

2025

INFORMATIONAL PACKET

COUNTY OF HAWAI'I

2025-2029

Overview

- **Consolidated Plan**

Contact person: Royce Shiroma

- **Community Development Block Grant**

Contact persons: Brian Ishimoto & Alisa Hanselman

- **HOME Investment Partnerships Program**

Contact persons: Kyla Lee & Royce Shiroma

- **Housing Trust Fund Program**

Contact persons: Kyla Lee & Royce Shiroma

- **Emergency Solutions Grant (ESG)**

Contact persons: Kyla Lee & Royce Shiroma

- **Housing Opportunities for Persons with AIDS (HOPWA)**

Contact person: Clint Tanaka (State of Hawai'i) (808-586-5234)

Phone No.: (808) 961-8379

Fax No.: (808) 961-8685

E-mail Address: ohcdcdbg@hawaiicounty.gov

Website Address: housing.hawaiicounty.gov/grants-funding



Consolidated Plan Overview

CONSOLIDATED PLAN

5 Applications

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- National Housing Trust Fund (HTF)
- Emergency Solutions Grants Program (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

PURPOSE

To ensure that jurisdictions receiving direct federal assistance utilize and develop a plan for its housing and related needs of very low-, low-, and moderate-income families in a way that improves the availability and affordability of decent, safe and sanitary housing within a suitable living environment.

RECIPIENT OF HUD FUNDS

(Approximate amounts)

County of Hawai'i

- CDBG Program: \$2,600,000
- ESG Program: \$ 200,000

State of Hawai'i

- HOME Program: \$3,000,000

(3 year rotation basis between Hawai'i County, Maui County, and Kauai County)

- HTF Program: \$3,000,000

(3 year rotation basis between Hawai'i County, Maui County, and Kauai County)

- HOPWA Program: \$1,000,000

CITIZEN PARTICIPATION

- Citizen Input by:
 - Public Hearings on Needs and Priorities;
 - 30-day review and comment period on the Consolidated Plan, Yearly Action Plan, and any substantial amendments;
 - Meeting of the Hawai'i County Finance Committee (initial review);
 - Meeting of the Hawai'i County Council (final approval); and
 - Public Notice to notify the public of the approval and submittal of the final plan.

SCHEDULE

TENTATIVE SCHEDULE	
Month	Tasks
August 2024	Public Hearing on needs/priorities
Sept. 1, 2024	Proposal Applications available
Nov. 15, 2024	CDBG Proposals Due to County
Nov. 2024 to Jan. 2025	Review, Rank and Recommend Projects
Jan. to Feb. 2025	Draft Consolidated Plan and Annual Action Plan
Feb. to March 2025	30-Day Public Review/Comment Period
March to April	<ul style="list-style-type: none">● Hawai'i County Finance Committee Meeting● Hawai'i County Council Meeting
May	Final Public Review Submittal Due to HUD

SUBMISSION DATES

5-year Consolidated Plan (2025-2029)
due on:

- May 15, 2025

Annual Action Plan (funded projects
only) due:

- Year 1: May 15, 2025
- Year 2: May 15, 2026
- Year 3: May 15, 2027
- Year 4: May 15, 2028
- Year 5: May 15, 2029

CON PLAN CONTENTS

Five-year Plan

- ◆ General Information
 - Citizen participation
 - Consultation
 - Certifications
- ◆ Housing and Special Needs Housing
 - Goals (Logic Model) w/narrative
 - Priority Needs table w/narratives
 - Needs
 - Housing and market analysis
- ◆ Homeless
 - Goals (Logic Model) w/narrative
 - Priority Needs table w/narrative
 - Strategy
 - Needs
- ◆ Community Development
 - Goals (Logic Model) w/narrative
 - Priority Needs table w/narrative
- ◆ Citizen Participation Plan

DRAFT HIGH PRIORITY ACTIVITIES

Project proposals for the allocation of future CDBG, HOME, HTF, and ESG funds must meet a High Priority Activity:

- ▶ **Housing** for households earning less than 80% of the median income. Includes rental, homeownership, special needs, homeless, and activities that will produce new housing (i.e. water, streets, environmental activities, planning, etc.)
- ▶ **Public Facilities** – Child care, youth, senior centers, facilities for persons with disabilities, homeless facilities, health facilities, neighborhood facilities, parks and recreation facilities.
- ▶ **Infrastructure in Support of Affordable Housing** – Water, sewer, street improvements, solid waste disposal, flood drainage improvements
- ▶ **Federal Mandates** – Activities to meet legal obligations and/or federal mandates (i.e. ADA, cesspool conversions)
- ▶ **Homeless Prevention and Services** – Activities that provide shelter, outreach services, operational costs and housing services to persons experiencing homelessness or at risk of homelessness
- ▶ **Public Services** – New services or a quantifiable increase in existing services for seniors, persons with disabilities, youth, childcare, transportation, substance abuse, employment, health, crime, and loan programs.
- ▶ **Economic Development** – Activities that create or retain jobs for low- and moderate-income persons.
- ▶ **Public Health and Safety** – Activities that protect the health and safety of the residents in Hawai'i County. (i.e. Fire, Police, Environmental)
- ▶ **Disaster Relief** - Activities to address designated Disaster Relief Areas (i.e. Housing, infrastructure, economic development, health facilities)

DRAFT LOW PRIORITY ACTIVITIES

- ▶ **Public Facilities** – Activities such as parking facilities or non-residential historic preservation
- ▶ **Non-Housing Infrastructure** - Sidewalks

DRAFT GOALS

The County has drafted goals for activities the County will COMPLETE between 2025 and 2029 utilizing Federal CDBG, HOME, HTF, and ESG funds. It does not include activities utilizing other HUD sources, other government sources or private funds.

Goals are broken down in the following categories:

1. Housing Goals
2. Homeless Goals
3. Community Development Goals
4. Fair Housing Goals

HOUSING GOALS (Draft)

1. Construct and/or rehabilitate rental units for low-income families & elderly
2. Construct and/or rehabilitate affordable for-sale housing
3. Provide infrastructure or other activities that will sustain or increase the production of affordable housing
4. Acquire real property for low- and moderate-income housing
5. Loan programs for the rehabilitation of owner-occupied homes
6. Loan programs for homeownership initiatives (e.g. downpayment assistance)
7. Provide Tenant Based Rent Assistance
8. Provide effective program administration & conduct an update to the Housing Planning Study

HOMELESS GOALS (Draft)

1. Construct and/or renovate homeless shelters
2. Provide infrastructure, construction or rehabilitation of Kauhale supportive housing communities
3. Construct and/or renovate Domestic Abuse Shelters
4. Homelessness prevention services (i.e. Street outreach, medicine, substance abuse, counseling, housing placement)
5. Housing and supportive services for justice-involved persons reentering society
6. Construct or renovate transitional housing
7. Support the Homeless Management Information System (HMIS)

COMMUNITY DEVELOPMENT GOALS (Draft)

1. Provide infrastructure or other activities that will sustain or increase the production of public facilities benefitting low- and moderate-income persons
2. Construct and/or rehabilitate existing public health & safety facilities (Fire, Police, Dept. of Environmental Management)
3. Construct and/or rehabilitate public facilities (i.e. senior centers, homeless shelters, youth facilities, health facilities, childcare facilities, substance abuse facilities, and other facilities for persons with disabilities)
4. Provide transportation services for elderly and special needs populations
5. Acquire fire trucks and fire apparatus
6. Acquire real property for public facilities benefitting low- and moderate-income persons
7. Provide for job creation, job retention, and/or job training for low- and moderate-income persons
8. Programs that benefit the youth, homeless, justice-involved individuals, seniors, and persons with disabilities
9. Remove architectural barriers at public facilities
10. Plans, studies, and initiatives to enhance climate resilience
11. Plans, studies, and efforts to improve broadband access for low- and moderate-income individuals
12. Provide effective CDBG program management

GOALS TO AFFIRMATIVELY FURTHER FAIR HOUSING (Draft)

1. Conduct Fair Housing Training for landlords, tenants, housing staff, realtors, and developers
2. Increase participation in training
3. Provide Technical support and disseminate information
4. Conduct an Analysis of Impediments Study
5. Participate in Statewide meetings and coordinate events
6. Develop policies to address fair housing impediments

**Community
Development Block
Grant (CDBG)
Program Overview**

COMMUNITY DEVELOPMENT BLOCK GRANT

- Allocation to the County
 - Formula-based
 - Approximately \$2,600,000 per year
- Primary Objective:
 - To encourage the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities for persons of low- and moderate- income.
- Distribution of funds in the County
 - Request for Proposal process
 - Applications available on September 1, 2024
 - Due at 4:30 pm on **November 15, 2024**

ELIGIBLE ACTIVITIES

- Acquisition, disposition of real property, relocation payments, clearance
- Public facilities
- Public service (15% of total grant amount)
- Payment of non-federal share
- Homeownership
 - Subsidize interest
 - Down payments
 - Closing cost
- Rehabilitation and preservation
- Economic development, microenterprises
- Planning and administration (20% of grant amount)

