



**AMENDMENT - FINAL**  
**of the**  
**2017 ANNUAL ACTION PLAN**

**COUNTY OF MAUI**

Alan M. Arakawa

Mayor

**Substantial amendment to include provisions of the  
Housing Trust Fund (HTF).**

Annual Action Plan  
2017

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# Executive Summary

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

### 1. Introduction

The Annual Action Plan (AAP), which is submitted by the County of Maui to the U.S. Department of Housing and Urban Development (HUD) annually, identifies the linkage between the use of federal resources and the specific objectives developed to address priority needs identified in the County of Maui 2015 to 2019 Consolidated Plan (ConPlan). The AAP identifies all programs and resources that will be used during the particular program year to address the County of Maui strategic goals. The ConPlan for the period July 1, 2015 through June 30, 2019 (County Fiscal Years 2015 to 2019) represents a blueprint for the planning and administration by the County of four formula grant programs of the U.S. Department of Housing and Urban Development (HUD). The four formula grant programs are: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG) and the Housing Opportunities for Persons with AIDS (HOPWA). The ConPlan was submitted to HUD on August 6, 2015 and was approved on September 30, 2015. The purpose of the ConPlan is to ensure that federal funds are part of an integrated, community-based plan to improve the availability and affordability of decent, safe and sanitary housing; provide a suitable living environment; and expand economic opportunities for low- and moderate-income individuals and families. The ConPlan contains additional information concerning the County of Maui goals, institutional structure, Citizen Participation Plan, geographic area information, priority needs, monitoring and additional background information. The ConPlan is available for review at the CDBG Program Office as well as the County of Maui Department of Housing and Human Concerns (DHHC) Housing Division Office. Copies of the plan are also available at the public libraries in Hana, Kahului, Kihei, Lahaina, Lanai, Makawao, Molokai and Wailuku and on the County of Maui website at [www.mauicounty.gov/mayor/community](http://www.mauicounty.gov/mayor/community).

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:** The County of Maui anticipates utilizing the CDBG allocation to fund four (4) projects in PY 2017 in addition to CDBG program administration. The projects are geographically dispersed throughout the County, which include communities of low to moderate-income concentration areas of Maui, and each one addresses a high Priority Community Development Need as identified in the ConPlan.

**HOME INVESTMENT PARTNERSHIPS PROGRAM:** The State of Hawaii (State), through the Hawaii Housing Finance and Development Corporation (HHFDC), administers the HOME Investment Partnerships (HOME) Program and receives an annual formula allocation of HOME funds from HUD that is made available to the non-metropolitan counties of the State through an annual allocation process. The Housing Division of the County of Maui Department of Housing and Human Concerns (DHHC) administers the HOME Program with funds received from the State. The State is required to submit an Annual Action Plan to HUD that includes the County of Maui HOME Program; therefore, the information regarding the HOME Program in the County's PY 2017 AAP is provided for informational purposes only.

**EMERGENCY SOLUTIONS GRANTS PROGRAM:** The Emergency Solutions Grants (ESG) Program is administered by the State of Hawaii Public Housing Authority (HPHA). Please refer to the State of Hawaii Annual Action Plan for PY 2017 for additional information on the ESG

Program including any substantial amendments concerning the Emergency Shelter Grants program and the interim Emergency Solutions Grants program. HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM: The Housing Opportunities for Persons with Aids (HOPWA) Program is administered by HPHA. Please refer to the State of Hawaii Annual Action Plan for PY 2017 for additional information on the HOPWA Program.

## **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.

GOALS RELATED TO HOUSING AND SPECIAL NEEDS HOUSING: 1. Increase homeownership opportunities. HOME funds will be leveraged to construct 10 for-sale housing units. 2. Promote decent and affordable housing. HOME funds will be leveraged to construct 64 affordable rental housing units. GOALS RELATED TO HOMELESSNESS: 1. Strengthen communities. ESG funds will be used in conjunction with other funds to provide funding to providers of emergency and domestic violence shelters. 2. Promote decent affordable housing. ESG funded agencies will transition 1,850 homeless persons into permanent housing. HOPWA funds will pay a portion of the market rental unit costs for 125 unit years for homeless and homeless-at-risk persons with HIV/AIDS. 3. Strengthen communities. HOPWA funds will support the provision of housing information and rent/deposit assistance services to persons with HIV/AIDS. GOALS RELATED TO COMMUNITY DEVELOPMENT: STRENGTHENING COMMUNITIES: 1. Public Facility Needs: CDBG funds will be used in conjunction with other funds to perform the following activities: A. Acquire, construct or upgrade facilities to predominantly serve homeless persons and families. B. Acquire, construct or upgrade health services and medical treatment facilities to predominantly serve low- and moderate- income persons. C. Acquire public fire safety equipment/apparatus in low- and moderate-income areas. D. Acquire, construct and/or upgrade public safety facilities that service predominantly serve low- and moderate- income persons. E. Acquire, construct or upgrade facilities, including child care, youth activities, domestic violence, food distribution and other social service facilities that benefit predominantly low- and moderate-income persons. F. Acquire, construct or upgrade county service facilities to benefit low- and moderate-income persons. 2. Infrastructure: CDBG funds will be used in conjunction with other funds to perform the following activities: A. Construct or upgrade infrastructure, including water/sewer, solid waste disposal and flood drainage, where at least 51% of the residents are low- and moderate-income. B. Remove architectural barriers from parks and recreational facilities and County buildings to comply with accessibility standards. 3. Public Service Needs: CDBG funds will be used in conjunction with other funds to perform the following activities: A. Support and promote improved and increased public services for seniors, child care, substance abuse, employment/training, homeless, domestic violence, homeowner assistance, recycling and other health and social services for low- and moderate-income persons. B. Acquire public transportation equipment in low- and moderate-income areas. 4. Economic Development: CDBG funds will be used in conjunction with other funds to perform the following activities: A. Provide additional micro-enterprise training in low- and moderate-

income areas. B. Support economic development activities that create jobs for low- and moderate-income persons. EMBRACE HIGH STANDARDS OF ETHICS, MANAGEMENT AND ACCOUNTABILITY: CDBG, HOME and HTF will achieve the maximum community benefits and be measured by the timely commitment and expenditure of funds.

### **3. Evaluation of past performance**

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

The County of Maui identified two HUD strategic goals for its CDBG Program in its approved 2015 - 2019 ConPlan ("Community Development" section of the Consolidated Plan). These goals include (1) strengthen communities and (2) embrace high standards of ethics, management and accountability. Both of these priority goals are established to meet the objective of creating suitable living environments in the County during the ConPlan period. As reported in the 2015 Consolidated Annual Performance and Evaluation Report (CAPER), current programs and activities supported by the ConPlan are as follows: 1. PUBLIC FACILITY NEEDS: Objective # PF-1: Acquire, construct or rehabilitate buildings to serve homeless persons and families. Objective #PF-2: Acquire, construct or rehabilitate health facilities including substance abuse and mental services to benefit predominantly low- and moderate income persons. Objective # PF-5: Acquire, construct or upgrade health facilities to benefit predominately low- and moderate-income persons. Objective #PF-5: Acquire, construct or rehabilitate facilities including child care and other social services facilities that benefit predominately low- and moderate-income persons. 2. PUBLIC SERVICE NEEDS: Objective # PS-1: Support child care, substance abuse, employment/training, homeless, domestic violence, homeowner assistance, recycling, and other health and social services for low- and moderate-income persons. 3. HOUSING NEEDS: Objective # HR-2: Acquire site for construction of affordable housing to benefit predominately low – and moderate – income elderly persons. Objective #HR-6: Rehabilitation off rental housing to benefit the predominately low – and moderate – income elderly persons. TIMELINESS CRITERIA RESULTS: The County's timeliness ratio on May 2, 2016, sixty days prior to the end of the 2015 program year, was 1.34, thus achieving the timeliness ratio standard of 1.5.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

DEVELOPMENT OF THE ANNUAL ACTION PLAN: Development of the County's Annual Action Plans will utilize information obtained through citizen participation at public hearings, written comments received pursuant to public hearings, Requests for Proposals and information obtained through consultation with public and private agencies that provide assisted housing, health services and social services, including those focusing on services to children, elderly persons, persons with disabilities and homeless persons.

