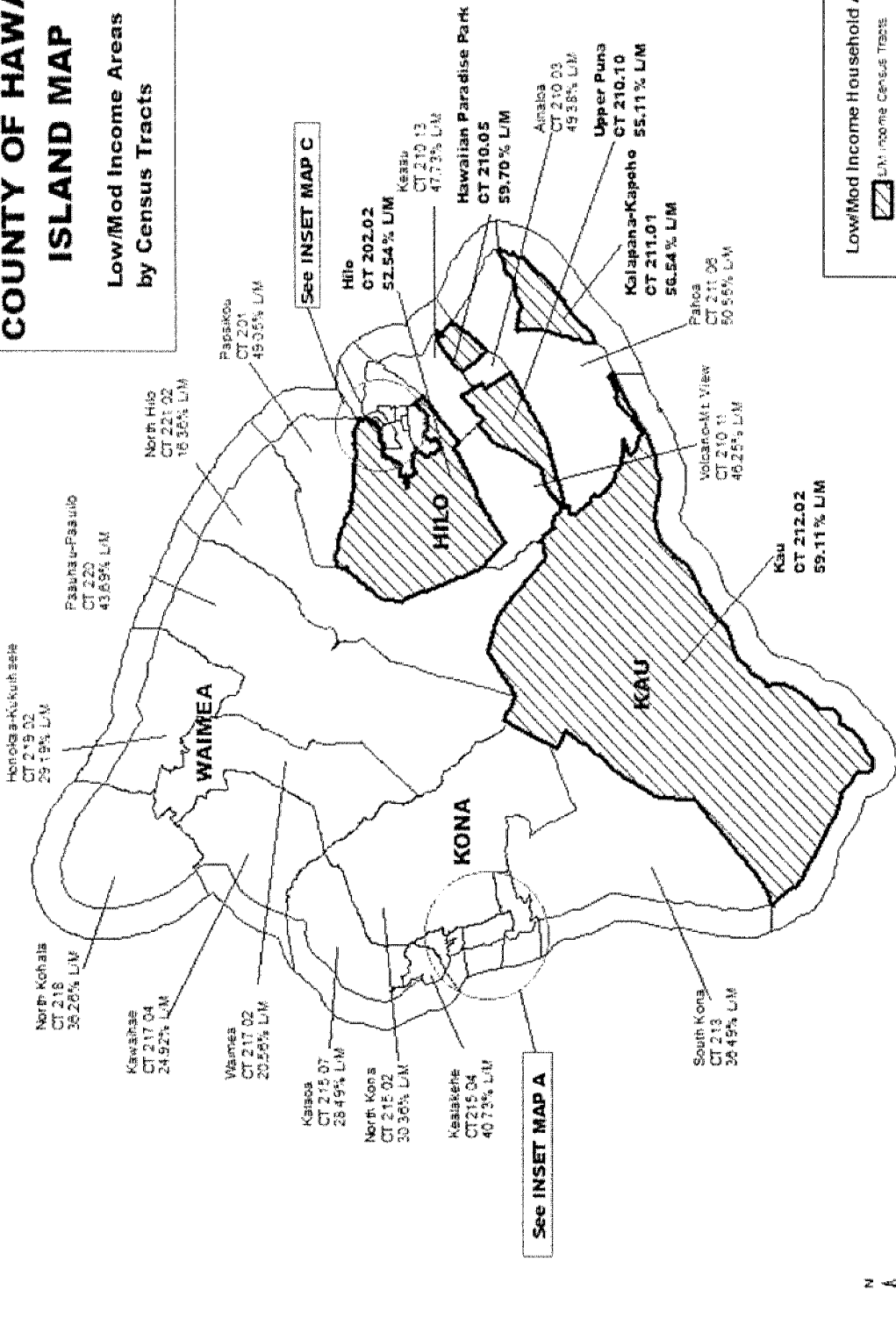
Census Tract	% Low/Mod Income
201	49.0%
202	52.5%
203	63.0%
204	42.8%
205	63.7%
206	35.4%
207.01	35.1%
207.02	21.5%
208.01	21.9%
208.02	32.8%
209	26.9%
210.03	49.3%
210.05	59.7%
210.10	55.1%
210.11	46.2%
210.13	47.7%
211.01	56.5%
211.06	50.5%
212.02	59.1%
213	36.4%
214.02	36.5%
215.02	30.3%
215.04	40.7%
215.07	28.4%
215.09	34.2%
216.01	30.4%
216.04	30.2%
217.02	20.5%
217.04	24.9%
218	36.2%
219.02	29.1%
220	43.6%
221.02	16.3%

TABLE 2: Race and Ethnicity Distribution (2010 Census)

Race	Population	Percent
White	62,348	33.7%
Black or African American	1,020	0.6%
American Indian and Alaska Native	869	0.5%
Asian	41,050	22.2%
Native Hawaiian and Other Pacific Islander	22,389	12.1%
Other single race	2,868	1.5%
Black or African American <i>and</i> White	509	0.3%
American Indian or Alaska Native <i>and</i> White	2,147	1.2%
Asian <i>and</i> White	8,918	4.8%
American Indian or Alaska Native <i>and</i> Black or African American	474	0.3%
Other races of two or more	42,487	22.9%
Total	185,079	100.0%
Ethnicity		
Hispanic or Latino	21,383	11.6%
Not Hispanic or Latino	163,696	88.4%
Total	185,079	100.0%

COUNTY OF HAWAII ISLAND MAP

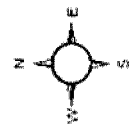
Low/Mod Income Areas by Census Tracts



Low/Mod Income Household Areas

Low/Mod Income Census Tracts
 Non Low/Mod Income Census Tracts

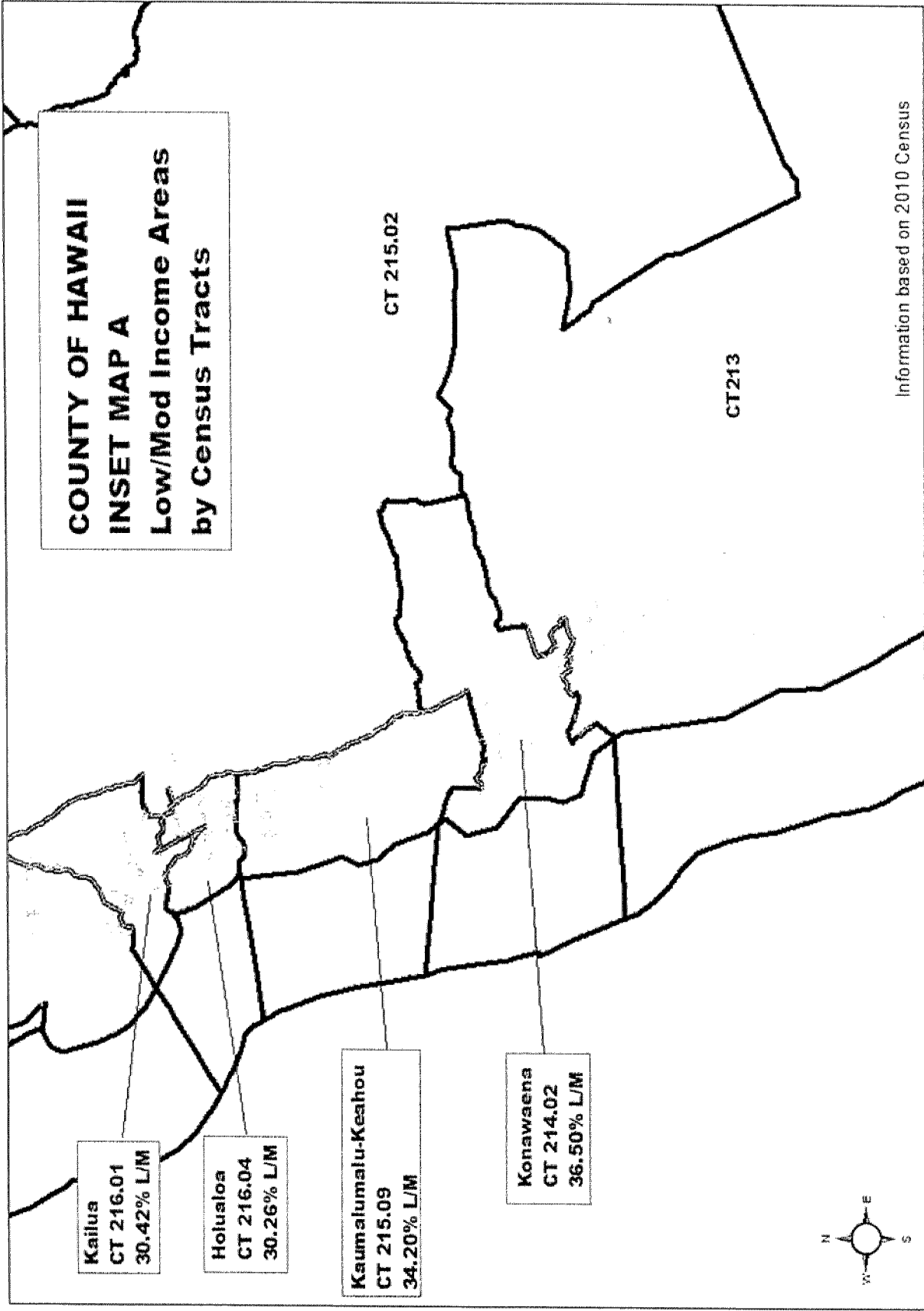
Information is based on 2010 Census



See INSET MAP C

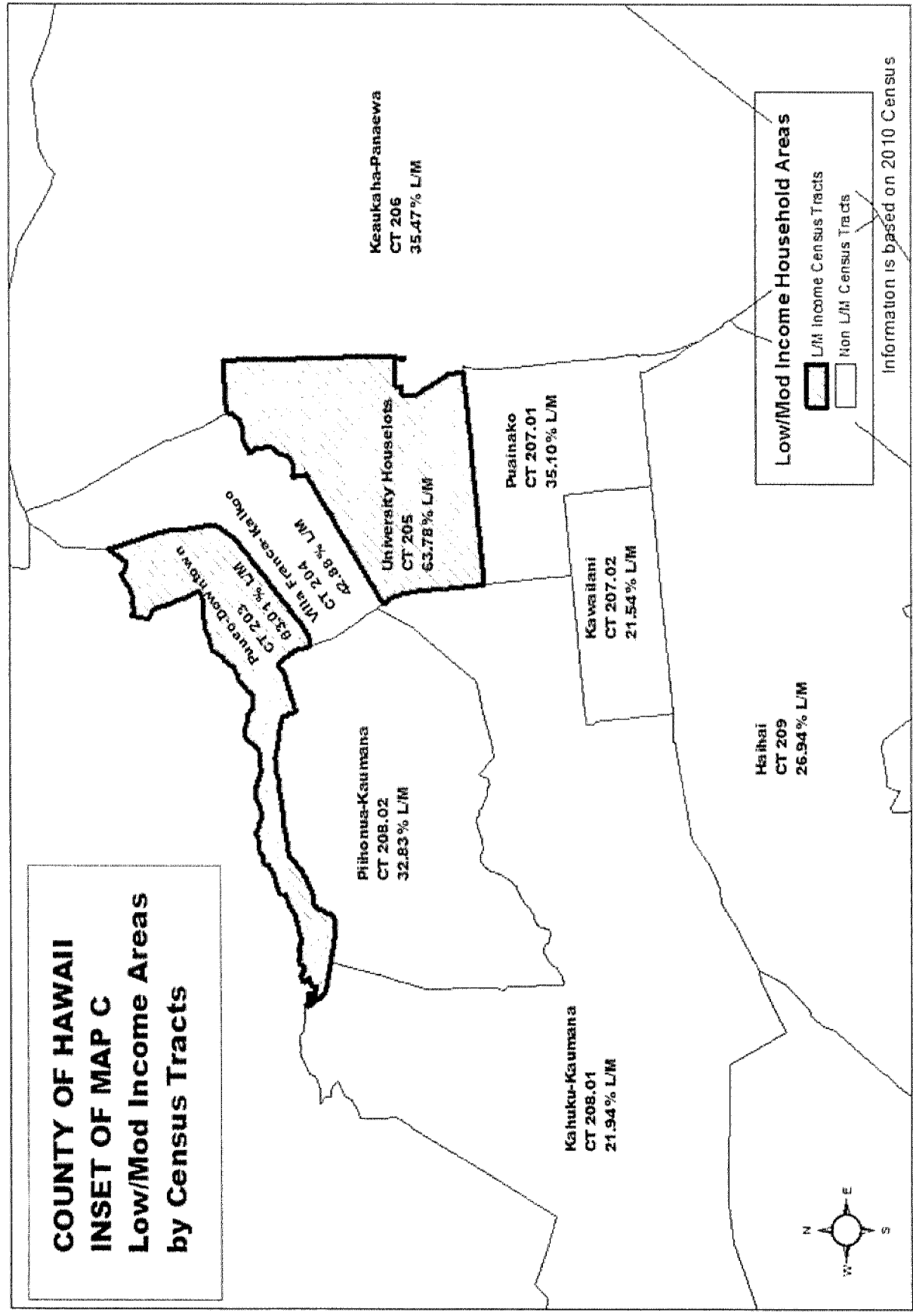
See INSET MAP A

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





Information based on 2010 Census

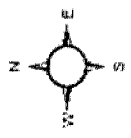
**COUNTY OF HAWAII
INSET OF MAP C
Low/Mod Income Areas
by Census Tracts**