INELIGIBLE ACTIVITIES

- Building used for the general conduct of government
- General government expenses
- Political activities
- Purchase of equipment
- Operating and maintenance
- New housing construction
- Income payment for housing

NATIONAL OBJECTIVES

- Principally benefit low- and moderate-income families;

or

- Aid in the prevention or elimination of slums and blight;

or

- Meet other community development needs having a particular urgency

LOW AND MODERATE INCOME

Area Benefit

1. Must benefit 51% or more low- and moderate-income families in the area. (Families earning less than 80% of the median income for the County of Hawai'i based on the 2020 Census information)

Limited Clientele

1. Must benefit clientele who are generally presumed to be low- and moderate-income (i.e. Abused children, victims of domestic violence, elderly persons, severely disabled, homeless persons, illiterate adults, persons with AIDS, migrant farm workers); or
2. Must provide income information to substantiate that 51% or more of beneficiaries are low- and moderate-income families; or
3. Must have income eligibility requirements that limit activity to only low- and moderate-income families

Housing Activities

1. Must be occupied by 51% or more low- and moderate-income families

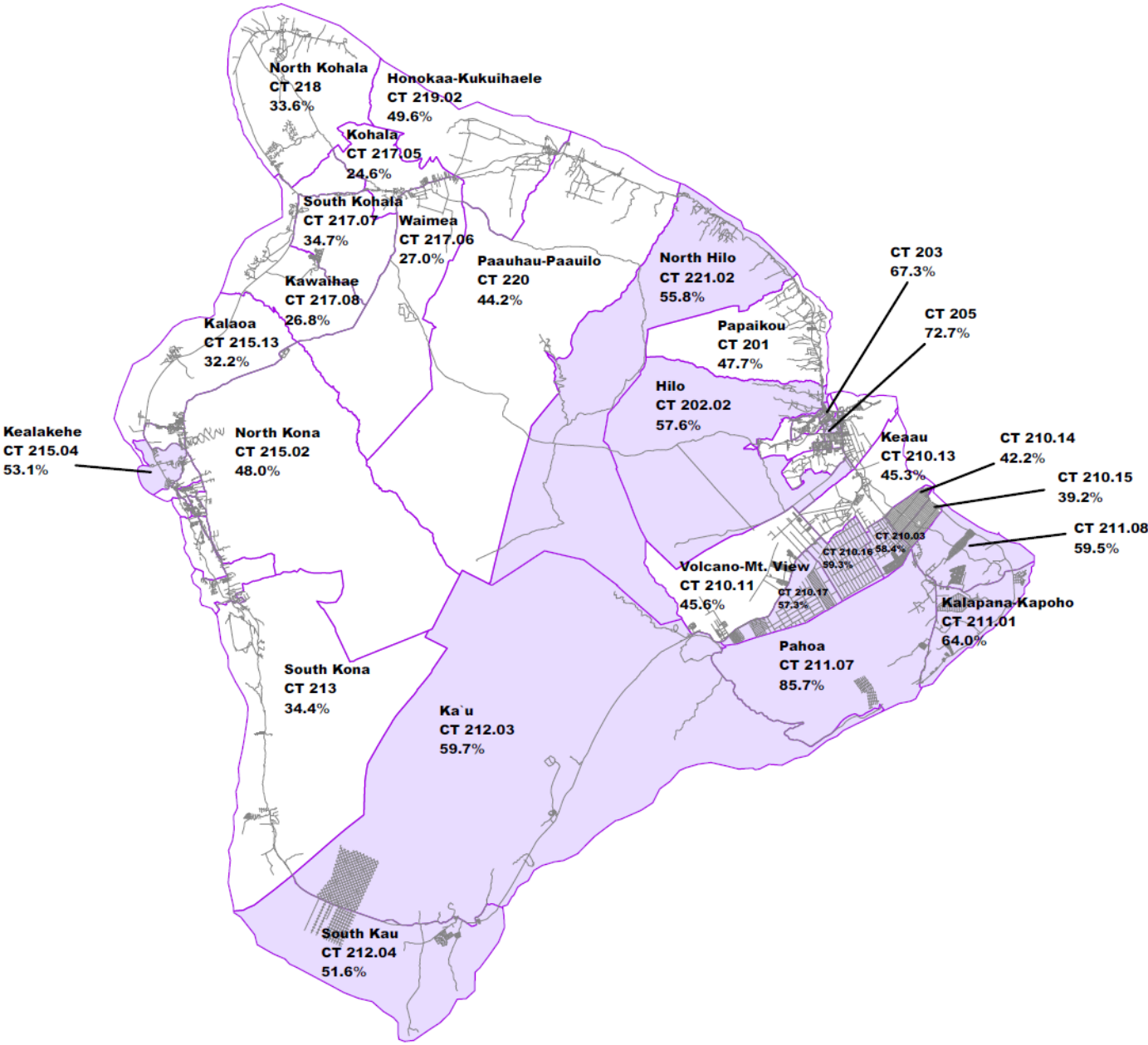
2024 HUD INCOME LIMITS (CDBG)