A. During the development of the proposed Annual Action Plan, the County will conduct at least one public hearing for the purpose of obtaining citizen's views and comments on housing and community

development needs. B. In the development of the proposed Annual Action Plans relating to activities to meet housing and community development needs funded by the CDBG Program, the County shall publish a Request for Proposals (RFP) public notice in a newspaper(s) of countywide publication or other means authorized by HUD and post the RFP on the County's website to solicit written project proposals from all eligible entities. C. In the development of the proposed Annual Action Plans relating to activities to meet housing and community development needs funded by the CDBG Program, the County shall follow federal procurement standards to accept and select proposals for CDBG funding on a competitive basis. D. Prior to adopting a final Annual Action Plan, the County will conduct at least one public hearing for the purpose of obtaining citizen's views and comments. Comments or views of citizens received in writing, or orally at the public hearings relative to the proposed Annual Action Plan, shall be considered in preparing the final Annual Action Plan. A summary of all comments received relative to the proposed plan, including a summary of any comments not accepted and the reasons therefore, will be attached to the final plan submission. E. A public hearing may be held in conjunction with other public hearings as required.

## **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.

Prior to preparing the Draft 2017 AAP, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities, including Hana, Moloka'i and Lana'i. For community development needs, the CDBG Program Office held public hearings on the following dates, times and places: September 12, 2016, 5:30 PM, Haiku Community Center, Haiku; September 19, 2016, 4:00 PM, Mitchell Pauole Center, Molokai; September 21, 2016, 5:30 PM, Velma McWayne Santos Community Center, Wailuku, Maui; September 22, 2016, 5:30 PM, Lahaina Civic Center, Lahaina; September 26, 2016, Kihei Community Center, Kihei; September 27, 2016, 4:00 PM, Lanai Senior Center, Lanai; September 29, 2016, 5:30 PM, UPCOUNTRY, Hannibal Tavares Community Center, Pukalani, Maui and October 4, 2016, 4:30 PM, Helene Hall, Hana, Maui. Public notices for the CDBG public hearings were published in The Maui News on August 28, 2016. At the public hearings, the CDBG program requirements were explained and the CDBG application period and process were briefly discussed. The CDBG Fact Sheet, which further details the CDBG Program, was available as a handout to all interested attendees. Approximately 18 people were in attendance at the CDBG public hearings. No oral or written testimonies were submitted. In addition public workshops were done on the following dates, times and places: September 19, 2016, 1:00 PM, Mitchell Pauole Community Center Conference Room, Molokai; September 20, 2016, 10:00 AM, County of Maui Kalana O Maui Building, Wailuku, Maui; September 27, 2016, 2:00 PM, Lana'i Police Station Conference Room, Lana'i and October 4, 2016, 2:00 PM, Helene Hall, Hana, Maui. Public notices for the CDBG workshops were published in The Maui News on August 26, 2016. At the workshops, the CDBG program requirements were explained and the CDBG application

period and process were briefly discussed. The CDBG Fact Sheet, which further details the CDBG Program, was available as a handout to all interested attendees. Approximately 9 people were in attendance at the CDBG workshops. The workshops provided an overview and requirements of the CDBG Program and discussed, in detail, the CDBG application and filing process. Notifications of the application workshops were published in The Maui News on August 26, 2016. In addition, individual technical assistance appointments were held with various organizations during the month of October prior to the open application period. To announce the CDBG open application period, which was held from November 1, 2016 through November 30, 2016, Requests for Proposal (RFP) public notices were published in The Maui News on October 16, 2016 and October 23, 2015. Applications were made available during the open application period at the CDBG Program Office as well as in electronic form online at the County of Maui website: <http://www.maui-county.gov/mayor/community>

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

No comments were rejected.

## **7. Summary**

The County of Maui proposes no policy changes to the current County of Maui 2015 - 2019 Consolidated Plan (ConPlan) from the period July 1, 2015 through June 30, 2019 (County Fiscal Years 2015 to 2019) funding strategies. Evaluation of our performance of the past several years confirms that we are using these funds effectively and responsibly as part of an integrated, community-based plan to improve the availability and affordability of decent, safe and sanitary housing; provide a suitable living environment; and expand economic opportunities for low- and moderate-income individuals and families. LEGAL DISCLAIMER: The contents of this Annual Action Plan are not intended to confer any legal rights or entitlements on any persons, groups or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Action Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of the programs and policies and do not impose a legal obligation on the County of Maui to achieve the intended results. Actual funding of particular programs and projects identified in this Annual Action Plan is subject to completion of various further actions, some of which involve discretionary determinations by the County of Maui or others. These include the United States Department of Housing and Urban Development's approval of this Annual Action Plan; appropriations by the United States Congress; reviews and determinations under environmental and related laws; and the results of bidding and contracting process.

NATIONAL HOUSING TRUST FUND: Beginning in 2016, the National Housing Trust Fund became the fifth formula grant of HUD, and in 2018 the County of Maui amended our ConPlan and the 2017 AAP to include the National Housing Trust Fund (HTF). Like the HOME Program, the HTF is administered by HHFDC. The County of Maui is a subgrantee for the funds and receives an allocation on the same rotation with the other non-metropolitan counties as the HOME Program funds. Unlike the HOME

Program, as subgrantee for these funds the County of Maui ConPlan and Annual Action Plans are the controlling documents and the goals and associated projects are reflected in this document. The County received its first allocation of funding in 2017, and expects to receive the next allocation in 2020.

**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
Lead Agency	MAUI COUNTY	
CDBG Administrator	MAUI COUNTY	County of Maui, Mayor's Office
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		
	MAUI COUNTY	County of Maui, DHHC, Housing Division

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The lead agency is the County of Maui, Office of the Mayor, CDBG Program, 200 South High Street, Wailuku, Hawaii 96793 with assistance from the County of Maui Department of Housing and Human Concerns, One Main Plaza, 2200 Main Street, Suite 546, Wailuku, Hawaii 96793.

**Consolidated Plan Public Contact Information**

The contact person is Joseph Pontanilla, CDBG Program Manager, Office of the Mayor; email address is [cdbg@co.maui.hi.us](mailto:cdbg@co.maui.hi.us); phone number is (808) 270-7213; fax number is (808) 270-7159.



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

### **1. Introduction**

Bridging the Gap (BTG), also known as “balance of state”, is the union of all three rural county Continuum of Cares (COC) and has been designated as the primary planning and decision-making body. Our members are homeless services providers, nonprofit agencies, government stakeholders, private businesses, community advocates, public housing agencies, health care organizations, public safety, educational institutions, faith-based and civic groups, affordable housing developers, law enforcement, and homeless and formerly homeless persons. BTG plans, coordinates, advocates for, and develops recommendations for programs and services to fill needs within the neighboring islands of Hawai’i, Kaua’i, and Maui for homeless persons. BTG makes the funding decisions for the BTG (“balance of state”) application for federal homeless funding through Housing and Urban Development (HUD) and oversees programs receiving this funding. Group members often volunteer, however, members are also assigned or appointed in an effort to represent community and provider interests. County government representatives in the CoC are assigned by members of the county government. The selection of group leaders is either voluntary, appointed or established through election. CoC Chairs are very knowledgeable regarding the service needs of their Continuum and are elected by their group members to facilitate meetings and lead in the decision-making process. Group leaders may volunteer for key positions within committees in their respective CoC. The State, through the Department of Human Services’ Benefits, Employment and Support Services, reports on the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS in the PY 2016 AAP. Please refer to the State’s Annual Action Plan for PY 2016 for additional information regarding the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS.