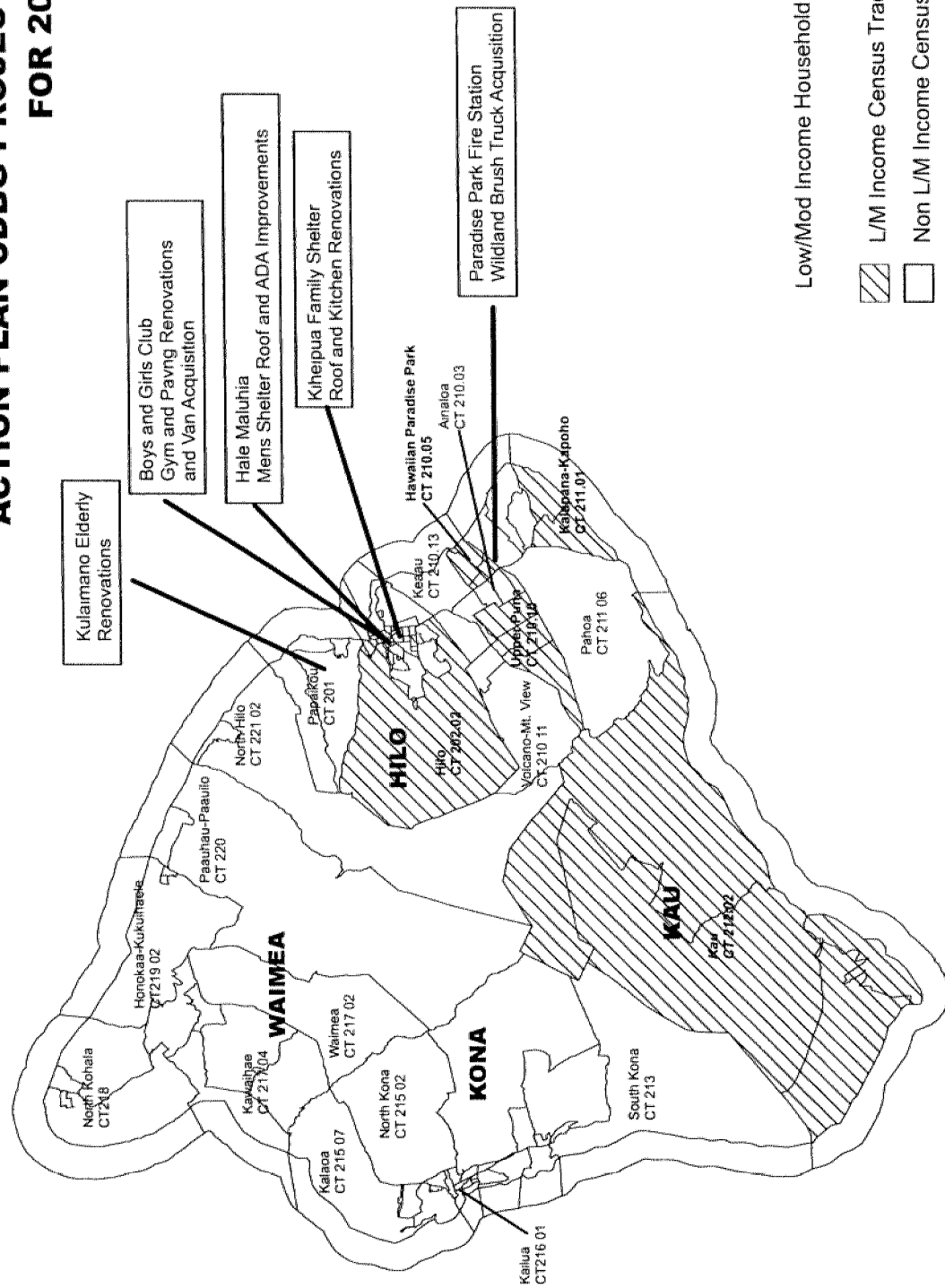
Low/Mod Income Household Areas

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

Information is based on 2010 Census

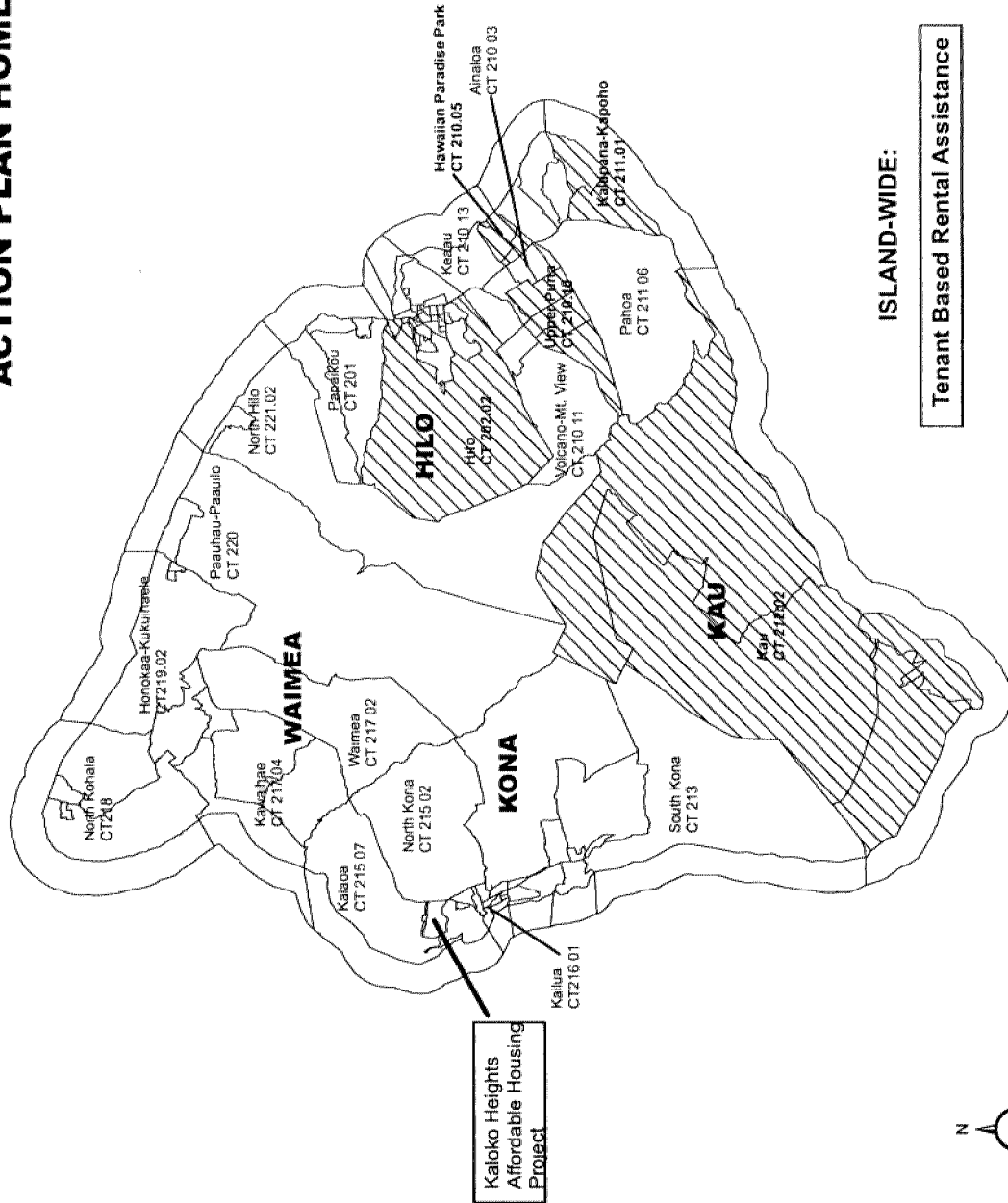


COUNTY OF HAWAII ACTION PLAN CDBG PROJECTS FOR 2018



Information is based on 2010 Census

COUNTY OF HAWAII ACTION PLAN HOME AND HTF PROJECTS FOR 2018



Information is based on 2010 Census

**Appendix B:
Needs Consultations and Comments,
Public Notices, and Approvals**



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- |

- | | |
|--|--|
| <p>exceed 15% of the County's allocation.</p> <ul style="list-style-type: none"> * Payment of the non-federal share in connection with other federal programs undertaken as part of the development program. * Assist privately owned utilities. * Code enforcement in deteriorated areas expected, together with public improvements and services, to arrest the area's decline. | <ul style="list-style-type: none"> * tectural barriers restricting mobility of elderly and disabled persons. * Historic preservation. * Assistance to sub-recipients to carry out activities listed. * 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@co.hawaii.hi.us



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 and HOME 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 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.

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 Partnership Program, the County is responsible for monitoring the County of Hawai'i HOME Projects. The County provides technical assistance and monitoring during project development and implementation, as well as during the appropriate period of affordability. The County maintains documentation of its project monitoring for review by the State during their monitoring of the County's HOME Program.



Appendix D:
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

with the

U.S. Department of Housing and Urban Development and the State of Hawaii Housing and
Finance and Development Corporation

County of Hawai'i
Office of Housing and Community Development
50 Wailuku Drive
Hilo, Hawai'i 96720
Telephone: (808) 961-8379

Approved: January 13, 1995
Amended: May 6, 1998
Amended: December 15, 2009
Amended: May 15, 2015
Amended: May 15, 2018

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 - Exhibit 2 – Public Notice regarding the Availability of the Draft Consolidated/Action Plan
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 - Exhibit 4 – Public Notice regarding the availability of the Draft Consolidated Annual Performance Assessment Report
 - Exhibit 5 – Application Schedule of the Consolidated/Action Plan
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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 Hawaii 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, proposed projects and certify compliance with CDBG Program requirements. The Consolidated Plan covers a five (5) year period. In addition, the County's Consolidated Plan 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 citizens 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, 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 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, 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 and times and locations convenient to potential or actual beneficiaries and with accommodations for the disabled;
7. Provides for a timely written answer 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).

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, 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, and writing or speaking directly to staff of the Office of Housing and Community Development 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 County website to:

- 1) Announce the location & 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, 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; and
- 8) Announce the availability of the Consolidated Annual Performance Evaluation Report.

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.

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.

Citizen or groups are requested to call at least a week prior to the hearing so arrangements can be made.

B. Public Hearings/Meetings

Public hearing(s) will be held to hear citizens' housing and community development needs, comments on the progress of past CDBG/HOME/HTF projects, Consolidated/Action Plan and Citizen Participation Plan, and to explain the Consolidated/Action Plan Process.

A public meeting will be held by the Hawai'i County Housing Agency (HCHA) and or Finance Committee (FC) for the purpose of approving and submitting 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). These public meetings shall be held in Hilo at the Hawai'i County Council room, unless otherwise announced.

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.

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. 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
(Hilo Armory)
50 Wailuku Drive
Hilo, Hawai'i 96720-2456
Phone: 961-8379

Office of Housing and
Community Development
(West Hawaii Civic Center)
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone: 323-4305

The draft/proposed and final Consolidated Plan as well as the Action Plans will also be available on the County of Hawaii Housing 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 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;
or

3. Changes the purpose, scope, location, or beneficiaries of an activity.

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 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 to inform citizens of the County's amendment(s) to the plan.

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 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, or other natural causes, the County will utilize its unencumbered CDBG funds for eligible CDBG/HOME/HTF activities as determined by the OHCD, to alleviate these threatening conditions. 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.

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 PARTNERSHIP (HOME) AND
NATIONAL HOUSING TRUST (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 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 Kinoole 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.
Pahala Community 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, 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 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), 50 Wailuku Drive, Hilo, Hawai'i 96720,

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, 50 Wailuku Drive, Hilo, Hawai'i 96720-2456.

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)
(Hilo Armory)
50 Wailuku Drive
Hilo, Hawai'i 96720-2456
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4305

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 very low and low 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 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 on 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 deteriorate and alleviate emergency conditions. |
| * Payment of the non-federal share in connection with other federal programs undertaken as part of the development program. | * Urban renewal completion. |
| * Assist privately owned utilities. | * Relocation payments. |
| * Code enforcement in deteriorated areas, together with public improvements and services, to arrest the area's decline. | * Loss of rental income incurred in holding housing units for displacees. |
| * Rehabilitation of privately owned buildings and low-income public housing. | * Removal of material and architectural barriers restricting mobility of elderly and disabled persons. |
| | * Historic preservation. |
| | * Assistance to sub-recipients to carry out activities listed. |
| | * Renovation of closed school buildings. |
| | * Micro enterprise Assistance. |
| | * Planning activities. |

HOME 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 \$3,000,000 in HTF in 2018. 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 to receive the HTF program funds in 2018 of approximately \$1,425,000. 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 HAWAI`I 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 Hawai'i 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)**, 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)
(Hilo Armory)
50 Wailuku Drive
Hilo, Hawai'i 96720-2456
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4305

Persons, particularly those who are extremely-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. 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 HAWAI`I
(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 Hawai`i 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 Hawai`i plans to utilize its (Year) CDBG, HOME and HTF funds for the following projects:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The County of Hawai`i 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 100% _____ 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), 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)
(Hilo Armory)
50 Wailuku Drive
Hilo, Hawai'i 96720-2456
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPEMTN (OHCD)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4305

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)
(Hilo Armory)
50 Wailuku Drive
Hilo, Hawai'i 96720-2456
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4305

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, 50 Wailuku Drive, Hilo, Hawai'i 96720-2456, or fax your comments 808/961-8685 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)	Hilo: 1990 Kinoole St. (Time, a.m./p.m.) Kona: Mayors Office (Time, a.m./p.m.) Honoka`a: Honoka`a Gym, (Time, a.m./p.m.) Pahoa: Neighborhood Center, (Time, a.m./p.m.)
(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 describe here. Should the amendment be substantial in nature, then this notice will be published for thirty (30) days 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 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)
(Hilo Armory)
50 Wailuku Drive
Hilo, Hawai'i 96720-2456
Phone: 961-8379

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT (OHCD)
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawai'i 96740
Phone: 329-4305

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, by **(Month, Day, Year)**.

OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT - COUNTY OF HAWAI'I

Mayor

County of Hawai'i

(Hawai'i Tribune Herald:

(Month, Day, Year)

(West Hawai'i Today:

(Month, Day, Year)

Appendix E:
**2011 Analysis of Impediments to Fair
Housing**



**2011 ANALYSIS OF IMPEDIMENTS
TO FAIR HOUSING CHOICE**

COUNTY OF HAWAI'I

Final: March 2012



Prepared by

Belt Collins Hawaii LLC

Prepared for

**Office of Housing and Community Development
County of Hawai'i**

HIGHLIGHTS

This report brings together information about the availability of housing in Hawai'i County for persons or groups who are identified in state and federal laws as "protected classes." In Hawai'i, it is illegal to discriminate against any person because of religion, color, race, ancestry/national origin, age, familial status, marital status, disability, HIV infection, sex or sexual orientation. The major findings of the study can be summarized as responding to the following questions:

Is housing discrimination present on Hawai'i island? If so, what groups are affected? In what situations does discrimination affect them?

Housing discrimination still occurs. The Hawaii Civil Rights Commission reports, on average, 80 housing complaints filed annually statewide. That figure is modest when compared to the 192,656 renter households statewide (22,825 on Hawai'i island) in 2010. The largest set of complaints involves people with a disability. Complaints involving persons with disabilities often involve "reasonable accommodation" – changes needed so that the person can enjoy use of the housing unit as much as others do. 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.

Many property managers for low-income housing are aware of fair housing laws, and careful to follow them. Others in the private sector who rent housing may not be so well informed or scrupulous.

Fair housing issues may arise in mortgage practices, if borrowers are steered to less favorable loans on the basis of race, language or disability. The extent of this practice in Hawai'i County has not yet been determined.

Is fair housing choice being significantly limited on Hawai'i island by factors other than or in addition to discrimination?

Demand for secure, affordable housing is strong. The limited supply and the cost to build and maintain housing already makes rents high in comparison to U.S. Mainland areas. Incomes are lower, on average, in Hawai'i County than statewide, and the share of the population below the poverty level (14.4%) is higher than the statewide share. Recently, median rental prices have declined. The supply of housing vouchers for low-income families have not grown along with the population, and the supply of housing built for low-income tenants grows slowly. The County continues to maintain a waitlist for the Section 8 Housing Choice Voucher Program,

There is no firm evidence that economic pressures lead to Fair Housing abuse. However, when the supply of housing managed by professionals is full, vulnerable persons and families seeking

housing increasingly depend on landlords whose knowledge of the law is limited. Currently, an estimated 24,825 households in Hawai'i County earn 50 percent of the County median household income or less; while only 2,555 units are listed in the inventory of managed affordable housing units. An additional 1,000 Section 8 vouchers are distributed by the county, but the wait list for Section 8 vouchers include more than 6,000 families. The large majority of low- and moderate-income households find housing elsewhere, and most probably deal with landlords with limited knowledge of Fair Housing.