Annual income as established by HUD. Low- and moderate-income households or lower income households means a household whose annual income does not exceed 80% of the median family income for the County of Hawai'i. Very low income is defined as 50% of the median income.

Family Size	Low & Moderate Income (80% AMI)	Very Low Income Limit (50% AMI)
1	\$62,100	\$38,800
2	\$70,950	\$44,350
3	\$79,800	\$49,900
4	\$88,650	\$55,400
5	\$95,750	\$59,850
6	\$102,850	\$64,300
7	\$109,950	\$68,700
8	\$117,050	\$73,150

Effective date: May 1, 2024
Median Family Income: \$97,200
Income Limits are updated annually

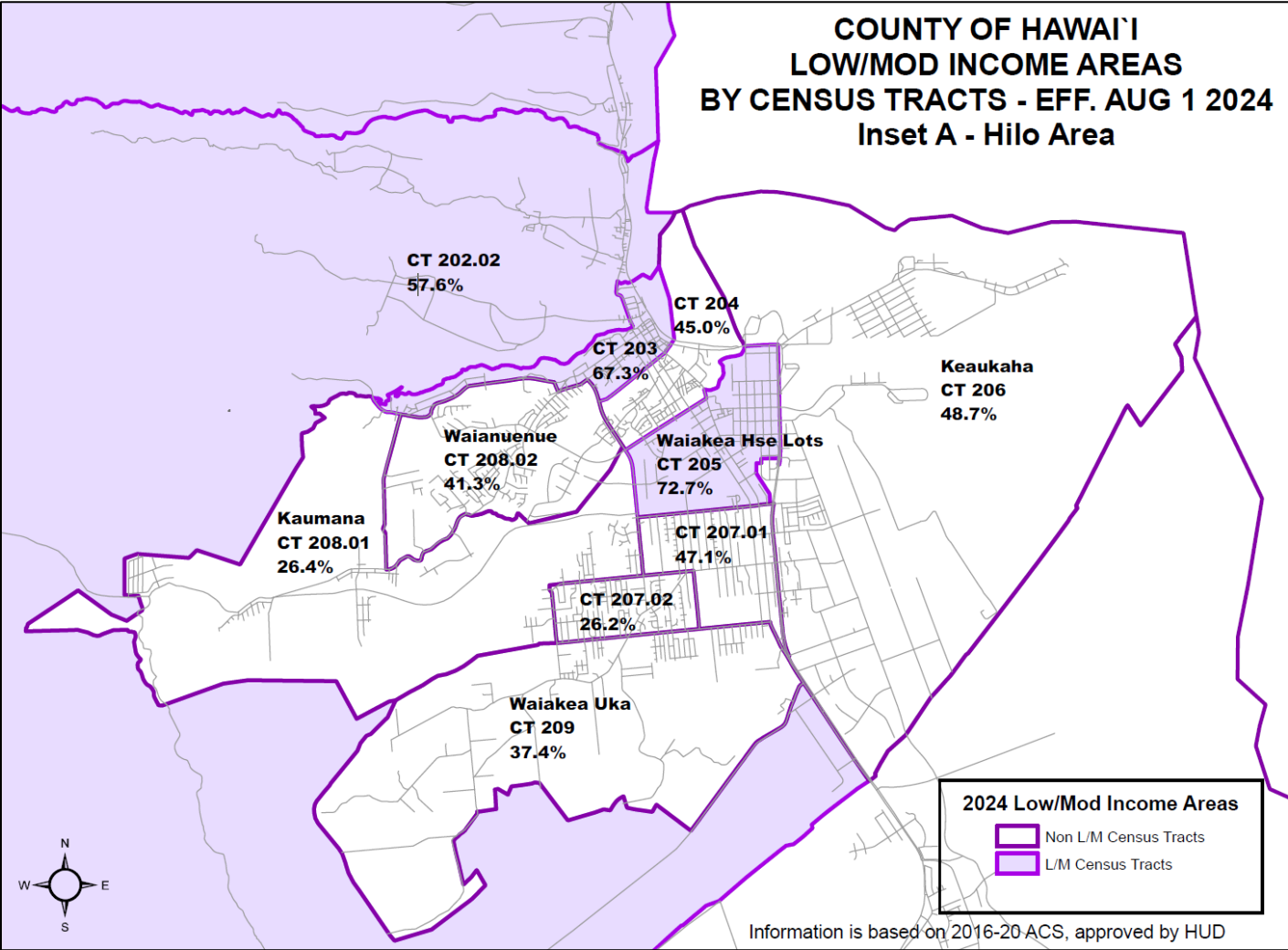
LOW- AND MODERATE- INCOME AREAS BY CENSUS TRACT



Based on 2020 Census

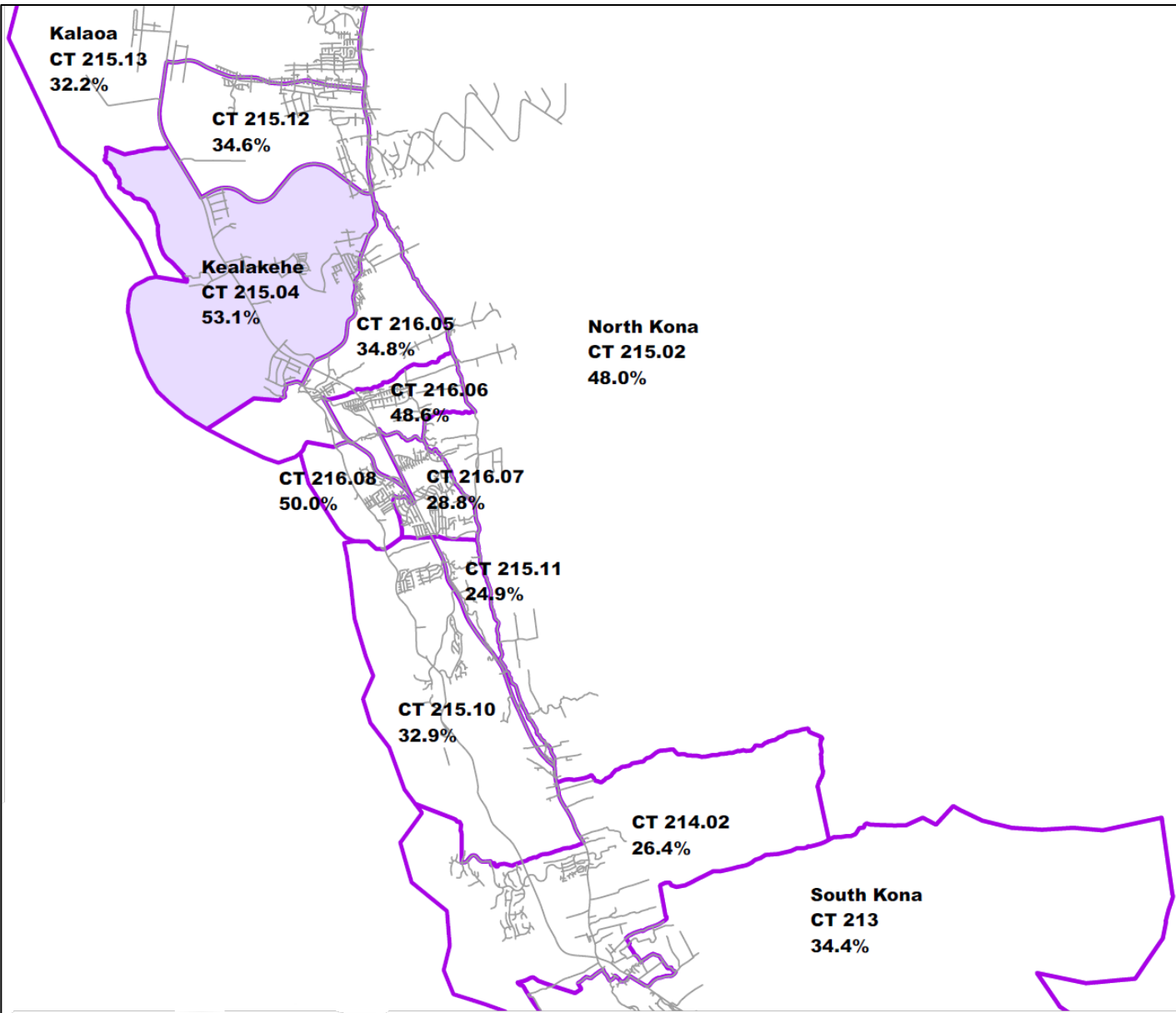
LOW- AND MODERATE- INCOME AREAS

INSET MAP A (HILO)