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

The Maui Homeless Alliance (MHA) is a membership organization of homeless service providers, other professionals, units of local and state government, service utilizers, and other community representatives located in County. MHA is a coordinating body that develops recommendations for programs and services to fill gaps in the Continuum of Care in the County. MHA also provides direction in response to HUD's annual CoC competition for homeless assistance funds. MHA also assists in implementing new or expanded programs while preserving effective existing programs. Their mission is to bring together organizations and individuals dedicated to creating opportunities for compassionate community responses to homelessness through community based planning for the County. MHA's goals are:

1. Create and maintain an alliance that responds to the complex needs of homeless individuals and families
2. Actively strive to gain knowledge of community resources that will serve homeless individuals and

families

3. Reinforce our collaborative work to leverage increased funding and service delivery
4. Ensure that homeless persons are treated with dignity and respect
5. Develop a full continuum of service, utilizing a Coordinated Entry System, to best meet client needs
6. Support Housing Focus, placing chronic homeless with the highest acuity into permanent supportive housing
7. Engage in planning and evaluation to maximize the use of existing resources
8. Advocate for policy changes that promote a comprehensive, long-term approach to ending homelessness.

The Kauai Community Alliance (KCA) is a membership organization of affordable housing and homeless service providers, other professionals, consumers and community representatives located on Kauai. Representatives of local and state government participate as non-voting members. KCA is the County of Kauai coordinating body that develops recommendations for programs and services to fill gaps in the Homeless Continuum of Care on Kauai and provides direction and response to HUD's annual CoC competition for homeless assistance funds. KCA also assists in implementing new or expanded programs while preserving effective existing programs. As a member of Bridging the Gap, KCA works collaboratively with the other County CoC's to provide community based planning. KCA's mission is to end homelessness and create sustainable housing options through collaborative advocacy in the County of Kauai.

Community Alliance Partners (CAP) is an organization embodied by representatives from various facets of the community that focuses on long term solutions to serve and house the homeless in the County of Hawaii. CAP meets bi-monthly via video conferencing, linking participants from the east and west sides of the County of Hawaii. Sub-committees of CAP, which may be permanent or developed temporarily, meet on a monthly basis to address specific community concerns. Although CAP works to establish and support programs and services at the local level, CAP also participates in Bridging the Gap to assist in long term planning and resource development in an effort to end homelessness statewide.

**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 Coordinated Entry System (CES), which is mandated by HUD, has been charged to each of the BTG county government representative on the BTG executive board. This would include Maui County, Kauai County, and Hawaii County (Balance of State). The counties are also the conveners of the CES, which, via access to the Homeless Management Information System (HMIS), provides the counties to create a By-Name List (BNL) to be able to provide fair and equal access to service in a timely manner. The County is working closely with the State CoC and homelessness service providers to insure proper implementation of the CES, HMIS, and the execution of the BNL. As Maui County has wholly adopted the Housing First approach to ending homelessness, the immediate focus is providing services to the documented chronically homeless individuals and families, families with children, veterans, and

unaccompanied youth. This is being accomplished by unprecedented coordination between private non-profit agencies, Federal, State and County government, also the homeless population and the community at-large.

**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 Emergency Solutions Grants (ESG) Program is administered by the State of Hawaii Department of Human Services Benefits, Employment and Support Services Division (DHS-BESSD). Please refer to the State's Annual Action Plan for PY 2016 for additional information on the ESG Program including any substantial amendments concerning the Emergency Solutions Grants program.

**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	<b>Agency/Group/Organization</b>	MAUI COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	Hawaii Interagency Council on Homelessness
	<b>Agency/Group/Organization Type</b>	Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	Partners in Care Oahu (PIC)
	<b>Agency/Group/Organization Type</b>	Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

There were no specific agencies that were excluded from the consultation process.

**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 (BTG)	Bridging the Gap (balance of states) is a union of all three rural county Continuum of Cares (COC) including the Maui Homeless Alliance (MHA), the Kauai Community Alliance (KCA) and the Community Alliance Partners (CAP) for the County of Hawaii.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

Prior to preparing the Draft 2017 AAP, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities, including Hana, Moloka'i and Lana'i. For community development needs, the CDBG Program Office held public hearings on the following dates, times and places: September 12, 2016, 5:30 PM, Haiku Community Center, Haiku; September 19, 2016, 4:00 PM, Mitchell Pauole Community Center, Molokai; September 21, 2016, 5:30 PM, Velma McWayne Santos Community Center, Wailuku, Maui; September 22, 2016, 5:30 PM Lahaina Civic Center, Lahaina; September 26, 2016 Kihei Community Center, Kihei; September 27, 2016, 4:00 PM Lanai Senior Center, Lanai; September 29, 2016, 5:30 PM, Upcountry, Hannibal Tavares Community Center, Pukalani and October 4, 2015, 4:30 PM, Helene Hall, Hana. Public notices for the CDBG public hearings were published in The Maui News on August 28, 2016. At the public hearings, the CDBG program requirements were explained and the CDBG application period and process were briefly discussed. The CDBG Fact Sheet, which further details the CDBG Program, was available as a handout to all interested attendees. Approximately 18 people were in attendance at the CDBG public hearings. No oral or written testimonies were submitted. In addition public workshops were done on the following dates, times and places: September 19, 2016, 1:00 PM, Mitchell Pauole Community Center Conference Room, Molokai; September 20, 2016, 10:00 AM, County of Maui Kalana O Maui Building, Wailuku, Maui; September 27, 2016, 2:00 PM Lanai Police Station Conference Room, Lanai and October 4, 2016, 2:00 PM, Helene Hall, Hana, Maui. Public notices for the CDBG workshops were published in The Maui News on August 26, 2016. At the workshops, the CDBG program requirements were explained and the CDBG application period and process were briefly discussed. The CDBG Fact Sheet, which further details the CDBG Program, was available as a handout to all interested attendees. Approximately 9 people were in attendance at the CDBG workshops. The workshops provided an overview and requirements of the CDBG Program and discussed, in detail, the CDBG application and filing process. In addition, individual technical assistance appointments were held with various organizations during the month of October 2016 prior to the open application period. To announce the CDBG open application period, which was held from November 1, 2016 through November 30, 2016, Requests for Proposal (RFP) public notices were published in The Maui News on October 16, 2016 and October 23, 2016. Applications were made available during the open application period at the CDBG Program Office as well as in electronic form online at the County of Maui website: <http://www.mauicounty.gov/mayor/community>. Prior to submitting the Final AAP to HUD a public hearing and a minimum 30 day public commenting period was held from February 10, 2017 to March 24, 2017 whereas the public hearing was held on March 10, 2017 at 9:00 a.m. in the Mayor's Conference Room, 9th Floor, 200 S. High Street, Wailuku, Hawaii to



receive comments concerning the Draft AAP. Amended AAP: Prior to submitting the Final AAP to HUD a public hearing and a minimum 30 day public commenting period was held from April 1, 2018 to April 30, 2018 whereas the public hearing was held on April 20, 2018 at 9:00 a.m. in the Mayor's Conference Room, 9th Floor, 200 S. High Street, Wailuku, Hawaii to receive comments concerning the Draft AAP.

**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	Newspaper Ad	Non-targeted/broad community	None responded.	No comments were received.	None received, therefore no comments were rejected.	
2	Public Hearing	Non-targeted/broad community	Approximately 15 persons in attendance for the development of the proposed AAP.	No comments were received.	None received, therefore no comments were rejected.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The County of Maui, in developing this 2017 Annual Action Plan during the Summer of 2017 and had received the actual amount. On June 14, 2017 the United States Department of Housing and Urban Development announced that the County of Maui’s PY 2017 CDBG allocation is \$1,803,099 where no program income is expected.