Do actions of the County of Hawai'i work to create or remove impediments to fair housing choice?

The County's Fair Housing staff works to remove impediments by educating housing professionals and the public at large at seminars and training sessions throughout the island. Presentations are made using interpreters to groups with limited English proficiency. The recent development and release of a video, available on a compact disk or through the Office of Housing and Community Development website, extends the educational efforts. The County staff provides information on Fair Housing to the general public and in response to requests on a daily basis.

Changes in building codes and the proposed imposition of impact fees are likely to increase the cost of housing construction. However, the County Council can limit the cost of new workforce housing projects by granting qualified exemptions from fees and requirements.

Is the County acting on the recommendations in earlier reports?

Yes, recommendations in earlier reports have been put into practice. The County is spreading information about Fair Housing through its website, via video, and through daily assistance to tenants and landlords. Collaboration with Federal, State and County staff has helped to share knowledge of emerging Fair Housing issues.

Are additional measures needed to counter barriers to fair housing choice?

Continuing work to educate landlords and persons who suffer housing discrimination about rights and responsibilities is appropriate. Due to changes in the housing market and the shift to Internet advertising of housing for rent or sale, additional actions are recommended:

- **Review and respond systematically to Internet rental advertisements**, in order to reach "Mom and Pop" landlords. (OHCD and Legal Aid Society of Hawai'i both review these. The recommendation is to do so continuously and to respond to advertisements by alerting lessors to Fair Housing training and laws.)
- **Reach out to community associations** to spread knowledge of Fair Housing regulations. (These are increasingly involved in the rental market after foreclosures.)

- **Provide a help line with interpreters available at set times:** Professionals in the housing industry recognize that advice and consultation on Fair Housing issues by the County staff help them understand the regulations and avoid violations. This effort can be enhanced if a separate help or advice telephone line is made available and publicized. If a help line is publicized in several languages and interpretation services are available in Spanish, Marshallese, and other languages, it will be possible to estimate and address the need for assistance in language-isolated groups.. To cover the cost of such a service, a statewide pilot project is suggested.
- **Consider providing counseling and legal support for victims of predatory lending when it violates Fair Housing laws:** The issue of fair housing in mortgage practices may warrant further attention. Housing counseling is available through the Hawai'i HomeOwnership Center. While no complaints against lenders have been filed under Fair Housing rules, there is prima facie evidence that predatory lending may disproportionately affect minority groups. In other states, counseling services are supplemented by education and legal advice, funded by HUD, for victims of predatory lending. A similar program in Hawai'i may be effective.

The latter two recommendations are for co-ordinated action throughout Hawai'i. The County of Hawai'i would likely be an advocate for, not the primary funder of, these programs.

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ABBREVIATIONS AND ACRONYMS

ACS	American Community Survey (of the United States Census)
CDBG	Community Development Block Grant
COFA	Compact of Free Association between the United States of America and the independent states that had been part of the Trust Territory of the Pacific Islands (Belau, the Federated States of Micronesia, Republic of the Marshall Islands) Nationals of these states may enter and stay in the United States much as residents of other U.S. states or possessions do. In Hawai'i, immigrants from these Micronesian areas may be identified as COFA migrants.
DBEDT	Hawai'i State Department of Business, Economic Development and Tourism
ESG	Emergency Shelter Grant
HCRC	Hawai'i Civil Rights Commission
HHFDC	Hawai'i Housing Finance and Development Corporation, an agency of the State of Hawai'i
HPHA	Hawai'i Public Housing Authority
HRS	Hawai'i Revised Statutes
HUD	United States Department of Housing and Urban Development
LASH	Legal Aid Society of Hawai'i
OHCD	Office of Housing and Community Development, County of Hawai'i
Section 8	Section 8 Housing Choice Voucher Program: Federal low-income housing voucher program for renters, administered by local agencies. In Hawai'i County, the Existing Housing Division of OHCD is responsible for the Section 8 program. A different program allocates "HUD Section 8" vouchers to housing projects.
U.S.	United States

1 INTRODUCTION

1.1 Background

In the State of Hawai'i, it is illegal to discriminate against any person because of religion, color, race, ancestry/national origin, age, familial status, marital status, disability, HIV infection, sex or sexual orientation. Both federal and state laws specify classes of people protected from discrimination.

This report deals with access to housing. It is produced in response to the requirement, by the federal Department of Housing and Urban Development (HUD), that housing agencies receiving certain funds from HUD certify that they are actively working to affirmatively further fair housing. Affirmatively furthering fair housing is defined as conducting an Analysis of Impediments to Fair Housing, identifying and implementing actions to overcome impediments, and developing ways to monitor those actions.

1.2 Scope of the Study

The analysis of impediments deal with impediments to fair housing choice in the public and private sectors. It involves:

1. A comprehensive review of local laws, regulations, administrative policies, procedures and practices;
2. An assessment of how those laws, regulations, policies, procedures and practices affect the location, availability, and accessibility of housing; and
3. An assessment of conditions affecting fair housing choice.

1.3 Approach

1.3.1 Major Questions for the Analysis

- Is housing discrimination present on Hawai'i Island? If so, what groups are affected? In what venues or situations does discrimination affect them?
- Is fair housing choice being significantly limited on Hawai'i island by factors other than or in addition to discrimination?

- Do actions of the County of Hawai'i work to create or remove impediments to fair housing choice?
- Is the County acting on the recommendations in earlier reports?
- Are additional measures needed to counter barriers to fair housing choice?

1.3.2 Organization of the Report

This report includes eight major sections:

- The summary provides a narrative account of fair housing choice in Hawai'i County, bringing together data discussed in more detail in later sections;
- This introduction deals with the scope and organization of the report;
- Chapter 2 deals with population and housing trends, with a focus on the incidence of the protected classes;
- Chapter 3 considers demand and supply, moving from counts of housing units and households to estimates of current and likely future need;
- Chapter 4 describes the incidence and content of claims of housing discrimination, and the testing done to learn whether such discrimination is extensive;
- Chapter 5 describes housing policy and government practices affecting housing choice in Hawai'i County;
- Chapter 6 brings together information from interviews and surveys for this report, including local experts' views of current conditions and suggestions for policy initiatives; and
- Chapter 7 identifies recommendations for County action.

1.3.3. Sources of Information

This report relies on information from public sources, notably the U.S. Census Bureau, on studies and reports prepared for the County of Hawai'i Office of Housing and Community Development (OHCD) along with associated housing agencies in Hawai'i, and on information provided by stakeholders for this report. (Stakeholders include OHCD staff, other housing agencies, and County agencies concerned with housing availability, real estate professionals, and advocates for members of protected classes. See Table 6-1.)

OHCD and associated agencies have sponsored extensive data collection and analysis, notably the *Hawaii Housing Policy Study* conducted by SMS Research & Marketing Services, Inc. in 1992, 1997, 2003, 2006 and 2011. (The 2011 study is entitled *Hawai'i Housing Planning Study, 2011*.) OHCD has sponsored *Analysis of Impediments to Fair Housing Choice* reports in the past, most recently for 2007 (published in 2008). The State of Hawai'i sponsored a similar study in 2010, covering the four counties of Hawai'i. This report draws on information from earlier studies as needed.

Earlier studies included a survey on awareness of fair housing law, attitudes toward discriminatory housing practices, and experience of housing discrimination. No new survey was conducted for the present report, in part because past work provides a solid basis to guide policy development for the next few years.

2 EXISTING CONDITIONS

2.1 Population and Housing Trends

Hawai'i County has seen continuing population growth over the last few decades. Housing development has increased rapidly. Some of that housing is for use by non-residents. The number of households – the housing actually occupied by residents – has not increased as quickly as the overall housing stock. Table 2-1 shows State and County Census data since 1980, and Figure 2-1 shows the annual average rates of change per decade for population, housing units, and households.

Table 2-1: POPULATION AND HOUSING, 1980-2010

	State of Hawai'i	Hawai'i County
Population		
1980	964,961	92,053
1990	1,108,229	120,317
2000	1,211,537	148,677
2010	1,360,301	185,079
Housing Stock		
1980	332,213	33,954
1990	389,810	48,253
2000	460,542	62,674
2010	519,508	82,324
Households		
1980	294,052	29,237
1990	356,267	41,461
2000	403,240	52,985
2010	455,338	67,096

SOURCE: U.S. Census as reported in DBEDT data books.

When units *available* for island residents are counted (including units vacant for rent or sale, but excluding units held for recreational or seasonal use, for migrant workers, and other vacant units), the share of Hawai'i County units vacant and available for residents have climbed from 4.0 percent to 6.6 percent of the available stock by 2010 (as shown in Table 2-2).

Figure 2-1: ANNUALIZED RATE OF INCREASE, POPULATION, HOUSING AND HOUSEHOLDS, HAWAI'I COUNTY, 1980 TO 2010

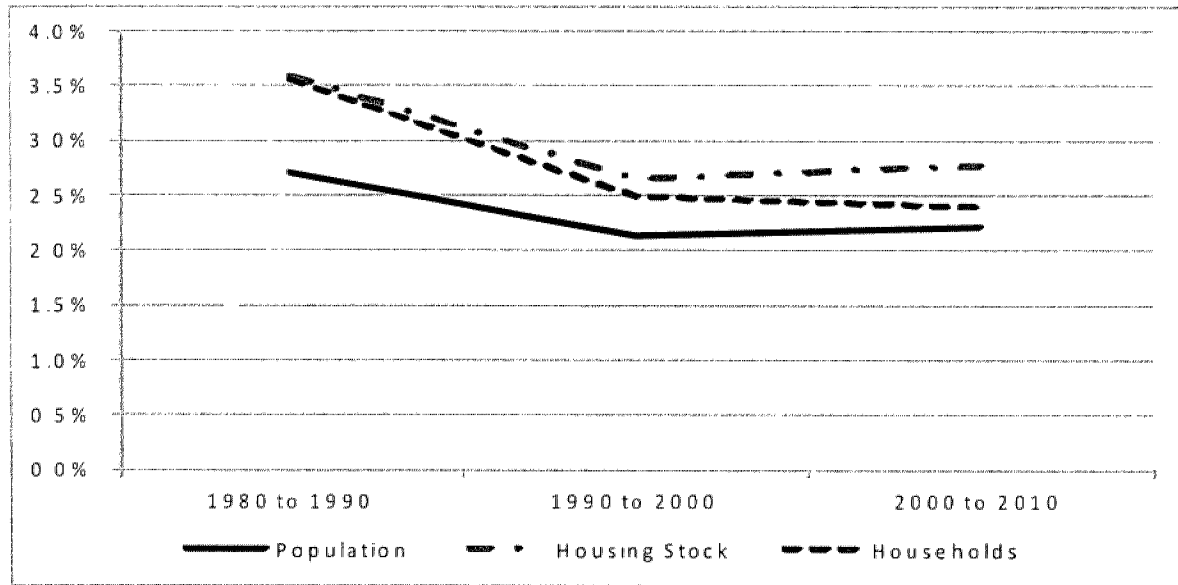


Table 2-2: AVAILABLE HOUSING UNITS, 1990-2010

	State of Hawai'i	Hawai'i County
Available Units		
1990	367,282	43,210
2000	426,276	55,745
2010	475,792	71,819
Unoccupied Available Units		
1990	11,015	1,749
2000	23,036	2,760
2010	20,454	4,723
Unoccupied Units, % of Available Units		
1990	3.0%	4.0%
2000	5.4%	5.0%
2010	4.3%	6.6%

NOTE: See SMS 2011 Table IA-4 for listings of vacancies and for intercensal data from the American Community Survey.

In 2010, the decennial U.S. Census counted 185,079 persons in Hawai'i County. Of these, 181,435 lived in households, and 3,644 in group quarters.¹ Compared to the State as a whole, Hawai'i County had a somewhat older population, on average. Table 2-3 shows the age distribution for the County and State populations. The cohorts aged 50 to 69 form a larger share of the County population than of the State as a whole.

Hawai'i County's people tend to be poorer than residents of the rest of the state. Table 2-4 shows that this difference involves labor force participation, unemployment, and incomes.

Table 2-3: AGE DISTRIBUTION, 2010

	State of Hawaii		Hawai'i County	
Total population	1,360,301		185,079	
Under 5 years	87,407	6.4%	11,845	6.4%
5 to 9 years	83,361	6.1%	11,478	6.2%
10 to 14 years	81,539	6.0%	11,521	6.2%
15 to 19 years	85,994	6.3%	12,089	6.5%
20 to 24 years	95,829	7.0%	10,833	5.9%
25 to 29 years	97,302	7.2%	11,290	6.1%
30 to 34 years	88,031	6.5%	10,935	5.9%
35 to 39 years	86,756	6.4%	10,485	5.7%
40 to 44 years	89,617	6.6%	10,897	5.9%
45 to 49 years	95,787	7.0%	12,657	6.8%
50 to 54 years	97,978	7.2%	14,866	8.0%
55 to 59 years	93,340	6.9%	15,807	8.5%
60 to 64 years	82,222	6.0%	13,542	7.3%
65 to 69 years	59,170	4.3%	9,178	5.0%
70 to 74 years	41,353	3.0%	5,830	3.2%
75 to 79 years	34,675	2.5%	4,571	2.5%
80 to 84 years	29,702	2.2%	3,652	2.0%
85 years and over	30,238	2.2%	3,603	1.9%
Median age (years)	38.6		40.9	

SOURCE: 2010 Census. Posted at http://hawaii.gov/dbedt/info/census/Census_2010/demographic.

¹ 2010 U.S. Census data are posted by the Census Bureau through American FactFinder. Currently, these data are on "American FactFinder2" (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>). That site will likely be renamed when the original version is retired. In addition, the Hawaii State Department of Business, Economic Development and Tourism (DBEDT) posts tables of Census data (at http://hawaii.gov/dbedt/info/census/Census_2010/). Much of the information discussed here comes from the 2010 SF-1 Demographic Profile for Hawaii County prepared by the Census Bureau

Table 2-4: EMPLOYMENT AND POVERTY, 2006-2010

	State of Hawaii		County of Hawaii	
EMPLOYMENT				
Population 16 years and over	1,068,287		143,857	
In labor force	714,067		93,190	
Civilian labor force	674,469		92,979	
Employed	636,454		85,780	
Unemployed	38,015		7,199	
Armed Forces	39,598		211	
Not in labor force	354,220	33.2%	50,667	35.2%
Civilian labor force	674,469		92,979	
Percent Unemployed		5.6%		7.7%
HOUSEHOLD INCOME				
Households	442,267		64,382	
Median household income (dollars)	\$66,420		\$54,996	
Sources of household income				
Earnings	364,878		50,028	
Social Security Retirement	135,465		21,125	
income Supplemental Social	96,566		13,171	
Security Cash public	15,099		3,138	
assistance	14,798		2,825	
Supplemental Nutrition Assistance (Food Stamps)	32,544		7,403	
SHARE OF POPULATION BELOW POVERTY LEVEL, PREVIOUS YEAR				
All people	9.6%		14.4%	
Under 18 years	12.3%		19.1%	
Related children under 18 years	11.8%		18.5%	
Related children under 5 years	13.5%		22.3%	
Related children 5 to 17 years	11.1%		17.1%	
18 years and over	8.8%		13.0%	
18 to 64 years	9.1%		13.8%	
65 years and over	7.5%		9.4%	

SOURCE: American Community Survey (ACS) for 2006-2010, in profiles posted at http://hawaii.gov/dbedt/info/census/acs/ACS2010/ACS2010_5_Year/acs_hi_2010_profiles_5_yr_estimate.

