

COUNTY OF KAUA'I

CONSOLIDATED PLAN 2025-2030

FOR PROGRAM YEAR JULY 1, 2025 THROUGH JUNE 30, 2030

May 2025

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CONSOLIDATED PLAN 2025-2030
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Executive Summary

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

1. Introduction

The County of Kauai (County) through the Kauai County Housing Agency (KCHA) is required to submit a Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD) to receive federal Community Development Block Grant (CDBG) program funds. The purpose of the Consolidated Plan is to ensure that jurisdictions receiving federal assistance develop a plan on how to invest federal funds to address the needs of low- and moderate-income families.

The Consolidated Plan combines the planning and application requirements of HUD's Community Planning and Development (CPD) programs into a single plan. The five (5) formula programs covered by a Consolidated Plan include CDBG, HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Emergency Shelter Grants (ESG) Program, and Housing Opportunities for Persons with Aids (HOPWA).

The County is eligible for assistance under the Non-Entitlement Counties in Hawaii as a grantee for the CDBG program and receives funding directly from HUD. The overall goal of CDBG is to develop viable communities, principally for low- and moderate-income persons who are at or below eighty percent (80%) of HUD's income guidelines, by providing decent housing, a suitable living environment, and expanding economic opportunities.

The County is a State Recipient for the HOME and HTF programs and receives funding allocations as a pass-through from Hawaii Housing Finance and Development Corporation (HHFDC) on a rotation with the Big Island and Maui counties. The overall goal of HOME is to expand the supply of decent, safe, sanitary, and affordable housing for very low- and low-income households, at or below eighty percent (80%) of HUD's income guidelines. The HTF program provides affordable rental housing units serving households with incomes at or below thirty percent (30%) of the area median income.

ESG and HOPWA programs are administered by the State of Hawaii through the Homeless Programs Office (HPO). HPO provides ESG and HOPWA funding directly to recipient organizations that are approved by HPO to receive and expend these grants.

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

The Consolidated Plan addresses three (3) principal areas of need: Housing and Special Needs Housing, Homeless, and Community Development needs. The Consolidated Plan fulfills four (4) major functions, to serve as:

- 1) A planning document for the County of Kauai, developed through a community needs assessment and consultation process;
- 2) An application for federal funds under HUD formula programs including CDBG, HOME, HTF, ESG and HOPWA;
- 3) A strategy to be followed when using HUD formula programs to address priorities in areas of housing, homelessness, and community development for low- and moderate-income families; and
- 4) A five-year Action Plan that provides HUD and the County with a basis for measuring progress and assessing performance.

Based on the intent when funding, an activity will have one of three (3) low-mod objectives:

Suitable Living Environment – activities are designed to benefit communities, families or individuals by addressing their living environment.

Decent Housing – activities are designed to cover housing programs to meet individual family or community needs.

Creating Economic Opportunities – applies to the types of activities related to economic development, commercial revitalization, or job creation.

Once an objective is selected for an activity, an outcome will be selected from three (3) categories:

Availability/Accessibility – this outcome category applies to activities that make services, infrastructure, public facilities, housing or shelter available or accessible to the low- and moderate-income population, including those with disabilities.

Affordability – this outcome category applies to activities that provide affordability to the low- and moderate-income population through creating, improving, or maintaining affordable housing, basic infrastructure, or services for transportation.

Sustainability – this outcome category applies to projects that are aimed at improving communities and neighborhoods by making them livable or viable for the low- and moderate-income population.

KCHA will focus its HTF activities on the production, preservation and rehabilitation of affordable rental housing and use funds to increase and preserve the supply of decent, safe and sanitary affordable rental housing, for primarily extremely low-income (30% AMI) households.

3. Evaluation of past performance

The County of Kauai Housing Agency has effectively administered the CDBG grant for more than three (3) decades and has been successful in implementing activities that meet the four (4) priority concerns by the Department of Housing and Urban Development (HUD): housing and special needs housing, homelessness, community development, and fair housing.

HUD issues an Annual Performance Assessment report which acknowledges the County's overall progress in carrying out the Consolidated Plan and Annual Action Plan. Each year the County submits a Consolidated Annual Performance and Evaluation Report, or CAPER, to HUD on the programs' accomplishments. HUD's recent assessment of program year 2023 is attached. The CAPER and HUD's report can be found on the County's CDBG website at <https://www.kauai.gov/Government/Departments-Agencies/Housing-Agency/Housing-Community-Development/Community-Development-Block-Grant-Program-CDBG>. According to HUD's assessment, Kauai has met its reporting requirements and has the capacity to carry out its Community Planning and Development programs.

4. Summary of citizen participation process and consultation process

The County's Citizen Participation Plan (CPP) describes the policies and procedures for citizen participation in the administration of CPD programs. The plan seeks to involve citizen participation, especially among persons in lower income groups. The Citizen Participation Plan also describes the County's process and priorities relating to disaster and recovery for all federal Community Planning and Development programs: CDBG, CDBG-DR, CDBG-CV, HOME, and HTF. There were no changes to the CPP. The current Citizen Participation Plan dated April 30, 2020, is on the following page.

CITIZEN PARTICIPATION PLAN



COUNTY OF KAUA'I

A PLAN FOR CITIZEN INPUT IN THE ADMINISTRATION OF CERTAIN
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS
FOR THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

AMENDED APRIL 2020

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Approved by:

Derek S.K. Kawakami, Mayor

April 30, 2020
Date

CPP_pg1

COUNTY OF KAUA‘I
CITIZEN PARTICIPATION PLAN

I. PURPOSE OF CITIZEN PARTICIPATION PLAN

The U.S. Department of Housing and Urban Development consolidated planning process requires the County to follow a Citizen Participation Plan (CPP), which describes the County’s policies and procedures for involving citizens in the administration of its federally-funded Community Planning and Development (CPD) Programs. The CPP seeks to involve citizen participation, especially among persons in lower income groups.

The CPP allows citizens, especially those likely to be affected and, in particular, residents of slum and blighted areas and in very-low and low-income neighborhoods in which program funds are proposed to be used, to express their needs.

II. SCOPE OF CITIZEN PARTICIPATION

Citizens are encouraged to participate in the development of the Consolidated Plan (CP), and any substantial amendments to the CP. Citizens will be offered the opportunity to participate at all stages of the CP development. Participation will include the assessment of community needs and priorities, and the opportunity to comment on the draft CP, Annual Action Plan (AAP), and Consolidated Annual Performance and Evaluation Report (CAPER).

A. Development of the Consolidated Plan

Prior to the adoption of the CP, the County will notify the public of the availability of a 30-day comment period for the draft CP and will hold a public hearing to accept written or oral comments. A public notice will be published in a newspaper of general circulation and posted on the County’s website at www.kauai.gov. The public notice will provide the following information:

- Summary of the proposed priorities that will be established during the 5-year CP for the use of CDBG grant funds;
- Where copies of the draft CP are available for public viewing or may be obtained;
- Deadline for submitting public comments;
- Location, date and time of the public hearing which shall be held at a location that is accessible to persons with disabilities, and at a

time and location convenient to the public and units of local government;

- How persons with special needs may request reasonable accommodations to participate in the hearing; and
- Phone numbers for interested citizens to call if they have questions.

B. Amendments to the Consolidated Plan (24 CFR 91.505)

1. Criteria for Amendment to the CP. Changes or amendments to the CP will occur if the County determines any change as substantial:
 - Change in allocation of priorities to the Consolidated Plan;
 - Change in method for the distribution of funds;
 - Significant change in the dollar allocation: more than 50% of the original fund amount;
 - Adding a new activity, using funds from any program covered by the Consolidated Plan (including program income) not previously described in the AAP; or
 - Change in the purpose, scope, location, or beneficiaries of an activity.
2. Public Notice for Substantial Amendments. The County will publish a public notice in a newspaper of general circulation requesting comments on the proposed substantial changes or amendments to the CP. The County will accept comments for a 30-day period.
3. Public Comments. A summary of these comments, and a summary of any comments or views not accepted, and the reasons therefore, will be attached to the substantial amendments to the CP.
4. Activities Exempt from Substantial Amendment Citizen Participation Requirements: In the event of a natural disaster, local government emergency proclamation or presidentially-declared national emergency, the County may need to amend the CP to fund new activities and/or reprogram funds including canceling activities to meet community development needs that have a particular urgency. The County may utilize CPD funds to meet an urgent need without a 30-day public comment period, which is otherwise required for substantial amendments.

Urgent Needs: To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate conditions that the County certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- Is unable to finance the activity on its own; and
- Other resources of funding are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it is developed or became critical within 18 months preceding the County's certification.

5. Disaster Response and Recovery: Disaster and emergency response and recovery will be made priority. CPD funds may be redirected and/or reprogrammed to fund new activities including canceling activities to meet the needs of the community in the event of a declared disaster in the County, state emergency proclamation or presidentially-declared national emergency. The 30-day public comment period is waived for substantial amendments, provided a 5-day public comment period is conducted for each substantial amendment. In lieu of a published public notice in a newspaper of general circulation, a notice will be posted on the County's website. The public comment period waiver will be effective through the end of the following program year. Eligible uses of funds are outlined in the County's CP and AAP.

C. Annual Action Plan – Activities to be Undertaken

The County will publish a public notice in a newspaper of general circulation announcing the availability of CDBG program funds and applications for CDBG grant funds. Three (3) public hearings at locations on east, central, and west Kaua'i will be conducted by the Kaua'i County Housing Agency for the purpose of furnishing citizens with information and opportunities to comment on:

- Amount of funds available for proposed community development and housing activities;

- Estimated amount of funds to be used for activities that will benefit very low and low income persons;
- Range of activities that may be undertaken;
- The County’s plan for minimizing displacement of persons as a result of activities assisted with program funds and for assisting persons actually displaced;
- Tentative schedule and deadline for the community to submit proposals, when applicable; and
- Description of the CDBG application selection criteria and process.

Prior to submitting the AAP to HUD, the County will afford citizens the opportunity of a 30-day comment period on the CDBG activities being recommended for funding. The public notice will provide a summary of the proposed activities and funding, and will be published in a newspaper of general circulation. A public hearing will be held to accept written or oral comments during the 30-day comment period.

D. Review of Program Performance:

The County will provide an opportunity for citizens to comment on the Consolidated Annual Performance and Evaluation Report (CAPER). A public notice will appear in a newspaper of general circulation providing a minimum of 15-day comment period for the CAPER. The County will consider any written comments received at the following address:

Kaua’i County Housing Agency
Pi’ikoi Building
4444 Rice Street, Suite 330
Lihu’e, Kaua’i, Hawai’i 96766

A summary of these comments or views will be attached to the CAPER when it is submitted to HUD.

III. COMMUNITY DEVELOPMENT BLOCK GRANT for DISASTER RECOVERY

Funds may be allocated to the County of Kaua’i under the Community Development Block Grant for Disaster Recovery (CDBG-DR) following a Presidentially-declared disaster. In accordance with applicable Federal Register Notices, recipients of CDBG-DR funds are required to follow a detailed CPP that satisfies the requirements of 24 CFR 91.105. Specific requirements to uphold CDBG-DR grant compliance include:

A. Grantee Website

To provide information and updates pertaining to the CDBG-DR program as required by applicable Federal Notices, recipients of CDBG-DR funds are required to create a separate web page dedicated to disaster recovery specific to CDBG-DR grant requirements and activity. Content will include:

- A description of the disaster.
- An outline of federal and local response to date and information about long term recovery efforts.
- Links to Federal Register Notices, applicable laws and HUD information about the CDBG-DR program will inform the public about restrictions and eligible uses of funds.
- An announcement of the beginning and end dates for the 30-day Public Comment Period required for final HUD approval of the Action Plan (and any substantial amendments) will be displayed, as will submission and approval dates of each plan or amendment.
- The County's HUD approved Action Plan for publication, all subsequent HUD approved amendments and Quarterly Performance Reports will be available on the web page as required.
- Procurement Policies and Procedures. The section will include a description of goods and services procured, a copy of any contracts directly procured by the County and a summary outlining current contract performance.
- Program Policies and Procedures for selected projects.
- Citizen and Stakeholder participation will be encouraged by listing email, phone, address and business hours to contact the CDBG-DR coordinator to submit questions or concerns. All inquiries will be responded to within 15 business days. A log of complaints with responses will be kept on file for the duration of the grant.

B. Action Plan

An Action Plan, and any substantial amendments, outlining proposed use of CDBG-DR funds will be submitted to HUD for approval following a 30-day public comment period as required by applicable Federal Register Notices. An amendment is considered substantial when proposed activities for funding are added or deleted or for a revision of program funding greater than 20% of

the original funding amount. The County will notify the public of the availability of a 30-day comment period for the draft Action Plan and will accept comments in writing via mail or email and orally via phone or in person. A public notice will be published in a newspaper of general circulation and posted on the County's website at www.kauai.gov. The public notice will provide the following information:

- Summary of the proposed priorities for the use of CDBG-DR grant funds;
- Where copies of the draft Action Plan are available for public viewing or may be obtained;
- Deadline for submitting public comments;
- Email, Address or phone contact information to submit comments; and
- How persons with special needs may request reasonable accommodations to participate in reviewing or providing comments.

C. Quarterly Status Reports

Each grantee must submit a Quarterly Status Report (QPR) through the Disaster Recovery Grant Reporting (DRGR) system no later than 30 days following the end of each calendar quarter. Within 3 days of submission to HUD, each QPR must be posted on the grantee's official website. Each QPR will include information about the uses of funds in activities identified in the DRGR action plan during the applicable quarter.

IV. TECHNICAL ASSISTANCE

Technical assistance will be provided to individuals, citizens, organizations and groups representing very low and low income persons in the following manner:

- Upon request to the Kaua'i County Housing Agency; and
- Technical assistance sessions on program requirements, development of proposals and the details of ranking and selection of projects.

Assistance may also be in the form of informal staff presentations, informational hand-outs, research of specific issues and concerns, or other short-term efforts.

V. SPECIAL NEEDS GROUPS

All public hearings and workshops will be located in buildings to afford accessibility by persons with disabilities. Special accommodations for the handicapped, including those with vision and hearing impairments (i.e. large print, taped materials, sign language interpreters for non-English speaking residents) will be available upon written request 10 working days prior to the public hearing date, to the Kaua'i County Housing Agency.

VI. PUBLIC COMMENTS, COMPLAINTS & GRIEVANCES

The County will provide a timely written response to every written complaint or grievance within 15 working days, where practical. All written comments, objections and complaints shall be addressed to:

Housing Director
Kaua'i County Housing Agency
4444 Rice Street, Suite 330
Lihu'e, Kaua'i, Hawai'i 96766

VII. USE OF THE CITIZEN PARTICIPATION PLAN

The County will follow its Citizen Participation Plan.

5. Summary of public comments

In developing the Consolidated Plan and Action Plan, a series of in-person public meetings and video teleconference meetings were held to solicit input on community development, affordable housing and homeless needs for the Plan. Public hearing notices were published in The Garden Island Newspaper. In October 2024, three (3) public workshops were conducted at various locations on the island and one video teleconference was held—not only to receive input but also to provide information on CDBG grant eligibility and the application process.

On October 14, 2024, KCHA and the State of Hawaii, Hawaii Housing Finance Development Corporation (HHFDC) held a joint hearing. In January 2025, KCHA published a public notice to solicit written comments on the draft Consolidated Plan and PY 2025 CDBG Annual Action Plan. On February 5, 2025, KCHA held an in-person public hearing at the Moikeha Conference Room 2, and virtual teleconference to solicit comments during a 30-day comment period for the draft Consolidated Plan, draft Action Plan and Citizen Participation Plan.

Copies of the draft plans were made available for review at the Housing Agency and online at the County's website at www.kauai.gov.

All public in-person sites were accessible to individuals with mobility limitations.

The following public comment was received by Ana Munoz, an active advocate for the intellectual and developmentally disabled community:

"A desperate need arises

Recently, my mother, who was also under my care, passed away. We resided with her for over 5 years. Sadly, the successor of the condo has made the decision to sell the condo has left us without a home, a situation made more challenging by the housing shortage in Kauai.

My daughter qualifies for HUD assistance, but there are currently no openings for her because of the housing shortage.

I am hoping for the county to consider constructing an assisted living facility for adults with special needs on the island since none currently exist.

The current situation has motivated me to initiate a project focused on establishing a community for individuals with special needs, ensuring a secure environment for my daughter and others in the future.

Despite all these exciting opportunities and activities for our adult children with special needs, we are missing a critical component – a plan and commitment for long term housing within the special needs community.

As a mother of a special needs adult child, my biggest fear and concern is where my daughter is going to live when I leave this earth or when I can no longer care for her.

Here's a couple of scenarios:

Ideally, our children's housing should be centralized, creating a community where they can interact and reside with their peers. This could involve developing a small-scale neighborhood with 1 or 2 bedroom tiny home structure on a designated piece of land, forming a campus-style environment.

Or

Building an apartment-like facility similar to the senior assisted living and nursing homes they've built here. This facility it should provide everything they'd need to monitor and maintain their health and well being including a recreation room and a certified kitchen.

Either one of these scenarios would bring this community together where they can thrive and grow together and support one another.

I hope and pray that this urgent petition will be given serious consideration.

With much Aloha,

Ana Munoz"

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

Not applicable. All comments received are noted.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	KAUAI COUNTY	Housing Agency
	KAUAI COUNTY	Housing Agency

Table 1 – Responsible Agencies

Narrative

The County is a grantee for the CDBG program and receives CDBG allocations directly from HUD. The County is a state recipient, or sub-grantee for the HOME and HTF program and receives allocations as a pass-through from the State of Hawaii. ESG and HOPWA programs are administered by the State of Hawaii through the Hawaii Public Housing Authority (HPHA). Information on Kauai's HOME and HTF program can be found in the State's Consolidated Plan.

Consolidated Plan Public Contact Information

Kerrilyn Barros
4444 Rice Street, Suite 330
Lihue, HI 96766
Phone: (808) 241-4435
Email: kbarros@kauai.gov

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

1. Introduction

KCHA has administrative responsibility for the CDBG program and the implementation of the five-year Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report. KCHA works with a variety of public agencies and non-profit organizations to ensure that benefits from the CDBG program are delivered to the community. The County is also a designated State HTF Subgrantee, to develop and preserve affordable rental housing serving extremely low-income (30% AMI) households.

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)).

To enhance coordination between public and assisted housing providers, the Housing Director participates in monthly meetings with other directors from U.S. Department of Agriculture (USDA), Hawaii Housing, Finance, & Development Corporation (HHFDC), Hawaii Public Housing Authority (HPHA), U.S. Department of Housing and Urban Development (HUD), U.S. Department of Hawaiian Home Lands (DHHL), Office of Hawaiian Affairs (OHA), Native American Housing Assistance and Self Determination Act (NAHASDA), City & County of Honolulu, Maui and Hawaii County housing divisions. The Housing Director also attends weekly meetings with department heads from Kauai County to coordinate with planning, economic development, aging, public safety, parks, public works, and other County officials. Other housing staff participate in meetings and serve on various committees involving: fair housing; Section 8 eviction hearings; and CDBG & HOME programs. CDBG staff partner and collaborate with various state health agencies and community organizations, such as: State of Hawaii Adult Mental Health, Vocational Rehabilitation, and Developmental Disabilities Division; Easter Seals of Hawaii, Project Vision Hawaii, Department of Veteran’s Affairs, Malama Pono Health Services, community advocates for the intellectual & developmentally disabled community, and more. Consultations are available on a year-round basis with diverse providers that service the low- to moderate-income populations on Kauai.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The State of Hawaii Department of Human Services (DHS) and Homeless Programs Office (HPO) contractually requires all homeless provider agencies funded by state and/or federal resources to participate in their respective County Continuum of Care (CoC) for collaboration and input into community planning efforts. These agencies provide outreach, emergency/transitional shelters,

permanent supportive housing, rapid re-housing, homeless prevention, Housing First Program, and other support services. These programs serve the following populations: chronic substance abuse; persons with HIV/AIDS; victims of domestic violence; and unaccompanied youth.

Bridging the Gap (BTG) is a geographically based group of relevant stakeholder representatives that carries out the planning responsibilities of CoC programs and the goal to end homelessness. BTG is the union of three (3) rural county chapters:

- 1) Kauai Community Alliance (Kauai Chapter of BTG)
- 2) Community Alliance Partners (Hawaii Island Chapter of BTG)
- 3) Maui Homeless Alliance (Maui Chapter of BTG)

Members of the local chapters collectively convene at least twice annually for general membership meetings. Because of the non-contiguous nature of each island, the meetings are conducted via electronic means (webinar, video teleconference, teleconference, or other generally available technologies).

The SOH HPO convenes the statewide Continuum of Care meeting every other month. Members of the group include the chairperson of each local chapter and a respective county government representative. The statewide planning body collaborates on priorities, strategic planning and resources. The group also takes an expanded role of advising the state on funding priorities and legislative initiatives.

In accordance with the HEARTH Act, BTG works to use multiple resources to prevent homelessness or quickly rehouse homeless individuals and families while minimizing trauma and dislocation. BTG mandates collaboration among providers, promotes access to homeless assistance programs, encourages effective utilization of mainstream programs especially for special populations, and strives to optimize self-sufficiency among individuals and families experiencing homelessness or at-risk of homelessness.

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

In recent years, neighbor island representatives have become much more engaged in planning, advocacy, and data committee activities in conjunction with Partners In Care (PIC), and the Oahu Continuum of Care. BTG and PIC implemented the Homeless Management Information System (HMIS) solution to comply with HUD's data standards. Additionally, BTG has adopted a formal HMIS Security and Privacy Plan and a Policies and Procedures Manual which include security policies that detail how data is secured in HMIS; data sharing policies that detail with whom data is shared and for what purposes; and use access to HMIS. A formal data quality plan has also been adopted to define what constitutes a record for each program type; and determines timeliness, completeness and accuracy standards.

Data-driven performance standards are being updated and refined. These enhancements will allow the CoCs to utilize outcome measures to determine funding levels for applicants. HPO is in the process of developing a means to transform state funding determinations to more concisely reflect performance standards and performance-based funding as HUD. While these systemic changes will take time to fully implement, the mechanisms to achieve and maintain progress have been executed.