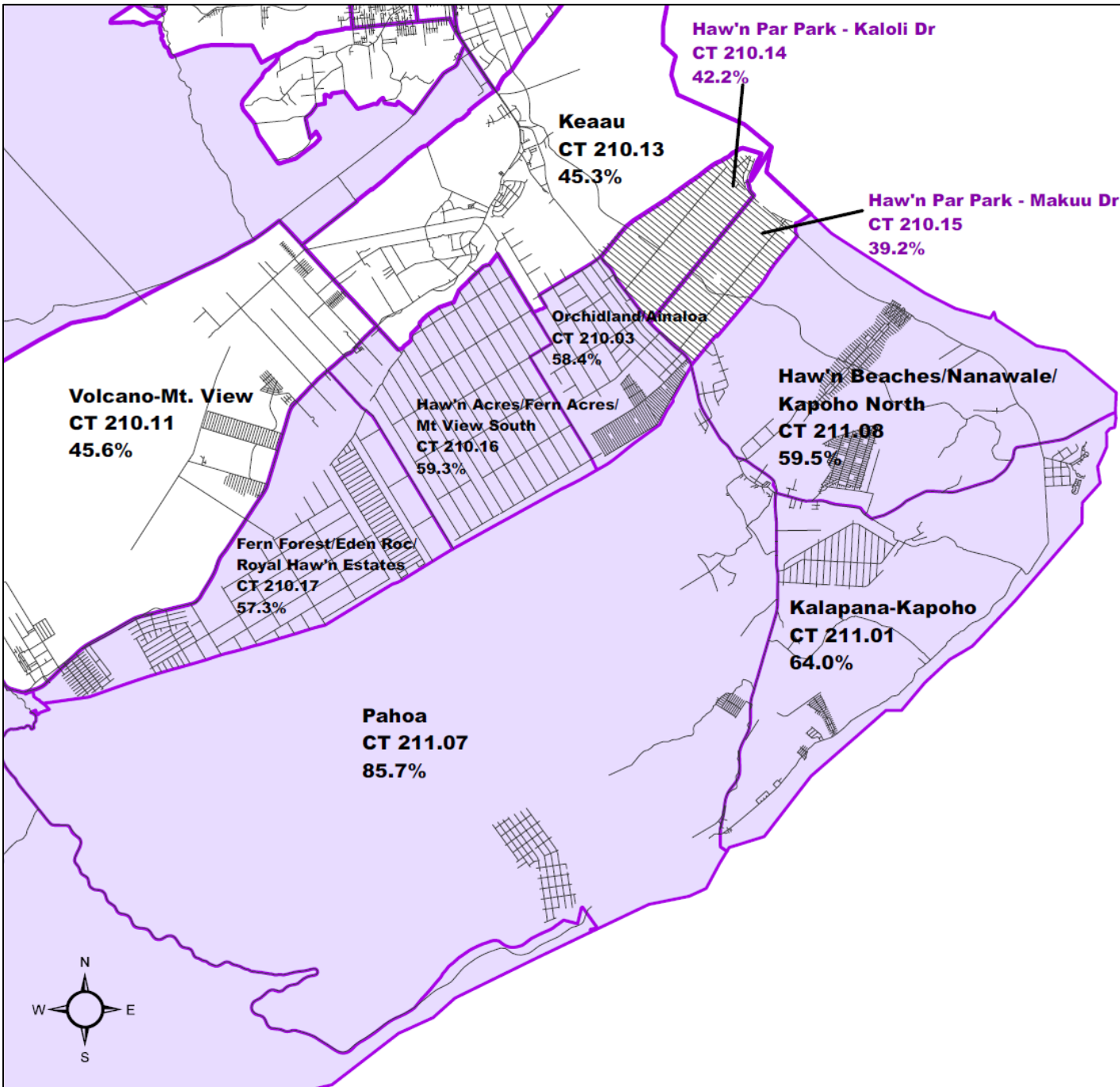
Based on 2020 Census

LOW- AND MODERATE- INCOME AREAS INSET MAP B (KONA)



Based on 2020 Census

LOW- AND MODERATE- INCOME AREAS INSET MAP C (PUNA)



Based on 2020 Census

PROJECT THRESHOLDS

- Applicant must be eligible; must submit proof of Unique Entity Identifier (UEI) number and registration in the System for Award Management (www.sam.gov)
- Project must be eligible
- Consistent with the Consolidated Plan goals and priorities
- Project Schedule - completed within 12 months
- Relocation Plan if applicable
- Environmental Compliance
- Site Control
- Project Funding