2.2 Housing Foreclosures

The recession of 2008 was triggered by problems in housing markets that resulted in a spike in foreclosures throughout the United States. Lending practices in Hawai'i have largely been conservative, so the incidence of foreclosures has been lower than the U.S. average, and far lower than in California or Nevada. With the foreclosure boom has come an increase in procedurally flawed foreclosures, jeopardizing homeowners. In 2011, the Hawai'i legislature passed Act 48, aimed at protecting homeowners from rushed non-judicial foreclosure actions. In response, the Federal Home Mortgage Fannie Mae directed all loan servicers to pursue only judicial foreclosures, avoiding procedures established under the new law. The matter is under discussion in the current legislative session.

When credit was easily available in the form of sub-prime mortgages, home prices nationwide rose. During the recession, lenders' credit standards tightened greatly, making it hard for many to qualify for mortgages or refinancing.

Both extremely loose and tight credit markets can lead to hardship for households wanting to buy homes, especially for first-time buyers. The failure of many lenders to establish procedures to deal with high default rates, to communicate with borrowers, and to work out new arrangements has created a climate of uncertainty of benefit to none of the parties involved.

As of February 2012, some 413 properties in Hawai'i County were listed by foreclosure.com.² A smaller listing showed foreclosed homes at prices ranging from \$70,000 to \$700,000.³ These clustered in North Kona (18 cases), Puna (17) and South Kohala (13). These properties range from homes in residential neighborhoods to resort condos and luxury homes.

Information is gathered on complaints about mortgage adjustment scams by HUD and associated groups. This information is forwarded to the Federal Trade Commission. The database does not demonstrate that Fair Housing violations have occurred, but it provides evidence that (a) Hawai'i County families are more likely than others in the state to be the targets of predatory loan-related practices, and (b) the scams affect minority communities disproportionately. As of February 2012, the database listed 111 complaints from Hawai'i, of which 44 (40%) were from Hawai'i County.⁴ The Hawai'i County victims' race or ethnicity was identified as:

- Hispanic: 6 complaints (14%)
- Asian: 10 complaints (23%)

² These sales include bank-owned properties, but may short sales by homeowners. In the current legal and economic situation, it is unclear whether many more properties are at risk of foreclosure.

³ Posted at <http://www.adrhi.com/foreclosures/hawaii/> as of January 27, 2012.

⁴ Posted at <http://complaint.preventloanscams.org/intake-search.aspx>, as of February 22, 2012.

- Native Hawai'ian or other Pacific Islander: 15 complaints (34%)
- White: 12 complaints (27%)
- Prefer not to say: 1 complaint (2%).

2.3 Economic and Technological Trends

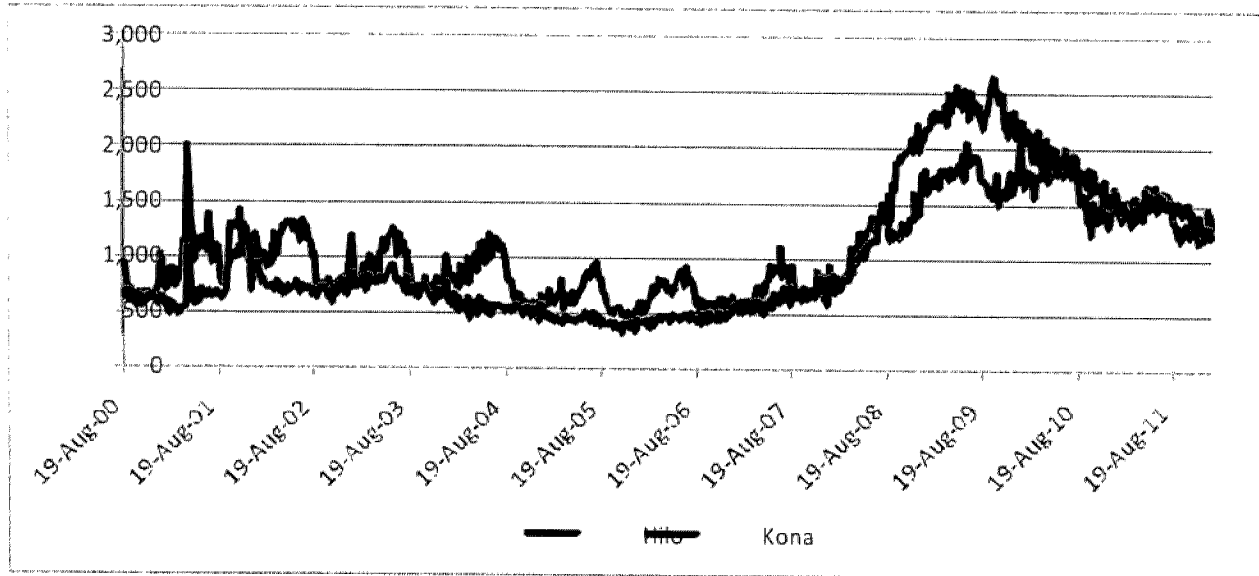
In recent decades, Hawai'i County experienced the closing of sugar plantations and growth of a resort economy along the west coast. In addition to tourism, astronomy and diversified agriculture are major contributors to the island economy.

Development of resorts, followed by construction of luxury home subdivisions, condominium and timeshare projects, has supported both a local construction workforce and interisland movement of construction workers and specialized trades. Recent events have changed the situation considerably. From 2008 to 2009, the construction job count dropped by about 30 percent in Hawai'i County.

Annual turnover among the unemployed has long been a feature of the East Hawai'i economy (as shown by the ups and downs for Hilo unemployment claims in Figure 2-2). The recession pushed unemployment claims from West Hawai'i higher than from the other side of the island. Total employment has increased since the recession in the City and County of Honolulu, but not in Hawai'i and other Neighbor Island counties.⁵

⁵ Paul Brewbaker, *Assessing Aspects of Hawaii's Economy in 2011 for the 2012 Outlook*. Presentation to Hawai'i Senate Committee on Ways and Means and House Committee on Finance, January 2012. Accessed January 26, 2012 at http://www.capitol.hawaii.gov/session2012/testimony/Info_Testimony_FIN-WAM_01-09-12_Economists_%20Brewbaker_.pdf

**Figure 2-2: TOTAL WEEKS UNEMPLOYMENT CLAIMED, HAWAI'I ISLAND
UNEMPLOYMENT OFFICES**



SOURCE: DBEDT website, http://hawaii.gov/dbedt/info/economic/data_reports/unemployment, as of January 2012.

While the state outlook is for a slow increase in employment over the next few years, new jobs and a decline in unemployment may come much later to Hawai'i County than to Honolulu. In this situation, many families may have difficulty paying for housing.

Two major trends have affected Hawai'i housing markets in recent years. These are likely to continue to affect the availability of housing and procedures to obtain homes for rent or sale.

First, changes in lending practices have greatly limited capital for real estate investment. Tighter lending has greatly reduced the pace of new development, and hence limited growth of the housing stock. For individual borrowers, mortgage loans and refinances have become much harder to obtain.

The share of homeowners falling behind on mortgages and association payments increased with the 2008 recession. The implications for foreclosures and Hawai'i foreclosure law are beyond the scope of this report. One consequence should be noted: condominium associations are increasingly involved in foreclosures and in renting units in order to recoup lost payments and keep their projects maintained.

Secondly, housing information is now Internet-based. For the rental market, this means that advertisements are found on Craigslist, not in local newspapers. Since these advertisements are free, individual landlords who may have earlier relied on word of mouth or personal contacts to find renters now use the same advertising medium as Realtors. Craigslist depends on its readers to police advertising, so listings are not vetted to make sure they conform to Fair Housing Law before they appear.

Another consequence of Internet-based information is that applicant's credit history and criminal records can be checked quickly. It is now standard practice for real estate firms to demand that applicants pay up to \$30 for these checks before an application is considered; often before the applicant can see the unit. As a consequence, applicants with poor credit or criminal histories may avoid these listings, and apply only to less demanding landlords. The likely result is that the firms with expertise in handling Fair Housing issues will see fewer low-income applicants, and deal with fewer cases involving complex Fair Housing concerns.

With increased Internet access, borrowers have more information about available mortgages or other loans. Lenders from other states are actively competing for clients along with local financial institutions and brokers. As noted above, mortgage adjustment bureaus and other parties who offer to resolve credit or foreclosure problems can now operate in Hawai'i using television advertising, websites, e-mail and telephone communication.

2.4 Incidence of Protected Classes: Persons

While race, color, ethnicity and ancestry/national origin are important for fair housing choice, these are not easily counted in any definitive way. Race is a cultural characteristic – discrimination occurs when race is *perceived*, not when it is a biological fact. Over time, the U.S. Census Bureau has changed from assigning race to persons by rule, to allow respondents to identify their own race, to allowing them to identify themselves as in more than one race category. These procedures respond to complex, shifting views of race in the United States but do not show how perceptions of race affect social life.

Table 2-5: RACE AND LATINO/HISPANIC STATUS, 2010

	State of Hawaii		Hawaii County	
Total population	1,360,301	100%	185,079	100%
One Race	1,039,672	76%	130,544	71%
White	336,599	25%	62,348	34%
Black or African American	21,424	2%	1,020	1%
American Indian and Alaska Native	4,164	0%	869	1%
Asian	525,078	39%	41,050	22%
Asian Indian	2,201	0%	175	0%
Chinese	54,955	4%	1,661	1%
Filipino	197,497	15%	15,834	9%
Japanese	185,502	14%	18,086	10%
Korean	24,203	2%	1,005	1%
Vietnamese	9,779	1%	317	0%
Other Asian	50,941	4%	3,972	2%
Native Hawaiian and Other Pacific Islander	135,422	10%	22,389	12%
Native Hawaiian	80,337	6%	15,812	9%
Guamanian or Chamorro	2,700	0%	187	0%
Samoan Other Pacific	18,287	1%	576	0%
Islander Some Other Race	34,098	3%	5,814	3%
Two or More Races	16,985	1%	2,868	2%
	320,629	24%	54,535	30%
Race alone or in combination with one or more other races:				
White				
Black or African American	564,323	42%	101,344	55%
American Indian and Alaska Native	38,820	3%	2,975	2%
Asian	33,470	3%	7,210	4%
Native Hawaiian and Other Pacific Islander	780,968	57%	82,944	45%
Some Other Race	355,816	26%	62,487	34%
	34,199	3%	5,450	3%
Racial Identifications/Total Population				
		133%		142%
HISPANIC OR LATINO Total				
population Hispanic or Latino				
(of any race)	1,360,301	100%	185,079	100%
	120,842	9%	21,383	12%

SOURCE: 2010 Census. Posted at http://hawaii.gov/dbedt/info/census/Census_2010/demographic.

The broad “race” categories used by the Federal government do not capture many of the distinctions recognized in Hawai‘i (e.g., among Native Hawai‘ians, Samoans, and Marshallese,

all included in the “Native Hawaiian and Other Pacific Islander” group by the Census). The table shows the Census data in two ways: (a) a detailed account of ancestry for persons who only claim one “race,” and (b) an account of all “race” claims. Neither approach captures local understandings, since these “races” combine recognized ethnicities (such as the many varieties of “Asian” shown in the table, and many residents see themselves as descended from several ethnicities, not just one or two “races.”

The risk of housing discrimination increases when people lack the language skills needed to negotiate and to learn about their rights in the dominant language used for contracts and other legal matters. Data from the American Community Survey (ACS) indicate that about 7% of the Hawai‘i County population has difficulty with English (Table 2-6).⁶

Table 2-6: LINGUISTIC ISOLATION, 2006-2010

	State of Hawaii		County of Hawaii	
Population 5 years and over	1,247,010		168,941	
English only	929,303	74.5%	136,693	80.9%
Language other than English	317,707	25.5%	32,248	19.1%
Speak English less than "very well"	144,943	11.6%	11,198	6.6%
Spanish	25,285	2.0%	4,857	2.9%
Speak English less than "very well"	6,930	0.6%	1,416	0.8%
Other Indo-European languages	18,211	1.5%	2,952	1.7%
Speak English less than "very well"	3,488	0.3%	385	0.2%
Asian and Pacific Islander languages	272,452	21.8%	24,241	14.3%
Speak English less than "very well"	134,214	10.8%	9,365	5.5%
Other languages	1,759	0.1%	198	0.1%
Speak English less than "very well"	311	0.0%	32	0.0%

SOURCE: American Community Survey (ACS) for 2006-2010, in profiles posted at http://hawaii.gov/dbedt/info/census/acs/ACS2010/ACS2010_5_Year/acs_hi_2010_profiles_5_yr_estimate.

The State and the U.S. Census no longer collect counts of religion. The *Atlas of Hawai‘i* reported 51% of the population as “unaffiliated,” and 35% as affiliated with Judeo-Christian faiths, 7% with Buddhism, and 7% with other religions.⁷ Major religious organizations include the Roman Catholic Church and the Church of Jesus Christ of the Latter-Day Saints.

⁶ Unlike the decennial census, the ACS is a sample survey. Within each census tract, different subareas are sampled every year in five (so the sample is drawn from all parts of each tract over a five-year period. Single-year results are published for counties and states; the five-year data is more reliable, as based on a larger sample, but not identified with a single point in time.

⁷ R. Lamb, “Religion” *Atlas of Hawai‘i* edited by S and J Juvik. 3rd edition. Honolulu, HI, 1998

Reliable counts or estimates of the distribution of sexual orientation in Hawai'i are not available. A survey designed by the Centers for Disease Control helps to identify the incidence of disabilities for which persons may need reasonable accommodations. It also included questions related to HIV risk, as shown in Table 2-7 below. A significant number of persons in Hawai'i County appear to have health limitations, but most of these do not need special equipment.

Table 2-7: SELECTED INDICATORS FROM THE BEHAVIORAL RISK FACTOR SURVEILLANCE SYSTEM, 2010

	Share of respondents who --		
	<i>Report Health Limitation (1)</i>	<i>Must Rely on Special Equipment (2)</i>	<i>Report High HIV Risk (3)</i>
State of Hawaii	16.2%	6.0%	3.7%
Hawaii County	20.7%	6.9%	3.4%
Honolulu County	15.3%	6.0%	3.8%
Kauai County	18.5%	5.4%	3.7%
Maui County	15.2%	5.9%	3.9%

NOTES: Survey conducted with over 4,000 adults -- over 1,000 in Hawai'i County -- by telephone.

(1) Question: Are you limited in any way because of health problems?