The County of Maui through the State of Hawaii's Hawaii Housing Finance and Development Corporation (HHFDC) will receive an allocation of \$1,425,000 in Program Year 2017 Housing Trust Funds (HTF). The State of Hawaii's HHFDC anticipates receiving HTF in the amount of \$3,000,000. HHFDC will retain 5% of the allocation for administration, and allocate the balance to the counties as Subgrantees. Fifty percent will be allocated to the City and County of Honolulu. The remaining 50% will be allocated to the County of Maui, since it is scheduled to receive the PY2017 HOME allocation. HHFDC will allow preaward costs for planning activities and preparation of the HTF allocation plan of up to 5% of the minimum allocation amount of \$3 million.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,803,099	0	0	1,803,099	0	On June 14, 2017 the United States Department of Housing and Urban Development announced that the County of Maui's 2017 CDBG allocation is \$1,803,099 where no program income is expected.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Homebuyer assistance Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	1,425,000	0	0	1,425,000	0	The County of Maui through the State of Hawaii's Hawaii Housing Finance and Development Corporation (HHFDC) will receive an allocation of \$1,425,000 in Program Year 2017 Housing Trust Funds (HTF). The State of Hawaii's HHFDC anticipates receiving HTF in the amount of \$3,000,000. HHFDC will retain 5% of the allocation for administration, and allocate the balance to the counties as Subgrantees. Fifty percent will be allocated to the City and County of Honolulu. The remaining 50% will be allocated to the County of Maui, since it is scheduled to receive the PY2017 HOME allocation. HHFDC will allow preaward costs for planning activities and preparation of the HTF allocation plan of up to 5% of the minimum allocation amount of \$3 million.

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**

In regards to CDBG funds, organizations seeking funding are required to identify matching amounts in the competitive Request for Proposal

(RFP) process. As of July 1, 2015 the County of Maui HOME Program has an excess match balance of \$5,642,499.59, which will be used to help satisfy current and future match requirements, as well as any other additional matching funds utilized as projects move forward. Match credits are calculated at the end of each plan year. For the HOME and HTF Programs, the County of Maui receives funds on a three year rotating basis.

**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

## 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	Goal PF-5	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Senior Centers Public Facility - Persons with a Disability Public Facility - Neighborhood Facilities Public Facility - Child Care Centers	CDBG: \$875,070	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8378 Persons Assisted
2	Goal PF-2	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 397 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Goal PF-1	2015	2019	Homeless		General Priorities - Comm. Devel. - Public Faci. Public Facility - Homeless Facility	CDBG: \$296,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1510 Persons Assisted
4	Goal A-1	2015	2019	Other		Planning	CDBG: \$360,620	Other: 4 Other
5	Goal PS-1	2015	2019	Affordable Housing Non-Housing Community Development		General Priorities - Comm. Devel. - Public Service Public Services - Senior Services Public Services - Health Services	CDBG: \$270,465	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 710 Persons Assisted
6	Goal HR-1	2015	2019	Affordable Housing		General Priorities - Housing - Rental Housing	1425000: \$1,350,000	Rental units constructed: 7 Household Housing Unit
7	Goal HA-1	2015	2019	Other		General Priorities - Comm. Devel. - Planning Planning	1425000: \$75,000	Other: 2 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Goal PF-5
	<b>Goal Description</b>	Applicant: Hale Hahaolu - Funding Requested: \$550,000 Applicant: Maui Family Support Services - Funding Requested: \$325,070 Applicant: ARC of Maui County - Alternate - Funding Requested: \$405,000 Applicant: CFS Real Property, Inc. (Neighborhood Place of Wailuku) - Alternate - Funding Requested: \$1,000,000
2	<b>Goal Name</b>	Goal PF-2
	<b>Goal Description</b>	Applicant: Maui Youth and Family Services - Alternate - Funding Requested: \$204,300
3	<b>Goal Name</b>	Goal PF-1
	<b>Goal Description</b>	Applicant: Ka Hale A Ke Ola Homeless Resource Centers, Inc. - Partial Funding Requested: \$296,944 - Alternate Funding Requested: \$444,960 Applicant: Mental Health Kokua - Alternate - Funding Requested: \$300,000
4	<b>Goal Name</b>	Goal A-1
	<b>Goal Description</b>	County of Maui CDBG Program Administration
5	<b>Goal Name</b>	Goal PS-1
	<b>Goal Description</b>	Applicant: Hale Makua Health Services - Funding Requested: \$270,465 Limited to the 15% public service cap
6	<b>Goal Name</b>	Goal HR-1
	<b>Goal Description</b>	GOAL HR-1: HOME funds (for informational purposes only) and HTF - no CDBG funding: HOME funds and HTF will be utilized to construct affordable rental housing.

<b>7</b>	<b>Goal Name</b>	Goal HA-1
	<b>Goal Description</b>	GOAL HA-1: HOME and HTF funds only, for informational purposes only - no CDBG funding: Provide effective program administration for the HOME and HTF program.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects contained in the Annual Action Plan (AAP), which is submitted by the County of Maui (County) to the U.S. Department of Housing and Urban Development (HUD) annually, identifies the linkage between the use of federal resources and the specific objectives developed to address priority needs identified in the County of Maui 2015 to 2019 Consolidated Plan (ConPlan).

#### Projects

#	Project Name
1	Hale Mahaolu Ewalu Senior Center
2	Hale Makua Kahului Generator Upgrade
3	Rehabilitation of MFSS Building
4	Ka Hale A Ke Ola Homeless Centers, Inc. KHAKO Renewal Project Phase II - Partial Funding
5	County of Maui CDBG Program Administration
6	Ka Hale A Ke Ola Homeless Centers, Inc. KHAKO Renewal Project Phase II - Alternate
7	Mental Health Kokua Market Street House - Alternate
8	ARC Group Home Solar PV Project - Alternate
9	Neighborhood Place of Wailuku Rehabilitation - Alternate
10	Planning and Design of MYFS Behavioral Health Crisis Shelter - Alternate
101	Kaiwahine Village Phase II (HTF Program Funding)
102	County of Maui HTF Program Administration

**Table 7 - Project Information**

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

The distribution of CDBG and HTF funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2016, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Hale Mahaolu Ewalu Senior Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal PF-5
	<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Senior Centers
	<b>Funding</b>	CDBG: \$550,000
	<b>Description</b>	Funding is requested for the construction of a senior center within a senior community campus which includes affordable housing for the elderly.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Applicant: Hale Mahaolu</p> <p>Funding Requested: \$550,000</p> <p>Funding Recommended: \$550,000 (Rank #1 – Full Funding \$550,000)</p> <p>Project: Hale Mahaolu Ewalu Senior Center</p> <p>Funding is requested for the construction of a senior center within a senior community campus which includes affordable housing for the elderly.</p> <p>Estimated (Annual) Number of Beneficiaries: 80</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) public facilities and improvement.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(A) Limited Clientele – Presumed Benefit as the primary beneficiaries of senior centers are elderly and generally presumed to be principally low and moderate income persons.</p> <p>Community Development Goal: The Project satisfies Goal PF-5: Acquire, construct or rehabilitate facilities including child care, domestic violence, food distribution and other social service facilities that benefit predominately low- and moderate-income persons including senior centers.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs - Senior Centers (High)</p> <p>Major Project Expenses: Construction</p>
2	<b>Project Name</b>	Hale Makua Kahului Generator Upgrade



<b>Target Area</b>	
<b>Goals Supported</b>	Goal PS-1
<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities
<b>Funding</b>	CDBG: \$270,465
<b>Description</b>	Funding is requested for the upgrade of the electrical backup capacity from a 400 kw generator to a 500 kw generator. This upgrade will ensure adequate capacity is provided to the Hale Makua Kahului facility during an electrical grid power outage.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Applicant: Hale Makua Health Services</p> <p>Funding Requested: \$495,000</p> <p>Funding Recommended: \$270,465 (Rank #2 – Partial Funding due to the 15% public service cap: \$270,465)</p> <p>Project: Hale Makua Kahului Generator Upgrade</p> <p>Funding is requested for the upgrade of the electrical backup capacity from a 400 kw generator to a 500 kw generator. This upgrade will ensure adequate capacity is provided to the Hale Makua Kahului facility during an electrical grid power outage.</p> <p>Estimated (Annual) Number of Beneficiaries: 710</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(e) Public services</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(B) Limited Clientele – require information on family size and income so that it is evident that at least 51% of the clientele are persons whose family income does not exceed the low and moderate income limit.</p> <p>Community Development Goal: The Project satisfies Goal PF-2: Acquire, construct or rehabilitate health facilities including substance abuse and mental health services to benefit predominately low- and moderate-income persons.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs – Health Care Facilities (High)</p> <p>Major Project Expenses: Generator Upgrade</p>
<b>3</b>	<b>Project Name</b>	Rehabilitation of MFSS Building