PROJECT EVALUATION

- Project
 - Priority/Needs
 - Project outcomes/goals
 - # of persons to benefit
 - Environmental consideration
 - Site selection standards
 - Additional actions needed
- Funding and Budget
- Time for performance
- Applicant capacity / Past performance

LAWS (CDBG)

- ▶ Civil Rights Act
- ▶ Fair Housing Act
- ▶ Section 109 - cannot exclude participation
- ▶ Section 3 - employment generated by HUD assistance
- ▶ EO 11246 – prohibits employment discrimination on contracts >\$10,000
- ▶ EO 11063 - prohibits housing discrimination
- ▶ Rehabilitation Act
- ▶ Age Discrimination Act
- ▶ Labor Standards (Davis Bacon)
- ▶ Flood Insurance
- ▶ 2 CFR Part 200
- ▶ Architectural Barriers Act
- ▶ Uniform Relocation and Acquisition Act
- ▶ Conflict of Interest
- ▶ Lead-based Paint
- ▶ Anti lobbying
- ▶ Drug free workplace
- ▶ Environmental Policies
- ▶ Americans with Disability Act
- ▶ Violence Against Women Act (VAWA)
- ▶ Build America, Buy America Act (BABA)

**HOME Investment
Partnerships
(HOME)
Program Overview**

HOME PROGRAM

- Allocation to the County by the State
 - The HOME funds will be allocated on a 3-year rotation basis.
 - Approximately \$3,000,000 per cycle for each county
 - \$2,250,000 for projects
 - \$450,000 must be given to special non-profits (CHDO'S)
 - \$150,000 for County administration costs
 - \$150,000 for State administration costs
- Hawai'i County's next allocation will be in Program Year 2027
- Distribution of funds in the County Request for Proposal process

HOME PROGRAM

Primary Objective:

To expand the supply of decent and affordable housing for low- and very low- income persons (60% AMI), enable local design and strategies for developing housing, to provide financial and technical assistance for housing to the states, and develop public / private / non-profit partnerships.

HOME ELIGIBLE ACTIVITIES

- Eligible Programs
 - Rental housing
 - Homeownership
 - Tenant-Based Rental Assistance
- Eligible Costs
 - Hard costs
 - Relocation costs
 - Acquisition
 - Tenant-Based Rental Assistance
 - Soft costs

HOME INELIGIBLE ACTIVITIES

- ▶ Project Reserve account
- ▶ Non-federal match
- ▶ Assist previously assisted HOME Projects
- ▶ Acquire property owned by County
- ▶ In conjunction with other housing funds
 - ▶ Section 9, Public Housing Modernization, Prepayment of low-income housing mortgages, etc.

HOME

OTHER REQUIREMENTS

- ▶ Matching - \$1 federal to \$0.25 matching funds
- ▶ Beneficiaries - 100% of HOME funds must benefit low-income persons.
- ▶ Program Requirements - each has its own (i.e. property standards, income limits, occupancy requirements, property value, long-term affordability, targeting HOME funds, etc.)
- ▶ Request for Proposal – similar to CDBG
- ▶ Laws – similar to CDBG

HOME

PROJECT THRESHOLDS

- Applicant must be eligible; must submit proof of Unique Entity Identifier (UEI) number (formerly DUNS number) and registration in the System for Award Management (sam.gov)
- Project must be eligible
- Consistent with the County General Plan and priorities
- Consistent with the Consolidated Plan goals and priorities
- Project Schedule (completed within 12 months for CDBG, 18 months for HOME & 24 months for HTF)
- Relocation Plan if applicable
- Environmental Compliance
- Site Control
- Project Funding

HOME PROJECT EVALUATION

- Project
 - Priority/Needs
 - Project outcomes/goals
 - # of persons to benefit
 - Environmental consideration
 - Site selection standards
 - Additional actions needed
- Funding and Budget
- Applicant capacity/Past performance

LAWS (HOME)

- Civil Rights Act
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- Flood Insurance
- 2 CFR Part 200
- Architectural Barriers Act
- Uniform Relocation and Acquisition Act
- Conflict of Interest
- Lead-based Paint
- Anti lobbying
- Drug free workplace
- Environment Policies
- Americans with Disability Act
- Violence Against Women Act (VAWA)
- Build America, Buy America Act (BABA) *effective 8/23/24

National Housing Trust Fund (HTF) Program Overview

NATIONAL HOUSING TRUST FUND (HTF)

- Allocation to the County by the State
 - The HTF funds will be allocated on a 3-year rotation basis.
 - Approximately \$3,000,000 per cycle for each county
 - \$2,700,000 for projects
 - \$150,000 for County administration costs
 - \$150,000 for State administration costs
 - Hawai'i County's next allocation will be in Program Year 2027
 - Distribution of funds in the County Request for Proposal process

NATIONAL HOUSING TRUST FUND (HTF)

Primary Objective:

To increase and preserve the supply of decent, safe, sanitary and affordable housing, with primary attention to rental housing for extremely low-income households (30% AMI).