(2) Question: Do you have any health problem that requires you to use special equipment?

(3) The survey asks whether any of several "high HIV risk situations" apply

SOURCE: Hawai'i State Department of Health, Behavior Risk Factor Surveillance System results for 2010, posted at <http://hawaii.gov/health/statistics/hhs/brfss/index.html>

Based in part on ACS data, SMS reports that Hawai'i County had in 2009 some 22,000 residents with disabilities. Of these many are employed, but the share of the disabled with employment is lower in Hawai'i County than in the other counties. However, the share below the poverty level is higher than in the other counties (SMS 2011, Table 25).

Table 2-7 suggests that the incidence of HIV is slightly lower in Hawai'i County than in other parts of the state. This finding is in line with reports of AIDS cases by county, which show a lower reported incidence in Hawai'i County than elsewhere.

Table 2-8: REPORTED AIDS CASES, 2006-2010

	Rate of Reported AIDS, 2006 through 2010 per 100,000 persons
State of Hawaii	7.2
Hawai'i County	5.0
Honolulu County	7.8
Kaua'i County	7.2
Maui County	6.5

SOURCE: Hawai'i State Department of Health. *HIV/AIDS Surveillance Annual Report* Posted at <http://hawaii.gov/health/healthy-lifestyles/std-aids/data-statistics/2010.pdf>. Honolulu, 2011.

2.5 Incidence of Protected Classes: Households

Statistics about persons fail to indicate how often families or households are vulnerable to discrimination. Data from the Census provide additional indications of the diversity of households in Hawai'i County. Table 2-9 shows householders' racial identification; Table 2-10 deals with household composition.

Table 2-9: HOUSEHOLDS BY RACE OF HOUSEHOLDER, 2010

	State of Hawaii		Hawaii County	
Households	455,338		67,096	
Owner occupied	262,682	57.7%	44,271	66.0%
By race of Householder				
White alone	79,139		20,453	
Black alone	1,945		182	
American Indian and Alaska Native alone	570		174	
Asian alone	125,599		12,099	
Native Hawaiian and Other Pacific Islander alone	15,169		3,289	
Some Other Race alone	1,603		366	
Two or More Races	38,657		7,708	
Renter occupied:	192,656	42.3%	22,825	34.0%
By race of Householder				
White alone	71,573		9,501	
Black alone	6,187		208	
American Indian and Alaska Native alone	1,050		183	
Asian alone	56,480		3,798	
Native Hawaiian and Other Pacific Islander alone	18,352		2,825	
Some Other Race alone	3,839		516	
Two or More Races	35,175		5,794	
Share of Owning or Renting Households,				
By race of Householder	<u>Own</u>	<u>Rent</u>	<u>Own</u>	<u>Rent</u>
White alone	30.1%	37.2%	46.2%	41.6%
Black alone	0.7%	3.2%	0.4%	0.9%
American Indian and Alaska Native alone	0.2%	0.5%	0.4%	0.8%
Asian alone	47.8%	29.3%	27.3%	16.6%
Native Hawaiian and Other Pacific Islander alone	5.8%	9.5%	7.4%	12.4%
Some Other Race alone	0.6%	2.0%	0.8%	2.3%
Two or More Races	14.7%	18.3%	17.4%	25.4%

SOURCE U.S. Census, 2010 Census posted at www.census.gov.

As of 2010, Hawai'i County's population was 50.2% male and 49.8% female. Families with a single female head accounted for 12% of households, while ones with a single male head accounted for 6%.

Table 2-10: HOUSEHOLD COMPOSITION, 2010

	State of Hawaii		Hawaii County	
Total households	455,338	100.0%	67,096	100.0%
Family households (families)	313,907	68.9%	44,407	66.2%
With own children under 18 years	126,155	27.7%	17,296	25.8%
Husband-wife family	230,076	50.5%	31,834	47.4%
With own children under 18 years	91,610	20.1%	11,141	16.6%
Male householder, no wife present	26,590	5.8%	4,315	6.4%
With own children under 18 years	10,737	2.4%	2,101	3.1%
Female householder, no husband present	57,241	12.6%	8,258	12.3%
With own children under 18 years	23,808	5.2%	4,054	6.0%
Nonfamily households	141,431	31.1%	22,689	33.8%
Householder living alone	106,175	23.3%	16,843	25.1%
Male	51,465	11.3%	8,593	12.8%
65 years and over	12,371	2.7%	2,197	3.3%
Female	54,710	12.0%	8,250	12.3%
65 years and over	24,603	5.4%	3,690	5.5%
Households with individuals under 18 years	156,045	34.3%	21,340	31.8%
Households with persons 65 years and over	137,815	30.3%	19,541	29.1%
Average household size	2.89		2.70	
Average family size	3.42		3.22	

SOURCE: U.S. Census, 2010 Census posted at www.census.gov.

The five-year ACS summary for 2005 to 2009 presented data for households on language use (similar to the count of persons in Table 2-6), showing about 1,850 households in Hawai'i County as linguistically isolated.

3 HOUSING TRENDS

3.1 Housing Availability

At first glance, Hawai'i Island appears to have a surplus of housing, with 18% of the housing stock vacant. The vacancy rate is largely due to the presence of vacation units (including both vacation rentals and second homes). Table 3-2 shows the count of "available units" for the resident population over time. The count excludes units held for seasonal or vacation use, for migrant workers, and for other reasons, but still includes vacant units held for sale or rent. (This approach still overestimates available supply, since it does not separate out units held vacant for short-term use, not long-term rentals.)

Table 3-1: HOUSING OCCUPANCY AND TENURE, 2010

	State of Hawaii		Hawaii County	
HOUSING OCCUPANCY				
Total housing units	519,508	100.0%	82,324	100.0%
Occupied housing units	455,338	87.6%	67,096	81.5%
Vacant housing units	64,170	12.4%	15,228	18.5%
For rent	16,441	3.2%	2,995	3.6%
Rented, not occupied	954	0.2%	101	0.1%
For sale only	4,277	0.8%	1,338	1.6%
Sold, not occupied	1,151	0.2%	289	0.4%
For seasonal, recreational, or occasional use	30,079	5.8%	7,135	8.7%
All other vacant	11,268	2.2%	3,370	4.1%
Homeowner vacancy rate (percent)	1.6%		2.9%	
Rental vacancy rate (percent)	7.8%		11.6%	
HOUSING TENURE				
Occupied housing units	455,338		67,096	
Owner-occupied housing units	262,682	57.7%	44,271	66.0%
Population in owner-occupied units	793,160		119,236	
Average household size of owner-occupied units	3.02		2.69	
Renter-occupied housing units	192,656	42.3%	22,825	34.0%
Population in renter-occupied units	524,261		62,199	
Average household size of renter-occupied units	2.72		2.73	

SOURCE: US Census, 2010 Census posted at www.census.gov.

Table 3-2: AVAILABLE HOUSING UNITS, 1990 TO 2010

	State of Hawai'i	Hawai'i County
Available Units		
1990	367,282	43,210
2000	426,276	55,745
2010	475,792	71,819
Unoccupied Available Units		
1990	11,015	1,749
2000	23,036	2,760
2010	20,454	4,723
Unoccupied Units, % of Available Units		
1990	3.0%	4.0%
2000	5.4%	5.0%
2010	4.3%	6.6%

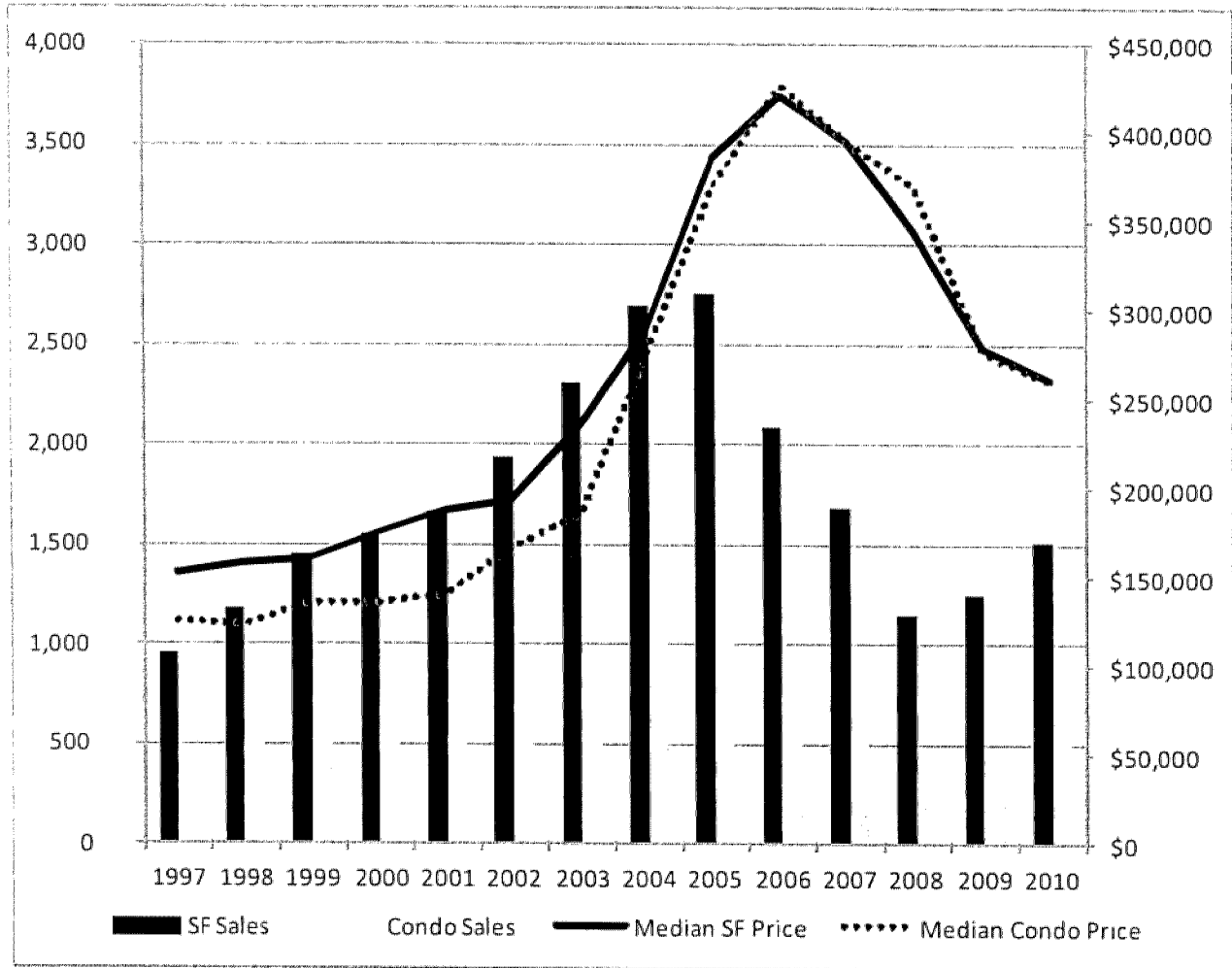
Currently, the share of available units that are unoccupied is larger in Hawai'i County than in the state as a whole, and larger than in past decades.

Additions to the housing stock on Hawai'i Island averaged 1,965 units per year from 2000 to 2010; Table 3-2 shows that the average increase in available units was 1,607 units per year.

3.2 Cost of Housing for Sale or Rent

Average housing prices in Hawai'i County are low, both for sale or rent, compared to statewide averages. Prices increased over recent decades, but have moved downwards since 2008. Figure 3-1 shows annual median sales prices and volumes over fourteen years.

Figure 3-1: MULTIPLE LISTINGS SERVICE ANNUAL SALES VOLUME AND MEDIAN PRICES, HAWAI'I COUNTY, 1997-2010



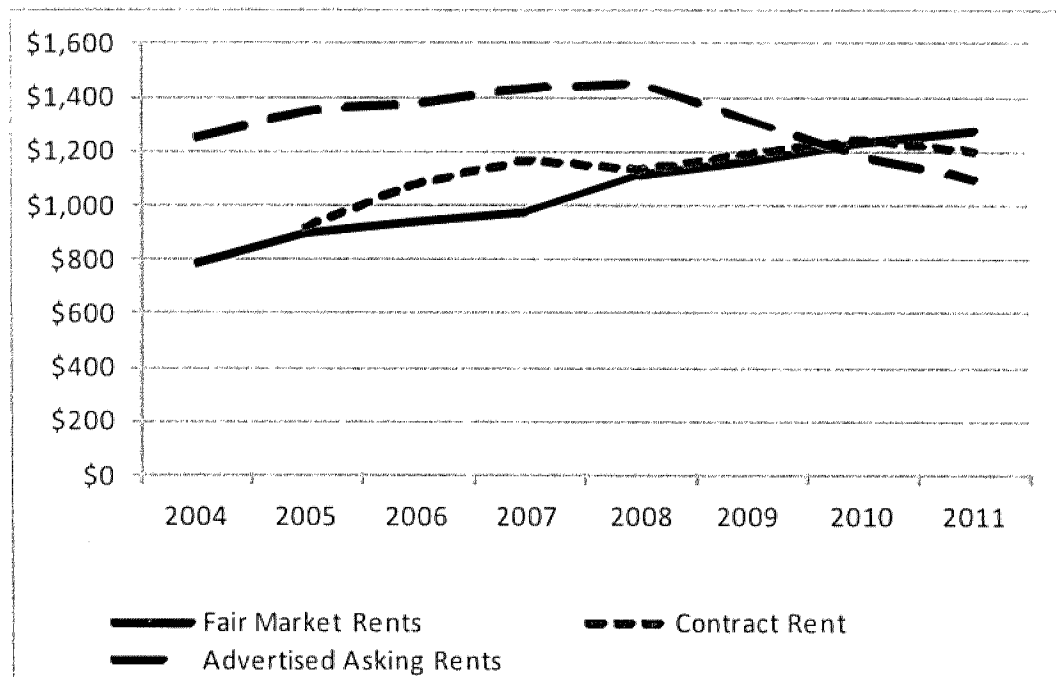
NOTE: Multiple Listings Service (MLS) sales include the bulk of sales by real estate professionals, but the count of sales may omit sales by owners.

SOURCE: *State of Hawaii Data Book 2010*, Tables 21-34 and 21-35.

Trends in rental volume and prices are not so clearcut. There is no standard inventory of transactions. Fair Market Rents are established by survey conducted for HUD. ACS data provide additional survey-based estimates. Hawaii Information Service compiled average asking prices from samples of advertisements. In earlier years, these were from classified newspaper advertisements; currently, most rental ads are on Craigslist. Advertised rents have declined since 2008. It may be that the transition to Internet advertising has affected the range of units advertised, and, as a result, average prices. Alternatively, it may be that the advertised rents

reflect market changes that affect new contracts first, and affect existing rentals to a lesser extent and later in time.⁸ Figure 3-2 shows Hawai'i County annual rental prices.

Figure 3-2: MEDIAN CONTRACT AND FAIR MARKET RENTS, AND AVERAGE ASKING RENT, 2004-2011



SOURCE: SMS Research & Marketing Services, Inc. *Hawai'i Housing Planning Study, 2011. Rental Housing Report*, Table A-7.