To further promote collaboration among the CoC bodies, a portion of each Bridging the Gap meeting is set aside for the PIC chair and City and County of Honolulu representative to share information. This allows for discourse on legislative, advocacy, policy and data issues being addressed statewide. Additionally, many more neighbor island participants have requested placement on the PIC mailing list so that they can keep their agencies and their counties up-to-date, especially on state government issues during the legislative session. These efforts are building toward a greater sense of community across the state for homeless service providers, and thus, a more cohesive approach to our statewide infrastructure.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MALAMA PONO HEALTH SERVICES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.
2	Agency/Group/Organization	CATHOLIC CHARITIES HAWAII-KAUAI COMMUNITY OFFICE
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.
3	Agency/Group/Organization	Women In Need
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service and housing provider.
4	Agency/Group/Organization	COUNTY OF KAUAI OFFICE OF ECONOMIC DEVELOPMENT
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government economic development entity.
5	Agency/Group/Organization	KAUAI COUNTY HOUSING AGENCY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government housing development entity.
6	Agency/Group/Organization	GOODWILL HAWAII
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.
7	Agency/Group/Organization	AGENCY ON ELDERLY AFFAIRS
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity serving seniors.

8	Agency/Group/Organization	Kauai Housing Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit housing developer.
9	Agency/Group/Organization	Kauai Habitat for Humanity, Inc
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit housing developer.
10	Agency/Group/Organization	Department of Hawaiian Home Lands
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity serving Native Hawaiians.

11	Agency/Group/Organization	BOYS AND GIRLS CLUB OF HAWAII
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a service provider for youth and at-risk youth.
12	Agency/Group/Organization	County of Kauai Transportation Agency
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County Transportation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity providing island wide transportation.
13	Agency/Group/Organization	Hawaii State Department of Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government health entity.

14	Agency/Group/Organization	KKCR KAUAI COMMUNITY RADIO
	Agency/Group/Organization Type	Non-profit community radio station
	What section of the Plan was addressed by Consultation?	Emergency/crisis information
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit community radio station.
15	Agency/Group/Organization	DOH-KAUAI COMMUNITY MENTAL HEALTH CENTER
	Agency/Group/Organization Type	Services-Health Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Mental health services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government mental health services entity.
16	Agency/Group/Organization	The Mutual Housing Association of Hawaii
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit property developer and management organization.
17	Agency/Group/Organization	KAUAI FIRE DEPARTMENT
	Agency/Group/Organization Type	Other government - County Community First Responder

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity providing first response services to the community.
18	Agency/Group/Organization	WAIMEA HIGH SCHOOL
	Agency/Group/Organization Type	Services-Children Services-Education Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government education entity.
19	Agency/Group/Organization	County of Kauai Department of Water
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Water services/management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity serving the community.
20	Agency/Group/Organization	CHILD AND FAMILY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.
21	Agency/Group/Organization	Project Vision Hawaii
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit health service provider.
22	Agency/Group/Organization	DEPARTMENT OF VETERANS AFFAIRS
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Veterans Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity serving veterans.
23	Agency/Group/Organization	YWCA of Kauai
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.

24	Agency/Group/Organization	LEGAL AID SOCIETY OF HAWAII - KAUAI BRANCH
	Agency/Group/Organization Type	Service-Fair Housing Legal assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit legal service provider.
25	Agency/Group/Organization	CMG Home Loans
	Agency/Group/Organization Type	Services - Housing Services-Financial
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a lender for the community.
26	Agency/Group/Organization	Kauai Federal Credit Union
	Agency/Group/Organization Type	Services - Housing Services-Financial Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a lender and community development financial institution for the community.
27	Agency/Group/Organization	Kilauea Neighborhood Association
	Agency/Group/Organization Type	Community Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a community organization.
28	Agency/Group/Organization	HOOMANA
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education Business Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service and training provider for youth and adults with disabilities.
29	Agency/Group/Organization	Ahe Group
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a housing developer.
30	Agency/Group/Organization	County of Kauai Finance Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a government entity.
31	Agency/Group/Organization	Leadership Kauai
	Agency/Group/Organization Type	Services-Leadership
	What section of the Plan was addressed by Consultation?	Leadership Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit leadership development service provider.
32	Agency/Group/Organization	Kauai Humane Society
	Agency/Group/Organization Type	Services-Community Animals
	What section of the Plan was addressed by Consultation?	Community Animal Needs/Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit community animal service provider.
33	Agency/Group/Organization	Community Advocate for Intellectual and Developmental Disabled Community
	Agency/Group/Organization Type	Advocacy-Intellectual and Developmental Disabled Persons
	What section of the Plan was addressed by Consultation?	Intellectual and Developmental Disabled Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as an individual community advocate.
34	Agency/Group/Organization	Friendship House
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Employment Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.
35	Agency/Group/Organization	Keala Foundation
	Agency/Group/Organization Type	Services-Children Services-Youth/At-Risk Youth
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit serving youth and at-risk youth.
36	Agency/Group/Organization	Kauai Prison Ministry
	Agency/Group/Organization Type	Services-Inmates/Prisoners
	What section of the Plan was addressed by Consultation?	Inmate Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit service provider.
37	Agency/Group/Organization	Lihue Missionary Church
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Neighborhood Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey to provide input as a non-profit faith-based organization.

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

None.

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		

Table 3 – Other local / regional / federal planning efforts

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

The following plans, reports, assessments, organizations, agencies, and/or departments were consulted, and/or reviewed and when applicable, incorporated in the Consolidated Plan:

- 1) Kauai Kakou, Kauai General Plan 2018 by County of Kauai Planning Department
- 2) Kauai Comprehensive Economic Development Strategy (CEDS) 2022-2026 by County of Kauai Office of Economic Development
- 3) 4-Year Area Plan on Aging 2023-2027 by County of Kauai Agency on Elderly Affairs
- 4) Keiki to Career Kauai 2024 Annual Report by Kauai Planning & Action Alliance
- 5) Defining Successful Rideshare Programs: A Vision for Kauai County by Kauai Planning & Action Alliance
- 6) Kauai Parks & Recreation Master Plan County of Kauai Department of Parks & Recreation
- 7) Hawaii Housing Planning Study 2023, Kauai County Housing Agency and SMS Research
- 8) Childhood Lead Poisoning Prevention Guidelines, State of Hawaii, Department of Health, Maternal and Child Health Branch
- 9) 2024 Point in Time Count Analysis
- 10) Lead Based Paint Pamphlet, State of Hawaii, Department of Health, Lead-Based Paint Program
- 11) Kauai Multimodal Land Transportation Plan; Planning for a Sustainable Transportation System in Kauai County through 2035, County of Kauai
- 12) Hawaii Sea Level Rise Vulnerability and Adaptive Report by Hawaii Climate Change Mitigation and Adaptation Commission and State of Hawaii, Department of Land and Natural Resources
- 13) Kauai Climate Change and Coastal Hazards Assessment by County of Kauai and University of Hawaii Sea Grant College Program
- 14) Hanalei to Haena Community Disaster Resilience & Climate Adaptation Action Plan 2023 by Hanalei Watershed Hui
- 15) Watershed Flood Mitigation Study 2023 by Hanalei Watershed Hui
- 16) West Kauai Community Plan, Kauai Planning Department
- 17) West Kauai Community Vulnerability Assessment by University of Hawaii Sea Grant College Program
- 18) Lihue Community Plan
- 19) Broadband Connectivity Report, SMS Research
- 20) Natural Hazard Risks within Low-Moderate Income Communities, SMS Research
- 21) Kauai Short-Range Transit Plan by Nelson/Nygaard Consulting Associates, Inc.
- 22) South Kauai Community Plan by PBR Hawaii and Associates
- 23) Kauai Multi-Hazard Mitigation and Resilience Plan, May 2021, Kauai Emergency Management Agency & Tetra Tech
- 24) East Kauai Community & Circulation Plan
- 25) 2022 Kauai Youth Report
- 26) Kauai Resilience Project - Kauai Planning Action and Alliance
- 27) 2024 Hawaii Housing Planning Study Broadband Connectivity
- 28) Kui Kauai - Office of Economic Development - Broadband Internet and Digital Equality

29) Kauai Climate Adaptation and Action Plan Part I and II (March 24, 2025 public draft) – County of Kauai, Planning Department

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

In developing the Consolidated Plan, a series of public hearings were held to solicit input on community development, affordable housing and homeless needs for the plan. Public hearing notices were published in The Garden Island Newspaper. Public workshops were conducted at various locations on the island not only to receive input but also to provide information on CDBG grant eligibility and the application process, as well as other federal programs. Another venue to disseminate information and solicit input for the needs assessment survey is the county's website. An online survey was created with a link to the survey, and email notifications were sent to various community non-profits organizations, business and civic leaders, state and local health and child welfare agencies, and more. Finally, a flyer was created, "What Do You Think?" to solicit input and feedback and encourage public participation. Flyers were posted on informational boards at the homeless shelter, affordable housing complexes, social service agencies, faith-based organizations, organizations focused on serving developmentally and physically disabled individuals, kupuna and keiki. Input provided through surveys, consultations and collaboration was included in the development of the plan and the County's goals.

In April of 2020, following the April 2018 rain disaster, the County's Citizen Participation Plan was amended to address needs more efficiently in the event of a natural disaster, local government emergency proclamation or presidentially-declared national emergency--specifically, the coronavirus (COVID-19) global pandemic. For disaster response and recovery, the County amended the 30-day public comment period to a 5-day comment period to be effective through the end of the following program year. The CPP was also amended to better clarify the CDBG program's national objective, urgent needs.

The CPP is included in the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A total of three meetings/hearings/works hops were conducted in the planning and development of the Consolidated Plan. All locations were accessible for wheelchair-bound participants or those who require other special accommodations.	-need safe & supportive housing & services for young adults with special needs.-need transitional housing and supportive services for youth transitioning out of foster care.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Two legal notices were published in The Garden Island Newspaper to announce places and times for meetings/hearings/workshops; request participation to review and comment on the draft Con Plan; and location to obtain hard copies of the draft plan.	No comments were received.	Not applicable.	
3	Internet Outreach	Non-targeted/broad community	The County received 37 online surveys.	Entities and needs are listed in PR-10, Consultations, Table 2.	Not applicable.	www.kauai.gov/housing
4	Flyer posted on information board	Residents of Public and Assisted Housing	Flyers were posted on community boards to solicit comments on the draft Con Plan.	No comments were received.	Not applicable.	

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)
5	Flyer posted on information board	faith-based organization	Flyers were posted on informational boards at Lihue Missionary Church, U-Turn for Christ, and Catholic Charities to solicit comments on the draft Con Plan.	No comments were received.	Not applicable.	
6	Flyer posted on information board	Persons with disabilities	Flyers were posted on informational boards at Mental Health Kokua, Friendship House & Division of Developmentally Disabled to solicit comments on the draft Con Plan.	No comments were received.	Not applicable.	
7	Flyer posted on information board	non-profit service organizations	Flyers were posted on informational boards at Women In Need, and Boys & Girls Club of Hawaii to solicit comments on the draft Con Plan.	No comments were received.	Not applicable.	
8	Flyer posted on information board	Minorities	Flyers were posted on informational boards at Queen Liliuokalani Children's Center to solicit comments on the draft Con Plan.	No comments were received.	Not applicable.	

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)
9	Flyer posted on information board	homeless shelter, group home, transitional housing	Flyers were posted on community boards at the homeless shelter, group home and transitional housing units operated by Kauai Economic Opportunity, Inc. to solicit comments on the draft Con Plan.	No comments were received.	Not applicable.	
10	Public Meeting	Non-targeted/broad community	An in-person public meeting and virtual teleconference meeting was held on February 5, 2025 to receive comments on the draft Consolidated Plan 2025-2030 and Annual Action Plan for program year 2025. The in-person location was accessible for wheelchair bound participants or those who require other special accommodations.	Need a plan and commitment for long-term housing for adult children with special needs, in a central location, preferably an exclusive, campus-style, safe environment where individuals can interact with peers.	Not applicable.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Estimate of housing need for 2020-2027

On Kauai, approximately 4,951 new units are needed to meet overall housing demand through year 2027, with about 56% of units needed for the rental market. This estimate includes existing “pent up” demand for housing and the anticipated demand based on the formation of new households. The needs estimate is based on a Housing Supply/Demand Model formulated as part of the Hawai’i Housing Planning Study, 2024. The model shows a 70% demand for new units for households below 80% of median income, where Kauai’s housing need is greatest among the lower end of the market. In a high cost housing market like Kauai, which is recognized to be one of the highest in America, both in terms of home prices and rents, it is not at all surprising that the largest gaps in demand and supply estimates is disproportionately greater at the bottom of the economic ladder.

The County makes disaster response and recovery priority for all Community Planning and Development programs funded by HUD, to include: CDBG, CDBG-CV, CDBG-DR, HOME and HTF programs. CPD funds may be redirected or reprogrammed in the event of a declared disaster in the County, State emergency proclamation or presidentially-declared national emergency. The 30-day public comment period is waived for substantial amendments, provided a 5-day public comment period is conducted for each substantial amendment. In lieu of a published public notice in a newspaper of general circulation, a notice will be posted on the County’s website. The public comment period waiver will be effective through the end of the following program year. The County will serve and assist, but not limited to, extremely low to low- to moderate-income individuals to include HUD's definition of presumed low income

and vulnerable populations. In accordance with project eligibility and federal program requirements, the following potential response and recovery categories/activities may be funded:

- Public Services - short-term emergency subsistence payments on behalf of LMI, food security programs, public safety services, relocation, and other services for seniors, homeless, disabled, youth, substance abuse, victims of domestic violence, and more.
- Housing - emergency shelters, homeless facilities, transitional housing
- Economic Development - retain or create new jobs - microenterprise
- Public Facilities/Infrastructure - interim assistance, clearance demolition, child/youth/senior centers, centers for persons with a disability, health facilities, neighborhood centers, parks and recreation facilities
- Other disaster related activities that will expeditiously contribute to the community's recovery

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

Summary of Housing Needs

Housing Needs Summary Tables

The 2022 ACS Census produced a series of housing needs summary data tables on housing problems commonly

experienced by households, such as cost burden, overcrowding, and the lack of incomplete kitchens and plumbing. The tables provide information on Renter and Owner households according to the following income categories: households with incomes under 30% of the median, households with incomes between 30% and 50% of the median, households with incomes between 50% and 80% of the median, and

households with incomes above 80% of the median. These Census Data Tables are provided in the Housing

Needs Assessment. In brief, the following trends emerge:

- The lower the income, the greater the housing problem. More specifically, 30% of households with incomes between 50%-80% of median had problems; 25% of households between 30%-50% had problems; and 32% of households with incomes below 30% of median had problems.
- Housing affordability is a problem. Renter and Owner households below 30% of median, and between 30%-50% of median have the highest housing cost burden among households below 100% of AMI paying greater than 50% of their income on housing costs.
- Overcrowded housing is a problem. Renters experience a disproportionately higher incidence of severe overcrowding than Owners, especially with units that house >1.51 people per room.
- Substandard housing is a problem. Significantly more Renters, approximately 3 renters to 1 Owner, experience substandard housing (lacking complete plumbing or kitchen facilities) than Owners with similar household incomes

Demographics	Base Year: 2019	Most Recent Year: 2022	% Change
Population	72,293	73,810	2%
Households	22,898	24,237	6%
Median Income	\$81,971.00	\$87,730.00	7%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,310	2,550	4,040	2,525	10,905
Small Family Households	890	860	1,380	990	5,035

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	85	290	390	555	1,575
Household contains at least one person 62-74 years of age	485	285	840	470	2,270
Household contains at least one person age 75 or older	1,340	730	655	200	945
Households with one or more children 6 years old or younger	515	380	775	315	1,085

Table 6 - Total Households Table

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	35	45	10	155	40	35	4	15	94
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	95	15	60	215	4	4	15	20	43
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	135	115	135	470	4	25	105	105	239
Housing cost burden greater than 50% of income (and none of the above problems)	655	415	145	4	1,219	905	470	585	95	2,055

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	255	400	705	145	1,505	290	200	400	355	1,245
Zero/negative Income (and none of the above problems)	76	0	0	0	76	191	0	0	0	191

Table 7 – Housing Problems Table

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
Data Source
Comments:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,105	1,080	1,025	350	3,560	1,245	735	1,185	590	3,755
Having none of four housing problems	505	265	640	620	2,030	460	470	1,195	965	3,090
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	135	170	410	715	55	75	115	245
Large Related	35	80	20	135	10	15	100	125
Elderly	20	20	50	90	15	65	155	235
Other	25	125	165	315	4	10	45	59
Total need by income	215	395	645	1,255	84	165	415	664

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	285	230	80	595	175	135	145	455
Large Related	4	70	10	84	15	4	20	39
Elderly	25	20	15	60	355	40	210	605
Other	170	70	20	260	115	75	155	345
Total need by income	484	390	125	999	660	254	530	1,444

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	695	835	995	610	3,135	709	525	1,384	1,170	3,788
Multiple, unrelated family households	120	39	105	65	329	20	34	129	170	353
Other, non-family households	880	465	565	295	2,205	975	650	865	215	2,705
Total need by income	1,695	1,339	1,665	970	5,669	1,704	1,209	2,378	1,555	6,846

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
 Data Source
 Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	295	400	375	1,070	100	94	225	419

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
 Data Source
 Comments:

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

Single person households consist of households with one adult member only. For Kauai County, single person households represent approximately 20% of all households and single persons range from young adults to seniors. Data isolating the number of single person households in need of housing assistance is not currently available. However, as previously forecasted in the Hawaii Housing Policy Study, 2024, if

one assumes elderly households, (62 and older), as largely single person households, the estimated new units needed on Kauai by year 2027 to meet demand, (owners and renters), totals _____ units.

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

As reported in the Hawaii Housing Policy Study, 2024, evaluation of families with disabilities, “nearly 22% of Hawaii residents with disabilities lives below the poverty line compared to only ten percent of those without disabilities in the populations.” Statistically, the County lacks data to estimate the number of victims of domestic violence, dating violence, sexual assault and stalking in need of housing assistance. However, it is reasonable to expect that families have housing challenges and encounter difficulties due to their history of abuse, as this may lead to poor employment, credit and rental histories that make it more difficult to find safe, adequate, and affordable housing.

What are the most common housing problems?

Housing cost burden represents the most common housing problem, especially for household below 80% of median income. Based on the Census ACS 2022, Summary Tables, extremely low-income (0-30) small related and elderly households experience the greatest cost burden in terms of housing costs exceeding 30% and 50% of income. Next, after cost burden, the most common housing problem is severely overcrowded conditions, (>1.51 people per room), with overcrowding concentrated among extremely-low and very-low income households.

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

Based on the Housing Needs Summary Tables, Census ACS 2022, housing problems for substandard housing, overcrowding, and housing cost burden are most prevalent among the extremely low renter (0-30% AMI) households.

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

Low-income individuals and families who are at-risk for homelessness are less established single parents, members of unmarried couples, have very young children, and include disproportionately high numbers of widowed and divorced persons. Based on the Hawaii Housing Planning Study, 2024, in 2018, Hawaii had the third-highest per capita rate of homelessness among the 50 states – 460 persons per 100,000. The homeless population decreased from 2018 to 2019 by about 1.3 percent.

However, there were at least 6,448 homeless persons in Hawaii on any given night in 2019. The Homeless Management Information System (HMIS), which maintains data on homeless persons in shelters or encountered at unsheltered locations across the state. 111 The HMIS data file is populated by homeless services agencies and providers based on the clients they serve. The HMIS database is used daily by providers and state agencies to assist in the management and tracking of persons seeking services and in the coordination of resources in the homeless sector. 443 households on Kauai are considered homeless with 35% of families at-risk for homelessness.

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

At-risk for homelessness is operationally defined as households in which members would become homeless in less than three (3) months if they suddenly lost their primary source of income. The methodology used to generate the at-risk estimate is done by consultants conducting housing studies which survey residents by random digit dialing. In the past, housing studies have used a survey sampling size to collect data to reach a statistical margin of error of plus or minus 5%.

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

The particular housing characteristics linked with instability and an increased risk of homelessness are 1) sudden loss of income to pay rent that forces households out of their current unit, 2) shortage or loss of affordable housing inventory due to absorption of the local rental market by more affluent arrivals and the visitor industry, and 3) a regulatory environment that slows the production and construction of new housing inventory for residents. With housing being the highest item cost for most families, the low wage to high housing costs equates to difficulty in affording even basic housing, causing instability and placing more families at risk of homelessness.

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

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

Introduction

Data from Census ACS 2022 was analyzed to determine if racial or ethnic groups experienced a disproportionately greater need for any income category in comparison to the needs of that category as a whole. HUD considers disproportionately greater need to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. Based on this assessment, data shows no disproportionate need between Hispanic; White, Non-Hispanic; Black, Non-Hispanic; and “Other” households in the State of Hawaii.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,078	870	0
White	940	295	0
Black / African American	4	25	0
Asian	645	325	0
American Indian, Alaska Native	19	0	0
Pacific Islander	330	130	0
Hispanic	140	95	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,484	640	0
White	740	165	0
Black / African American	4	10	0
Asian	235	305	0
American Indian, Alaska Native	65	0	0
Pacific Islander	170	85	0
Hispanic	270	75	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
 Data Source Comments:

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,815	1,695	0
White	1,055	655	0
Black / African American	10	0	0
Asian	435	575	0
American Indian, Alaska Native	25	0	0
Pacific Islander	100	235	0
Hispanic	190	220	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
 Data Source Comments:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	778	1,315	0
White	410	545	0
Black / African American	0	0	0
Asian	225	415	0
American Indian, Alaska Native	4	0	0
Pacific Islander	45	165	0
Hispanic	94	190	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

*The four housing problems are:

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

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

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

Introduction

Data from Census ACS 2022 was analyzed to determine if racial or ethnic groups experienced a disproportionately greater need for any income category in comparison to the needs of that category as a whole. HUD considers disproportionately greater need to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. Based on this assessment, data shows no disproportionate need between Hispanic; White, Non-Hispanic; Black, Non-Hispanic; and “Other” households in the State of Hawaii.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,673	1,275	0
White	815	420	0
Black / African American	4	25	0
Asian	515	450	0
American Indian, Alaska Native	19	0	0
Pacific Islander	215	250	0
Hispanic	105	130	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,696	1,155	0
White	480	425	0
Black / African American	4	10	0
Asian	105	440	0
American Indian, Alaska Native	65	0	0
Pacific Islander	120	135	0
Hispanic	195	145	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
Data Source Comments:

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	864	2,660	0
White	520	1,200	0
Black / African American	0	10	0
Asian	225	790	0
American Indian, Alaska Native	15	10	0
Pacific Islander	39	210	0
Hispanic	167	300	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
 Census ACS 2022 - 1 year estimate
Data Source Comments:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	1,769	0
White	155	800	0
Black / African American	0	0	0
Asian	100	530	0
American Indian, Alaska Native	0	4	0
Pacific Islander	25	185	0
Hispanic	35	250	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

*The four severe housing problems are:

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

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

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

Introduction:

Data from Census ACS 2022 was analyzed to determine if racial or ethnic groups experienced a disproportionately greater need for any income category in comparison to the needs of that category as a whole. HUD considers disproportionately greater need to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. Based on this assessment, data shows no disproportionate need between Hispanic; White, Non-Hispanic; Black, Non-Hispanic; and “Other” households in the State of Hawaii.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,225	3,469	3,084	0
White	5,710	1,590	1,690	0
Black / African American	145	14	10	0
Asian	4,775	1,120	765	0
American Indian, Alaska Native	75	15	49	0
Pacific Islander	1,140	340	265	0
Hispanic	1,380	39	305	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

Census ACS 2022 - 1 year estimate

Data Source Comments:

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

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

Based on the definition used for disproportionately greater need, no income categories among racial or ethnic groups are disproportionate.