<b>Target Area</b>	
<b>Goals Supported</b>	Goal PF-5
<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Child Care Centers
<b>Funding</b>	CDBG: \$325,070
<b>Description</b>	Funding is requested for rehabilitation of the existing facility to include interior and exterior upgrades to include, but not limited to, the roof, walls, floors and bathrooms.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Applicant: Maui Family Support Services, Inc.</p> <p>Funding Requested: \$325,070</p> <p>Funding Recommended: \$325,070 (Rank #3 – Full Funding \$325,070)</p> <p>Project: Rehabilitation of MFSS Building</p> <p>Funding is requested for rehabilitation of the existing facility to include interior and exterior upgrades to include, but not limited to, the roof, walls, floors and bathrooms.</p> <p>Estimated (Annual) Number of Beneficiaries: 8,298</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) Public Facilities and Improvements.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(B) Limited Clientele – Limited clientele where at least 51 percent of the clientele are of low to moderate income.</p> <p>Community Development Goal: The Project satisfy Goal PF-5: Acquire, construct or rehabilitate facilities including child care, domestic violence, food distribution and other social service facilities that benefit predominately low- and moderate-income persons including Child Care Centers.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs - Child Care Centers (High)</p> <p>Major Project Expenses: Rehabilitation</p>
4	<b>Project Name</b>	Ka Hale A Ke Ola Homeless Centers, Inc. KHAKO Renewal Project Phase II - Partial Funding
	<b>Target Area</b>	

<b>Goals Supported</b>	Goal PF-1
<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Homeless Facility
<b>Funding</b>	CDBG: \$296,944
<b>Description</b>	Funding is requested for the rehabilitation of two residential buildings, Building 5 and Building 6. The KHAKO Renewal Project is a multi-phase plan developed by Cooper and Cooper Real Estate Solutions to accomplish necessary updates, replacements and improvements to ensure long term operational viability and protect the health and safety of residents and staff.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	

	<p><b>Planned Activities</b></p>	<p>Applicant: Ka Hale A Ke Ola Homeless Resource Centers, Inc.</p> <p>Funding Requested: \$756,787</p> <p>Funding Recommended: \$756,787 (Ranked #4 - Partial Funding \$296,944 and Ranked #1 – Alternate \$459,843)</p> <p>Project: Ka Hale A Ke Ola Homeless Centers, Inc. – KHAKO Renewal Project Phase II</p> <p>Funding is requested for the rehabilitation of two residential buildings, Building 5 and Building 6. The KHAKO Renewal Project is a multi-phase plan developed by Cooper and Cooper Real Estate Solutions to accomplish necessary updates, replacements and improvements to ensure long term operational viability and protect the health and safety of residents and staff.</p> <p>Estimated (Annual) Number of Beneficiaries: 1,500</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) Public Facilities and Improvements.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(A) Limited Clientele Activities – Presumed Benefits as the primary beneficiaries of the Ka Hale A Ke Ola Homeless Resource Centers, Inc. are generally presumed to be principally low and moderate income persons.</p> <p>Community Development Goal: The Project satisfies Goal PF-1: Acquire, construct or rehabilitate buildings to serve homeless persons and families.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs – Homeless Facility (High)</p> <p>Major Project Expenses: Rehabilitation</p>
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5	<b>Project Name</b>	County of Maui CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal A-1
	<b>Needs Addressed</b>	Planning
	<b>Funding</b>	CDBG: \$360,620
	<b>Description</b>	CDBG Program Administration as defined under 24 CFR 570.206
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The County of Maui will utilize CDBG funds in accordance with 24 CFR 570.206 for the general administrative and management functions, including program administration, coordination, monitoring and evaluation: record keeping and reporting requirements to ensure effective and timely project administration in accordance with applicable HUD regulations. Funding will also be used toward planning and capacity building assistance and unanticipated additional expenses of eligible activities within project scope of previously approved projects.
6	<b>Project Name</b>	Ka Hale A Ke Ola Homeless Centers, Inc. KHAKO Renewal Project Phase II - Alternate
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal PF-1
	<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Homeless Facility
	<b>Funding</b>	:
	<b>Description</b>	Funding is requested for the rehabilitation of two residential buildings, Building 5 and Building 6. The KHAKO Renewal Project is a multi-phase plan developed by Cooper and Cooper Real Estate Solutions to accomplish necessary updates, replacements and improvements to ensure long term operational viability and protect the health and safety of residents and staff.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	



	<p><b>Planned Activities</b></p>	<p>Applicant: Ka Hale A Ke Ola Homeless Resource Centers, Inc.</p> <p>Funding Requested: \$756,787</p> <p>Funding Recommended: \$756,787 (Ranked #4 - Partial Funding \$296,944 and Ranked #1 – Alternate \$459,843)</p> <p>Project: Ka Hale A Ke Ola Homeless Centers, Inc. – KHAKO Renewal Project Phase II</p> <p>Funding is requested for the rehabilitation of two residential buildings, Building 5 and Building 6. The KHAKO Renewal Project is a multi-phase plan developed by Cooper and Cooper Real Estate Solutions to accomplish necessary updates, replacements and improvements to ensure long term operational viability and protect the health and safety of residents and staff.</p> <p>Estimated (Annual) Number of Beneficiaries: 1,500</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) Public Facilities and Improvements.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(A) Limited Clientele Activities – Presumed Benefits as the primary beneficiaries of the Ka Hale A Ke Ola Homeless Resource Centers, Inc. are generally presumed to be principally low and moderate income persons.</p> <p>Community Development Goal: The Project satisfies Goal PF-1: Acquire, construct or rehabilitate buildings to serve homeless persons and families.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs – Homeless Facility (High)</p> <p>Major Project Expenses: Rehabilitation</p>
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<b>7</b>	<b>Project Name</b>	Mental Health Kokua Market Street House - Alternate
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal PF-1
	<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Homeless Facility
	<b>Funding</b>	:
	<b>Description</b>	Funding is requested for rehabilitation to include but not limited to existing space for low-income housing for homeless adults.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Applicant: Mental Health Kokua</p> <p>Funding Requested: \$300,000</p> <p>Funding Recommended: \$300,000 (Ranked #2 – Alternate \$300,000)</p> <p>Project: Mental Health Kokua Market Street House</p> <p>Funding is requested for rehabilitation to include but not limited to existing space for low-income housing for homeless adults.</p> <p>Estimated (Annual) Number of Beneficiaries: 10</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.202(a)(1) rehabilitation of non-profit owned housing.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(3) low moderate housing - require information on household size and income so that it is evident that household income does not exceed the low and moderate income limit.</p> <p>Community Development Goal: The Project satisfy Goal PF-1: Rehabilitate building to house low income homeless persons.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs – Homeless Facility (High)</p> <p>Major Project Expenses: Rehabilitation</p>
8	<b>Project Name</b>	ARC Group Home Solar PV Project - Alternate
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal PF-5
	<b>Needs Addressed</b>	<p>General Priorities - Spec. Housing - Disabled Per.</p> <p>General Priorities - Comm. Devel. - Public Faci.</p> <p>Public Facility - Persons with a Disability</p>

<b>Funding</b>	:
<b>Description</b>	Funding is requested for but not limited to the installation of Solar PV systems to six group homes.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Applicant: ARC of Maui County</p> <p>Funding Requested: \$405,000</p> <p>Funding Recommended: \$405,000 (Ranked #3 – Alternate \$405,000)</p> <p>Project: ARC Group Home Solar PV Project</p> <p>Funding is requested for but not limited to the installation of Solar PV systems to six group homes.</p> <p>Estimated (Annual) Number of Beneficiaries: 29</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) public facilities and improvements.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(A) Limited Clientele – Presumed Benefit as the beneficiaries of the group home are principally low and moderate income persons.</p> <p>Community Development Goal: The Project satisfies Goal PF-5: Acquire, construct or rehabilitate facilities including child care, domestic violence, food distribution and other social service facilities that benefit predominately low- and moderate-income persons including those Persons with a Disability.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs – for Persons with a Disability (High)</p> <p>Major Project Expenses: Construction</p>
9	<b>Project Name</b>	Neighborhood Place of Wailuku Rehabilitation - Alternate
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal PF-5