Surveys by the U.S. Census establish the number of housing units being held for occupancy by renters or owners. Table 3-1 showed the most current information on available units. The cost of renting or owning a home relative to income is no longer an issue for the decennial census. Instead, the ACS includes questions about income and housing costs. Table 3-3 shows recent costs and the share of households with high housing costs relative to their income. While costs are lower in Hawai'i County than in Honolulu and Maui, the share of households paying high housing costs is much the same in Hawai'i County as statewide. (See Table 3-4.) The ACS results indicate that about 31 percent of Hawai'i County households pay high housing costs.

Responses to the Housing Policy Study survey indicate that the share of households with high shelter-to-income ratios has been increasing since 1992 (SMS 2011, Table A-9). High housing cost burdens are more common among renters than among owners, and among households who have spent a year or less in their current unit (SMS 2011, Table A-10).

⁸ The SMS study shows similar patters from all four counties. However, only in Hawai'i County has the decline in rental prices continued through 2011

When housing costs are high relative to income, families not only have less disposable income for other expenses, but also may be unable to qualify for loans or refinancing, since mortgage requirements are stricter than they were a few years ago. The housing cost burden indicates a major hurdle in both achieving and maintaining home-ownership.

Table 3-4: DISTRIBUTION OF HOUSEHOLDS BY INCOME AND HOUSING BURDEN, 2006-2010

	State of Hawaii		County of Hawaii	
Occupied housing units	442,267		64,382	
Owner-occupied	262,419		42,591	
Average household size	3.07		2.73	
Renter-occupied	179,848		21,791	
Average household size	2.71		2.74	
MORTGAGE STATUS				
Owner-occupied units	262,419		42,591	
Housing units with a mortgage	180,639		26,773	
Housing units without a mortgage	81,780		15,818	
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage				
Median (dollars)	\$2,225		\$1,691	
Housing units without a mortgage				
Median (dollars)	\$2,225		\$322	
Renter-occupied units				
Median Gross Rent	\$1,260		\$1,009	
HOUSING COST BURDEN				
Households paying 35% or more of income for housing (% of reporting households)				
Housing units with a mortgage	68,598	38.1%	10,616	39.9%
Housing units without a mortgage	7,205	8.9%	1,297	8.3%
Renters	73,616	45.3%	8,045	42.7%

NOTE: Share of renting households computed for those households for which rental information was available.

SOURCE: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2006-2010. Downloaded from DBEDT site

(http://hawaii.gov/dbedt/info/census/acs/ACS2010/ACS2010_5_Year/acs_hi_2010_profiles_5_yr_estimate).

Would-be buyers and renters vary significantly in their ability to pay for new units. The median “affordable” price for renters in Hawai‘i County is less than \$1,100; for buyers it is about \$1,700.⁹ (See Figure 3-3.)

Based on the 2011 SMS survey, the median rental price for a multi-family unit in Hawai‘i County (\$861 per month) is affordable for about 61% of households planning to rent. For single family units, the median monthly rent is \$1,218, and less than 30% of those who plan to rent can afford that amount for housing. For would-be buyers, nearly 90% can afford the median monthly mortgage payments for condos, and 71 percent can afford the median monthly payment for single family units, assuming a 20% down payment. However, about a third of this sub-sample have an adequate down payment in hand for a condominium, and only 14% of the group can cover the down payment for the median-price single family home.¹⁰

The median sales price for the two years combined was \$249,000. Monthly payments for a \$250,000 sale could amount to about \$1,275 (assuming a five percent down payment and a mortgage rate of five percent for 30 years). Again, the data suggest that many units are available at rates that residents can afford, so long as their credit and savings meet lenders’ criteria.

A study conducted by SMS Research for the Land Use Research Foundation in 2005 provided a measure of comparative housing availability, at least for for-sale units.¹¹ Information on housing sales in each county over a period of 20 years was analyzed in relation to the County-level “affordable” housing price for each sale year.¹² Data from O‘ahu and Hawai‘i showed fairly flat trends: for example, homes that were originally affordable to Big Island families earning from 100% to 120% of the median income were resold at about 120% of the current affordable price in later years. Similar data from Maui and Kaua‘i showed a very different pattern, with homes increasing in value – i.e., decreasing in affordability – over time.

The large subdivisions in Puna and Ka‘u with little or no infrastructure have provided land at relatively low cost for those who want to buy or build homes on a limited budget. Also, the pace of housing production has probably limited price increases.

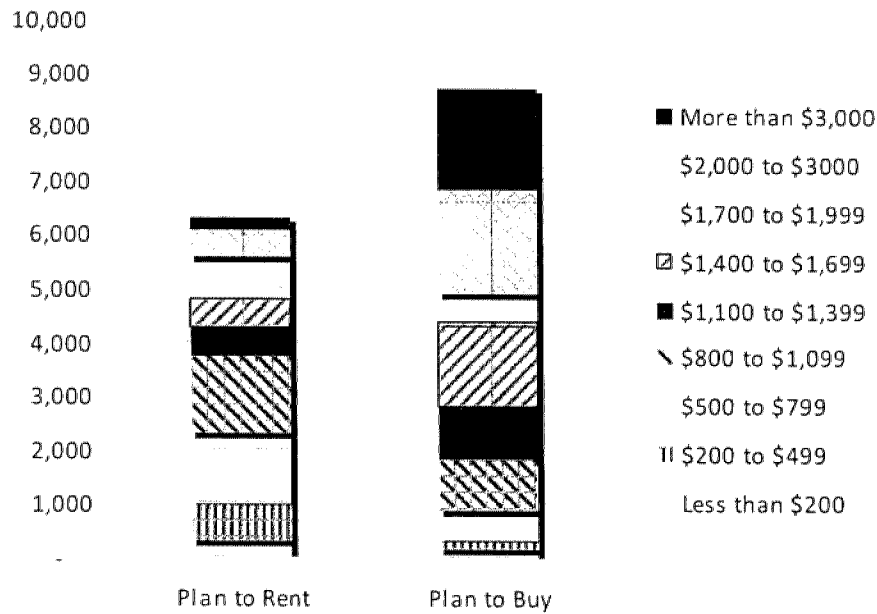
⁹ In this survey, respondents’ statements about the amount they can pay define “affordability.”

¹⁰ The financial qualification analysis deals with “effective demand buyers,” a subset of those who plan to move who are likely to rent or buy in the next few years. See Tables 10 a through 10d of the SMS report.

¹¹ SMS Research & Marketing Services, Inc. *Affordable Housing Policy and Hawaii’s For-Sale Housing Markets*. Posted at <http://www.lurf.org/docs/SMS2.pdf>

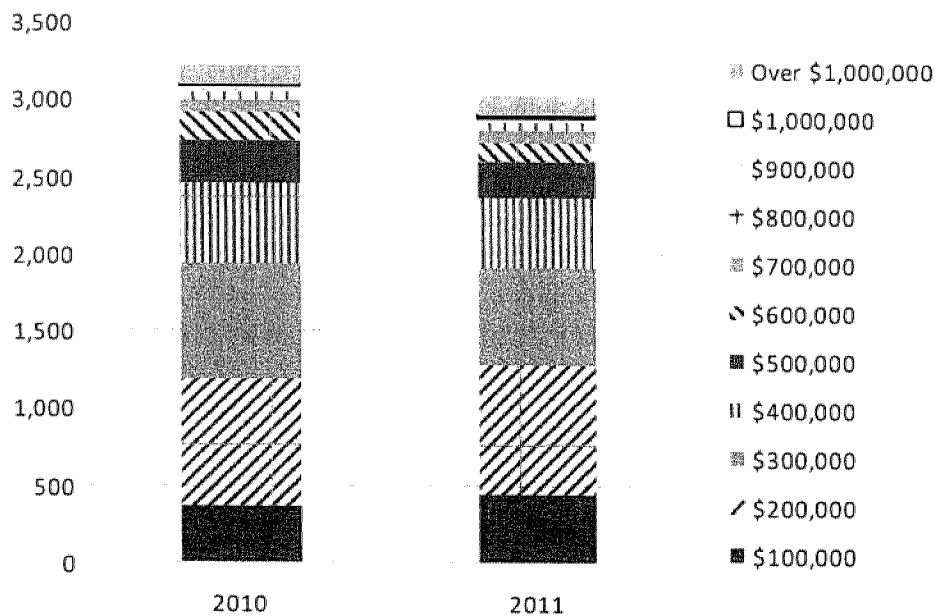
¹² In the 2005 study, “affordability” is the ability to pay monthly mortgage and utility costs at prevailing rates with no more than 30% of gross household income.

Figure 3-3: MONTHLY PAYMENT AFFORDABLE FOR HOUSEHOLDS PLANNING TO RENT OR BUY HOUSING, 2011



SOURCE: SMS Research & Marketing Services, Inc. *Hawai'i Housing Planning Study, 2011*, Tables A-15a and b.

Figure 3-4: VOLUME OF HOUSING SALES, BY PRICE RANGE, HAWAII COUNTY, 2010 AND 2011



NOTES Sales of parcels with one or more dwelling (excluding partial and multi-parcel transactions, and sales less than \$20,000.). Price categories are for incremental sales less than the amount shown yet (e.g., sales less than \$200,000 but more than \$100,000, and so forth) Sales are for 2,809 properties in 2010 (of which 777 are condos) and 2,282 in 2011 (of which 751 are condos). The volume of sales is larger than the number of properties because of multiple transactions for the same property. Downloaded from Hawaii Information Service, January 18, 2012.

3.3 Housing Demand

OHCD and the other housing agencies of Hawai'i have supported a modeling process (conducted by SMS and Hawaii Information Service) that identifies both resident demand for housing in the coming years ("effective demand") and the need for new units given resident demand and the existing housing supply. The 2011 housing demand survey indicated that 42 percent of Hawai'i County households were interested in moving to a new home at some time, and 26 percent – an estimated 17,412 households – had formed plans to move within the state. Inter-county movement can affect demand. Based on respondents' preferred location of their next housing unit, a total of 17,821 households might expect to seek homes in Hawai'i County.¹³

Over the years in which the Housing Policy Study has been conducted, effective demand has fallen in all counties. Factors contributing to the trend may include demographics and housing prices. As the population has aged, more and more households reached what they saw as their lasting home. As housing prices have increased, and as the economy has posed increasing challenges for many in Hawai'i, many see few acceptable alternatives. Of the Hawai'i respondents who expect to move out of state, the share who name housing costs as their reason has increased from 12 percent in 1997 to 30 percent in 2011.¹⁴

Many of those who expect to move will find new homes in the existing housing stock. Nonetheless, the number of households is likely to increase due to demographics – long term population growth and a trend towards smaller household sizes. The resident population of the County is expected to grow at an annual rate of about 1.7 percent, an increase of about 20,000 residents every five years.¹⁵ As the population ages, demand for housing suited to households with senior members – whether housing for multigenerational families, senior housing, or assisted living facilities – becomes more important.

The most recent Housing Policy Study estimates need for 3,454 additional units for resident households in Hawai'i County from 2012 through 2016 – about 700 per year. Table 3-5 shows the estimated need by HUD income classification. The total figure is well below the increase in housing stock in the last decade, which averaged over 1,600 units per year. However, developers and public agencies are not likely to supply new housing for all income levels, much less to offer units for sale for all income levels.

¹³ When responses from the survey are weighted to model the statewide population, a total of 15,611 households are identified with expressed preferences for locations in Hawai'i County. Only 87.6% of respondents named a particular location; the above count allocates the "no preference stated" group in proportion to the share of the total choosing a location within Hawai'i County.

¹⁴ This paragraph combines analytic points from the 2003 and 2011 SMS *Housing Policy Study* reports.

¹⁵ DBEDT (2009), *2035 Population and Economic Projections*, Table A-3.

Table 3-5: NEEDED HOUSING BY HUD INCOME CLASSIFICATION, 2012 TO 2016

<i>Households by Income Level</i>	Owner-Occupied		Rented		Total
	SF	MF	SF	MF	
Less than 30% of AMI	225	18	231	539	1,013
30% to 50%	172	12	145	164	493
50% to 80%	277	9	32	259	577
80% to 120%	179	45	12	103	339
120% to 140%	192	9	24	12	237
140% to 180%	236	-	29	51	316
180% or more	387	-	52	100	539
Total	1,668	93	525	1,228	3,514

SOURCE: SMS 2011: Table 11

4 COMPLAINTS AND TESTING

Victims of discrimination can register their grievance and seek redress; government agencies and legal assistance providers have procedures to register, assess, and respond to complaints. OHCD publicizes fair housing rules and procedures for making complaints at its office and on its website.

The Hawai'i Civil Rights Commission works in co-operation with HUD and other agencies to address discrimination. It provides annual data on the incidence of complaints (a) by county and (b) by type (e.g., housing) and basis (e.g., race, familial status, disability). Housing complaints constitute five to ten percent of complaints annually – employment-related issues account for the majority of complaints. Complaints from Hawai'i County normally account for 10 to 15 percent of all complaints. (See Table 4-1.) Hawai'i County cases accounted for 12% of housing complaints from 2006 through 2009.¹⁶ Some trends are clear in the data:

- Disability is the most common basis for complaints, and accounts for nearly 40 percent of all housing complaints;
- Taken together, race, ancestry /national origin, and color account for about 27% of housing complaints over the ten year period; and
- No housing complaints associated with HIV status have been registered.

Far more people experience incidents of discrimination than register formal complaints about them. (In the most recent SMS statewide survey, 18 percent of respondents said they had experienced housing discrimination.)

The Legal Aid Society of Hawaii (LASH) receives complaints and provides advice on housing discrimination services. In the period 2009 to November 2011, the following bases for complaints were identified in about 50 cases from Hawai'i County:

- Disability: 42 (74% of bases identified);
- Race: 7 (12%);
- Sex: 6 (11%); and
- Familial status: 2 (4%).¹⁷

¹⁶ SMS 2010, Table 3.

¹⁷ Personal communication, Leba T. Kaufmann, Fair Housing Staff Attorney, LASH, November 30, 2011.

Table 4-1: SELECTED CHARACTERISTICS, HAWAII' CIVIL RIGHTS COMMISSION COMPLAINTS, FY 2002-2011

	FY 2001-02	FY 2002-2003	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	10 Yr. Total
Total complaints filed with HCRC											
Statewide	674	712	628	612	595	532	686	718	714	631	6,502
Hawaii County	73	84	66	59	80	69	104	95	89	80	799
Housing complaints:											
Basis:											
Age		1	2		2	4	1		1		11
Ancestry / National origin	7	5	3	6	11	3	7	1	6	4	53
Color		2	1	1	1	1				1	7
Disability	12	30	15	19	15	17	11	17	19	20	175
Familial status	6	4	4	10	6	1	2	5	5	1	44
Marital status	2	2	2	1	2	4	1	1	2	1	16
Race	3	7	14	5	9	5	3	4	3	7	60
Religion		2	1	2	1		1				6
Retaliation	5	4	3	5	7	5	5	4	9	1	48
Sex	2	2	2	1	4	3	4	2	3		23
Sexual orientation							3	1		1	5

SOURCE: HCRC annual reports posted at <http://hawaii.gov/labor/hcrc/hcrc-lmks/reports.shtml>

LASH also conducts fair housing testing for discriminatory practices. Such testing typically involves having two applicants inquire about housing. However, many Hawai'i real estate firms typically demand that applicants fill out detailed information and pay for credit checks before they can see housing units. This practice makes shopping by multiple applicants costly.