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

Not applicable.

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

Not applicable.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
									Average Annual Income
Average length of stay	0	0	0	7	0	7	0	0	
Average Household size	0	0	0	2	0	2	1	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	12	0	12	0	0
# of Elderly Program Participants (>62)	0	0	0	190	0	188	2	0
# of Disabled Families	0	0	0	181	0	177	3	0
# of Families requesting accessibility features	0	0	0	696	0	678	5	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	364	0	355	3	0	0
Black/African American	0	0	0	8	0	8	0	0	0
Asian	0	0	0	140	0	135	1	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	10	0	10	0	0	0
Pacific Islander	0	0	0	174	0	170	1	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	79	0	77	0	0	0
Not Hispanic	0	0	0	617	0	601	5	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The County is committed to meeting all requirements of Section 504 as it relates to accessible units. This includes the requirement to make 5% of the total units or at least one unit, whichever is greater, accessible, and an additional 2% of the total units or at least one unit accessible for persons with hearing or vision impairments. Based on a recent assessment of County-assisted rental projects, accessible units are at 100% utilization. In some cases, persons needing accessible units are wait-listed.

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

The most immediate needs of public housing and Housing Choice Voucher holders are an available supply of affordable housing, a range of supportive services that stabilize and/or advance families socially and economically, and public transportation.

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

Generally, those who are socially and/or economically disadvantaged are more susceptible to living in overcrowded housing conditions, substandard housing, or going homeless. Those within the population at large with more resources are less inclined to lack suitable housing or be at-risk of homelessness.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Hawaii continues to have a housing crisis in that supply cannot possibly keep up with the demand. Kauai County has taken an innovative approach by creating more inventory than any other county in recent years, but we continue to see increased demand with limited supply. The State of Hawaii, Department of Human Services, Homeless Programs Office is the lead agency for homeless services. Funds are allocated through the state and disbursed to the neighbor island counties. Neighboring counties follow the state’s Strategic Homeless Plan and implements these services individually depending on the needs of the respective counties.

Last year, Kauai County took additional steps to begin to develop a Five Year Homeless Strategic Plan that is county specific. We engaged services with a private contractor to develop the plan. The University of Hawaii is continuing the plan to bring it to fruition and anticipate completion by the end of the calendar year.

Kauai County has additionally began the process to increase capacity at our island's only homeless shelter. We have hired G70, an architectural firm to develop a conceptual redesign to improve the aging facility and increase its service capacity. The new design will incorporate the latest in best practices to make the facility more desirable, more accommodating to those suffering from chronic homelessness, and increase its service capacity significantly.

Homeless data is updated annually through a statewide PIT Count. For the island of Kauai, the count is based on a specific single night via survey of homeless individuals conducted over a designated week. Surveys are done with the collaboration of non-profit and local county agencies and the data collected is then inputted by the lead agency into the Homeless Management Information System (HMIS). An independent contractor uses this information to generate the Statewide Homeless Point-in-Time Count Report. The annual PIT count was not conducted this past year, however, data from the previous year counted a total of 523 homeless people on Kauai, of which 59 (11%) is sheltered and 464 (89%) is unsheltered. Of the 523 homeless individuals, 74 children were identified and 33 family households were comprised. Unsheltered singles rose to 370 this year, an increase of 36 from last year's count. The number of unsheltered family households decreased by 5% to 22 households this year.

The PIT Report does not have data available for persons with HIV, unaccompanied youth, and chronically homeless individuals and families.

Indicate if the homeless population is: All Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	94	38	0	0	0	0
Persons in Households with Only Children	54	20	0	0	0	0
Persons in Households with Only Adults	370	21	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	18	3	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The nature and extent of both unsheltered and sheltered homelessness within our jurisdiction is described as “hidden homeless”. These are individuals and families are homeless but generally stay with relatives and/or friends, camp, or “hide out”—which make them difficult to locate.

The Statewide Point-in-Time Count Report provides a close to accurate overview of our state’s and local counties’ homeless population. It does not take into account those individuals who are located in areas that are difficult to access. Volunteers from local agencies who are familiar with the homeless population find that these individuals, specifically newly homeless who are familiar with their surrounding areas, are the most difficult to locate.

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

There is no accurate data for the Categories of “Number of persons becoming and exiting homelessness each year” and “number of days that persons experience homelessness”, so this data is not recorded. There are many different factors that contribute to not having accurate numbers, such as, weather, secluded camping areas, or those staying with relatives or friends. These factors contribute to changing number in our homeless count each year and do not take into consideration if they are chronically homeless individuals and families, families with children, veterans and their families and/or unaccompanied youths.

The description of categories for each homeless population type are:

Chronically homeless individuals and families: Individuals and families with disabling conditions who have been continuously homeless for a year or more or have at least four episodes of homelessness in the past three years. A person must have been sleeping in a place not meant for human habitation and/or in an emergency homeless shelter.

Homeless families with children: Individuals and families with disabling conditions who have been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years with minor children under the age of 18. A person must have been sleeping in a place not meant for human habitation and/or in an emergency homeless shelter.

Homeless Veterans and their families: Predominantly male, roughly 8% females. Majority single, suffers from mental illness, alcohol and/or substance abuse issues, PTSD, or reoccurring disorders, have been continuously homeless and must be sleeping in a place not meant for human habitation and/or in an emergency homeless shelter.

Unaccompanied Youth: Minors not in physical custody of parent or guardian, including those living in inadequate housing or shelters, cars, or on the streets. Also, those who have been denied housing by their families and school-age unwed mothers who have no housing of their own.

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

The number and types of families in need of housing assistance for families with children and the families of veterans varies almost daily. However, according to PIT data in 2023, there were 21 homeless veterans (data does not distinguish between singles and families). The same PIT data indicated that there were 33 family households.

There is no way to estimate this number and type of families in need of housing assistance due to varying factors, such as if they end up living with families, if they are camping, or sleeping in their vehicles, parks, etc. The number of people becoming homeless continues to grow daily.

While there is a need for housing for youth transitioning out of foster care, the County does not have data on those numbers.

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

Discrepancies in data collection between the PIT count and HMIS systems make it difficult to track data by racial and ethnic data. Better data collection in this area is one of the suggestions of the consultant for our Five Year Homeless Strategic Plan. Kauai County would like to better track this data, but currently lacks the capacity to do so.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Statewide Point-In-Time (PIT) Count is conducted annually. The objective of the count is to obtain an accurate estimate of Hawaii and Kauai's sheltered and unsheltered homeless populations; number of homeless singles; number of persons in households with children; number of chronically homeless individuals and families. The 2023 PIT count indicated the unsheltered homelessness rose to 523, with 168 of those meeting the definition of chronically homeless.

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

Introduction:

The rural county non-homeless residents with special needs (HIV/AIDS) are served through the Housing Opportunities for Person HIV/AIDS (HOPWA) program administered through the State of Hawaii Department of Human Services. Maui AIDS Foundation (MAF) serves as the lead agency and project sponsor on behalf of the Neighbor Island HIV/AIDS Coalition (NIHAC).

NIHAC is a cooperative effort of the three community-based AIDS Service Organizations (ASOs) serving the neighbor islands of Kauai, Maui, Molokai, Lanai and Hawaii. Established in 1998, the cooperative agencies of NIHAC are MAF, Malama Pono Health Services and Hawaii Island HIV/AIDS Foundation. Some of the services and assistance provided by these agencies include: tenant-based rental assistance; short-term rent; mortgage; utilities; housing placement; and supportive services and case management.

HUD also defines the following categories of individuals as eligible for special needs funding who are not homeless but require supportive services include:

- Elderly (62 and older);
- Frail elderly (requires assistance with three or more activities of daily living);
- Persons with mental, physical, and/or developmental disabilities;
- Persons with alcohol or other drug addiction;
- Persons with HIV/AIDS and their families;
- Victims of domestic violence, dating violence, sexual assault, and stalking.

Describe the characteristics of special needs populations in your community:

According to the Department of Health, Hawaii HIV/AIDS Surveillance 2023 Annual Report, for diagnosed HIV cases (all stages), between 1983-2023, cumulative, Kauai County reports 217 HIV infection, and 162 Stage 3 (AIDS). Malama Pono Health Services provide care, support, and education through clinic and mobile services.

Maui AIDS Foundation reports that across the rural counties, most clients have very low incomes through Supplemental Social Security Income (SSI) or Social Security Disability Insurance (SSDI) which restricts their housing choices. Clients often have substance abuse and mental health issues in addition to being diagnosed with HIV/AIDS, which severely impedes their ability to attain and maintain stable housing. Additionally, advancements in pharmaceuticals and medical technology have resulted in prolonged life and improved quality for persons with HIV/AIDS, so demand for support services and housing assistance continue to increase.

Other community partners, advocates and agencies who serve elderly, persons with developmental disabilities, or drug addiction, or victims of domestic violence--even youth transitioning out of foster care, all express the on-going need for housing and support services for these other special needs individuals.

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

HOPWA eligible housing clients have limited incomes either because they are solely on disability or have employment constraints due to health. The housing subsidies provided by HOPWA facilitate stable housing while allowing the participants to become more financially able to meet their daily living and healthcare needs. However, Kauai County needs more affordable housing, either public housing or private rentals, which are within fair market rent (FMR) rates established by HUD.

Support services and assistance with transportation, finance, food, obtaining and retaining adequate housing, and medical services, are needed. Housing and support services needs are determined by assessment, intake, on-going case management and referrals.

On the medical front, the State Department of Health (DOH) HIV/AIDS Annual Report states that the National HIV/AIDS Strategy is being implemented in Hawaii through the Continuum of HIV Care. This approach involves early diagnosis of all persons living with HIV transmission to others. Hawaii's HIV surveillance data provides increasing capacity to monitor how Hawaii is doing in the HIV care continuum.

According to surveys conducted, high priorities are housing and supportive services, elderly and frail elderly, individuals with mental, physical, and/or developmental disabilities, individuals with alcohol or other drug addiction, individuals with HIV/AIDS and their families, victims of domestic violence, dating violence, sexual assault, and stalking. There is a need for affordable senior rentals, group homes for more independent living, and inclusive, assisted living housing for young adults and older adults with special needs. Transitional homes are also needed for individuals or families who are victims of DV, or in recovery.

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

According to the DOH HIV/AIDS Surveillance Report from the beginning of the epidemic through 2023), there were 5,089 cumulative HIV infection cases diagnosed and reported in the State of Hawaii, and 3,619 diagnosed with Stage 3 (AIDS). Of these cumulative diagnosed cases, the distribution for gender, risk factors, race/ethnicity, and age at diagnosis and county diagnosis were as follows:

Cumulative HIV Infection Cases as of 2023 (5,089 cases):

- Gender: 90% men and 10% women
- Risk Factor: 70% were exposed through male-to-male sexual contact, 8% through injection drug use, 7% through both, 8% through heterosexual contact, 6% of cases were undetermined risk, <1% through transfusion, <1% through perinatal, <1% through hemophilia.
- Race/Ethnicity: 53% were Caucasians, 16% Asians, 12% Hawaiians, 7% Hispanics, 5% African-Americans, <1% American Indian/Alaska Nat. and 6% Multi-racial.
- Age at Diagnosis: 3% 13-24, 27% were ages 25-34, 39% 35-44, 21% 45-54, 7% 55-64, and 2% >65.

- County: 73% were diagnosed in Honolulu County, 12% in Hawaii County, 10% in Maui County, and 4% in Kauai County.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

The County will utilize HUD federal funds to meet the housing and supportive needs of our non-homeless special needs community through eligible infrastructure and development projects, and public service projects.

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

Describe the jurisdiction’s need for Public Facilities:

Americans with Disabilities Act (ADA)/Architectural Barrier Removal (ABR) - The County intends to continue efforts to bring its public facilities into compliance with Title II of the Americans with Disabilities Act and has completed the ADA Transition Plan adopted in 1999. Each County department has identified needs for future projects with architectural barrier removal needs and ADA improvements.

PARKS - Kauai has 400 acres of county parks with a total of 64 parks under its jurisdiction. Community and neighborhood parks may include playfields, play courts, recreation buildings and comfort stations. The Kauai General Plan describes the need for new facilities and improvements to existing facilities in order to accommodate projected growth. Some of the needs and plans are to acquire land, develop comfort stations and provide additional parking and restrooms.

The CDBG grant represents an important source of gap financing that helps to reduce the cost of removing architectural barriers in public facilities, especially those located in low-mod areas.

HEALTH FACILITIES - Kauai Community Health Needs Assessment describes the need for “available, accessible, affordable and integrated mental healthcare/substance abuse/developmentally disabled services and facilities”. The assessment further describes the need for members of our community to receive health education, housing--transitional, homeless, and affordable senior housing, along with safe communities to encourage and promote physical activities.

For implementation and financing, the county recognizes that they will be hard-pressed to fund all needed projects and improvements. The County will rely on the Capital Improvement Program and will seek County and private partnerships, developers' contributions, and other alternative funding.

The County will utilize CDBG funds, where appropriate, to acquire, construct or upgrade community parks, recreational centers and other public facilities.

How were these needs determined?

The need for public facilities is primarily a result of input from public and private agencies responding to the County's Consolidated Plan Needs Survey, attendance at various public community meetings, collaboration with County department associates, the Kauai General Plan 2000, and Kauai Parks & Recreation Master Plan 2013.

Describe the jurisdiction’s need for Public Improvements:

WATER – Kauai is endowed with ample water supply in our aquifers. Kauai’s water systems have adequate source and storage capacity to support the existing water demand and have storage for fire emergencies, however, many are near capacity. However, to accommodate future growth, the County’s

water systems will need to be expanded to meet projected demands through 2035. Based on future projections, the Department of Water will need to complete system and facility improvements to address an additional 6.48 mgd of productions and supporting facilities by 2035. This includes replacing 237 miles (out of 400 total pipeline miles) due to deterioration, age, and capacity issues. Not only will this expansion require development of new sources, but also, major improvements to transmission and storage facilities.

WASTEWATER – The County operates four wastewater systems on the island to serve the areas of Waimea, Hanapepe, Eleele, Lihue, Hanamaulu, and the area between Wailua and Kapaa. While total wastewater treatment capacity was sufficient to address the levels of wastewater generated in 2015, projected growth indicated the need to expand to accommodate island wide generation in 2035. The greatest projected needs are on the South and East sides of the island. Only the Lihue wastewater treatment plant is projected to have significant excess capacity. New regional wastewater solution will be needed to accommodate planned growth in South Kauai and Kilauea.

SOLID WASTE – The County maintains the island wide system of solid waste collection and disposal and provides direct service to the public. Over the next two decades, solid waste on Kauai is expected to increase by nearly 50 percent from approximately 67,590 tons to a projected 100,840 tons. The County’s only landfill has a limited lifespan with less than 700,000 cubic yards of capacity remaining. The estimated remaining lifespan of the landfill is approximately 4.9 years (from 2018). New facilities are needed to accommodate the increase and changes to existing facilities.

How were these needs determined?

The need for public improvements is primarily a result of input from public and private agencies responding to the County's Consolidated Plan Needs Survey, attendance at various public community meetings, collaboration with County department associates and the Kauai General Plan 2000.

Describe the jurisdiction’s need for Public Services:

Annually, the request for CDBG funds under the category of Public Services (PS) exceeds the 15 percent cap. In the 2024 application cycle, Kauai’s PS cap was \$107,918, and funding requests totaled \$183,963. In 2025, the PS cap was \$115,073, and PS funding requests totaled \$182,258. These deficiencies prove the increasing need for essential public services for our community.

The County intends to support new or expanded social services programs to afford service providers the ability to operate programs that can provide direct benefits and services to various subpopulations on Kauai. The County also intends to support economic development activities that create jobs for low- and moderate-income individuals.

How were these needs determined?

The need for public services is primarily a result of input from public and private agencies responding to the County's Consolidated Plan Needs Survey, attendance at various public community meetings, and collaboration with numerous social service agencies in the community and County department associates.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Nature of Housing Market – The real estate market is in an upward cycle. This is not particularly helpful to the supply side of the market, especially for lower income families, as most new inventory being produced are market level housing units. Affordable units that are below market prices are usually produced through government-assisted housing programs in partnership with the private sector. Given the limited resources available to produce affordable housing, local government is not able to facilitate development of new rental housing to meet demand. On the supply side of the market for the lower income part of the community, a supply/demand imbalance will continue to impact families that are dependent on rental housing for shelter.

Population and Households – In 2024, Kauai had a resident population of 73,987. Based on a 0.9% trending growth rate, Kauai is projected to have a total resident population of 79,000 by year 2030. Kauai accounts for 5.0% of the Hawaii population.

Housing Inventory – According to Hawaii Housing Planning Study, 2024, Kauai’s housing inventory totals 30,675 housing units; 72.1% occupied, 6% vacant and available, and 22.3% vacant and unavailable. Over the next 5 years between 2023-2027, Hawaii Housing Demand: 2023-2027 predicts Kauai will need 4,915 units, accounting for 7% of the state total demand.

Condition of Housing – According to Hawaii Housing Planning Study, 2024, the median year built for residential units are 1985. Further, according to the U.S. Census Bureau, less than 1.6% of housing units are in poor or substandard condition (lacking complete plumbing or kitchen facilities).

Cost of Housing – The real estate market is cyclical in nature and, at times, there is market volatility, up and down. Hawaii Housing Planning Study, 2024 reports the median sales price for single –family homes increased 95.1% between 2010 and 2022 (+7.3% per year). The condominium sales prices increased 77.4% between 2010 and 2022 (+7% per year). Median rents for all units increased 23.5% between 2009 and 2022 (+4.7% per year). In 2022, the median home sale price was well above \$950,000. For rentals, both declining supply and higher prices have tightened the rental market island wide.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,865	70%
1-unit, attached structure	1,715	5%
2-4 units	1,871	6%
5-19 units	2,992	10%
20 or more units	2,652	8%
Mobile Home, boat, RV, van, etc	118	0%
Total	31,213	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	84	1%	365	4%
1 bedroom	494	3%	1,134	14%
2 bedrooms	2,600	17%	2,669	33%
3 or more bedrooms	12,009	79%	3,960	49%
Total	15,187	100%	8,128	100%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

Government-assisted housing consists of rental and special needs housing. The inventory of units that are assisted with federal, state, and local programs serve many segments of the island's population, including elderly, family, public housing, and special needs. A listing of government-assisted housing inventory may be viewed on the Hawaii Housing Finance and Development Corporation website, <http://dbedt.hawaii.gov/hhfdc/affordable-housing-inventory/>. For the most part, government assisted rental units target very-low income households below 50% of the median income.

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

Substantially most, if not all of Kauai's affordable housing inventory will continue to serve low-income households for the duration of the 2025-2030 Consolidated Plan.

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

Housing inventory does not meet current needs. Based on past housing studies prepared for Kauai County estimating the number of new housing units needed to meet backlog and future housing demand relative to housing type, (ownership and rental units), there is a shortage (gap) in housing inventory concentrated among lower income classifications. According to the Hawaii Housing Planning Study, 2024, 57% of the projected “needed units” through year 2025 are needed by households below 80% of median income, with “the biggest gaps between demand and supply at the bottom of the market.” This conclusion is also reinforced by the Affordable Rental Housing Report and Ten-Year Plan which outlines Hawaii’s need to produce 34,500 affordable rental housing units by 2027, of which 80% of rental units affordable to those making below 80% of the median income. As new affordable housing inventory has historically trailed demand, the demand and supply gap now and in the future is not expected to measurably improve. Housing needs for the low-income population won’t be met unless new inventory is produced with long-term affordability restrictions.

Describe the need for specific types of housing:

According to the Hawaii Housing Planning Study, 2024, of the 4,915 housing units needed by 2027, 2,157 units are ownership and 2,758 units are rental. Approximately 58% of rental units needed are for families below 80% of median income. Unit type needed by low-income families is mostly multifamily. Units that are needed to serve elderly households account for approximately 5% of total needed units by year 2027. Unit type for the elderly population weighs more heavily towards single-family than multi-family rentals. Although not well quantified, to some degree, housing units that might be used by persons with special needs, or persons who are homeless and are trying to re-enter the housing market are needed.

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

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	480,600	606,900	26%
Median Contract Rent	1,091	1,249	14%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,597	19.6%
\$500-999	1,707	21.0%
\$1,000-1,499	2,223	27.3%
\$1,500-1,999	1,487	18.3%
\$2,000 or more	996	12.2%
Total	8,010	98.4%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	711	No Data
50% HAMFI	1,574	45
80% HAMFI	3,968	328
100% HAMFI	No Data	825
Total	6,253	1,198

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Housing inventory is not sufficient to meet demand. Based on past housing studies prepared for Kauai County that estimate the number of new housing units needed to meet backlog and future housing demand relative to housing type, (ownership and rental units), there is a shortage (gap) in housing inventory concentrated among lower income classifications. According to the Hawaii Housing Planning Study, 2024, 65% of the projected “needed units” through year 2027 are needed by households below 80% of median income, with the “the biggest gaps between demand and supply at the bottom of the market.”

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

Hawaii’s home prices and rents represent some of the highest in America. High costs of land, limits to developable sites, costs of construction materials and labor, and regulatory environment give the State of Hawaii the distinction of having one of the lowest rates of homeownership in the country, and one of the most expensive states in the nation to live when comparing wages to fair market rents. Affordability of housing, relative to upward pressure in housing prices and rents, is likely to worsen, as the general level of incomes in the community are unable to keep pace with the cost of housing.

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

Using rents obtained from the Fair Market Rent Survey County of Kauai (July 2019) to compare with HUD’s 2019 HOME/Fair Market rents, and without taking into consideration utility allowances, data shows that area median rents are trending 12% higher for one bedroom, 10% higher for two bedrooms, and 30% for three bedrooms. Strategically, priority is given to push out more affordable housing inventory to preserve affordable housing stock when opportunities arise.