<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Neighborhood Facilities
<b>Funding</b>	:
<b>Description</b>	Funding is requested for rehabilitation to include but not limited to demolishing and rebuilding facility.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Applicant: CFS Real Property, Inc.</p> <p>Funding Requested: \$1,000,000</p> <p>Funding Recommended: \$1,000,000 (Ranked #4 – Alternate \$1,000,000)</p> <p>Project: Neighborhood Place of Wailuku Rehabilitation</p> <p>Funding is requested for rehabilitation to include but not limited to demolishing and rebuilding facility.</p> <p>Estimated (Annual) Number of Beneficiaries: 1,663</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) public facilities and improvements.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(B) Limited Clientele – require information on family size and income so that it is evident that at least 51% of the clientel are persons whose family income does not exceed the low and moderate income limit.</p> <p>Community Development Goal: The Project satisfy Goal PF-5: Acquire, construct or rehabilitate facilities including child care, domestic violence, food distribution and other social service facilities that benefit predominately low- and moderate-income persons including Neighborhood Facilities.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs – Neighborhood Facilities (High)</p> <p>Major Project Expenses: Rehabilitation</p>
<b>10</b>	<b>Project Name</b>	Planning and Design of MYFS Behavioral Health Crisis Shelter - Alternate
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal PF-2

<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Public Faci. Public Facility - Mental Health Facilities
<b>Funding</b>	:
<b>Description</b>	Funding is requested for Planning and Design to develop a Behavioral Health Crisis Shelter.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	



	<p><b>Planned Activities</b></p>	<p>Applicant: Maui Youth and Family Services, Inc.</p> <p>Funding Requested: \$204,300</p> <p>Funding Recommended: \$204,300 (Ranked #5 – Alternate \$204,300)</p> <p>Project: Planning and Design of MYFS Behavioral Health Crisis Shelter</p> <p>Funding is requested for Planning and Design to develop a Behavioral Health Crisis Shelter.</p> <p>Estimated (Annual) Number of Beneficiaries: 397</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 570.201(c) Public Facilities and Improvements.</p> <p>National Objective: The project will meet the national objective of 24 CFR 570.208(a)(2)(i)(B) limited clientel - require information on family size and income so that it is evident that at least 51% of the clientel are persons whose family income does not exceed the low and moderate income limit. The primary beneficiaries of Maui Youth and Family Services are very low-income as verified by eligibility threshold for diverse funding sources, including QUEST/Medicad insurance and the State of Hawaii Department of Health Alcohol and Drug Abuse Division.</p> <p>Community Development Goal: The Project satisfies Goal PF-2: Acquire, construct or rehabilitate health facilities including substance abuse and mental health services to benefit predominately low- and moderate-income persons.</p> <p>Priority Community Development Need: This project satisfies Public Facility needs - Mental Health Facilities (High)</p> <p>Major Project Expenses: Planning &amp; Design</p>
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11	<b>Project Name</b>	Kaiwahine Village Phase II (HTF Program Funding)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal HR-1
	<b>Needs Addressed</b>	General Priorities - Housing - Rental Housing
	<b>Funding</b>	1425000: \$1,350,000
	<b>Description</b>	Funding is requested to support construction of 32 two bedroom and 24 three bedroom multifamily units for a total of 56 units.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated (Annual) Number of Beneficiaries: 56 families at or below 60% AMI (minimum 6 of those families will be at or below 30% AMI).
	<b>Location Description</b>	TMK (2) 3-8-004:28 (lot 134-A)
	<b>Planned Activities</b>	<p>Applicant: IKika Ohana  Funding Requested: \$1,350,000  Funding Recommended: \$1,350,000</p> <p>Project: Kaiwahine Village Phase II</p> <p>Funding is requested to support construction of 32 two bedroom and 24 three bedroom multifamily units for a total of 56 units.</p> <p>Estimated (Annual) Number of Beneficiaries: 56</p> <p>Eligible Activity: The project meets the requirements of 24 CFR 93.200(a)(1) – Production of affordable rental housing</p> <p>National Objective: The project will meet the requirements of 24 CFR Part 93 to ensure the production or preservation of affordable housing, serving households with incomes at or below 30%.</p> <p>Community Development Goal: The Project satisfy Goal HR-01: The construction of rental housing.</p> <p>Priority Need: This project satisfies Housing – Rental Housing (High)</p> <p>Major Project Expenses: New Construction</p>
12	<b>Project Name</b>	County of Maui HTF Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Goal HA-1

<b>Needs Addressed</b>	General Priorities - Comm. Devel. - Planning Planning
<b>Funding</b>	1425000: \$75,000
<b>Description</b>	HTF Program Administration as defined under 24 CFR 93.202
<b>Target Date</b>	6/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	35 Lunalilo Street, Wailuku, Hawaii 96793
<b>Planned Activities</b>	Reasonable costs of program management and coordination

## **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 distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2017, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

The distribution of HTF will target primary areas of transit and employment and primary areas of substantive population in the judicial districts of Lahaina, Wailuku, Makawao, Hana, Molokai and Lanai.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The County does not allocate funds based on geographic areas. The distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2017, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

The distribution of HTF will target primary areas of transit and employment and primary areas of substantive population in the judicial districts of Lahaina, Wailuku, Makawao, Hana, Molokai and Lanai.

### **Discussion**

The County does not allocate funds based on geographic areas. The distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are

evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2017, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

The distribution of HTF will target primary areas of transit and employment and primary areas of substantive population in the judicial districts of Lahaina, Wailuku, Makawao, Hana, Molokai and Lanai.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The County of Maui anticipates using the 2017 HOME SU funds for the Kaiwahine Village multi-family rental project to be developed by Ikaika Ohana, and the 2017 HOME CHDO funds for the Kahoma Residential Subdivision developed by Habitat for Humanity Maui. Kaiwahine Villages will produce 12 HOME units, and Kohoma will produce 5 units out of 10 total homes.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	17
Special-Needs	0
Total	17

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	1,564
The Production of New Units	17
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1,581

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

#### Discussion

The Kaiwahine Village Phase I and Kahoma Residential Subdivision have received conditional approval for funding. Both projects must resolve issues before a final agreement can be made. The number of HOME units provided by each project is preliminary and is subject to change.

Rental assistance is provided through the County of Maui Housing Choice Voucher Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's Annual Action Plan for PY 2017 for additional information regarding Public Housing within the County.

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

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's Annual Action Plan for PY 2017 for additional information regarding Public Housing within the County.

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

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's Annual Action Plan for PY 2017 for additional information regarding Public Housing within the County.

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

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's Annual Action Plan for PY 2017 for additional information regarding Public Housing within the County.

### **Discussion**

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's Annual Action Plan for PY 2017 for additional information regarding Public Housing within the County.

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

### **Introduction**

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State’s PY 2017 Annual Action Plan for additional information on Homeless Programs.

### **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**

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State’s PY 2017 Annual Action Plan for additional information on Homeless Programs.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State’s PY 2017 Annual Action Plan for additional information on Homeless Programs.

#### **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**

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State’s PY 2017 Annual Action Plan for additional information on Homeless Programs.

#### **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.**

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State’s PY 2017 Annual Action Plan for additional information on Homeless Programs.

### **Discussion**



Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State's PY 2017 Annual Action Plan for additional information on Homeless Programs.