LASH has also been monitoring advertisements. In the past year, LASH documented 109 advertisements that stated illegal preferences:

- 92 stated a preference against families with children;
- 13 stated a preference against persons with disabilities; and
- 2 stated a preference based on sex.

5 COUNTY POLICY ISSUES

Hawai'i County addresses fair housing choice in part through education and training. It helps those who believe they are victims of housing discrimination to challenge unfair situations. An expansive view of fair housing choice would involve supporting a wide range of policies or programs to oppose housing discrimination and forces that encourage it. On this view, fair housing choice is made possible by:

- A housing supply adequate to provide for the population and to limit market effects that could have discriminatory consequences;
- Maintenance of units so that the supply will continue and residents can expect that units will be available and habitable over time;
- Equal access to units for sale or rent;
- Recognition that protected classes are assured equal access to units, on the part of all involved in renting and selling housing; and
- Means to challenge and remove impediments to equal access.

In this chapter, Hawai'i County policies and responses to impediments are recognized.

5.1 *Hawai'i County Policies and Programs*

Hawai'i County directly affects the provision of housing in several ways, above all:

- The zoning code (Hawaii County Code [HCC] Chapter 25) identifies lands on which housing can be built, and the minimum size of lots.
- Other land use and building codes – subdivision, building, plumbing and electrical (HCC Chapters 5, 9, 17, 23) -- set standards to be followed in building construction and renovation.
- The County's affordable housing requirement (HCC Chapter 11), imposed on any rezoning to permit new construction involving five or more houses or hotel/resort development, or industrial development, demands that developers earn credits by setting aside lots or building homes affordable to middle- or low-income households. Such homes are subject to a ten-year limitation on resale at market rates.

- Impact fees may be levied on new construction to offset the cost to the county of providing infrastructure. Such fees are imposed on a “fair share” basis by the county, but an impact fee schedule has been debated for several years.
- Real property taxes are levied on property throughout the County, based on assessed value. Rates for owner-occupants are lower than for other residential property. (As of 2012, the difference between owner-occupant rates and rates for other types of property was smaller in Hawai‘i County than in Maui County. In the City and County of Honolulu, the distinction between owner-occupant and other residential uses is no longer emphasized, but the difference between residential rates and commercial, industrial and resort rates is greater than in Hawai‘i County.)
- The Office of Housing and Community Development is responsible for additional programs:
 - The “Section 8” voucher program that assures and supports rent payments for eligible low-income families in approved housing units;
 - Programs to encourage home ownership among low-income families, including low-interest loans towards down payments and closing costs for first-time homebuyers;
 - Loans for home repairs for low-income owner-occupants;
 - Oversight of housing owned by the County (Kulaimano Elderly Housing Project);
 - Investment of moneys collected through the affordable housing program¹⁸ in new housing construction; and
 - Housing development and/or investment in entities developing housing. The County has sponsored and participated in the project to develop workforce housing at Kamakoa, in Waikoloa, and is developing transitional housing at Kaloko, in North Kona.
- The County Council can exempt workforce housing projects from a wide range of fees and requirements under HRS 201H, thereby reducing the cost to build new homes for low- and moderate-income families.

Changes in any of the above policies and programs could have complex effects on the availability and cost of housing. As noted earlier, Hawai‘i County, unlike other counties in Hawai‘i, has large agricultural subdivisions with limited infrastructure. Land where homes can be built is far more available than elsewhere in Hawai‘i – but often far from work and school sites. Commuting between rural residential areas and job centers can strain or exceed the capacity of the connecting roadways. In response to this problem, the affordable housing requirement states that affordable housing will be built within fifteen miles of a project.

¹⁸ Until 2011, developers could pay “in lieu” fees instead of building new housing or conveying improved land for affordable housing

Policy initiatives recently discussed in Hawai‘i County include:

- Revisions to the building code: An update to the building code to conform to the International Building Code has been considered and approved by Council. It has been challenged as increasing construction costs and as ruling out the use of “alternative” materials (e.g., bamboo).
- Development and imposition of impact fee schedules: Impact fees on new development have been considered by the Hawai‘i County Council and the State Department of Education. The County fees most recently proposed ranged from about \$5,000 to \$7,000 for single family homes, depending on their size. The Council filed, i.e., did not pass, the proposal in 2011.¹⁹ County authorities also opposed the Department of Education fees proposed for West Hawai‘i as an undue imposition on homeowners in a time of economic hardship.
- Reliance on shared equity arrangements or a community land trust to help keep housing for sale at “affordable” prices over many years: A community land trust was initially proposed for the Kamakoa Nui workforce housing project. The County has since assumed ownership of the project, and will have resale and shared equity restrictions.

Implementation of any of these initiatives could affect the cost, and hence the availability, of new housing.

5.2 Ongoing Actions to Address Impediments

The 2007 *Analysis of Impediments* focused on three impediments and included action plans to address these, as shown in Table 5-1. These action plans were reformulated as a series of performance measures, shown in Table 5-2.

The tables show that OHCD has considered the findings of the 2007 *Analysis of Impediments* and has incorporated them in a detailed and specific work plan. That plan has been implemented in more sophisticated ways than originally proposed (e.g., use of a video available as a DVD or for download from the County website).

¹⁹ J. Armstrong, “Impact Fees Fail to Pass.” *Hilo Tribune-Herald*, September 22, 2011; Council vote is in <http://records.co.hawaii.hi.us/Weblink8/0/doc/759680/Page1.aspx>

Table 5-1: IMPEDIMENTS AND RESPONSES, PER 2007 ANALYSIS OF IMPEDIMENTS

<p>1 Applicants are unaware of rights and resources Action plan:</p> <ul style="list-style-type: none">a. Develop information packets in languages other than English Measure: goal is to develop one new packet per year.b. Continue training for landlords, especially smaller ones Measure: develop and implement plan by 2009 to reach smaller landlordsc. Increase public awareness of consequences of failure to comply with fair housing laws Measure: Issue five press releases by 2005 about the consequences of infraction of fair housing lawsd. Incorporate fair housing information in school curricula Measure: Working with HCDCH, approach DOE with a proposal for collaboration by 2009e. Promote fair housing awareness among recent immigrants Measure: develop proposal for training session by end of 2009, and approach officials at Immigration and Naturalization Servicef. Increase advocacy groups' awareness of fair housing Measure: conduct five presentations before the end of 2009; advocacy groups' directors report increased awareness of fair housing laws.
<p>2 Fair housing policies lack standardization Action plan: Fair housing office will begin to identify policies and procedures that are contradictory or lack standardization Measure: By 2009, County will identify approaches to identify policies and procedures for which additional efforts are needed, and will investigate the cost of addressing these problems.</p>
<p>3 Limited supply of affordable housing units Action plan: Fair Housing Office can advocate for more affordable rental units, especially for mentally and physically disabled, families with children, and ones with dogs to assist them in day to day living. Measure: Increased appreciation by County officials of need</p>

SOURCE: SMS 2008.

Table 5-2: FAIR HOUSING PERFORMANCE MEASURES

Fair Housing Objectives	Fiscal year beginning in --						2010	OUTCOME / CURRENT ACTIVITY
	2005	2006	2007	2008	2009	2009		
1 Conduct training for Non-English speaking and Limited English families (sessions:)	0	0	0	2	2	1	Ongoing	
2 Develop video to increase awareness of violation						x	Completed; working on translations to Marshallese, Ilocano and Spanish	
3 Increase participation by smaller landlords in training Number of new landlords attending	9	39	8	62	25	19	Ongoing	
4 Develop Fair Housing Info on County Website							Completed: Updated in 2011 for ADA compliance	
5 Meet with other Fair Housing Officers (sessions)	3	6	2	5	5	2	Ongoing	
6 Conduct Fair Housing seminars islandwide	5	14	40	54	50	31	Ongoing	
7 Provide technical assistance on calls referred to Fair Housing officer	NA	17	7	15	15	58	Ongoing	
8 Attend training sessions for staff	1	1	1	1	1	1	Ongoing	
9 Conduct studies to determine progress in removing barriers			AI completed			AI contracted	Completed 2012	

SOURCE: OHCD.

6 INTERVIEWS AND SURVEYS

Earlier *Analysis of Impediments* reports included results of surveys of the general public and summaries of housing experts' views. The surveys concerned respondents' experience of discrimination and awareness of fair housing issues.²⁰ Respondents showed considerable uncertainty in the population concerning the specifics of the laws. Discussions with Realtors and property managers, who address fair housing issues often, reinforce the point. These experts are occasionally uncertain about the law. They find that housing applicants, owners of rental housing, and officers of condominium associations are often uncertain or mistaken about Fair Housing rights and responsibilities. This point was underlined by responses from participants to an e-survey, tabulated in Appendix A.²¹

Table 6-1 lists the housing stakeholders interviewed in the course of the *Analysis of Impediments* research. They provided information and perspective on current economic and social conditions, on public knowledge of Fair Housing issues, on common procedures for renting and managing housing, and on ways to address housing problems. Common themes in the interviews were:

Knowledge of Fair Housing Regulations

- Property managers and Realtors active in the rental market are largely knowledgeable about the law, procedures for responding to tenant concerns and requests, and the consequences of violation of Fair Housing rules.
- Experts expected most tenants, applicants, property owners, condominium association heads and many resident managers not to understand the details of Fair Housing law.
- Even experts mentioned points at which they or their associates were uncertain about the regulations. Some experts noted that OHCD staff provided helpful advice and were very responsive to their inquiries.
- Uncertainty or misunderstanding of the law is most common with regard to reasonable accommodation for the disabled. Problems may involve tenants' requests for animal companions, for separate rooms for the disabled or for health aides, and for reserved parking.
- Some landlords and property managers have reportedly allowed exceptions to occupancy rules – the number of tenants in a unit – for Native Hawai'ian tenants but not others.

²⁰ Results from 2003 and 2007 for Hawai'i County are summarized in SMS 2008.

²¹ The survey was sent to a small group of housing stakeholders. It should not be taken as indicating the views of any larger population. The survey was sent to persons listed in Table 6-1 and to a few additional stakeholders with whom Belt Collins Hawaii had had limited telephone contact. The survey respondents could then include persons not listed in Table 6-1.

Table 6-1: PARTICIPANTS IN THE 2012 ANALYSIS OF IMPEDIMENTS STUDY

Name		Organization
Melva	Albone	Hawaiian Dream Properties
Daryn S.	Arai	Planning Dept., County of Hawaii
Earl	Arakaki	OHCD Existing Housing Division
Waquita L.	Armour	Legal Aid Society of Hawaii
Steven	Arnett	OHCD Administrator
Rose Y	Bautista	County of Hawaii Office of the Mayor
Nancy S.	Cabral	Day-Lum Rentals & Management, Inc.
Neal	Erickson	Dept of Public Works, County of Hawaii
Louis	Erteschik	Hawaii Disability Rights Center
Brandon	Gonzalez	Dept of Public Works, County of Hawaii
Diane "D.D."	Grace	Hawai'i HomeOwnership Center
Sharon L	Hirota	OHCD Existing Housing Division
Keith H.	Kato	Hawaii Island Community Development Corporation
Leba T.	Kaufmann	Legal Aid Society of Hawaii
Mary M.	Love	Mary M. Love Realtor
Jeremy	McComber	OHCD Community Development Division
Sharon	Madsen	Pacific Horizons Properties
Kyle	McNamara	Legal Aid Society of Hawaii
Kiriko	Oishi	Hawaii Public Housing Authority
Larissa	Ranz	Lōkahi Apartments
Alan S.	Rudo	OHCD Community Development Division
Kevin K.	Tanaka	Bob Tanaka, Inc Realtors
Garrett	Uejo	OHCD Existing Housing Division
Elaine	Watai	Jack Hall Housing

NOTE: Organizations are listed to indicate the range of persons interviewed. No claim is made that participants and their organizations support the findings and recommendations of this study.

- Micronesians are thought to be often denied housing because they are expected not to be responsible tenants. This population is seen as unwilling to complain or challenge discrimination.
- However, Micronesians may well have large households and be willing to shelter kin, to the point that they exceed occupancy restrictions. Landlords' decisions not to rent to Micronesian families may not be based on discrimination.

Reasonable Accommodation for the Disabled

- Stakeholders report little difficulty allowing or providing physical accommodation to disabilities – e.g., the installation of ramps or grab bars.
- Stakeholders believe nearly everyone recognizes the rights of the blind to have service animals. The broad issue of assistance animals is more complex; tenants may believe they have a right to have pets, when the right is to have an animal that helps persons with disabilities enjoy their homes. Realtors and managers commonly ask for a doctor's letter stating that the animal is needed as part of the tenant's therapy.
- A far trickier issue arises in the case of medical marijuana. Growing and consuming marijuana may be recognized by state and county personnel as therapy when prescribed by a medical doctor. Marijuana is illegal under federal law, and so cannot be considered a form of reasonable accommodation under federal statutes. Stakeholders have tried to address this problem by including clauses in lease agreements banning the production of marijuana.
- Reasonable accommodation for one tenant may involve suspending rules which others follow. This is hard for managers and other tenants to accept.

Ways to Address Fair Housing Issues Discussed in Interviews

- **Encourage mediation and compromise:** Realtors and managers who had been involved with Fair Housing complaints emphasized that dealings with complainants and with Fair Housing regulators involved a great deal of time, effort and anxiety. They wished these cases could have been resolved informally. However, they found that the parties involved in these cases were so angry or stubborn that they would not agree to mediation or compromise.
- **Train County staff and managers of low-income housing projects regularly:** Resident managers of low-income housing and government employees dealing with Section 8 housing may need regular training in Fair Housing rules, since these regulations are complex and their interpretation changes over time.
- **Continue education for real estate professionals:** Several stakeholders found Fair Housing training to be helpful. They appreciated OHCD's work to get the training recognized as part of continuing education for real estate professionals.

Additional Suggestions

- **Increase the supply of housing for residents:** The obvious way to reduce all housing problems is to increase the supply of units that resident families can afford, e.g., through new construction or by increasing the number of Section 8 vouchers available in the County.

- **Train and certify rental applicants:** HOPE Services (formerly known as the Office of Social Ministry of the Roman Catholic Diocese) has run classes for the homeless and certified participants as trained to be responsible tenants. Such certification can help applicants with poor credit or criminal records be considered for units.
- **Develop a centralized database of contact information for applicants on waitlists:** Homeless and other low-income housing applicants may be placed on waitlists for subsidized housing, then not be found months later when a unit becomes available. Both rental managers and applicants could be helped if they could list and update their contact information with a central registry.
- **Help immigrants with paperwork:** COFA migrants may lack documentation (e.g., birth certificates) demanded for lease applications. They would benefit from increased support from the state or their national consuls.