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

Introduction

Generally, compared with other states, the condition of housing stock is not a serious problem. The medium age of housing units, as reported in the Hawaii Housing Planning Study, 2024, was about 40 years for Kauai County and there are many housing markets across the nation with much older housing stocks. According to the U.S. Census Bureau, very few of Hawaii’s housing units are in poor or substandard condition, (lacking complete plumbing or kitchen facilities). The 2022 ACS estimate says that less than one percent of occupied housing units Statewide had incomplete plumbing and kitchen facilities.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition - The unit meets HUD Housing Quality Standards (HQS) and the unit meets all state and local codes.

Substandard Condition but Suitable for Rehabilitation - The unit is in poor condition and it is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,118	34%	3,719	46%
With two selected Conditions	220	1%	365	4%
With three selected Conditions	4	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,825	65%	4,090	50%
Total	15,167	100%	8,174	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,790	18%	1,168	14%
1980-1999	6,370	42%	2,813	35%
1950-1979	5,232	34%	2,912	36%
Before 1950	728	5%	1,249	15%
Total	15,120	99%	8,142	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,960	39%	4,161	51%
Housing Units build before 1980 with children present	2,047	14%	1,096	13%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Given the age and condition of housing stock and the low level of participation in existing residential rehabilitation loan programs, owner and rental rehabilitation is not viewed as a high priority.

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

The 2016-2020 ACS indicates that housing units built before 1980 with children present totals 2,047 units for owner-occupied and 1096 units for renters. Specific data estimating the number of housing units with potential LBP hazards occupied by low- and moderate-income families is not available.

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

Introduction

Public housing is owned by the State of Hawaii and is administered through the Hawaii Public Housing Authority (HPHA). HPHA manages federal low-rent public housing units statewide with a resident population of over 12,000. The current average age of the HPHA’s housing inventory is 44 years.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,345			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Refer to the State of Hawaii Consolidated Plan for information regarding restoration and revitalization needs.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

The inventory of public housing units is owned by the State of Hawaii. The Hawaii Public Housing Authority is responsible for restoration and revitalization. Refer to the State of Hawaii Consolidated Plan for information regarding restoration and revitalization needs.

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

Refer to State of Hawaii Consolidated Plan for information pertaining to the Hawaii Public Housing Authority's strategy for improving the living environment of low- and moderate income families residing in public housing.

Discussion:

For the island of Kauai, the State of Hawaii owns 347 public housing units. Refer to State of Hawaii Consolidated Plan for information the supply of public housing units.

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

Introduction

Kauai has one emergency shelter that provides 19 beds for overnight accommodations. The shelter is currently owned and operated by Kauai Economic Opportunity, Inc. (KEO). The shelter runs nightly from 5:00 pm through 6:00 am. Bed assignments are distributed on a first-come, first-serve basis to residents seeking overnight shelter. KEO makes available, to those interested, an informational pamphlet and posts flyers of other available services in accessible areas at their shelter to individuals and families that spend nights there. For emergency shelter beds for households with adults and children, KEO has three (3) family units and Family Life Center has a total of ten (10) units.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	13	0	41	10	0
Households with Only Adults	19	0	0	0	0
Chronically Homeless Households	19	0	0	0	0
Veterans	19	0	5	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

County of Kauai has several organizations that are uniquely addressing the needs of the homeless community. Hoola Lahui Hawaii now has two mobile medical clinics that are servicing the entire island at different locations offering a full range of primary care services including behavioral health services. Hawaii Health Systems Corporation is doing outreach to the homeless offering both primary care, behavioral health, and substance use disorder treatment services to this population meeting them where they are at. Malama Pono Health Services is also doing collaborative outreach with Hawaii Health and Harm Reduction Center to bring a harm reduction approach to those persons experiencing homelessness including HIV care, Hep C care and prevention, as well as mental health outreach. The Kauai County Fire Department also began going into the community to engage the homeless with wound care and fire prevention. Employment services are offered through the Kauai Jobs Center located at the County building with referrals from participating nonprofit partners and agencies or by walk in.

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

The majority of services described in SP-40 Institutional Delivery Structure are provided to homeless individuals and families. These services are designed to assist families that require some type of assistance to become independent and self-sufficient, and reduce their risk of either near or future homelessness.

These services are set up so that homeless individuals can seek assistance from agencies depending on their current and/or future needs. Such services include, but are not limited to: health screening; financial; medical; rental; and utility assistance. Additionally, job readiness and placement, financial education, mental health and substance abuse counseling are also available. Assistance is solely dependent on the needs of individuals and families. While most of these services are free, few of these services require either a small fee or a commitment to programs.

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

Introduction

As categorized by the federal grantee, HUD, our island’s special needs community consists of the elderly or frail, young adults with special needs and persons with disabilities, persons with HIV/AIDS, victims of domestic violence, and unaccompanied youth phasing out of foster homes.

According to the Agency on Elderly Affairs 4-Year Area Plan on Aging (10/1/23 to 9/30/27), Kauai’s 65+ population percentage is the second largest in the state and reflects the needs and challenges for the aging community. The top priorities in the 4-year plan are housing, followed by transportation, and access to other core services, such as nutrition and medical care. Elder abuse and social isolation were also priorities identified in the plan. The Kauai County Community Health Needs Assessment indicates that our County is “medically underserved” with limited access to centers. This assessment further describes the need for more community centers, clinics and resources for prevention, screening and treatment for substance abuse, mental health and other special needs populations.

Individuals and families of this population require specialized services and housing support. Considering the island’s housing market—the lack of supply and affordability for lower income families and individuals, projected increases to our population, and the continual burden experienced by social service providers due to funding cuts, the County will provide and/or leverage CDBG funds to support special needs facilities and services that will meet the needs of the community and goals identified in this plan.

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

Based on data from PIT Count Reports, review and consultation of various plans, public input and surveys conducted, Kauai County has identified the need for affordable rental and permanent housing, as well as transitional and group home facilities for the elderly, young adults with special needs and persons with disabilities, substance abuse addictions, HIV/AIDS, victims of domestic violence, and the island’s transition age youth. Likewise, medical and supportive services are also needed.

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

Located in central Lihue, Mental Health Kokua is a non-profit entity that serves individuals with serious and persistent mental illness by providing group housing in Lihue & Wailua, along with support services. Friendship House is a Clubhouse Model Psychiatric Rehabilitation program where members have opportunities to work in part-time jobs to strengthen individual skills, abilities and self-esteem. Kauai Economic Opportunity, Inc. is another non-profit organization that serves the island. KEO administers various programs to assist the economically

disadvantaged population to include owning and operating two group homes that house persons who are disabled. Easter Seals Kauai provides services at their adult day care center. HUD provides funding to serve the needs of our veterans via vouchers from the Kauai County Housing Agency Rental Assistance Program and Veterans Affairs Supportive Housing. Organizations like Women in Need and U-Turn for Christ, to name a few, provide transitional housing and services to assist with those struggling from substance abuse and addictions. YWCA of Kauai operates the only women's health center to address the needs of victims of domestic violence, while Malama Pono Health Services provide services to persons with HIV/AIDS.

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

The Housing Agency will provide CDBG funds, other revolving funds and/or leveraged funds to:

- 1) Keala Foundation – will conduct four (4) free 10-day prevention/intervention camps for at-risk youth, ages 11-18, from low- to moderate-income families to improve resilience, coping skills, and self-awareness in a supportive environment;
- 2) Mental Health Kokua – will renovate an existing group home for imminently homeless adults with serious mental illness;
- 3) Kauai Housing and Development Corporation – will remove existing solar water heaters and install new tankless heaters at existing low- to moderate-income household rental units;
- 4) Paa Lima – will purchase and install a photovoltaic system to reduce tenant electricity costs at the new supportive housing project for houseless individuals and families;
- 5) Kauai County Housing Agency Housing Choice Voucher Program – will assist the elderly and disabled communities through subsidized rental payments.

Utilizing other non-CDBG funds, the Housing Agency will undertake the following projects to address housing and supportive services:

- 1) Lima Ola Housing Development – newly developed multi-family affordable rental project which includes 40 units senior rental on two of the phase 1 parcels; 32-unit permanently supportive rental project for those that are homeless or at-risk of homelessness; 38 single family workforce housing leasehold sale homes for families up to 120% AMI.
- 2) Waimea 400 – 417-acre parcel, currently going through the master planning process. The proposed housing will be a mix of single-family homes for sale and multi-family rentals for mixed-income groups up to 120% AMI.
- 3) Tenant Based Rental Assistance (TBRA) Program provides rent subsidy to assist households experiencing homelessness with rent, security deposits, and utility deposits when choosing a housing unit.
- 4) Section 8 Rental Assistance vouchers (HUD).

Some of the goals that are expected to be realized during the year are:

- 1) Public service activities other than Low/Moderate Housing Benefit; and
- 2) Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit.

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

Not applicable.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Through the lens of building homes that are affordable, many government regulations are in place to ensure health and safety and to protect natural resources. However, government regulations can work against developing affordable housing. The most common types of regulation that affect housing are building codes, environmental regulations, zoning, land use, impact fees and exactions, fiscal policy and administrative practices. The negative effects from regulation are delays and additional costs to develop. In developing affordable housing, this can directly impact project feasibility.

In the State Department of Health's effort for cesspool conversion statewide for all cesspools by 2050, the County is administering the Cesspool Conversion Program that provides reimbursement of up to \$20,000.00 for qualified homeowners. The goal being to offset the costs of upgrading existing cesspools to individual wastewater systems that are approved by the Hawaii State Department of Health-Wastewater branch.

The County secured the services of the University of Hawaii Economic Research Organization to conduct an Analysis of Impediments to Fair Housing Report to meet the requirements of the Department of Housing and Urban Development (HUD) and ensure the agency's compliance with the Fair Housing Act.

The Fair Housing Act protects citizens against housing discrimination based on protected classes; provides equal opportunity and access to housing.

Through the Analysis of Impediments to Fair Housing, the Kauai County Housing Agency has identified a general need for more education on fair housing issues and making resources readily available for landlords and tenants as they relate to disability accommodation, Act 310 and the difference between service animals, emotional support animals and pets.

The County will continue to support efforts in providing education and/or making available resources on fair housing issues, including but not limited to, as they relate to disability accommodation, Act 310 and the difference between service animals, emotional support animals and pets.

The County implemented the Additional Rental Unit (ARU) Program, the purpose of which is to promote the construction of ARUs and provide incentives to those building ARUs to offer those units for rent at affordable rental prices. This aids to alleviate another fundamental barrier to housing access in Hawaii identified in the Analysis of Impediments to Fair Housing: affordability.

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

Introduction

The County intends to support economic development activities that create jobs for low and moderate income individuals.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	550	620	2	3	1
Arts, Entertainment, Accommodations	10,533	9,973	37	41	4
Construction	2,162	1,857	8	8	0
Education and Health Care Services	3,636	2,885	13	12	-1
Finance, Insurance, and Real Estate	1,306	1,018	5	4	-1
Information	590	900	2	4	2
Manufacturing	662	535	2	2	0
Other Services	1,242	975	4	4	0
Professional, Scientific, Management Services	1,227	834	4	3	-1
Public Administration	0	0	0	0	0
Retail Trade	4,122	3,264	15	13	-2
Transportation and Warehousing	1,561	1,090	6	4	-2
Wholesale Trade	692	360	2	1	-1
Total	28,283	24,311	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	37,699
Civilian Employed Population 16 years and over	36,375
Unemployment Rate	3.54
Unemployment Rate for Ages 16-24	9.87
Unemployment Rate for Ages 25-65	2.48

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	6,823
Farming, fisheries and forestry occupations	940
Service	5,464
Sales and office	7,847
Construction, extraction, maintenance and repair	3,521
Production, transportation and material moving	2,052

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,685	68%
30-59 Minutes	9,066	28%
60 or More Minutes	1,172	4%
Total	31,923	100%

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,303	79	471

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	9,033	398	2,677
Some college or Associate's degree	10,464	221	1,956
Bachelor's degree or higher	8,979	237	1,129

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	34	49	93	509	1,516
9th to 12th grade, no diploma	326	394	280	518	552
High school graduate, GED, or alternative	2,002	3,079	2,957	6,136	3,739
Some college, no degree	1,478	2,127	1,665	4,096	2,587
Associate's degree	548	876	1,172	2,721	1,702
Bachelor's degree	398	1,799	2,025	3,941	2,628
Graduate or professional degree	14	414	804	1,361	1,704

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	304,768
High school graduate (includes equivalency)	930,250
Some college or Associate's degree	1,164,105
Bachelor's degree	1,098,247
Graduate or professional degree	976,841

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The County's major sectors of employment are accommodation, retail trade, health care services and education.

Describe the workforce and infrastructure needs of the business community:

There are 37,699 civilians in the labor force and the unemployment rate is 3.54%. The highest ranking occupation by sector is in sales and office. In the civilian workforce, 11,953 has some college or associates degree and 10,791 have a bachelor's degree or higher. The Kauai Comprehensive Economic Development Strategy (CEDS) expressed need for more workforce development, especially skilled workforce such as engineers. Further, Economic weaknesses such as the increasing lack of affordable housing and aging and/or inadequate infrastructure were identified. The Kauai CEDS recognizes that public facilities and social services are essential to support overall economic development for Kauai.

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

The Kauai CEDS not only addresses issues impacting economic development, but it identifies how the County will proactively promote and invest in emerging industries such as, food and agriculture, health and wellness, sports and recreation, arts and culture, high technology and renewable energy. To that end, CDBG funds will be made available to eligible activities, to meet the potential needs of new and existing businesses, educators, employers and other organizations to create new jobs, facilitate career planning for students, expand and train workforce, promote affordable housing and improve skills and work readiness.

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

Considering the major sectors of employment (accommodation, retail trade, health care services, and education), the high unemployment rate (9.87%) rising in the bracket for ages 16-24, and the lack of basic reading and math skills for entry level jobs, having the resources to promote better and higher education, and to increase job training skills, is essential for the economic growth of the island.

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

Hawaii Department of Labor and Industrial Relations (DLIR) has completed an initiative designed to stimulate job growth in Hawaii called Volunteer Internship Program (VIP). The VIP program allows job seekers, especially those receiving unemployment insurance (UI) benefits, to gain workforce training. Individuals will gain new skills, experience, and/or references. It also provides UI claimants and other eligible interns with an opportunity to be introduced to potential employers for future job openings.

The Housing Agency's Family Self-Sufficiency (FSS) Coordinator currently serves on the Kauai Workforce Investment Board (KWIB). Partnering with KWIB fosters employment and educational opportunities that could be supported with CDBG funds.

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

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

The County of Kauai, Office of Economic Development produced the Kauai Economic Development Plan, Kauai's Comprehensive Economic Development Strategy (CEDS) Report and the Housing Agency's director served as a contributing member of the committee.

The Housing Agency will support, promote and make CDBG funds available where appropriate, to meet the prescribed goals and objectives under the Kauai Economic Development Plan that impact economic growth.

MA-50 Needs and Market Analysis Discussion

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

No areas with concentrated multiple housing problems are known to exist.

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

No areas of concentrated racial or ethnic minorities or low-income families are known to exist.

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

Not applicable.

Are there any community assets in these areas/neighborhoods?

Not applicable.

Are there other strategic opportunities in any of these areas?

Not applicable.

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

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

According to the Hawaii Broadband Strategic Plan (2020) by the State of Hawaii, Department of Commerce and Consumer Affairs and Economic Development Alliance of Hawaii, broadband is a critical infrastructure that connects people to the internet via laptops, mobile phones and tablets. School-age children have a disadvantage of doing homework without broadband at home. The World Wide Web is necessary for finding jobs, applying for jobs, and getting health information.

In the County of Kauai, based on the U.S. Census, eighty-one percent (81%) of households have a broadband internet subscription, while nearly eighty-nine percent (89%) of Kauai households have a computer.

The County will support efforts and invest in opportunities to provide affordable broadband to low- and moderate-income households.

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

Due to the state's uniqueness of separate islands located in the middle of the Pacific Ocean, there are challenges to provide broadband connections throughout the state and the rest of the world. However, Hawaii's residential market has broadband availability through Spectrum and Hawaiian Telcom.

Report - Microsoft Word - Hawaii BB Plan 2020 FINAL_10-23-20.docx

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

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

The Kauai Climate Change and Coastal Hazards Assessment (2014) describes how Hawaii has been impacted by rising sea levels, and more specifically, how Kauai's hazard risks of erosion, flooding, wave inundation and wind have increased due to climate change. In the section titled, Public Safety & Hazards Resiliency of the Kauai County General Plan (2018), based on previous decades' documentation and the best available science predictions, Kauai will see three (3) feet of sea level rise by the latter half of the century, while other studies have projected six (6) feet of sea level rise by 2100.

According to the Sea Level Rise Vulnerability and Adaptation Report, sea level rise is an inevitable outcome of global warming. It was previously projected that over the next 30-70 years, a sea level rise of 3.2 feet will result in encompassing approximately 5,760 acres of additional land. Agriculture lands would experience the greatest extent of chronic flooding. Though, the since completed 2017 report projects a 3 – 4 feet of sea level rise with Hawaii experiencing a sea level rise 16% – 20% higher than the global average.

The Kauai Multi-Hazard Mitigation and Resilience Plan (2021) conducted risk assessments, (ranking methodology described in Appendix F of Plan), to provide data that was used to rank the hazards based on probability of occurrence and potential impacts. Tropical Cyclone and Other High Winds, Wildfire, Climate Change, Inland Flood and High Surf, Coastal Flood and Erosion received a risk score of High.

According to the plan, climate change has the potential to affect multiple elements of the wildfire system such as fire behavior, ignitions, fire management, and vegetation fuels. Increased temperature paired with decreased precipitation exacerbate droughts and can potentially contribute to an increased frequency of wildfire. "Hot dry spells create the highest fire risk. Increased temperatures may intensify wildfire danger by warming and drying out vegetation. When climate alters fuel loads and fuel moisture, forest susceptibility to wildfires changes. Climate change also may increase winds that spread fires. Faster fires are harder to contain, and thus, are more likely to expand into residential neighborhoods."

Should there be a disaster and urgent need, CDBG funds can go toward the following vulnerable county assets identified in the KCAA plan's Vulnerability Assessment Summary: residents, economy, housing and businesses, critical facilities, transportation, utilities and infrastructure, cultural resources, food system and natural resources.

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

The Kauai Climate Change and Coastal Hazards Assessment (2014) reports that approximately twenty percent (20%) of Kauai residents live close to the shoreline. The low- to moderate-income communities

of Kapaa, Hanalei and Haena are particularly vulnerable to sea level rise and coastal erosion, including the larger communities of Waimea, Kekaha and Poipu.

Though, the Kauai Multi-Hazard Mitigation and Resilience Plan (2021) states that 24.7% of the population is exposed to coastal flood and sea level rise and sea level rise chronic flooding.

Taken directly from the plan: “The projected increase in sea level rise has the potential to increase risk of storm surge-related flooding along the coast; expand areas at-risk of coastal flooding; increase vulnerability of energy facilities located in coastal areas; flood transportation and telecommunication facilities; and cause saltwater intrusion into some freshwater supplies near the coasts. High water levels, strong winds, and heavy precipitation resulting from severe coastal storms already cause billions of dollars in damage and disrupt transportation and utility distribution systems. Sea level rise will lead to more frequent and extensive coastal flooding. Warming ocean waters raise sea level through thermal expansion and have the potential to strengthen the most powerful tropical cyclones.”

Studies and surveys by the University of Hawaii and U.S. Geological Survey show that high wave events like hurricanes and tidal will increase coastal erosion, coastal cliffside and flood of low-lying areas as proved by Kauai’s presidentially declared April Flood disaster in 2018. The town of Hanalei was inundated with flood water and access to communities in Wainiha to Haena were cut off from civilization. Transportation in and out of the community was halted when coastal cliffside erosion destroyed the double lane highway.

The General Plan reports climate change will increase risks to infrastructure “along the coast and in low-lying areas, including roads and bridges, harbors, wastewater and storm water systems, potable water systems and energy facilities.” The GP further reports, that “Climate change is also prompting the movement of people away from vulnerable coastal areas, and in some case, whole islands. The State of Hawaii has already received some of its first climate change immigrants from low-lying Pacific nations such as the Marshall Islands and Micronesia.”

Urban Land Use District, where households reside, would experience a loss of about 980 acres over the next 30 to 70 years including the loss of over 900 structures. Seeking opportunities to develop outside areas impacted by sea level rise and increase our capacity to adapt is recommended.

Hawaii Sea Level Rise Vulnerability and Adaptation Report: Hawai`i Sea Level Rise Vulnerability and Adaptation Report

Kauai Multi-Hazard Mitigation and Resilience Plan: 2021-05-04_kauaicountyhmp-vol.1_final.pdf

Kauai Climate Action and Adaptation Plan: https://kauaiadaptation.com/wp-content/uploads/2025/04/KCAAP_PublicDraft_PartI_032425_Clean-1.pdf

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The five-year Consolidated Plan has been developed based on analyzing and identifying the needs and problems experienced by the County of Kauai and other local branches of government, its community of public and private agencies, business and civic leaders, and residents. Through on-going collaboration, consultation, review, and data analysis of reports, plans and assessments, in addition to public input and surveys conducted, the County has developed a strategy to meet the needs for: 1) decent housing; 2) economic opportunities; and 3) suitable living environments.

The priorities, goals, objectives and activities planned for the next five (5) years are designed to benefit individuals and households who are at or less than eighty percent (80%) of HUD's median income and are described in more detail in this section of the Consolidated Plan.

The County of Kauai will invest and allocate the following federal funds for:

CDBG:

- Provide decent housing, suitable living environments, and create economic opportunities for low- to moderate-income persons.
- Homeless needs for emergency shelters, transitional housing, group homes, permanent housing and supportive services in order to reduce and end homelessness;
- Economic development to promote and support programs that create jobs and training opportunities;
- Community development that will build community infrastructure through improvements and removal of architectural barriers to increase accessibility to community centers, parks, and other public facilities; and
- Community development for new and expanded public service projects to sustain and expand community benefits.

HOME:

- Create affordable housing for low-income (at 80% AMI or below) households in partnership with local non-profit and for-profit organizations through construction, acquisition, and/or rehabilitation of affordable rental, through homeownership or direct rental assistance.

HTF:

- Production, preservation and rehabilitation of affordable rental housing and use of funds to increase and preserve the supply of decent, safe and sanitary affordable rental housing, for primarily extremely low-income (30% AMI) households.

The County will maximize efficiency and financial sustainability by administering and managing programs that revolve grant funds and leverage CDBG funds with other resources.