HTF ELIGIBLE ACTIVITIES

- Eligible Programs
 - Rental housing
 - Land acquisition
 - Purchase and/or rehabilitation of rental housing
 - Preference will be given for New Construction
- Eligible Costs
 - Hard costs
 - Relocation costs
 - Acquisition
 - Soft costs

HTF

INELIGIBLE ACTIVITIES

- ▶ Assist previously assisted HTF projects
- ▶ Acquire property owned by County
- ▶ Pay for delinquent taxes or fees
- ▶ Pay for political activities, advocacy, lobbying, counseling services, travel expenses, preparation of tax returns

HTF

OTHER REQUIREMENTS

- ▶ Beneficiaries – 100% of HTF funds must benefit extremely low-income persons (30% AMI)
- ▶ Program Requirements – each has its own (i.e. property standards, income limits, occupancy requirements, property value, long term affordability, targeting HTF funds, etc.)
- ▶ Request for Proposal – similar to HOME
- ▶ Laws – Similar to HOME

HTF

PROJECT THRESHOLDS

- ▶ Applicant must be eligible; must submit proof of Unique Entity Identifier (UEI) number (formerly DUNS number) and registration in the System for Award Management (sam.gov)
- ▶ Project must be eligible
- ▶ Consistent with the County General Plan and priorities
- ▶ Project Schedule (completed within 12 months for CDBG, 18 months for HOME and 24 months for HTF)
- ▶ Relocation Plan if applicable
- ▶ Environmental Compliance
- ▶ Site Control
- ▶ Project Funding

HTF

PROJECT EVALUATION

- ▶ Project
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- Conflict of Interest
- Lead-Based Paint
- Anti Lobbying
- Drug free workplace
- Environment Policies
- Americans with Disability Act
- Violence Against Women Act (VAWA)
- Build America, Buy America Act (BABA) *effective 8/23/24

**Emergency
Solutions Grant
(ESG)
Program Overview**

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

- Was previously State Administered
- Now County Administered
 - Anticipates receiving approximately \$200,000 for the next fiscal year
- Grants for costs associated with homeless activities and shelters
 - Street Outreach
 - Emergency Shelter
 - Homeless Prevention
 - Rapid Re-housing
 - Homeless Management Information System (HMIS)
 - Administration

**Housing
Opportunities for
Persons with AIDS
(HOPWA)
Program Overview**

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

- State-administered
 - State anticipates receiving approximately \$1,000,000 for 2025 program year
- Grants to meet the housing needs of low-income persons with HIV/AIDS and their families and to prevent homelessness
 - Housing assistance
 - Supportive services
- Contact: State of Hawai'i Department of Human Services
 - Clint Tanaka, (808) 586-5234

CONTACT INFORMATION

County of Hawai'i

Office of Housing & Community Development (OHCD)

1990 Kino'ole Street, Suite 102, Hilo, Hawai'i 96720

Phone Number: (808) 961-8379

Fax Number: (808) 961-8685

Email Address: ohcdcdbg@hawaiicounty.gov

Website: <https://www.hawaiicounty.gov/office-of-housing>



Consolidated Plan Contact Person: Royce Shiroma

CDBG Program Contact Persons: Brian Ishimoto/Alisa Hanselman

HOME/HTF Programs Contact Person: Kyla Lee/Royce Shiroma

ESG Program Contact Person: Kyla Lee/Royce Shiroma

State of Hawai'i

Hawai'i Housing Finance & Development Corporation (HHFDC)

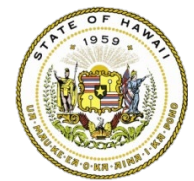
677 Queen Street, Suite 300, Honolulu, Hawai'i 96813

Phone Number: (808) 587-3182

Fax Number: (808) 587-0600

Email Address: HHFDC.ConsolidatedPlan@hawaii.gov

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Consolidated Plan Contact: Keri Higa, (808) 587-0577

HOME/HOME-ARP/HTF Prog. Contact: Claude Allen, (808) 587-0538

HOPWA Program Contact: Clint Tanaka, (808) 586-5234