7 RECOMMENDATIONS

The current *Comprehensive Plan* states Fair Housing goals for the fiscal years 2010 through 2014, calling for the training and coordination activities shown in Table 5-2. As noted earlier, OHCD has implemented plans for developing educational materials, conducting training sessions, and cooperating with other Fair Housing stakeholders. OHCD has further provided technical or informal assistance in response to queries on Fair Housing and what callers view as unfair landlord-tenant relationships.

Research for this study indicates that the County has been working effectively towards the Fair Housing goals. Many see continuing efforts to educate small landlords and non-English speakers as warranted.

While OHCD has made substantial progress, these efforts should continue, since knowledge of Fair Housing rules, rights and responsibilities remains limited. In the course of research for this report, Belt Collins Hawaii developed three additional recommendations. These are responsive to information about the changing environment for housing transactions.

1. Rental advertising has migrated to Craigslist and other Internet venues, where advertisements are free and widely accessible. Internet providers do not automatically edit for Fair Housing compliance, so advertisements that violate the law may be posted. On the other hand, this situation provides an opportunity to make contact with lessors who are uninformed about their responsibilities.

Monitor and respond to Internet advertising to improve outreach to “Mom and Pop” landlords. LASH monitors such advertising to spot ads that violate Fair Housing rules. At times, the County staff reviews current advertisements. If resources permit, the County could review ads regularly and reply to them by e-mail, informing advertisers of Fair Housing law and inviting them to attend training activities given by the County. Such responses can be standardized.

This recommendation would be useful if it results in increased participation by “Mom and Pop” landlords in the County’s training activities. It will be important to ask participants how they heard of the training, and to assess the monitoring and response to advertisements on the basis of whether they lead to increased participation and calls to OHCD.

2. With the economic downturn, condominium associations have become increasingly involved in the rental market after foreclosures. Such associations need to recapture lost income but also seek tenants as good neighbors, not just renters.

Conduct mail outreach to condominium associations, inviting them to send participants to Fair Housing training. Again, the objective is to provide education to

persons and groups involved in housing transactions who may now be uninformed. A listing of contacts for condominium associations is available through the State Department of Commerce and Consumer Affairs (http://hawaii.gov/dcca/real/condo_ed/aoacontact0708.pdf). Again, the usefulness of this effort can be judged on the basis of whether they lead to increased participation in trainings and to calls to OHCD.

3. **Provide a help line with interpreters available at set times:** Professionals in the housing industry recognize that advice and consultation on Fair Housing issues by the County staff help them understand the regulations and avoid violations. This effort can be enhanced if a help or advice telephone line is made available and publicized. If a help line is publicized in several languages and interpretation services are available in Spanish, Marshallese, and other languages, it will be possible to estimate and address the need for assistance in language-isolated groups.. To cover the cost of such a service, a statewide pilot project is suggested.
4. The information on loan modification scams in Section 2.2 suggests that the impact of such activities is not distributed proportionately among ethnic groups in Hawai'i: complaints are unusually frequent from Native Hawaiians and Other Pacific Islanders. The incidence of complaints from Hawai'i County is also surprisingly higher than for other counties.

However, it appears that Realtors, OHCD and others are not aware of Fair Housing violations involving mortgage loans. This may be due to the high quality of mortgage procedures in Hawai'i. Alternatively, it may be due to a lack of complaints and inattention to the activities of national and Internet mortgage operations.

In some other states, Fair Lending has been recognized as a Fair Housing issue. For example, HUD has funded a Fair Housing/Fair Housing advice line in Idaho manned by Idaho Legal Aid Services, Inc. with both English- and Spanish-speaking advisors. (Funds come from a Fair Housing Initiatives Program grant from HUD.) In earlier years, this line addressed problems for Native Americans and familial status issues. Currently, it deals often with predatory lending to Limited English Proficiency refugee and immigrant families, and to the disabled, who have been steered to inappropriate loan products at high cost.

The Idaho program has been accompanied by publicity and outreach efforts in languages other than English. It has generated considerable participation at training sessions. (Personal communication, Zoe Ann Olson. February 22, 2012).

Accordingly, it seems appropriate for OHCD to bring the issue to the attention of HUD and other Fair Housing stakeholders in Hawai'i and to **propose that a Fair Lending assistance line project** be piloted in Hawai'i. Such a program could extend statewide.

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APPENDIX: QUESTIONS AND RESPONSES TO E-SURVEY

The initial sample for this survey was very small (24 persons) and non-random. Quantified findings only indicate the range of views encountered by Belt Collins Hawaii, and cannot be generalized to a larger population.

Do you think fair housing laws are followed by people on Hawaii Island?

	<u>Response Percent</u>	<u>Response Count</u>
All the time	0.0%	0
Most of the time	0.0%	0
Often	14.3%	1
Sometimes, but violations also occur	42.9%	3
Sometimes, but violations are also common	28.6%	2
Rarely	14.3%	1
Never	0.0%	0

Q2. How well do people understand which groups are "protected classes" for housing?"

	<u>Not at All</u>	<u>Know of some groups, not others</u>	<u>Know of most of the groups</u>	<u>Know all the protected groups</u>	<u>Rating Average</u>
Realtors and Realtor associates who handle rentals regularly	0	2	2	2	3
Other Realtors and Realtor associates	0	3	2	1	2.67
Resident property managers	0	4	2	0	2.33
Owners of rental units	1	4	1	0	2
Owners selling housing without a Realtor	2	4	0	0	1.67
Mortgage brokers and bankers	0	3	3	0	2.5
Condo associations	0	5	1	0	2.17
Tenants	2	3	0	0	1.6
Applicants for rental housing	3	3	0	0	1.5
County housing personnel	0	3	2	1	2.67
Neighbors	5	1	0	0	1.17

"Rating average" is a calculation, treating the first column as 1, the second as 2, and so forth. An average of 3 aligns with the third response ("Know most of the groups.")

Q3. How well do people understand the rules about "reasonable accommodation"?"

	<u>Not at All</u>	<u>A little</u>	<u>Fairly well, but still uncertain</u>	<u>Well and know how to implement the rules</u>	<u>Rating Average</u>
Realtors and Realtor associates who handle rentals regularly	0	4	1	1	2.5
Other Realtors and Realtor associates	1	4	1	0	2
Resident property managers	1	4	0	1	2.17
Owners of rental units	3	3	0	0	1.5
Owners selling housing without a Realtor	3	3	0	0	1.5
Mortgage brokers and bankers	0	5	1	0	2.17
Condo associations	2	3	1	0	1.83
Tenants	1	4	0	0	1.8
Applicants for rental housing	1	5	0	0	1.83
County housing personnel	0	4	1	1	2.5
Neighbors	4	2	0	0	1.33

Q4. What group of people is likely to go against the spirit or the letter of fair housing laws?

	<u>%</u>	<u>Response Count</u>
Realtors and Realtor associates who handle rentals regularly	16.7%	1
Other Realtors and Realtor associates	16.7%	1
Resident property managers	66.7%	4
Owners of rental units	83.3%	5
Owners selling housing without a Realtor	33.3%	2
Mortgage brokers and bankers	0.0%	0
Condo associations	50.0%	3
Tenants	0.0%	0
Applicants for rental housing	0.0%	0
County housing personnel	16.7%	1
Neighbors	33.3%	2
No one	0.0%	0

Q5. In what situations do fair housing law problems arise?

	<u>%</u>	<u>Response Count</u>
When people call to find out about rentals	50.0%	3
When prospective tenants fill out application forms	50.0%	3
When applications are reviewed, and tenants are chosen	66.7%	4
When tenants don't get along with others in a project or neighborhood	83.3%	5
When tenant behavior affects the quality of life in a building or neighborhood	66.7%	4
Annual (or 6 months) lease reviews	16.7%	1
Sale transactions	0.0%	0
None	0.0%	0

Comments

Almost all Resident Property managers have a tendency to dislike and discriminate against COFA Migrants. They are both afraid that they will not follow rules, and they are likely to prefer not to rent to those with a bad reputation even if the reputation is not true or at least not true for all members of the discriminated group, like COFA Migrants

When people show up with their kids

Reasonable accommodation requests, change in households, new child

Q6. What Fair Housing issues are misunderstood or misstated often?

	<u>%</u>	<u>Response Count</u>
Race, National origin, or Color as protected class	16.7%	1
Sexual orientation as protected class	16.7%	1
HIV status	33.3%	2
Familial status	66.7%	4
Age	33.3%	2
Steering within a project or community	66.7%	4
Dealing with both occupancy (number of people in a unit) and familial status	66.7%	4
Service animals	83.3%	5
Other assistance animals	83.3%	5
Reasonable accommodation to disabilities such as steps, grab bars	66.7%	4
Other reasonable accommodation	50.0%	3

Q7. What should the County stress in its education activities to help clear this up?

Comments

I have found that when the County has informational classes about who is allowed to visit or make short stays with renters, they at least know what laws they are supposed to follow. They don't always follow the rules. The culture they come from may not allow them much ability to follow the law.

Reasonable accommodation requests, assistance animals as reasonable accommodations, familial status

Q8. We've heard some suggestions about removing impediments to fair housing. We'd like to know your reaction to these:

	Needed to assure fair housing choice	Good idea, but may need <u>work</u>	Not a good idea -- doesn't address the issue	Bad idea, and it may create <u>problems</u>	Really bad <u>idea!</u>
Provide seminars for owners and associations	4	2	0	0	0
Educate the general public about rights and responsibilities	3	3	0	0	0
Educate the general public about the cost and other consequences of violations	3	3	0	0	0
Conduct more tests" or "sting" operations to catch violators	2	2	2	0	0
Resolve complaints non-judicially	0	6	0	0	0
Build more housing	1	3	2	0	0

Comments

Building more housing won't help until the people are educated. Running stings would work only if the violators had to attend classes so they understand what they did and know it is wrong.

Q9. How do you think the County can help improve fair housing access?

Comments

Give out more certificates for Section 8, but make the certificate holder take fair housing class, as well as the rentals owner or manager.

Most people get good and bad ideas from watching television. Cable TV is an option, but not everyone has cable. PBS over broadcast stations would reach more people, but the program would have to be made very carefully to be fair and balanced. Any one hour program would have to have two parts -- Renters & those who do the renting. Each has a story, and each breaks their respective rules. Are the rules correct, are they fair, do they work, and most of all are they the best way to help those who are financially challenged succeed

Reach more of the small landlords and private owners, publicize the results of settlements, Regular training for housing providers; more fair housing law enforcement.

Provide more affordable accessible housing. Incentives to landlords to provide more affordable accessible housing. Enforcing design and construction requirements for new housing. Educating housing providers on reasonable accommodation requests and common fair housing violations.

Q10. Please add any other comment you want to share.

Comments

My own experience is that most private resident managers and private families or individuals are less rigid than the public housing programs. They don't have to answer to their boss for the most part. The result is that these people both provide more humanity to renters, and they also get abused by renters. In any case, education concerning their actions does not very often make much change happen. Private people get away with abuse and also get abused. County housing projects can cause terrible problems by following the rules, and Fair Housing agents, who are supposed to insure that the right things happen, have no real "policing" authority for the building managers and rental agents abusing the families and individuals who break rules. On the other hand, most renters are afraid, and when confronted with the threat of eviction, they usually just give up. Angry people from both sides will dig in rarely, but the facts about renter mistakes or breaking the rules almost always cause loss of their apartments or homes. The net result is that it is common for the renters to be abused, and rare indeed that a bad Realtor or Building manager is punished in any substantive way. I would rather see more

humanity for the people who are at risk, but the \$ is king in this situation. Realtor and Building managers have lawyers, and renters almost never do. Mahalo



Appendix F:
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.



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.

- | |
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| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> 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.



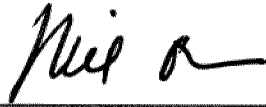
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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.



5/1/14

Signature/Authorized Official

Date

~~Harry Kim~~ WILFRED M. OKABE

Name

Acting Mayor, County of Hawai'i

Title

25 Aupuni Street, Room 215

Address

Hilo, Hawai'i, 96720

City/State/Zip

808/961-8211

Telephone Number

1975-1976

DOCUMENT TITLE: County of Hawai'i 2018 Action Plan of the Consolidated Plan (2015-2019) CPMP Non-State Grantee Certifications

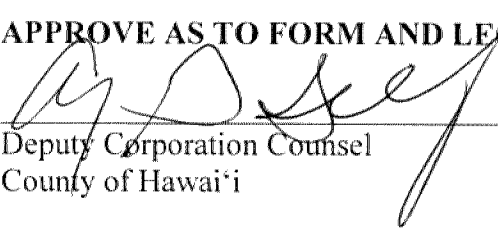
RECOMMENDED APPROVAL:



Housing Administrator
Office of Housing
and Community Development

Date: **MAY 01 2018**

APPROVE AS TO FORM AND LEGALITY:



Deputy Corporation Counsel
County of Hawai'i

Date: **MAY 02 2018**



- 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) 2018, 2019, 2020, (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;



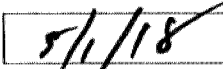
Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

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


Date

~~Harry Kim~~ **WILFRED M. OKABE**

Name

acting Mayor, County of Hawai`i

Title

25 Aupuni Street, Room 215

Address

Hilo, Hawai`i, 96720

City/State/Zip

808/961-8211

Telephone Number

1911

DOCUMENT TITLE: County of Hawai'i 2018 Action Plan of the Consolidated Plan (2015-2019) Specific CDBG Certifications

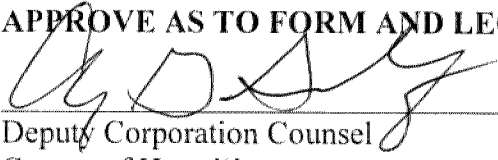
RECOMMENDED APPROVAL:



Housing Administrator
Office of Housing
and Community Development

Date: MAY 01 2018

APPROVE AS TO FORM AND LEGALITY:



Deputy Corporation Counsel
County of Hawai'i

Date: MAY 02 2018



- 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



<input type="checkbox"/> This certification does not apply. <input checked="" type="checkbox"/> 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	50 Wailuku Drive	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:

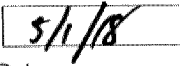
- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. 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


Date

~~Harry Kim~~ **WILFRED M. OKABE**

Name

acting Mayor, County of Hawai'i

Title

25 Aupuni Street, Room 215

Address

Hilo, Hawai'i, 96720

City/State/Zip

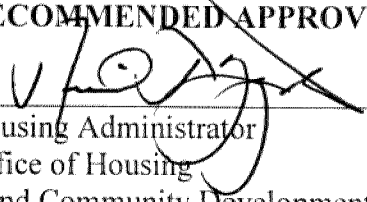
808/961-8211

Telephone Number

1911

DOCUMENT TITLE: County of Hawai'i 2018 Action Plan of the Consolidated Plan (2015-2019) Appendix to Certifications

RECOMMENDED APPROVAL:



Housing Administrator
Office of Housing
and Community Development

Date: MAY 01 2018

APPROVE AS TO FORM AND LEGALITY:



Deputy Corporation Counsel
County of Hawai'i

Date: MAY 02 2018