Disaster response and recovery will be priority for all Community Planning and Development programs funded by HUD, to include: CDBG, CDBG-CV, CDBG-DR, HOME and HTF programs. CPD funds may be redirected or reprogrammed. To meet the immediate needs of the community in the event of a natural disaster, local government emergency proclamation or presidentially-declared national emergency, the County will identify the projects and agencies, organizations and/or County departments to carry-out the activities in collaboration with community partners, stakeholders, health and emergency management, and the County's administration.

The County will serve and assist, but not limited to, extremely low to low- to moderate-income individuals to include HUD's definition of presumed low-income and vulnerable populations. In accordance with project eligibility and federal program requirements, the following potential response and recovery categories may be funded: public services, housing, economic development, public facilities and infrastructure, and other disaster related activities that will expeditiously contribute to the community's recovery.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Island of Kauai
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Geographic area covered by this plan is the entire island of Kauai
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

The geographical area covered by this Consolidated Plan is the entire County of Kauai.

The County will invest federal funds island wide in projects and activities that serve low- to moderate-income individuals or households. Eligible projects must meet the requirements and calculation of service areas for low-mod area (LMA) activities according to HUD regulations. CDBG will fund eligible projects in the following low-mod areas, block groups, based on the 2020 American Community Survey (ACS) data:

040104-2 Hanalei

040106-3 Hanalei

040205-1 Waipouli/Wailua Houselots
040500-1 and 2 Lihue
040504-2 Koloa
040701-2 Kalaheo
040702-4 Kalaheo
040800-1 and 3 Hanapepe
040900-3 and 5 Waimea, Kekaha

Preference to HTF projects will be based on several factors, such as accessibility to employment opportunities, public transportation, schools, etc. Geographical distribution will be targeted to the three primary areas of Kauai transit and employment, which are, Kawaihau district, Lihue district and the Koloa district. Other factors are considered, are housing that includes green building and sustainable building features or housing that serves special needs populations.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing and Special Needs Housing - Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island of Kauai
	Associated Goals	HO-3 HR-1
Description	Use CDBG funds to rehab rental units and HOME funds to finance new construction of rental units. Use HTF funds for acquisition, new construction, reconstruction, or rehabilitation of affordable rental housing.	

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
2	Priority Need Name	Housing and Special Needs Housing - Homeowner
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island of Kauai
	Associated Goals	HO-1 HO-2 HO-3
	Description	Use CDBG and HOME funds for low-cost financing to assist first-time homeowners purchase existing homes; invest funds to finance housing development sites that are suitable for self-help and turn-key housing; and provide homebuyer education and counseling services.

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
3	Priority Need Name	Homeless Needs - Emergency Shelter & Transitional
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island of Kauai
	Associated Goals	H-1
	Description	Provide CDBG and HOME funds to acquire, rehab, or construct emergency shelters for homeless or rental units for working homeless transition to permanent housing.

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
4	Priority Need Name	Homeless Needs - Permanent Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island of Kauai
	Associated Goals	HO-2
	Description	Provide funds to acquire, rehab, or construct housing units for permanent housing.

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
5	Priority Need Name	Homeless Needs - Group Home
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Rural Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island of Kauai
	Associated Goals	H-1
	Description	Provide funds to acquire, rehab or construct housing for group homes.
	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
	6	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Island of Kauai
	Associated Goals	H-2
	Description	Provide funds to support service providers that can assist with outreach, intake, mental health care, substance abuse treatment, childcare, job training, case management, housing search and placement, and life skills training.
	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
7	Priority Need Name	Community Development Needs - Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Individuals Non-housing Community Development
	Geographic Areas Affected	Island of Kauai
	Associated Goals	PS-2
	Description	Provide funds for supportive services and financial assistance through direct financial assistance (business loans), microenterprise assistance, and business technical assistance.
	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
8	Priority Need Name	Community Development Needs - Public Facilities
	Priority Level	High
	Population	Low Moderate Middle Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	Geographic Areas Affected	Island of Kauai
	Associated Goals	PF-1 PF-2
	Description	Provide funds to remove architectural barriers from parks, recreational and community centers, and other public facilities. Provide funds to acquire, construct or upgrade public facilities.

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
9	Priority Need Name	Community Development Needs - Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Island of Kauai
	Associated Goals	PF-2
	Description	Provide funds to acquire, construct or upgrade public facilities (not ADA improvements).

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
10	Priority Need Name	Community Development Needs - Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	Geographic Areas Affected	Island of Kauai
	Associated Goals	HO-3 PS-1
	Description	Provide funds for new or expanded programs.

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
11	Priority Need Name	Community Development Needs - Fair Housing Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	Geographic Areas Affected	Island of Kauai
	Associated Goals	FH-1
	Description	Provide funds for education, outreach, training and coordination.

	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.
12	Priority Need Name	Community Development Needs - Planning and Admin
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Island of Kauai
	Associated Goals	A-1
	Description	Provide appropriate, efficient and effective use of funds for program administration.
	Basis for Relative Priority	Results of the online 2025-2030 COK Housing Agency Consolidated Plan Needs Survey indicating a medium to high priority need, collaboration and consultation.

Narrative (Optional)

In addition to the results of the online needs assessment survey, County staff relied on collaboration and consultation with other local branches of government, its community of public and private agencies, business and civic leaders, and residents. Staff also reviewed and analyzed numerous reports, plans and assessments in order to set forth priorities in this plan.

DISASTER RESPONSE and RECOVERY

The County makes disaster response and recovery priority for all Community Planning and Development programs funded by HUD, to include: CDBG, CDBG-CV, CDBG-DR, HOME and HTF programs. CPD funds may be redirected or reprogrammed. To meet the immediate needs of the community in the event of a natural disaster, local government emergency proclamation or presidentially-declared national emergency, the County will identify the projects and agencies, organizations and/or County departments to carry-out the activities in collaboration with community partners, stakeholders, health and emergency management, and the County’s administration.

The County will serve and assist, but not limited to, extremely low to low- to moderate-income individuals to include HUD’s definition of presumed low-income and vulnerable populations. In

accordance with project eligibility and federal program requirements, the following potential response and recovery categories/activities may be funded:

- Public Services - short-term emergency subsistence payments on behalf of LMI, food security programs, public safety services, relocation, and other services for seniors, homeless, disabled, youth, substance abuse, victims of domestic violence, and more.
- Housing - emergency shelters, homeless facilities, transitional housing
- Economic Development - retain or create new jobs - microenterprise
- Public Facilities/Infrastructure - interim assistance, clearance demolition, child/youth/senior centers, centers for persons with a disability, health facilities, neighborhood centers, parks and recreation facilities
- Other disaster related activities that will expeditiously contribute to the community's recovery

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Continual increase in the homeless population, long waitlist for the Section 8 Housing Choice Voucher program and high cost burden among very low income households.
TBRA for Non-Homeless Special Needs	The island’s lack of units needed to serve the Special Needs Population and high cost burden. The Hawaii Housing Planning Study 2024 describes three types of units required for the Special Needs Population: units in care homes with appropriate services; temporary units in transitional programs; and housing units for people exiting programs. The following Special Needs Population are categorized within these unit types: elderly 65+; elderly 65+ with any disability; persons with substance abuse, victims of domestic violence, persons living with AIDS/HIV, persons with mental illness, paroles and ex-offenders, foster care children exiting because of emancipation
New Unit Production	Based on the influence of market conditions that creates a supply/demand imbalance for the community, the limited resources available to develop new housing inventory is being targeted to new unit production to address the severity of housing problems and needs of households below 80% of median income.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	High construction costs, lack of major off-site infrastructure, geographic location, and age and condition of units necessitates the need to rehab homes and units for low-income households.
Acquisition, including preservation	Insufficient affordable inventory for low-income households, high median sales prices and the highest average rents in the country proves that Kauai needs to preserve its leasehold housing stock and continue to acquire land for future affordable housing development.

Table 49 – Influence of Market Conditions

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

Introduction

Based on prior years' annual allocation from HUD, CDBG anticipates receiving approximately \$3,500,000.00 in grant funds over the next five (5) years, or about \$700,000.00 a year. Funds will be used for County projects, County initiatives, and eligible community development activities under the categories: public services, acquisition, economic development, housing, public facilities and administration. CDBG funds will serve individuals and households whose income is at or below eighty percent (80%) of HUD's income limits.

The County does not expect to receive CDBG program income during the PY 2025 Action Plan. The amount available in "Prior Year Resources" reflects the current combined balances from PY 2024 CDBG revolving loan fund activities, Homebuyer Loan Program, and Home Purchase Program. Home sales, ground lease fees and loan repayments generated from housing programs will be receipted to the designated revolving fund. Upon approval of AAP 2025, the County will request to reprogram \$100,000.00 from the RLF to subsidize the goal H-1, Lima Ola Photovoltaic Project.

As a state sub-grantee, the County will receive \$2,977,654.00 in HTF funds from HHFDC over the next five (5) years. Federal investments will be made towards acquisition, new construction, reconstruction, or rehabilitation of affordable rental housing and will serve households with incomes at or below thirty percent (30%) of the area median income.

During the Con Plan period, the HOME Program will receive \$2,863,653.00 from HHFDC. Funds will be used for new construction of multi-family units to serve households at or below eighty percent (80%) percent of HUD's income limits.

DISASTER RESPONSE and RECOVERY

The County makes disaster response and recovery priority for all Community Planning and Development programs funded by HUD, to include: CDBG, CDBG-CV, CDBG-DR, HOME and HTF programs. CPD funds may be redirected or reprogrammed. To meet the immediate needs of the community in the event of a natural disaster, local government emergency proclamation or presidentially declared national emergency, the County will identify the projects and agencies, organizations and/or County departments to carry-out the activities in collaboration with community partners, stakeholders, health and emergency management, and the County's administration.

The County will serve and assist, but not limited to, extremely low to low- to moderate-income individuals to include HUD's definition of presumed low-income and vulnerable populations. In accordance with project eligibility and federal program requirements, the following potential response and recovery categories/activities may be funded:

- Public Services - short-term emergency subsistence payments on behalf of LMI, food security programs, public safety services, relocation, and other services for seniors, homeless, disabled, youth, substance abuse, victims of domestic violence, and more.
- Housing - emergency shelters, homeless facilities, transitional housing
- Economic Development - retain or create new jobs - microenterprise
- Public Facilities/Infrastructure - interim assistance, clearance demolition, child/youth/senior centers, centers for persons with a disability, health facilities, neighborhood centers, parks and recreation facilities
- Cleanup, debris removal, trash removal, water removal (pumping), shoring drainage, demolition, remediating environmental contamination and other disaster related activities that will expeditiously contribute to the community's recovery.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	738,234	0	402,412	1,140,646	2,800,000	Prior Year Resources reflects the amount available from the CDBG revolving loan fund from the Homebuyer Loan Program and Home Purchase Program. CDBG Program anticipates receiving approximately \$700,000 for the next 4 years = \$2,800,000.00

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - federal	Acquisition Admin and Planning Housing Multifamily rental new construction	2,977,654	0	0	2,977,654	0	The County anticipates receiving \$2,977,654.00 as the designated recipient of HTF from the state, HHFDC for PY 2025 & PY 2028.

Table 50 - Anticipated Resources

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

Many community non-profit organizations leverage CDBG funds with other private and non-federal public sources. The leveraging of resources and anticipated amounts are identified with the description of CDBG activities that will take place during the program year. Other sources of funds that are potentially available to support the objectives of an Annual Action Plan may include: Low-Income Housing Tax Credits, Section 8 Housing Choice Vouchers, Economic Development Initiative, U.S. Department of Agriculture Rural Development programs, private foundations, state CIP funds, and County funds.

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

To meet the housing needs of Kauai County, there are various public housing for elderly and families developed with funding or support from federal, state or County resources. The following is a list of County-owned or leased land or property that could meet housing needs identified in the plan:

- 1) Kalepa Village I, II, III, IV - existing; 180 affordable rental units.
- 2) Paanau Village I & II - existing; 110 affordable rental units.
- 3) Kanikoo (Rice Camp Senior Housing) - existing; 90-unit affordable rental complex for seniors 62 years or older; for households not greater than 60 percent of the area median income limits.
- 4) Lima Ola - 75 acres for workforce housing development; could potentially develop 550 affordable rental and homeownership opportunities of various units types to include single-family detached units, duplexes and small-lot units intended for aging in place; master plan has been completed; onsite infrastructure of Phase I residential lots completed in January 2022; developer selected by RFP in January 2022 to develop 45 units, multi-family affordable rental project and 40 units senior rental housing project on two of the Phase 1 parcels; Construction completed in January 2025. Development of a 32-unit permanently supportive rental project for those that are homeless or at risk of homelessness completed construction in September 2024 with full lease up in January 2025. Development of 38 single family for sale lots started construction in the Summer of 2024 with the first 8 units completed and sold in February 2025.
- 5) Koaie Makana - existing; 134 workforce housing rental units; completed in September 2020; full lease up.
- 6) Pua Loke - 1.5 acres; 54 affordable multi-family rental units; completed in November 2022; full lease up.
- 7) Waimea Huakai Apartments – in partnership with the Ahe Group and Kauai Habitat for Humanity; 35 multi-family rental 1,2- and 3- bedroom units for households at or below 60 percent of Kauai median income, construction completed October 2020, full lease up December 2020.
- 8) Waimea 400 - in 2019, the County of Kauai purchased a 417-acre parcel between Kekaha and Waimea. Through a master plan prepared by the County’s Planning Department, it was determined that approximately 40-acres could be used for housing. The proposed housing would be a mix of single-family homes for sale and multi-family rentals for mixed income groups up to 120% AMI. KCHA is currently going through the master planning process.
- 9) Kilauea Namahana (aka Kilauea Town Expansion) - in 2023, the County of Kauai purchased a 53-acre parcel just north of the existing Kilauea Town. The proposed housing would be a mix of single-family homes for sale and multi-family rentals for mixed income groups up to 120% AMI. CDBG-DR funds will be used to develop a multi-family rental project on this parcel. KCHA is currently going through the master planning process.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MALAMA PONO HEALTH SERVICES	Continuum of care	Homelessness Non-homeless special needs Planning Rental public facilities public services	State
CATHOLIC CHARITIES HAWAII-KAUAI COMMUNITY OFFICE	Continuum of care	Homelessness Non-homeless special needs public facilities public services	State
CMG Home Loans	Private Industry	Non-homeless special needs	State
Kauai Federal Credit Union	Other	Non-homeless special needs	Jurisdiction
WOMEN IN NEED	Continuum of care	Homelessness Non-homeless special needs Planning public facilities public services	Jurisdiction
COUNTY OF KAUAI OFFICE OF ECONOMIC DEVELOPMENT	Government	Non-homeless special needs Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
KAUAI COUNTY HOUSING AGENCY	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Kilauea Neighborhood Association	Other	Non-homeless special needs neighborhood improvements	Jurisdiction
GOODWILL HAWAII	Continuum of care	Homelessness Non-homeless special needs Planning Public Housing	Jurisdiction
AGENCY ON ELDERLY AFFAIRS	Government	Non-homeless special needs Planning public services	Jurisdiction
Kauai Housing Development Corporation	Developer	Non-homeless special needs Public Housing Rental	Jurisdiction
Ahe Group	Private Industry	Homelessness Non-homeless special needs Public Housing Rental	State
County of Kauai Finance Department	Government	Non-homeless special needs Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Kauai Habitat for Humanity	Non-profit organizations	Non-homeless special needs Ownership	State
Leadership Kauai	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Department of Hawaiian Home Lands	Government	Non-homeless special needs	State
Kauai Humane Society	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
BOYS AND GIRLS CLUB OF HAWAII	Non-profit organizations	Non-homeless special needs public facilities	State
County of Kauai Transportation Agency	Government	Non-homeless special needs public services	Jurisdiction
Hawaii State Department of Health	Government	Non-homeless special needs public services	State
KKCR KAUAI COMMUNITY RADIO	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Friendship House	Non-profit organizations	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
DOH-KAUAI COMMUNITY MENTAL HEALTH CENTER	Government	Non-homeless special needs public services	Jurisdiction
MUTUAL HOUSING ASSOCIATION OF HAWAII	Developer	Public Housing Rental	State
KAUAI FIRE DEPARTMENT	Government	Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WAIMEA HIGH SCHOOL	Government	Non-homeless special needs public facilities public services	Jurisdiction
County of Kauai Department of Water	Government	Non-homeless special needs Planning public services	Jurisdiction
CHILD AND FAMILY SERVICES	Non-profit organizations	Homelessness Non-homeless special needs public facilities public services	State
Project Vision Hawaii	Non-profit organizations	Homelessness Non-homeless special needs public services	State
Keala Foundation	Non-profit organizations	Non-homeless special needs neighborhood improvements public services	Jurisdiction
Kauai Prison Ministry	Community/Faith-based organization	Non-homeless special needs public services	Jurisdiction
Lihue Missionary Church	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Jurisdiction
DEPARTMENT OF VETERANS AFFAIRS	Government	Homelessness Non-homeless special needs public services	Nation
YWCA of Kauai	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LEGAL AID SOCIETY OF HAWAII - KAUAI BRANCH	Non-profit organizations	Homelessness Non-homeless special needs Public Housing public services	State

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The economically disadvantaged population relies on public services to obtain essential basic living support, such as shelter, food, healthcare and to gain skills for employment. For many, physical, financial, legal and cultural barriers can prevent access to services available.

Strengths: There are many diverse, experienced organizations throughout the island (listed in Table 51) that generally provide specialized services in a specific field or focused on a specific goal and outcome.

Gaps: To minimize gaps in services that crossover, on-going coordination, collaboration, and networking among the agencies are crucial in order to effectively assist the overall needs of a participant.

The Continuum of Care and Kauai Community Alliance continues to provide a foundation for service providers to network, however, membership and participation must increase in order to become a cohesive system that can deliver public services more efficiently and expand access across the board.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services		X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		

Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

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

Under the Continuum of Care (CoC) there is an emergency shelter and several transitional housing units. Agencies that oversee these housing facilities assist tenants with referrals or administer programs that offer permanent supportive housing, rapid re-housing and homeless prevention. These institutional services are available to chronically homeless individuals, families with children, veterans and their families, and people with HIV. As listed in Table 52, some services include education, financial education, legal consultations and some legal services, medical care, and mental health services. As previously mentioned, social service providers are constantly tasked to coordinate services to increase efficiency in serving the homeless and special needs population.

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

Some of the strengths of the service delivery system are the social services that provide services to either assist individuals in gaining or maintaining employment and housing. The largest gaps in the service delivery system for special needs populations and persons experiencing homelessness include a lack of housing, particularly affordable housing, and the presence of minimal mental health services.

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

The Continuum of Care works collectively to find and sustain affordable supportive housing in the community. Relationships (through non-profit agencies) are formed with private landlords and business owners to increase rental housing inventory. This can allow more chronically homeless individuals and families to be housed immediately.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HO-1	2025	2030	Affordable Housing	Island of Kauai	Housing and Special Needs Housing - Homeowner	CDBG: \$302,412	Homeowner Housing Added: 5 Household Housing Unit
2	HO-2	2025	2030	Affordable Housing	Island of Kauai	Housing and Special Needs Housing - Homeowner Homeless Needs - Permanent Housing	CDBG: \$700,000	Homeowner Housing Added: 5 Household Housing Unit
3	HO-3	2025	2030	Affordable Housing	Island of Kauai	Housing and Special Needs Housing - Rental Housing Housing and Special Needs Housing - Homeowner Community Development Needs - Public Services	CDBG: \$700,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
4	H-1	2025	2030	Homeless	Island of Kauai	Homeless Needs - Emergency Shelter & Transitional Homeless Needs - Group Home	CDBG: \$323,353	Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds
5	H-2	2025	2030	Homeless	Island of Kauai	Homeless Needs - Supportive Services	CDBG: \$688,000	Homelessness Prevention: 75 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	PF-1	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Public Facilities	CDBG: \$215,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
7	PF-2	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Public Facilities Community Development Needs - Infrastructure	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
8	PS-1	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Public Services	CDBG: \$110,735	Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted
9	PS-2	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Economic Development	CDBG: \$10,000	Businesses assisted: 6 Businesses Assisted
10	FH-1	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Fair Housing Needs	CDBG: \$2,000	Public service activities for Low/Moderate Income Housing Benefit: 12 Households Assisted
11	A-1	2025	2030	Administration	Island of Kauai	Community Development Needs - Planning and Admin	CDBG: \$147,646	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	HR-1	2025	2030	Affordable Housing	Island of Kauai	Housing and Special Needs Housing - Rental Housing	CDBG: \$41,000 Housing Trust Fund: \$2,977,654	Rental units constructed: 10 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HO-1
	Goal Description	Use CDBG and HOME funds to purchase, rehab, and re-sell homes or provide low-cost financing to assist first-time homeowners purchase existing homes.
2	Goal Name	HO-2
	Goal Description	Invest CDBG and HOME funds to finance housing development sites that are suitable for self-help and turn-key housing.
3	Goal Name	HO-3
	Goal Description	Provide homebuyer education and one-on-one counseling services.
4	Goal Name	H-1
	Goal Description	Provide CDBG, CDBG-CV, HOME and HTF funds to acquire, rehab, or construct emergency shelters or tiny homes for the homeless, or rental units to assist working homeless transition to permanent housing.
5	Goal Name	H-2
	Goal Description	Provide funds to support service providers that can assist with homeless needs: outreach and intake, mental health care, substance abuse treatment, childcare, job training, and life skills.

6	Goal Name	PF-1
	Goal Description	Provide funds to remove architectural barriers from parks, recreational and community centers, and other public facilities.
7	Goal Name	PF-2
	Goal Description	Provide funds to acquire, construct, or upgrade public facilities (not to include ADA improvements).
8	Goal Name	PS-1
	Goal Description	Provide funds for new or expanded social service programs.
9	Goal Name	PS-2
	Goal Description	Provide funds to support economic development which create new jobs for low- and moderate-income individuals.
10	Goal Name	FH-1
	Goal Description	Provide funds for education, outreach, and training to housing agency staff, landlords, tenants, non-English or limited-English speaking groups, and the general public. Maintain coordination between federal, state and county agencies.
11	Goal Name	A-1
	Goal Description	Provide appropriate, efficient and effective use of funds for the administration of federal grant programs.
12	Goal Name	HR-1
	Goal Description	Use CDBG funds to rehab rental units and HOME funds to finance new construction of rental units. Use HTF funds for acquisition, new construction, reconstruction, or rehabilitation of affordable rental housing.

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

It is estimated that the jurisdiction will provide approximately 120 rental units for extremely low-income, low-income, and moderate-income families: 120 rental units will be produced, of which 15 will be HOME assisted units; HTF Program will produce 10 rental units.