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

### **Introduction:**

#### **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 has 6 initiatives underway to aid in the reduction of affordable housing barriers as follows: 1. Processing applications pursuant to Chapter 201H, HRS: The County will continue to support the development of affordable housing projects by processing applications pursuant to Chapter 201H, HRS which authorizes the County to expedite the approval process for the development of affordable housing projects that are exempt from statutes, ordinances, charter provisions and rules relating to the planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon. 2. Residential Workforce Housing Policy: The County's affordable housing initiative was enhanced by the creation and implementation of the Residential Workforce Housing Policy (Chapter 2.96, Maui County Code). The purpose of this policy is to encourage the provision and maintenance of residential workforce housing unity, for both purchase and rental, to meet the needs of very low income (50% or less of the County's median family income) to above moderate income households (121% to 140% of the County's median family income, as established by HUD) for the workforce, students and special housing target groups. Developments are required to provide 25% of the total number of market units as affordable residential workforce housing units for very low income to above moderate income households. In lieu of providing residential workforce housing units, the residential workforce housing requirement may be satisfied by paying a fee or providing land or using credits. 3. Affordable Housing Fund Program: The County's affordable housing initiative was also enhanced by the creation and implementation of the Affordable Housing Fund Program (Chapter 3.35 Maui County Code). All moneys paid to the County in lieu of providing residential workforce housing units, any County Council appropriations to the fund, all moneys donated to the County for affordable housing projects, and 2% of all real property taxes are deposited in the Affordable Housing Fund. The fund is to be used for the provision and expansion of affordable housing and suitable living environments for residents of very low income (50% or less of the County's median family income as adjusted by HUD) to gap income (141% to 160% of the County's median family income as adjusted by HUD), including the rehabilitation of existing structures, land planning, design and construction. 4. The HOME Program: When we receive an allocation, the County will continue to either develop its own eligible affordable housing projects, or partner with another eligible organization and/or developer to develop affordable housing units for low- and very-low income households. 5. Expanding the CDBG Program: The County has identified opportunities to utilize CDBG funds to develop and support affordable housing for low and moderate income households. These opportunities include the acquisition of land for the construction of affordable rental housing, rehabilitation of affordable rental

housing and homeowner assistance. 6. The new HTF Program: When we receive an allocation of funding, the County will partner with eligible organizations and developers to use these funds to develop or preserve affordable rental units for families earning 30% AMI and below.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

Major obstacles to meeting underserved needs are due to the severe shortage of affordable housing and lack of funding. To address these obstacles, the County will pursue, or continue to pursue, the following: 1. Utilize the County’s Housing Task Force to “fast track” government approvals and permitting to accelerate the development of new affordable housing units. 2. Leverage federal resources such as HOME and HTF funds with other financing such as Low-Income Housing Tax Credits to increase the supply of rental housing for underserved low-income populations. 3. Invest federal resources such as HOME and HTF funds to provide low-cost rental units for housing and supportive services to homeless populations, and to shelter families who are at risk of becoming homeless.

#### **Actions planned to foster and maintain affordable housing**

HOME, HTF, CDBG, and County funds, such as the Affordable Housing Fund, are utilized for the development and rehabilitation of affordable housing, as well as services such as homebuyer education and first-time homebuyer assistance to foster and maintain affordable housing with the County. HTF funds may also be used in partnership with these other funding sources to develop or preserve affordable rentals.

#### **Actions planned to reduce lead-based paint hazards**

The State Department of Health (DOH) provides surveillance, technical assistance and consultation in collaboration with medical providers who screen and manage elevated blood levels in children. Medical case management includes nutritional and developmental assessment with lead hazard reduction education. Since September, 2008, the DOH’s Environmental Health Administration collects and monitors the data received from private laboratories and maintains reports of both children and adult blood lead results. For the State of Hawaii, three (3) children twelve years or younger were reported to have elevated lead blood levels in 2010. An additional three adults had elevated levels in that year. The numbers were two (2) children and five (5) adults in 2011, and three (3) children and no adults in 2012 which is the last year for which data is currently available. During PY 2016, the County will continue to assist in educating the public on the hazards of lead-based paint by providing informational materials to Section 8 participants and the County’s tenants and landlords, as requested.

#### **Actions planned to reduce the number of poverty-level families**

The County’s strategy for reducing the number of poverty level families is to provide a continuum of care and opportunities for self-empowerment which leads to self-sufficiency and economic

independence. Continuum of care means that a broad range of services are provided, which are directed at meeting various levels of need as individuals move towards greater self-sufficiency. These needs range from basic needs for food, clothing, shelter, and health care; then transitional housing arrangement, treatment of substance abuse, family counseling and other social needs; and finally, needs for permanent housing, life skills, social support networks, and employment.

### **Actions planned to develop institutional structure**

Bridging the Gap is the Continuum of Care which unites all three rural county homeless alliances and has been designated as the primary planning and decision-making body. Group members often volunteer, however, members are also assigned or appointed in an effort to represent community and provider interests. County government representatives in the CoC are assigned by members of the county government. The selection of group leaders is either voluntary, appointed or established through election. CoC Chairs are very knowledgeable regarding the service needs of their Continuum and are elected by their group members to facilitate meetings and lead in the decision-making process. Group leaders may volunteer for key positions within committees in their respective CoC. The State, through the Department of Human Services – Benefits, Employment and Support Services, reports on the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS in the PY 2014 AAP. Please refer to the State’s Annual Action Plan for PY 2014 for additional information regarding the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS.

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

Bridging the Gap is the Continuum of Care which unites all three rural county homeless alliances and has been designated as the primary planning and decision-making body. Group members often volunteer, however, members are also assigned or appointed in an effort to represent community and provider interests. County government representatives in the CoC are assigned by members of the county government. The selection of group leaders is either voluntary, appointed or established through election. CoC Chairs are very knowledgeable regarding the service needs of their Continuum and are elected by their group members to facilitate meetings and lead in the decision-making process. Group leaders may volunteer for key positions within committees in their respective CoC. The State, through the Department of Human Services – Benefits, Employment and Support Services, reports on the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS in the PY 2014 AAP. Please refer to the State’s Annual Action Plan for PY 2014 for additional information regarding the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS.

## Program Specific Requirements

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

#### Introduction:

##### MONITORING PLAN

The County holds subrecipients of CDBG and HTF funds and recipients of HOME funds to strict monitoring standards and procedures pursuant to HUD regulations. The CDBG Program Office is responsible for the monitoring of CDBG funded projects and the Housing Division, Department of Housing & Human Concerns is responsible for the monitoring of HOME and HTF funded projects. Following is a description of the respective monitoring activities conducted by these two agencies:

##### HOME Program Monitoring

The Housing Division monitors its HOME Program assisted projects during project development and implementation, as well as during the appropriate affordability period. During the period of affordability and in accordance with Section 92.504(d) (1), the County will conduct site visits of its HOME Program recipients to ensure compliance with Section 92.251 of 24 CFR 92. The visits may include, but are not limited to a physical inspection of the project and interviews with the project managers to determine compliance with HOME Program property standards, tenant income requirements and affirmative marketing requirements.

##### HTF Program Monitoring

The Housing Division monitors its HTF Program assisted projects during project development and implementation, as well as during the appropriate affordability period. During the period of affordability the County will conduct site visits of its HTF Program subrecipients to ensure compliance with program requirements. The visits may include, but are not limited to a physical inspection of the project and interviews with the project managers to determine compliance with HTF Program property standards, tenant income requirements and affirmative marketing requirements.

##### CDBG Program Monitoring

The County of Maui CDBG Program Office utilizes HUD guidelines in monitoring subrecipients of projects approved for CDBG funding with respect to their project administration and implementation. As specified in Title 24 CFR Part 85.40, grantees are responsible for monitoring operations of subrecipients' activities and assuring compliance with all applicable Federal requirements, particularly in achieving its organization's performance goals and objectives.

To ensure compliance, the County requires of its CDBG subrecipients, at a minimum and not limited to, the following:

1. Quarterly submission of program monitoring reports throughout the period of project implementation disclosing detailed financial and quantifiable information on activities, beneficiaries, and accomplishments;
2. Annual submission of performance reports and financial audits upon project completion;
3. Compliance with federal procurement requirements, environmental review requirements, labor standard and wage compliance provisions, and other applicable federal program requirements; and

4. Restricted future use of property acquired or facility improved with CDBG funds to ensure compliance with HUD national objectives and eligible activities.

Monitoring Procedures: The CDBG Program Office monitors all approved open projects continuously throughout the program year and during different phases of the project through its project completion. Two methods of monitoring are utilized: remote monitoring and on-site monitoring. The methods are complementary to each other in evaluating a project’s compliance and performance.

Remote monitoring includes the review of subrecipient’s quarterly and annual monitoring reports and financial statements, expenditure payment request forms, procurement documentation (Request for Proposal/Invitation for Bid specifications and their public notices), contracts for subcontracted work, project budgets, project timelines and certified payrolls.