It is estimated that the jurisdiction will provide 40 single-family for sale units for low-income and moderate-income families. 10 units will be HOME assisted units.

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

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

The inventory of public housing units is owned by the State of Hawaii. The Hawaii Public Housing Authority is responsible for restoration and revitalization. Refer to the State of Hawaii Consolidated Plan for information regarding the need for involvement and accessible public housing.

Activities to Increase Resident Involvements

Refer to State of Hawaii Consolidated Plan for information pertaining to the Hawaii Public Housing Authority's strategy for increasing involvement of low- and moderate-income families residing in public housing.

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

N/A

Plan to remove the 'troubled' designation

Refer to State of Hawaii Consolidated Plan for information pertaining to the Hawaii Public Housing Authority's plan to remove troubled designation, if applicable.

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

Barriers to Affordable Housing

Through the lens of building homes that are affordable, many government regulations are in place to ensure health and safety and to protect natural resources. However, government regulations can work against developing affordable housing. The most common types of regulation that affect housing are building codes, environmental regulations, zoning, land use, impact fees and exactions, fiscal policy and administrative practices. The negative effects from regulation are delays and additional costs to develop. In developing affordable housing, this can directly impact project feasibility.

In the State Department of Health's effort for cesspool conversion statewide for all cesspools by 2050, the County is administering the Cesspool Conversion Program that provides reimbursement of up to \$20,000.00 for qualified homeowners. The goal being to offset the costs of upgrading existing cesspools to individual wastewater systems that are approved by the Hawaii State Department of Health-Wastewater branch.

The County secured the services of the University of Hawaii Economic Research Organization to conduct an Analysis of Impediments to Fair Housing Report to meet the requirements of the Department of Housing and Urban Development (HUD) and ensure the agency's compliance with the Fair Housing Act.

The Fair Housing Act protects citizens against housing discrimination based on protected classes; provides equal opportunity and access to housing.

Through the Analysis of Impediments to Fair Housing, the Kauai County Housing Agency has identified a general need for more education on fair housing issues and making resources readily available for landlords and tenants as they relate to disability accommodation, Act 310 and the difference between service animals, emotional support animals and pets.

The County will continue to support efforts in providing education and/or making available resources on fair housing issues, including but not limited to, as they relate to disability accommodation, Act 310 and the difference between service animals, emotional support animals and pets.

The County implemented the Additional Rental Unit (ARU) Program, the purpose of which is to promote the construction of ARUs and provide incentives to those building ARUs to offer those units for rent at affordable rental prices. This aids to alleviate another fundamental barrier to housing access in Hawaii identified in the Analysis of Impediments to Fair Housing: affordability.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Tax Policy -- No actions or reform steps proposed.

Land Use Controls -- The Housing Agency will support efforts that streamline the planning, zoning and permitting process through the administration of the county's 201-H policy and processing of

development exemptions for eligible applicants that develop at least fifty-one percent (51%) of the total project units as affordable housing.

Affordable Housing Task Force – The Housing Agency will continue to assist private developers through it's the Affordable Housing Task Force. The Task Force consists of representative from county line review agencies and provides a private developer with the opportunity to dialogue and receive feedback to help streamline project review time.

Expedited Permitting – Under authority of the Mayor, will continue to recommend expedited permitting for affordable housing projects. Projects so designated will be given preferential permitting by review agencies.

Fee and Charges -- Continue to administer requests for waivers of fees and charges allowed for affordable housing pursuant to Kauai County Code for building permits, sewer connection fees, environmental impact assessment fees, etc.

Growth Limits -- Continue to support the development of comprehensive planning for the island's communities consistent with the general plan update. Endorse planning principles that integrate reasonable growth principles.

Policies that Affect the Return on Residential Investment -- Impose deed restrictions on the transfer of dwelling units according to the minimum requirements of Ordinance No. 860. This deed restriction requires owner occupancy of the units. If the owner wishes to sell their unit within a buyback period, the unit must be first offered to the County at a price determined by a prescribed formula.

BARRIERS TO AFFORDABLE HOUSING:

In the context of building homes that are affordable, many government regulations are in place to ensure health and safety and to protect natural resources. However, government regulations can work against developing affordable housing. The most common types of regulation that affect housing are building codes, environmental regulations, zoning, land use, impact fees and exactions, fiscal policy and administrative practices. The negative effects from regulation are delays and additional costs to develop. In developing affordable housing, this can directly impact project feasibility.

The County secured the services of the University of Hawaii Economic Research Organization to conduct an Analysis of Impediments to Fair Housing Report to meet the requirements of the Department of Housing and Urban Development (HUD) and ensure the agency's compliance with the Fair Housing Act.

The Fair Housing Act protects citizens against housing discrimination based on protected classes; provides equal opportunity and access to housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Through the efforts of local agencies, outreach to assess a homeless person's individual need varies.

Annually, a Point-in-Time Count is conducted to survey the island's homeless population with the objective of obtaining an estimate of each county's sheltered and unsheltered population. The annual count assists with the overall count of homeless individuals and household specific subpopulations, an estimate of the number of homeless singles and persons in households with children, and an estimate of the number of chronically homeless individuals and families according to HUD's definition of chronically homeless. The information collected assists in determining where our greatest needs are and the geographic area in which they are located.

Kauai Economic Opportunity's Care-a-Van travels around the island to connect with individuals and families to provide information on services and offer assistance when needed.

Additionally, houseless individuals and families receive mobile hygiene and street medicine services through Project Vision Hawaii who provide hot showers, toilet facilities, wound care, preventative care and physicals, screenings for chronic conditions, harm reduction services, referrals, and follow-up care.

Addressing the emergency and transitional housing needs of homeless persons

Our island has twenty-six (26) beds for overnight shelter available daily on a first-come, first-served basis. The state is currently moving towards the Housing First model and is slowly drifting away from emergency and transitional shelters. Annually, across the board, there has been a reduction in federal funding for emergency and transitional shelter funding.

The Housing First model works to remove barriers and provides housing as a first step, without preconditions. Once off the street, services are provided and recovery begins. The model is created to assist individuals or families with support and/or social services to sustain and thrive in their new living environment and thus become productive members of their communities.

The Housing Agency will continue to layer federal funding to create and maintain permanent supportive housing and transitional housing for houseless individuals and families like the most recently opened, Lima Ola (32 rental units), Pua Loke (54 multi-family rental units), and Kealaula (29 rental units).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Bridging the Gap (BTG) Coordinated Entry System (CES) is the Hawaii Balance of State (Hawaii County, Maui County, and Kauai County) Continuum of Care (CoC) approach to organizing and providing services and assistance to families and individuals experiencing a housing crisis throughout the Continuum of Care. Individuals and families, including youth, who are seeking homeless or homelessness prevention assistance are directed to defined entry/access points, assessed in a uniform and consistent manner, prioritized for housing and services, and then linked to available interventions in accordance with the intentional service strategy defined by BTG's CoC leadership. Each service participant's acuity level and housing needs are aligned with a set of service and program strategies that represent the appropriate intensity and scope of services needed to resolve the housing crisis.

To prevent persons from experiencing homelessness, agencies provide workshops/classes on employment training, interviews and job placement assistance. These skills can greatly improve their options as they seek employment and gain self-confidence. Additionally, to assist those already in housing, but find it difficult to pay for utilities or rent due to the economy, rental and utility subsidies are available to assist with short term needs. Others offer assistance with college and scholarship application so they are able to pursue higher career opportunities.

With the assistance of these services, individuals and families can learn to become self-sufficient, independent and thriving members of their communities.

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

Our island's strategy for preventing homelessness is to provide individuals and families with services that will both enhance and prevent homelessness. To prevent them from experiencing homelessness, agencies provide workshop/classes on employment training, interviews and job placement assistance. These skills will greatly improve their options as they seek employment and gain self-confidence. Additionally, to assist those already in housing, but find it difficult to pay for utilities or rent due to the economy, rental and utility subsidies are available to assist with short term needs. Others offer assistance with college and scholarship application so they are able to pursue higher career opportunities.

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

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

The State of Hawaii Department of Health provides health and diagnostic screenings for about one-third of the children who are eligible for the state health insurance program. Less than one percent of children screened have elevated blood lead levels. This is a low rate.

The county will continue to address lead based paint to:

- Comply with federal guidelines under 24 CFR 35 for testing and abating lead based paint hazard in projects receiving federal assistance;
- Require owner participation in the Section 8 Rental Assistance program to certify that they will advise the county and tenant family of any lead based paint on the surfaces of houses used to participate in the program;
- Provide each tenant participant in the Section 8 Housing Choice Voucher program and Home Buyer Loan Program with a copy of the Environmental Protection Agency (EPA) bulletin, “Protecting Your Family From Lead In Your Home”; and
- Abate lead based paint on structures undergoing major renovations with financing through governmental programs, such as HOME Investment Partnership Program (HOME) and Community Development Block Grant Program (CDBG) and provide technical assistance in the abatement design and construction process.

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

Implementation of these actions can assist in preventing any possible lead based paint poisoning exposure to families and/or individuals who are participants in any of the County sponsored programs, such as Section 8 Housing Choice Voucher program, and any structures undergoing major renovations that acquires financing through governmental programs, such as HOME and/or CDBG.

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

The County lacks funds to instigate a full-scale elimination of this hazard and information on the actual number of the units containing lead based paint hazards are unavailable. Health risks to young children posed by lead based paint in pre-1978 residential dwellings are an important concern.

The Housing Agency provides an informational brochure entitled, “Protecting Your Family From Lead In Your Home” to participants of the Home-Buyer Loan program, Residential Rehabilitation Loan program, and Section 8 Housing Choice Voucher program. Additionally, federal guidelines of 24 CFR 35 are

integrated into housing policies and abatement measures are taken when applicable to residential and commercial structures built prior to 1978.

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

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

The mission of the Department of Human Services (DHS) is to direct resources towards protecting and helping those least able to care for themselves and to provide services designed towards achieving self-sufficiency for clients as quickly as possible.

The goals are as follows:

- Initiate a Housing First Program;
- Provide social services that will strengthen families;
- Provide job training and placement services to help individuals become financially self-sufficient;
- To work in partnership with assisted families, local communities, other state and private agencies;
- Provide staff training and support to both DHS employees and local agencies to do their jobs effectively and efficiently;
- Support services for Veterans.

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

The jurisdiction's poverty reducing goals, programs, and policies are coordinated with the affordable housing plan by making families more self-sufficient with increases in income and support services. Persons are afforded the opportunity of enhancing their chances and lives by being able to move into stable affordable housing and making them more active members in the community.

To meet the basic needs, DHS administers individual and family financial assistance programs. The financial assistance program provides cash payment to help individuals and families receive basic essentials. The financial assistance programs include Temporary Assistance of Needy Families (TANF), General Assistance (GA), Aid to the Aged, Blind and Disabled (AABD), and Supplemental Nutrition Assistance Program (SNAP).

In addition to financial assistance, DHS arranges for employment and training programs for individuals and families to help them earn enough income to meet their needs. These programs provide evaluation, counseling, training or education, and job placement services.

While employment will help most of these families become self-sufficient, many face a number of barriers to employment (e.g. lack of job skills and work experience, uncertainty of childcare resources, and emotional issues). Help in removing such barriers will increase the families' chances of obtaining and maintaining self-sufficiency.

The production and preservation of affordable housing provides housing stability that assists families in their efforts to obtain economic self-sufficiency. The Hawaii Housing Finance and Development Corporation and the counties will continue to consult with DHS to coordinate and maximize program

benefits to poverty level families. The affordable housing strategy will help to reduce the number of poverty level families.

SP-80 Monitoring – 91.230

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

The County monitors all programs (HOME, CDBG, Affordable Housing Tax Credits, etc.) assisted activities in various stages of project implementation, upon completion, and throughout the applicable periods of affordability, which can extend for 20 years or longer. Agreements are executed to impose requirements for the federal assistance provided. The County Housing Agency meets preliminarily with its subrecipients and/or developers to discuss grants and/or contract requirements prior to agreement execution and disbursement of funds. Monitoring includes but not limited to:

Income Monitoring: Semiannual and annual monitoring of tenant files to verify that income eligibility is processed correctly and at required intervals. Monitoring focuses on resolving discrepancies with tenant income verifications, premature unit placements prior to eligibility determination, and missing source documentation. Income monitoring also includes periodic housing quality inspections.

Program Monitoring: Desk review and site monitoring is performed to ensure that fund recipients are complying with grant requirements. Program monitoring may include reviewing files for CDBG national objective compliance, income and program eligibility, job creation and retention records, cash management records, and fair housing compliance.

Subrecipient Monitoring: Subrecipient audit reviews are conducted to monitor administration requirements that apply to the use of federal funds for CDBG activities.

Labor Standards: Laborers and mechanics employed by contractors and subcontractors on construction projects in excess of \$2,000 and financed in whole or in part with CDBG funds, must be paid prevailing wages in accordance with the U.S. Department of Labor prevailing wage rates and fringe benefits. Labor standard monitoring is performed to review weekly contractor payroll to document wage compliance, and includes on-site employee interviews.

The County will monitor its third-party recipients for compliance with the HTF program.

Expected Resources

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

Introduction

Based on prior years' annual allocation from HUD, CDBG anticipates receiving approximately \$3,500,000.00 in grant funds over the next five (5) years, or about \$700,000.00 a year. Funds will be used for County projects, County initiatives, and eligible community development activities under the categories: public services, acquisition, economic development, housing, public facilities and administration. CDBG funds will serve individuals and households whose income is at or below eighty percent (80%) of HUD's income limits.

The County does not expect to receive CDBG program income during the PY 2025 Action Plan. The amount available in "Prior Year Resources" reflects the current combined balances from PY 2024 CDBG revolving loan fund activities, Homebuyer Loan Program, and Home Purchase Program. Home sales, ground lease fees and loan repayments generated from housing programs will be receipted to the designated revolving fund. Upon approval of AAP 2025, the County will request to reprogram \$100,000.00 from the RLF to subsidize the goal H-1, Lima Ola Photovoltaic Project.

As a state sub-grantee, the County will receive \$2,977,654.00 in HTF funds from HHFDC over the next five (5) years. Federal investments will be made towards acquisition, new construction, reconstruction, or rehabilitation of affordable rental housing and will serve households with incomes at or below thirty percent (30%) of the area median income.

During the Con Plan period, the HOME Program will receive \$2,863,653.00 from HHFDC. Funds will be used for new construction of multi-family units to serve households at or below eighty percent (80%) percent of HUD's income limits.

DISASTER RESPONSE and RECOVERY

The County makes disaster response and recovery priority for all Community Planning and Development programs funded by HUD, to include: CDBG, CDBG-CV, CDBG-DR, HOME and HTF programs. CPD funds may be redirected or reprogrammed. To meet the immediate needs of the community in the event of a natural disaster, local government emergency proclamation or presidentially declared national emergency, the County will identify the projects and agencies, organizations and/or County departments to carry-out the activities in collaboration with

community partners, stakeholders, health and emergency management, and the County’s administration.

The County will serve and assist, but not limited to, extremely low to low- to moderate-income individuals to include HUD's definition of presumed low-income and vulnerable populations. In accordance with project eligibility and federal program requirements, the following potential response and recovery categories/activities may be funded:

- Public Services - short-term emergency subsistence payments on behalf of LMI, food security programs, public safety services, relocation, and other services for seniors, homeless, disabled, youth, substance abuse, victims of domestic violence, and more.
- Housing - emergency shelters, homeless facilities, transitional housing
- Economic Development - retain or create new jobs - microenterprise
- Public Facilities/Infrastructure - interim assistance, clearance demolition, child/youth/senior centers, centers for persons with a disability, health facilities, neighborhood centers, parks and recreation facilities
- Cleanup, debris removal, trash removal, water removal (pumping), shoring drainage, demolition, remediating environmental contamination and other disaster related activities that will expeditiously contribute to the community’s recovery.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	738,234.00	0.00	402,412.00	1,140,646.00	2,800,000.00	Prior Year Resources reflects the amount available from the CDBG revolving loan fund from the Homebuyer Loan Program and Home Purchase Program. CDBG Program anticipates receiving approximately \$700,000 for the next 4 years = \$2,800,000.00

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - federal	Acquisition Admin and Planning Housing Multifamily rental new construction	2,977,654.00	0.00	0.00	2,977,654.00	0.00	The County anticipates receiving \$2,977,654.00 as the designated recipient of HTF from the state, HHFDC for PY 2025 & PY 2028.

Table 54 - 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

Many community non-profit organizations leverage CDBG funds with other private and non-federal public sources. The leveraging of resources and anticipated amounts are identified with the description of CDBG activities that will take place during the program year. Other sources of funds that are potentially available to support the objectives of an Annual Action Plan may include: Low-Income Housing Tax Credits, Section 8 Housing Choice Vouchers, Economic Development Initiative, U.S. Department of Agriculture Rural Development programs, private foundations, state CIP funds, and County funds.

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

To meet the housing needs of Kauai County, there are various public housing for elderly and families developed with funding or support from federal, state or County resources. The following is a list of County-owned or leased land or property that could meet housing needs identified in the plan:

- 1) Kalepa Village I, II, III, IV - existing; 180 affordable rental units.
- 2) Paanau Village I & II - existing; 110 affordable rental units.
- 3) Kanikoo (Rice Camp Senior Housing) - existing; 90-unit affordable rental complex for seniors 62 years or older; for households not greater than 60 percent of the area median income limits.
- 4) Lima Ola - 75 acres for workforce housing development; could potentially develop 550 affordable rental and homeownership opportunities of various units types to include single-family detached units, duplexes and small-lot units intended for aging in place; master plan has been completed; onsite infrastructure of Phase I residential lots completed in January 2022; developer selected by RFP in January 2022 to develop 45 units, multi-family affordable rental project and 40 units senior rental housing project on two of the Phase 1 parcels; Construction completed in January 2025. Development of a 32-unit permanently supportive rental project for those that are homeless or at risk of homelessness completed construction in September 2024 with full lease up in January 2025. Development of 38 single family for sale lots started construction in the Summer of 2024 with the first 8 units completed and sold in February 2025.
- 5) Koa'e Makana - existing; 134 workforce housing rental units; completed in September 2020; full lease up.
- 6) Pua Loke - 1.5 acres; 54 affordable multi-family rental units; completed in November 2022; full lease up.
- 7) Waimea Huakai Apartments – in partnership with the Ahe Group and Kauai Habitat for Humanity; 35 multi-family rental 1,2- and 3- bedroom units for households at or below 60 percent of Kauai median income, construction completed October 2020, full lease up December 2020.
- 8) Waimea 400 - in 2019, the County of Kauai purchased a 417-acre parcel between Kekaha and Waimea. Through a master plan prepared by the County's Planning Department, it was determined that approximately 40-acres could be used for housing. The proposed housing would be a mix of single-family homes for sale and multi-family rentals for mixed income groups up to 120% AMI. KCHA is currently going through the master planning process.
- 9) Kilauea Namahana (aka Kilauea Town Expansion) - in 2023, the County of Kauai purchased a 53-acre

parcel just north of the existing Kilauea Town. The proposed housing would be a mix of single-family homes for sale and multi-family rentals for mixed income groups up to 120% AMI. CDBG-DR funds will be used to develop a multi-family rental project on this parcel. KCHA is currently going through the master planning process.

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	PS-1	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Public Services	CDBG: \$110,735.00	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
2	PF-1	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Public Facilities	CDBG: \$215,500.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
3	HR-1	2025	2030	Affordable Housing	Island of Kauai	Housing and Special Needs Housing - Rental Housing	CDBG: \$41,000.00	Rental units rehabilitated: 10 Household Housing Unit
4	H-1	2025	2030	Homeless	Island of Kauai	Homeless Needs - Emergency Shelter & Transitional	CDBG: \$323,353.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 63 Households Assisted
5	HO-1	2025	2030	Affordable Housing	Island of Kauai	Housing and Special Needs Housing - Homeowner	CDBG: \$302,412.00	Homeowner Housing Added: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	FH-1	2025	2030	Non-Housing Community Development	Island of Kauai	Community Development Needs - Fair Housing Needs	CDBG: \$2,000.00	Other: 60 Other
7	A-1	2025	2030	Administration	Island of Kauai	Community Development Needs - Planning and Admin	CDBG: \$147,646.00	Other: 2 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	PS-1
	Goal Description	Provide funds for new or expanded social service programs.
2	Goal Name	PF-1
	Goal Description	Provide funds to remove architectural barriers from parks, recreational and community centers, and other public facilities.
3	Goal Name	HR-1
	Goal Description	Use CDBG funds to rehab rental units and HOME funds to finance new construction of rental units. Use HTF funds for acquisition, new construction, reconstruction, or rehabilitation of affordable rental housing.
4	Goal Name	H-1
	Goal Description	Provide CDBG, HOME and HTF funds to acquire, rehab, or construct emergency shelters or tiny homes for the homeless, or rental units to assist working homeless transition to permanent housing.

5	Goal Name	HO-1
	Goal Description	Use CDBG and HOME funds to purchase, rehab, and re-sell homes or provide low-cost financing to assist first-time homeowners purchase existing homes.
6	Goal Name	FH-1
	Goal Description	Provide funds for education, outreach, and training to housing agency staff, landlords, tenants, non-English or limited-English speaking groups, and the general public. Maintain coordination between federal, state and county agencies.
7	Goal Name	A-1
	Goal Description	Provide appropriate, efficient and effective use of funds for the administration of federal grant programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

For the program year 2025, the County proposes to fund one public service project, one housing project, and two (2) public facility projects for a total of four (4) activities. The County will continue administering its on-going housing projects, Homebuyer Loan Program and Home Purchase Program, utilizing designated revolving loan funds. A portion of general administration funds are set-aside for fair housing activities.

Projects

#	Project Name
1	Youth Mentorship and Engagement Camp
2	MHK - Kauai Restoration Project
3	Paanau Hot Water Heaters
4	Lima Ola Photovoltaic Project
5	KCHA Homebuyer Loan Program RLF
6	KCHA Home Purchase Program RLF
7	General Administration
8	(ALTERNATE) Health Outreach Kauai
9	HTF: New Rental Construction Project

Table 56 – Project Information

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

The County does not use a formula for allocating CDBG funds for community development projects. Instead, funds are awarded through a competitive application process which scores and ranks proposed activities for eligibility, concept, project readiness, experience and qualifications, and priorities.

The County of Kauai's annual CDBG allocation from HUD varies from year to year based on federal legislative budget appropriations. Funding cuts pose obstacles to addressing underserved needs. The County must meet timeliness statutory regulations each year to be eligible for CDBG funding. Annual requests for public service funding far exceed the fifteen percent (15%) cap. Organizations are forced to decrease the intended number of participants to serve and/or not receive funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	Youth Mentorship and Engagement Camp
	Target Area	Island of Kauai
	Goals Supported	PS-1
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$110,735.00
	Description	Youth Mentorship and Engagement Camp (\$110,735), Keala Foundation will conduct four (4) free 10-day prevention/intervention camps for at-risk youth, ages 11-18, from low- to moderate-income families to improve resilience, coping skills, and self-awareness in a supportive environment. The activity is eligible under 24 CFR 570.201(e), matrix 05D. Additionally, this activity meets the CDBG Program national objective at 24 CFR 570.208(a)(2)(B), limited clientele or LMC. KF will obtain data to determine total family size and income utilizing the County's policy on the Use of Self-Certification of Income Forms by Subrecipient Agencies and the Self-Certification of Annual Income by Beneficiary form to verify that the percentage of low- to moderate-income beneficiaries are at least 51%. Other leveraged funds \$64,000.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 youth, LMC
	Location Description	2658 Hoonani Road, Koloa, HI 96756
Planned Activities	Conduct four (4) free 10-day prevention/intervention camps for at-risk youth, ages 11-18, from low- to moderate-income families to improve resilience, coping skills, and self-awareness in a supportive environment.	
2	Project Name	MHK - Kauai Restoration Project
	Target Area	Island of Kauai
	Goals Supported	PF-1
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$215,500.00

	Description	MHK - Kauai Restoration Project (\$215,500.00), Mental Health Kokua will renovate an existing group home for imminently homeless adults with serious mental illness. The activity is eligible under 24 CFR 570.201 (c), matrix 03C. Additionally, this project meets the CDBG Program national objective under 24 CFR 570.208(a)(2)(B), limited clientele or LMC. MHK will obtain data to determine total family size and income utilizing the County's policy on the Use of Self-Certification of Income Forms by Subrecipient Agencies and the Self-Certification of Annual Income by Beneficiary form to verify that the percentage of low- to moderate-income beneficiaries are at least 51%, or obtain data on participants to determine total household size and income utilizing the agency's Verification of Income and Asset Policy and HUD's Part 5 definition of annual income in order to verify that the income is at or below 80% of HUD's income limits for Kauai County. Leveraged funds \$7,000.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 LMH
	Location Description	Kapaa, HI 96746
	Planned Activities	Renovate an existing group home for imminently homeless adults with serious mental illness.
3	Project Name	Paanau Hot Water Heaters
	Target Area	Island of Kauai
	Goals Supported	HR-1
	Needs Addressed	Housing and Special Needs Housing - Rental Housing
	Funding	CDBG: \$41,000.00
	Description	Paanau Hot Water Heaters (\$41,000), Kauai Housing Development Corporation will remove existing solar water heaters and install new tankless heaters at existing low- to moderate-income household rental units. This activity is eligible under 24 CFR 570.202(b)(4), matrix 14F. Additionally, this activity meets the CDBG national objective under 24 CFR 570.208(a)(3), housing activities or LMH. KHDC will obtain data to determine total household size and income utilizing the agency's Verification of Income and Asset Policy and HUD's Part 5 definition of annual income in order to verify that the income is at or below 80% of HUD's income limits for Kauai County. Other leveraged funds: \$0.00

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 LMH
	Location Description	Koloa, HI 96756
	Planned Activities	Remove existing solar water heaters and install new tankless heaters at existing low- to moderate-income household rental units.
4	Project Name	Lima Ola Photovoltaic Project
	Target Area	Island of Kauai
	Goals Supported	H-1
	Needs Addressed	Homeless Needs - Emergency Shelter & Transitional
	Funding	CDBG: \$323,353.00
	Description	Lima Ola Photovoltaic Project (\$323,353: EN \$223,353 + RLF \$100,000), Paa Lima will purchase and install a photovoltaic system to reduce tenant electricity costs at the new supportive housing project for houseless individuals and families. The activity is eligible under 24 CFR 570.201(c), matrix 03C. Additionally, this activity meets the CDBG national objective under 24 CFR 570.208(a)(2)(A), presumed benefit: homeless. WIN will obtain documentation to verify participants meet eligibility requirements utilizing the National Objective Compliance Form - Homeless. Other leveraged funds: \$0
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	63 HH, presumed benefit, homeless
	Location Description	Eleele, HI 96705
	Planned Activities	Purchase and install a photovoltaic system to reduce tenant electricity costs for the new supportive housing project for houseless individuals and families
5	Project Name	KCHA Homebuyer Loan Program RLF
	Target Area	Island of Kauai

	Goals Supported	HO-1
	Needs Addressed	Housing and Special Needs Housing - Homeowner
	Funding	CDBG: \$151,206.00
	Description	Kauai County Housing Agency Homebuyer Loan Program RLF will use dedicated revolving loan funds to continue its low-cost, primary or gap mortgage financing program for first-time homebuyers. The activity is eligible under 24 CFR 570.201(n), matrix code 13B. Additionally, the project meets the CDBG program national objective under 24 CFR 570.208(a)(3), low- to moderate-income households or LMH. KCHA will obtain data to determine total household size and income utilizing the agency's Verification of Income and Asset Policy and HUD's Part 5 definition of annual income to verify that the income is at or below 80% of HUD's income limits for Kauai County. Other leveraged funds: \$0
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 LMH
	Location Description	4444 Rice Street, Lihue, HI 96766
	Planned Activities	Use dedicated revolving loan funds to continue its low-cost, primary or gap mortgage financing program for first-time homebuyers.
6	Project Name	KCHA Home Purchase Program RLF
	Target Area	Island of Kauai
	Goals Supported	HO-1
	Needs Addressed	Housing and Special Needs Housing - Homeowner
	Funding	CDBG: \$151,206.00

	Description	Kauai County Housing Agency Home Purchase Program will use dedicated revolving loan funds to continue its program that purchases affordably priced homes on Kauai to resell to eligible, first-time, low- to moderate-income families by way of the County's 90-year Ground Lease Program. The activity is eligible under 24 CFR 570.201(n), matrix code 13B. Additionally, the project meets the CDBG program national objective under 24 CFR 570.208(a)(3), low- to moderate-income households or LMH. KCHA will obtain data to determine total household size and annual income by utilizing the agency's Verification of Income and Asset Policy and HUD's Part 5 definition of annual income to verify that income is at or below 80% of HUD's Income Limits for Kauai County. Other leveraged funds: \$0
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 LMH
	Location Description	4444 Rice Street, Lihue, HI 96766
	Planned Activities	Use dedicated revolving loan funds to continue its program that purchases affordably priced homes on Kauai to resell to eligible, first-time, low- to moderate-income families by way of the County's 90-year Ground Lease Program.
7	Project Name	General Administration
	Target Area	Island of Kauai
	Goals Supported	FH-1 A-1
	Needs Addressed	Community Development Needs - Fair Housing Needs Community Development Needs - Planning and Admin
	Funding	CDBG: \$147,646.00

	Description	Kauai County Housing Agency will use funds (\$147,646) to provide program management that includes: administration, coordination, training, project implementation, compliance monitoring, evaluation, record-keeping and reporting. This activity is eligible under 24 CFR 570.206, matrix code 21A; (FH-1, \$2,000) will be used for fair housing activities to conduct outreach, educate, coordinate and train the public: Section 8 participants, landlords, tenants, and property management staff to increase knowledge and awareness of federal and state fair housing laws. Other leveraged funds: \$0.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	FH - 60 Admin - 2
	Location Description	4444 Rice Street, Lihue, HI 96766
	Planned Activities	Admin: Program management that includes: administration, coordination, training, project implementation, compliance monitoring, evaluation, record-keeping and reporting. FH: Conduct outreach, educate, coordinate and train the public: Section 8 participants, landlords, tenants, and property management staff to increase knowledge and awareness of federal and state fair housing laws.
8	Project Name	(ALTERNATE) Health Outreach Kauai
	Target Area	Island of Kauai
	Goals Supported	PS-1
	Needs Addressed	Community Development Needs - Public Services
	Funding	:
	Description	(ALTERNATE) Health Outreach Kauai (\$67,185), Project Vision Hawaii will use funds for direct staffing to provide mobile health care, services, referrals, and outreach to people experiencing homelessness. The activity is eligible under 24 CFR 570.201(e), matrix 03T. Additionally, this activity meets the CDBG national objective under 24 CFR 570.208(a)(2)(A), limited clientele, presumed benefit - homeless. PVH will certify participants to meet eligibility requirements under the presumed benefit utilizing the Homeless Certification/Service Provider Certification form. Other leveraged funds: \$230,000.00

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	315 LMC, presumed benefit - homeless
	Location Description	Lihue, HI 96766
	Planned Activities	Will use funds for direct staffing to provide mobile health care, services, referrals, and outreach to people experiencing homelessness.
9	Project Name	HTF: New Rental Construction Project
	Target Area	Island of Kauai
	Goals Supported	HR-1
	Needs Addressed	Housing and Special Needs Housing - Rental Housing
	Funding	Housing Trust Fund: \$2,977,654.00
	Description	HTF: New Rental Construction Project (\$2,977,654.00) will construct new rental housing for extremely low income persons or families whose income is at or below 30% AMI.
	Target Date	7/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number to serve will be determined later and will serve extremely low income persons or families whose income is at or below 30% AMI.
	Location Description	TBD
	Planned Activities	Construct new rental housing for extremely low income persons or families whose income is at or below 30% AMI.

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 will utilize CDBG funds that provide direct benefits to various locations island wide. Area-wide benefits for geographic areas of the island designated as low-mod areas (LMA), the County will use the American Community Survey LMISD - All block groups based on 2020 ACS dataset--as required by HUD, to qualify LMA where 51% have income at or below 80% of HUD's limits. For this AAP, there were no projects that qualified under the LMA benefit.

Geographic Distribution

Target Area	Percentage of Funds
Island of Kauai	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The entire island of Kauai will be considered for allocating CDBG funds based on eligibility and meeting the national objective. The County does not use a formula for allocating CDBG funds for community development projects. Instead, funds are awarded through a competitive application process which scores and ranks proposed activities for eligibility, concept, project readiness, experience and qualifications, and priorities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	63
Non-Homeless	52
Special-Needs	15
Total	130

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	88
Acquisition of Existing Units	1
Total	89

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

TABLE 57:

Homeless: 63 - Lima Ola Photovoltaic Project

Non-Homeless: 52 - Youth Mentorship and Engagement Camp (40); Paanau Hot Water Heaters (10); KCHA Homebuyer Loan Program (1); KCHA Home Purchase Program (1)

Special-Needs: 15 - MHK - Kauai Restoration Project

TABLE 58:

Rehab of Existing Units: 88 - MHK - Kauai Restoration Project (15); Paanau Hot water Heaters (10); Lima Ola Photovoltaic Project (63)

Acquisition of Existing Units: 1 - KCHA Home Purchase Program

AP-60 Public Housing – 91.220(h)

Introduction

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

Refer to the State of Hawaii Annual Action Plan.

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

The Housing Agency will continue its efforts to outreach and provide information on current housing programs that: 1) offer low-cost, low-interest loans to eligible first-time homebuyers; 2) provide homebuyer education and counseling classes; 3) provide opportunities for first-time buyers to purchase their own home via the County's Leasehold Program; and 4) collaborate with County staff from the Family Self-Sufficiency Program.

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

Not applicable.

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

Introduction

Kauai County partners with local agencies to leverage resources and extend services to specific client needs. Social service agencies assist clients with individual needs in their area of expertise and refer them to other agencies to assist with needs that may require special attention. Special needs services are tailored to clients and agencies work together to ensure each client receives the necessary services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The State Homeless Outreach Program provides comprehensive geographic coverage of the state's four counties: Oahu, Maui, Kauai, and Hawaii. Outreach agencies are contracted by the state to locate unsheltered homeless individuals on beaches, in parks, on the streets, and other places where the homeless population congregates. The unsheltered homeless and at-risk population who might not otherwise receive assistance are provided with basic intake and assessment to identify their individual needs and barriers. The Outreach Program facilitates progress toward a healthier, more stable living condition with the goal of attaining and retaining permanent housing through self-sufficiency. The agencies are required to:

- Provide outreach and engagement with the unsheltered.
- Address and provide access to basic survival needs, including without limitation: food and/or shelter; medical attention; clothing; supportive services; access to financial and medical benefits; and legal assistance.
- Provide representative payee program services to help the seriously mentally ill to manage their finances.
- Encourage and form open relationships and trust with participants.
- Help participants to implement solutions to address barriers and initiate the transition to permanent housing and self-sufficiency by linking homeless persons with appropriate community services.
- Complete a Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) through Bridging the Gap, neighbor island providers use the coordinated assessment process.

The last annual Point-In-Time (PIT) Count information was conducted from Tuesday, January 23 to Monday, January 29, 2024. The night in question was Monday, January 22, 2024.

Local CoC KCA has created a separate meeting ahead of their monthly meeting for outreach providers to gather and compare notes. KCA will recognize Kauai Homelessness Awareness Month in November. Among the activities being planned are three separate outreach events serving the east, central area

and westside of the island.

Project Vision Hawaii provides hot showers via mobile hygiene unit and provide health and vital support services to those experiencing homelessness. Currently, the showers have routine stops three times a week for three hours at three separate locations on the westside, central and eastside of the island.

Hoola Lahui is also providing mobile primary care and behavior health services and the County partnered with them for several kickoff events highlighting their new mobile medical clinic.

Additionally, the County recently assisted Family Life Center in funding an additional outreach position to help increase capacity and access of homeless individuals to housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The State Homeless Program funds emergency and transitional shelters with the intent to achieve broad geographic accessibility through the state. Hawaii's shelters provide a secure environment where individuals and families can stabilize their lives, address their needs and strengthen their economic situation. These facilities provide a broad spectrum of services to address the multiple needs of homeless clients, including substance abuse, mental health and educational services; job and life skills training; and family support.

The state's program requires that all shelters provide access to basic needs, such as a safe and decent place to sleep, prepared meals and/or food/kitchen facilities, and hygiene essentials.

Each shelter performs an intake and assessment of each client that identifies the individual's areas of need. These are then incorporated into a social service plan that focuses on the participant's individual goals, achievement activities, and timeline for completion. The shelters also provide referrals and on-site classes or services to further assist clients in realizing their goals.

The County has recently taken steps to plan for a conceptual redesign of the Kauai Economic Opportunity shelter. KEO is Kauai's only homeless shelter. We have also begun the process of hiring a consultant to assist the County in developing a five-year strategic plan for addressing homelessness. Finally, KCHA will begin a grant-in-aid program, providing assistance to increase capacity to our homeless service providers in the coming year.

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

Kauai's Ohana Zone project, a partnership with the State and County, is Kealaula on Pua Loke. This housing project provides residents with personalized On-Site Case Management for their stay, which can be up to two years. Case management continues for one year after residents have graduated from the program into permanent housing. Support services are in place to provide guidance and resources for individuals and families transitioning from shelter or transitional housing to permanent housing, or independent living for homeless individuals and their families. Agencies assist with completing applications, rental deposit assistance and financial assistance when available. Agencies also provide job skills training to prepare them for employment, transportation to interviews and bus passes (when available) to help sustain employment.

Lima Ola, KCHA's new supportive housing development in Ele'ele on Kauai's westside is nearing completion and will provide an additional 32 supportive housing units. A third project has been identified through partnership with the state. Additionally, KCHA is finalizing an agreement with the state to expand the existing Kealaula on Pua Loke project.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The State Homeless Programs Office works diligently to seek and provide funds to assist with the prevention of homelessness. The Housing First model provides housing as a first step, without preconditions. Once off the street, services are provided and recovery begins. The model is created to assist individuals or families with support and/or social services to sustain and thrive in their new living environment and thus become productive members of their communities.

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

Introduction:

In the context of building homes that are affordable, many government regulations are in place to ensure health and safety and to protect natural resources. However, government regulations can work against developing affordable housing. The most common types of regulation that affect housing are building codes, environmental regulations, zoning, land use, impact fees and exactions, fiscal policy and administrative practices. The negative effects from regulation are delays and additional costs to develop. In developing affordable housing, this can directly impact project feasibility.

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

Tax Policy -- No actions or reform steps proposed.

Land Use Controls -- The Housing Agency will support efforts that streamline the planning, zoning and permitting process through the administration of the County's 201-H policy and processing of development exemptions for eligible applicants that develop at least 51% of the total project units as affordable housing.

Affordable Housing Task Force – The Housing Agency will continue to assist private developers through it's the Affordable Housing Task Force. The Task Force consists of representatives from County line review agencies and provides a private developer with the opportunity to dialogue and receive feedback to help streamline project review time.

Expedited Permitting – The Housing Agency, under the authority of the mayor, will continue to recommend expedited permitting for affordable housing projects. Projects so designated will be given preferential permitting by review agencies.

Fee and Charges -- The Housing Agency will continue to administer requests for waivers of fees and charges allowed for affordable housing pursuant to Kauai County Code for building permits, sewer connection fees, environmental impact assessment fees, etc.

Growth Limits -- The Housing Agency will continue to support the development of comprehensive planning for the island's communities consistent with the General Plan update and endorse planning principles that integrate reasonable growth principles.

Policies that Affect the Return on Residential Investment -- The County will impose deed restrictions on the transfer of dwelling units according to the minimum requirements of Ordinance No. 860. This deed restriction requires owner occupancy of the units. If the owner wishes to sell their unit within a buyback

period, the unit must be first offered to the County at a price determined by a prescribed formula.

AP-85 Other Actions – 91.220(k)

Introduction:

Promoting activities within the County brings awareness and education to the public regarding relevant issues on fair housing. Under the Annual Action Plan 2025, the County will continue to take actions to address obstacles to meet underserved needs, foster and maintain housing, and remove barriers to affordable housing.

Actions planned to address obstacles to meeting underserved needs

To address obstacles, the County will undertake the following actions:

- Leverage federal resources (Low Income Housing Tax Credits) to increase the supply of rental housing for underserved lower income populations.
- Invest federal resources to maintain the supply of rental housing for the underserved lower income populations.
- Invest federal resources (HOME, HOME-ARP, and HTF) to produce low-cost rental units for transitional programs for a segment of the island's population preparing for a transition to permanent housing.
- Utilize the County's Fast Track Permitting for Workforce Housing Projects to accelerate development for new affordable housing.
- Support applications that seek funding by non-profit organizations from other federal sources that are consistent with Consolidated Plan objectives and priorities.

Actions planned to foster and maintain affordable housing

- Provide CDBG loan assistance through the Home Buyer Loan Program to provide low-cost mortgage loans to low- and moderate-income households.
- Provide CDBG funds to purchase and/or rehabilitate homes to resell, via the County's leasehold program, to low-and moderate-income households.
- Operate and maintain County's inventory of 160 affordable rental units primarily for low-income households at affordable and stable rents.

Actions planned to reduce lead-based paint hazards

The County will continue to address lead-based paint to:

- Comply with federal guidelines under 24 CFR 35 for testing and abating lead-based paint hazards in projects receiving federal assistance;
- Require owner participants in the Section 8 Rental Assistance Program to certify that they will advise the County and tenant-family of any lead-based paint on surface of homes used to participate in the program;
- Provide each tenant participant in the Section 8 Rental Assistance Program, Home Buyer Loan Program

and Home Purchase Program with a copy of the EPA Bulletin, "Protect Your Family From Lead in Your Home"; and

- Abate lead-based paint on structures undergoing major renovation with financing through government programs, such as HOME and CDBG, and provide technical assistance in the abatement design and construction process.

Actions planned to reduce the number of poverty-level families

The County will continue to operate a Family Self-Sufficiency (FSS) Program that assists Section 8 Housing Choice Voucher clients develop skills, abilities, and self-confidence needed to find and maintain jobs which pay adequate wages to minimize a need for public assistance.

The County will support services designed towards achieving self-sufficiency:

- Provide funds to non-profit organizations with social services that will strengthen families;
- Make funds available to organizations that provide protective services for children and adults; and
- Provide funds to organizations for job training and placement services to help individuals become financially self-sufficient.

Actions planned to develop institutional structure

The County will utilize the Fast Track Permitting for Workforce Housing policy to speed up the permitting process on projects with at least 51% affordable housing units.

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

The County will continue to provide public meetings in which citizens, agencies and interested parties are encouraged to give input and participate in identifying community needs and strategies. The County will continue to foster relationships with private organizations, businesses, and developers to build partnerships that can initiate and support economic and community development. Additionally, the County will continue to maintain, foster, and find new public agencies and non-profit organizations to ensure that benefits from the CDBG program are delivered to the community.

Program Specific Requirements

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

Introduction:

The County does not expect to receive CDBG program income during the AAP 2025 program year. Program income generated from a leasehold home sale through the Home Purchase Program and all ground lease fees and loan repayments generated from County Housing programs will be receipted to the designated activities' revolving fund.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

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

1. Distribution of Funds

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

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

All rehabilitation projects must meet applicable HTF rehabilitation standards and the requirements of 24 CFR 93.301(b). However, the County intends to expend HTF funds received in PY 2022 only for the new construction of rental housing.

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.

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

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:

- 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;
- Demonstrate the ability and financial capacity to undertake, comply and manage the eligible activity;
- 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
- Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage an affordable multifamily rental housing development.

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

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

- 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;

- Consolidated Plan Priorities (Max. 10 pts.) – The extent to which the project proposes accomplishments that will meet the rental housing objectives for the County. Preference to projects will be based on several factors, such as accessibility to employment opportunities, public transportation, schools, etc. Geographical distribution will be targeted to the three primary areas of Kauai’s transit and employment, which are, Kawaihau district, Lihue district and the Koloa district. Other factors are considered, are housing that includes green building and sustainable building features or housing that serves special needs populations;
- 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 of scope, staff qualifications, fiscal soundness, and qualifications of the proposed project team, including proven record of experience with comparable projects;
- 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
- 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.
- Maximum Per-Unit Development Subsidy Limits – Each year, HHFDC must establish maximum limitations on the total amount of HTF funds that may be invested per-unit for development of non-luxury rental housing projects. The HOME Program Maximum Per-Unit Subsidy Limits have been adopted for the HTF program. The development costs of affordable rental housing across the state are generally higher in comparison with the HOME subsidy limits. However, due to the limited funding, the HTF projects will require leveraging with other significant sources of funds. The HOME subsidy limit provides a reasonable maximum to develop a greater number of HTF assisted units throughout the state.

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.

Geographical distribution will be given preference to the three primary areas of Kauai’s transit and employment, which are: Kawaihau district, Lihue district and the Koloa district. Other factors considered

are housing that includes green building and sustainable building features or housing that serves special needs populations.

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.

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:

- 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;
- Demonstrate the ability and financial capacity to undertake, comply and manage the eligible activity;
- 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
- Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage an affordable multifamily rental housing development.