CONTINUED

**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
<b>Total Program Income:</b>	<b>0</b>

**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.	80.00%

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

1. Distribution of Funds

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

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 for allocating HTF funds to the counties. HHFDC's Allocation Plan requires HTF projects to be selected and awarded through an HTF Application issued by the counties. The County of Maui ("County") is a designated HTF Subgrantee.

DISTRIBUTION OF FUNDS

The County will receive an allocation of \$1,425,000 in PY 2017 HTF funds. The HTF 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 2017 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:

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- a. 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 Subgrantee Agreement.

#### ELIGIBLE ACTIVITIES AND EXPENSES

Rental Housing – County will focus HTF funds on providing affordable rental housing to 30% AMI households. HTF funds may be used for the production of affordable rental housing through the new construction of non-luxury housing with suitable amenities.

Eligible HTF activities and expenses include: real property acquisition, site improvements and development hard costs, related soft costs, conversion, demolition, financing costs, relocation assistance, operating cost assistance and reasonable administrative and planning costs for HTF program administration.

#### APPLICATION AND AWARD PROCESS

Applications for the HTF are issued, accepted and selected by the County for project funding consideration, subject to the availability of funds. Applications are reviewed for eligibility and are rated using the selection criteria. Each application must describe the eligible activity to be conducted with HTF funds and contain a certification by the eligible Recipient that housing units assisted with HTF will comply with the HTF requirements.

In addition, Recipients must provide performance goals and benchmarks that the County can use to monitor efforts to accomplish the rental housing objectives.

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

#### 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 and manage an affordable multifamily rental housing development.

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

#### SELECTION CRITERIA

The following selection criteria shall be used in the evaluation of HTF Applications:

a. Timeliness and Readiness to Proceed (Max. 30 pts.) – The proposed project is feasible and will meet the required timelines to commit and expend HTF funds. Factors to be considered for timeliness and readiness are site control, financial commitments, environmental factors, zoning, utilities and site and neighborhood standards;

b. Consolidated Plan Priorities (Max. 10 pts.) – The extent to which the project proposes accomplishments that will meet the rental housing objectives for the County. Geographical distribution will be targeted to the primary areas of Maui County’s transit and employment.

c. Development Experience and Financial Capacity (Max 25 pts.) – Applicant’s ability to obligate HTF dollars and undertake funded activities in a timely manner, past performance using federal funds, evidence of experience in developing and managing projects of similar type and scope, staff qualifications, fiscal soundness, and qualifications of the proposed project team, including proven record of experience with comparable projects;

d. Financially Feasible Project (Max. 25 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; and

e. Use of Non-Federal Funding Sources (Max. 10 pts.) – For extremely low-income targeting of 30% AMI, other funding sources compatible with HTF are needed. Priority consideration will be given to the extent HTF leverages non-federal funding sources.

A minimum score of 50 points (out of the 100 total points) must be scored in order to be recommended for the award of HTF funds. 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.

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 will target primary areas of transit and employment and primary areas of substantive population in the judicial districts of Lahaina, Wailuku, Makawao, Hana, Molokai and Lanai.

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.

Minimum Thresholds: Applicants must meet all of the following Minimum Threshold requirements to receive consideration for an award of HTF.

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.
2. Site Control – Evidence of site control shall be submitted with the application for HTF funds.
3. Capital Needs Assessment (For projects acquiring an existing property) – A Capital Needs Assessment of the property shall be submitted with the application.
4. Proforma Criteria:
  - a. Debt Service Ratio (DSR) for Projects with hard debt service requirements: 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: Project is required to evidence a positive Net Operating Income throughout the 30-year pro forma period.
  - c. Hard Debt Service Requirement: 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.
  - d. Applicants are required to support all hard debt service loans and terms with executed lenders' commitment letters, letters of interest, or term sheets.
5. Underwriting Criteria and Requirements: Applicants are required to use the following parameters and assumptions in the preparation of the project pro forma:
  - a. Annual Income Inflation Rate of 2% for first 15 years and Annual Expense Inflation Rate of 3% for first 15 years.
  - b. Annual Income Inflation Rate of 2% and Annual Expense Inflation Rate of 2% for the remaining term of affordability.
  - c. Vacancy Rate of no less than 5%.
  - d. Annual Replacement Reserve Allocation of no less than \$300 per unit per year.

6. Phase I Environmental Site Assessment

7. Developer Fee – For new construction, the maximum developer fee is 15% of total development costs or \$3,750,000 (whichever is less).

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.

Based on the County’s PY 2017 HTF project selection, no identifiable tenant preferences are provided with this 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.

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PLAN\_SECTION\_ID=[2480701070]>

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).

Selection Criteria:

Consolidated Plan Priorities– The extent to which the project proposes accomplishments that will meet the rental housing objectives for the County. Geographical distribution will be targeted to the primary areas of Maui County’s transit and employment.

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

The following identifies the maximum per unit subsidy limits by bedroom size for housing assisted with HTF within the State of Hawaii for PY 2017.

Bedrooms Proposed with PY 2017 HTF Maximum Per-Unit Subsidy Limits

- 0 = \$141,088.00
- 1 = \$161,738.00
- 2 = \$196,672.00
- 3 = \$254,431.00
- 4+ = \$279,285.00

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

Selection Criteria:

Use of Non-Federal Funding Sources— For extremely low-income targeting of 30% AMI, other funding sources compatible with HTF are needed. Priority consideration will be given to the extent HTF leverages non-federal funding sources.

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 of Maui at this time does not have established rehabilitation standards at this time but is currently working on such standards for the future.

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

N/A

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing

project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

N/A

## **Discussion:**

### MONITORING CONTINUED

On-site monitoring will be conducted once a year during the course of an open project; although additional monitoring visits are conducted when warranted by the project performance or other circumstances. Site visits are primarily conducted to validate work in progress and completed as reported by the subrecipient's monitoring reports, assess a project's progress and verify compliance with CDBG Program requirements and pertinent federal regulations including environmental review and labor standards. Site visits for closed projects that are subject to a restricted use condition will be conducted based on a risk analysis to attest to continued compliance with the national objectives and other federal requirements. Components for determining an annual site visit includes, but is not limited to, length of time since last monitoring visit and concerns raised during review of subrecipient's annual monitoring report. The site visits are normally pre-arranged with the subrecipient, but may also be done at random and unannounced, if deemed warranted.

In addition to remote and on-site monitoring, meetings are held with the subrecipients to discuss environmental review requirements, project status, issues affecting timely project completion and other concerns as necessary.

County and HUD requirements are included as standard terms and conditions in the contractual Subrecipient Agreement that is executed with the subrecipient. The monitoring of subrecipients is conducted with the objective of determining the adequacy of performance in relation to the respective Subrecipient Agreement, ascertaining that the project is being administered in a timely manner and validating that it is in accordance with all program requirements.

Funds are disbursed through the use of standard payment request forms. Forms must be properly completed with a breakdown of expenditures. Expenditures are reviewed and verified against the approved budget line items and the project scope pursuant to the executed Subrecipient Agreement. Each payment request must also be accompanied with appropriate supporting documentation. Any revisions to budget items must be approved prior to the disbursement of funds, with the Subrecipient Agreement amended, if warranted and as advised by the County of Maui Department of Corporation Counsel.

The time period and duration for which subrecipients are subject to monitoring shall be determined by the requirements of the Subrecipient Agreement and the scope of activity funded by the CDBG Program. In the event that adverse findings or irregularities are revealed by such monitoring activities, the CDBG

Program Office documents and notifies, in writing, such findings to the subrecipient. Depending on the nature, risk and significance of the finding, corrective measures shall be recommended as determined by the CDBG Program Office in consultation with HUD-CPD and the County of Maui Corporation Counsel. The time period and deadline for implementation of the corrective measures shall also be specified. Failure by the subrecipient to implement the corrective measures and/or correct the deficiency to the satisfaction of the County may result in increased monitoring, suspension of payments of project expenses or the de-obligation and termination of the project.