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.

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

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

Financially Feasible Project – 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.

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).

Consolidated Plan Priorities – The extent to which the project proposes accomplishments that will meet the rental housing objectives for the County. Preference to projects will be based on several factors,

such as accessibility to employment opportunities, public transportation, schools, etc. Geographical distribution will be targeted to the three primary areas of Kauai's transit and employment, which are: Kawaihau district, Lihue district and the Koloa district. Other factors considered are housing that includes green building and sustainable building features or housing that serves special needs populations.

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

The National Housing Trust Fund priority for funding based on the location of existing affordable housing is to focus on the preservation of rental housing for extremely low-income (30% AMI) families in Kauai County.

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

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; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable). N/A.

During this program year, HTF funds will not be used for Rehabilitation.

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

N/A

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".

The jurisdiction will use the HUD issued affordable homeownership limits.

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

Attachments

Citizen Participation Comments

COUNTY OF KAUAI, HOUSING AGENCY
 VIRTUAL AND IN-PERSON PUBLIC HEARINGS AND WORKSHOPS
 CONSOLIDATED PLAN 2025-2030
 SUMMARY OF ATTENDEES AND PUBLIC TESTIMONY

ATTENDEES:

October 7, 2024 - Kapa`a Neighborhood Center (in-person)	
County of Kauai - Kauai County Housing Agency	Kerri Barros Anna Kanoho

October 9, 2024 (virtual - Teams)	
County of Kauai - Kauai County Housing Agency	Kerri Barros, Steve Franco, Anna Kanoho
State of Hawaii - HHFDC	Keri Higa

October 14, 2024 Lihue Moikeha Building (in-person)	
County of Kauai - Kauai County Housing Agency	Kerri Barros, Anna Kanoho
State of Hawaii - HHFDC	Keri Higa
Kauai Housing Development Corporation	Andy Friend

October 16, 2024 Waimea Neighborhood Center (in-person)	
County of Kauai - Kauai County Housing Agency	Kerri Barros, Anna Kanoho

February 5, 2025 Planning Commission Room(in-person) and (virtual - Teams)	
County of Kauai - Kauai County Housing Agency	Kerri Barros, Anna Kanoho
Catholic Charities Hawaii	Jenn

PUBLIC TESTIMONY:

Kauai County Housing Agency and state staff presented information on funding opportunities for federal grant programs, along with each program’s goals and objectives. Following the virtual hearing on October 9, 2024, a workshop was conducted to provide information on the CDBG Program application and offer technical assistance. The following comments were made:

October 7, 2024 (in-person):

There were no attendees from the public.

October 9, 2024 (virtual - Teams):

There were no attendees from the public.

October 14, 2024 Lihue Moikeha Building (in-person):

Provided technical assistance to attendee regarding a proposed project/application.

October 16, 2024 Waimea Neighborhood Center (in-person):

There were no attendees from the public.

February 5, 2025 (virtual - Teams):

One individual from the public attended.

Received via email during the 30-day public comment period:

A desperate need arises

Despite all these exciting opportunities and activities for our adult children with special needs, we are missing a critical component – a plan and commitment for long term housing within the special needs community.

Aloha! My name is Ana Munoz, I am a mother of a special needs daughter, who is 27 years old, with Down Syndrome

As a mother of a special needs adult child, my biggest fear and concern is where my daughter is going to live when I leave this earth or when I can no longer care for her. I know I am being a voice for other parents here in this community as well.

And I would like to present to you a couple of solutions.

Ideally, our children's housing should be centralized, creating a community where they can interact and reside with their peers. This could involve developing a small-scale neighborhood with 1 or 2 bedroom tiny home structure on a designated piece of land, forming a campus-style environment.

Or

Building an apartment-like facility similar to the senior assisted living and nursing homes they've built here. This facility it should provide everything they'd need to monitor and maintain their health and well being including a recreation room and a certified kitchen.

Either one of these scenarios could unite the community, fostering growth, mutual support, and a thriving environment for our special needs community.

I hope and pray that this urgent petition will be given serious consideration.

Mahalo

Ana Munoz

Received via virtual attendance during the 30-day public comment period:

Jennifer S. - Expressed support for athletic youth-based program Keala Foundation and indicated there is a small presence in programs of that nature.

Stated programs that facilitate re-entry of houseless individuals is significantly important because it offers access to housing for those who have a lack of rental history and financial means.

There is an opportunity for more organizations to learn about additional and wrap-around services and to quickly and smoothly facilitate the transition of such individuals.

"Affordable" does not always translate as such.

Expressed there are instances with source of income discrimination but with Act 310 in play, it only applies to some landlords. Expressed support for Housing Choice Voucher program though mentioned it must be a flooded market.

Stated property owners and management need more restrictions on what rules they can effect on tenants with more enforcement available.

Grantee Unique Appendices



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT
9CD-25120

U.S. Department of Housing and Urban Development

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1003 Bishop Street, Suite 2100
Honolulu, Hawaii 96813-4918
www.hud.gov
espanol.hud.gov

February 10, 2025

The Honorable Derek S.K. Kawakami
Mayor of the County of Kauai
4444 Rice Street, Suite 235
Lihue, Hawaii 96766

Dear Mayor Kawakami:

Subject: County of Kauai Annual Performance Assessment
Community Planning Development Programs
Program Year 2023

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2023 CAPER submission and to apprise you of our assessment of the County of Kauai's overall progress. HUD acknowledges the County of Kauai's program accomplishments during the program year.

HUD recognizes Kauai County for the following CDBG accomplishments during the PY23 period primarily benefit low- and moderate-income persons. During PY2023 The County reported in HUD's Integrated Disbursement and Information System (IDIS) PR03 CDBG Activity Summary Report completing the following:

2021 KCHA Home Purchase Program RLF (1 household)
2022 Hale HO'omalu Family Center Expansion Renovations Project (Phase II)
2022 Waimea Canyon Park ADA Improvements
2022 KCHA Home Purchase Program RLF (1 household)
2023 MHK – Kauai Restoration Project
2023 Kalena Park Renovations

2023 KCHA Homebuyer Loan Program RLF (1 household)
2023 KCHA Home Purchase Program RLF (1 household)

Based on our Office's review of your Program Year 2023 CAPER, we have concluded that the County of Kauai has the capacity to carry out its CPD programs and has met its reporting requirements.

The attached report contains highlights from CPD's review. If desired, you may comment to HUD within 30 days of this letter. If you disagree with HUD's findings and provide compelling information to support a different conclusion, HUD may revise the report [24 CFR § 91.525]. If comments are not received within the period, this report will be considered final.

Thank you for your continued commitment to strengthening your community through CPD programs. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Woodrow Moore, Senior CPD Representative, at 808-457-4679 or Woodrow.Moore@hud.gov. Please provide your response as a PDF document to CPDHonolulu@hud.gov.

Sincerely,



Mark A. Chandler, Director
Office of Community Planning
and Development

Enclosure

Mr. Adam Roversi, Housing Director
Kerrilyn Barros, CDBG Manager

File: 9CD Official Files, Kauia County PY 2023

Annual Performance Assessment

The County of Kauai

Program Year 2023

This section summarizes County of Kauai's program progress during the assessment period 7/01/2023 – 6/30/2024, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

Program Year End: 06/30/2024
 CAPER Due: 09/28/2024
 CAPER Received: 09/11/2024

Current Program Year Allocation Funding Covered by CAPER (does not include prior year resources or program income) and Total Available Balance – All Years (without and with revolving loan income) as of 1/28/2025.

Allocations	2023 Funding Amounts	Total Available 2023 Balance	Total Available Balance – All Years
CDBG	\$719,457.00	\$63,492.70	\$623,806.87
CDBG RL		\$300,962.01	\$1,157,741.97

Summary of Program Deadlines and Baseline Requirements:

<u>Community Development Block Grant (CDBG)</u>		
<u>Requirement</u>	<u>Regulatory Requirement</u>	<u>Progress</u>
Compliance with last (PY2017) September 30 th Treasury cancelling funds deadline	Section 1405(a) of the National Defense Authorization Act of 1991	Last Deadline: 9/30/2024 Balance of undisbursed funds: \$ 0
Progress towards next (PY2018) September 30 th Treasury cancelling funds deadline		Next Deadline: 9/30/2025 Balance of undisbursed funds: \$ 0
70% Low/Mod Overall Benefit requirement for CDBG	24 CFR §570.484(a)	Program Year(s) 2023 Low/Mod Benefit percentage: 100%
≤20% Planning & Administrative Origin Year	24 CFR 570.200(g)(1)	Program Year(s) 2023 Percentage Cap: 13.37%

<u>Expenditure cap for all years under review</u>		
<u>≤20% Planning & Administrative Program Year Obligation cap?</u>	24 CFR 570.200(g)(2)	Program Year 2023 Percentage Cap: 2023 – 19.86%, 2022 – 20.00%, 2021 – 19.90%, 2020 – 9.52%
<u>≤15% Public Service Program Year Obligation cap</u>	24 CFR 570.201(e)(1) or (2)	Program Year: 2023 Percentage Cap: 0.00%
<u>≤1.50 CDBG Timeliness (CDBG funded activity being carried out timely)</u>	24 CFR 570.902	Program Year: 2023 Timeliness Ratio: 2.43 Current Ratio: 1.52

Summary of Open CPD Monitoring

This section summarizes any outstanding open CPD Monitoring Findings identified during past Monitoring Sessions. Please work with our Office to ensure that these findings are resolved timely.

<u>Date of Monitoring Report</u>	<u>Program(s) Monitored</u>	<u># of Open Findings</u>	<u>Status</u>
N/A	CDBG/CDBG-CV	0	N/A

AFFIDAVIT OF PUBLICATION

**IN THE MATTER OF
PUBLIC NOTICE**

STATE OF HAWAII

City and County of Honolulu

Doc. Date: SEP 12 2024 **# Pages:** 1
Notary Name: COLLEEN E. SORANAKA **First Judicial Circuit**
Doc. Description: Affidavit of Publication
 Notary Signature: [Signature] **SEP 12 2024** Date
 Notary Public
 No. 90-263
 STATE OF HAWAII

Kimberly Masu being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

Honolulu Star-Advertiser	<u>0</u>	times on:
MidWeek	<u>0</u>	times on:
The Garden Island	<u>1</u>	times on:
09/12/2024		
Hawaii Tribune-Herald	<u>0</u>	times on:
West Hawaii Today	<u>0</u>	times on:
Other Publications:	<u>0</u>	times on:

And that affiant is not a party to or in any way interested in the above entitled matter.

[Signature]
 Kimberly Masu
 Subscribed to and sworn before me this 12th day of September A.D. 2024

[Signature]
 Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
 My commission expires: Jan 06 2028

Ad # 0001467230



County of Kauai
 Legal Public Notice
 CDBG Application and Annual Action Plan 2025
 Consolidated Plan for Program Years 2025-2030

To All Interested Agencies, Groups & Persons:

Notice is hereby given that the Kauai County Housing Agency will hold public informational workshops for those interested in applying for program year 2025 Community Development Block Grant (CDBG), funded by the U.S. Department of Housing and Urban Development (HUD). Public workshops are held for the purpose of disseminating materials and related federal grant information to potential applicants. Public workshops are scheduled for:

Date: October 7, 2024
Time: 1:00 p.m. - In person
Place: Kapaia Neighborhood Center
 4495 Kaa Street, Kapaia, 96746

Date: October 9, 2024
Time: 2:00 p.m. - Virtual (Online or Phone call)
Place: Microsoft Teams Meeting
 Meeting ID: 284 743 763 14 Password: MlEaH8
 Dial In: (408) 848-0234, (202) 287-3343 United States (toll-free)

Date: October 14, 2024
Time: 10:00 a.m. - In person
Place: Lihue Civic Center, Waiheke Bldg., 1st Floor, Meeting Room 3
 4444 Rice Street, Lihue, 96796

Date: October 16, 2024
Time: 3:00 p.m. - In person
Place: Waimea Neighborhood Center
 4555 Waialea Road, Waimea, 96796

Materials and information on how to apply for CDBG funding will be available at the public informational workshops. Online applications will be available on October 4, 2024. **NO PAPER APPLICATIONS WILL BE ACCEPTED.** Deadline to submit CDBG applications online is November 12, 2024, at 4:00 p.m.

CDBG staff will provide applicants with technical assistance on matters relating to the requirements of the CDBG Program. Technical assistance is available to prospective applicants by contacting Karl Barne at (808) 241-4435 or email kbarne@kcaul.gov.

Pursuant to 24 CFR 91, the Kauai County Housing Agency will also receive comments on the upcoming 5-year Consolidated Plan (CP) for program years 2025-2030 and Annual Action Plan (AAP) for program year 2025. The purpose of the CP and the AAP is to ensure that jurisdictions receiving federal assistance develop viable communities including decent housing and a suitable living environment and expanding economic opportunities, primarily for persons of low- and moderate-income. The CP focuses on three areas of concern: housing, homelessness, and community development. To receive funds under HUD programs, the County must have a housing strategy and CP that has been approved by HUD.

Interested persons are invited to attend the public workshops and provide comments. Written comments may be mailed to 4444 Rice Street, Suite 330, Lihue, HI 96796 or emailed to kbarne@kcaul.gov. All comments will be considered in preparing the County's CP 2025-2030 and AAP 2025.

Closed captioning services will be available for the video teleconferencing workshop. If you need an auxiliary aid/service or other accommodations due to a disability, call 241-4444 or email housing@kcaul.gov as soon as possible, preferably ten (10) days prior to the workshop date. If a response is received after that, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille or electronic copy.

By Order of the Mayor
 County of Kauai
 Derek S. Kawasumi
 Mayor

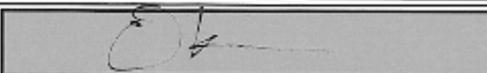
ICSP (001467230, 9/12/24)

Grantee SF-424's and Certification(s)

CMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 05/01/2025	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: <u>County of Kauai</u>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-5000650	* c. UEI: BTW820JEP94Q5	
d. Address:		
* Street1: 4444 Rice Street, Suite 310	Street2: _____	
* City: Lihue	County/Parish: _____	
* State: HI: Hawaii	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 96756-1320	
e. Organizational Unit:		
Department Name: Kauai County Housing Agency	Division Name: Development Division	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____	* First Name: Kerilyn	
Middle Name: _____	* Last Name: Barros	
Suffix: _____	Title: CDBG Coordinator	
Organizational Affiliation: _____		
* Telephone Number: 808-241-4435	Fax Number: _____	
* Email: kbarros@kauai.gov		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="B: County Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p>11. Assistance Listing Number:</p> <input type="text"/> <p>Assistance Listing Title:</p> <input type="text"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="B-25-DE-15-0001"/> <p>* Title:</p> <input type="text" value="Community Development Block Grant HUD Administered Non-Entitlement Counties in Hawaii"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="Youth Mentorship & Engagement Camp; Pepee Hot Water Heaters; MHZ-Kaui Restoration Project; Lina Oia Photovoltaic project; Islt Health Outreach Kaui"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="2nd HI"/>	* b. Program/Project: <input type="text" value="2nd HI"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2025"/>	* b. End Date: <input type="text" value="06/30/2026"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="738,234.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="402,412.00"/>
* g. TOTAL	<input type="text" value="1,140,646.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Derek"/>
Middle Name: <input type="text" value="S.R."/>	
* Last Name: <input type="text" value="Kawakami"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor, County of Kauai"/>	
* Telephone Number: <input type="text" value="808-201-1900"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="mayor@kauai.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/15/2025"/>

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

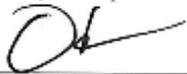
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

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

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

05/15/25
Date

Mayor
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws – It will comply with applicable laws.



Signature of Authorized Official

05/15/25

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: (Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature)

*Authorized Representative Name:
Derek S.K. Kawakani

*Title: Mayor, County of Kauai

*Applicant/Recipient Organization:
Kauai County Housing Agency

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(c)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian Tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. **WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(10)).**

* Signature:



* Date: (mm/dd/yyyy): 05-19-23

Form HUD 424-B (1/27/2023)

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Form HUD 424-B (1/27/2023)

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4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subwardee * Name: <input type="text" value="Kauai County Housing Agency"/> * Street 1: <input type="text" value="4444 Rice Street, Suite 310"/> Street 2: <input type="text"/> * City: <input type="text" value="Lihue"/> State: <input type="text" value="HI"/> Zip: <input type="text" value="96766"/> Congressional District, if known: <input type="text" value="2nd"/>		
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HOME-ARP

DAVID Y. IGE
GOVERNOR



DENISE ISERI-MATSUBARA
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STATE OF HAWAII

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SUBSTANTIAL AMENDMENT NO. 2 to the Program Year 2021 Annual Action Plan

HOME Investment Partnerships Program – AMERICAN RESCUE PLAN

March 16, 2022

PURPOSE

The Hawaii Housing Finance and Development Corporation (HHFDC) prepared the State of Hawaii's Program Year 2021 Annual Action Plan (PY2021 AAP), which describes the proposed projects and programs to be supported with HOME, National Housing Trust Fund (HTF), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) funds. The PY2021 AAP and other documents are available for review at HHFDC's website at <http://hawaii.gov/dbedt/hhfdc/>.

The purpose of Substantial Amendment No. 2 to the State of Hawaii's PY2021 AAP is to include HHFDC's allocation and administration of HUD's new HOME American Rescue Plan (HOME-ARP) program.

BACKGROUND / DISCUSSION

The American Rescue Plan Act of 2021 appropriated \$5 billion to help communities provide housing, shelter, and services for people experiencing homelessness, and other qualifying populations. Under the U. S. Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP), the State of Hawaii, through its Hawaii Housing Finance and Development Corporation (HHFDC) of the Department of Business, Economic Development and Tourism, is eligible to receive \$6,413,733 in HOME-ARP funds to address homeless needs through the creation of affordable housing or non-congregate shelter units and by providing tenant-based rental assistance or supportive services. This one-time funding creates significant opportunity to meet the housing and service needs of our community's most vulnerable populations.

To receive the HOME-ARP funds, HHFDC must engage in the consultation and public participation process to develop a HOME-ARP allocation plan. The plan must be submitted to HUD for review, as a substantial amendment to the PY2021 Annual Action Plan. The plan must also describe the distribution of HOME-ARP funds and how it will be used to address the needs of HOME-ARP qualifying populations.

CITIZEN PARTICIPATION

During the period of August 2021 to October 2021, HHFDC conducted public hearings statewide, in part to introduce the public to the HOME-ARP program. Members of the public were provided with HOME-ARP program information and HHFDC's intent to administer the HOME-ARP funds for the State of Hawaii. In addition, consultation meetings and discussions were held throughout the development of the HOME-ARP allocation plan with agencies and organizations including but not limited to, Bridging the Gap (the Continuum of Care for the neighbor island counties), neighbor island service providers addressing homelessness, domestic violence issues, and veteran needs, agencies addressing fair housing and civil rights issues, and the housing agencies of Hawaii, Kauai, and Maui counties.

On February 28, 2022, HHFDC published a statewide Notice of Public Comment (Notice) seeking input on Substantial Amendment No. 2 to the PY2021 AAP, which will set forth HHFDC's HOME-ARP allocation plan and describe the distribution of HOME-ARP funds. The Notice is attached as Appendix B.

The Notice and draft Substantial Amendment, which included the draft allocation plan, were made available for review at depository libraries, the housing offices of the counties of Hawaii, Honolulu, Kauai, and Maui, at the Homeless Programs Office of the Department of Human Services, HHFDC, and on HHFDC's website. The deadline for written comments on the draft Substantial Amendment No. 2 to the PY2021 AAP was March 15, 2022. No public comments were received during the 15-day comment period.

SUBSTANTIAL AMENDMENT

The PY2021 AAP will be amended to include \$6,413,733 of HOME-ARP funds and HHFDC's HOME-ARP allocation plan, which describes the distribution of funds and the process for soliciting applications and selecting eligible projects. HHFDC proposes to allocate its HOME-ARP funds to the Counties of Hawaii, Kauai and Maui to provide affordable rental housing units and address the needs of the qualifying populations. The HOME-ARP allocation plan is attached as Appendix A.

Appendix A: HHFDC's HOME-ARP Allocation Plan

Appendix B: Notice of Public Comment

APPENDIX A

State of Hawaii
Hawaii Housing Finance and Development Corporation

HOME-ARP ALLOCATION PLAN
March 16, 2022

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HOME-ARP Allocation Plan

HOME-ARP Allocation Plan

Participating Jurisdiction: State of Hawaii, Hawaii Housing Finance and Development Corporation
Date: March 16, 2022

Introduction

In April 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$6,413,733 to the State of Hawaii in the form of HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP) funds under Fiscal Year (FY) 2021. This one-time funding was purposed with creating opportunity to meet housing and service needs of Hawaii's most vulnerable populations. The City and County of Honolulu is an entitlement jurisdiction and will receive its own allocation. Funds received through the state's Hawaii Housing Finance and Development Corporation (HHFDC) will be used to serve qualifying populations within the neighbor island counties of Hawaii, Kauai, and Maui.

Under HOME-ARP, qualifying populations include:

- Sheltered and Unsheltered Homeless Populations
- Those currently housed at risk of homelessness
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other populations: (1) requiring services or housing assistance to prevent homelessness, and (2) those at greatest risk of housing instability
- Veterans and families that include a veteran family member that meet one of the preceding criteria

Eligible activities under the HOME-ARP program include: the production or preservation of affordable rental housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for individuals and families experiencing homelessness. In addition, 15% percent of the total allocation may be used for planning costs and administration.

The development of the HOME-ARP allocation plan involved consultation with homeless service providers, public housing agencies, and other organizations and agencies that assist qualifying populations in areas that funds are to be utilized. In addition, submittal of a HOME-ARP Allocation Plan is required before receiving funds. This HOME-ARP Allocation Plan describes the distribution and intended use of HOME-ARP funds within the neighbor island counties.

Consultation

Summarize the consultation process.

Bridging the Gap (BTG) is a collaboration of stakeholders committed toward preventing and ending homelessness in the neighbor island counties of Hawaii, Maui, and Kauai. BTG is responsible for the operating and planning responsibilities of the Continuum of Care (CoC) and serves as the central hub that strengthens coordination between CoC-funded activities, other

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APPENDIX A HOME-ARP Allocation Plan

HUD-funded activities, and local government or private resources targeted at ending homelessness.

To seek input on the needs of qualifying populations within the neighbor island counties, HHFDC consulted with BTG as well as the local chapters representing each county (Kauai Community Alliance, Maui Homeless Alliance, and Community Alliance Partners), the Hawaii Public Housing Authority, the Hawaii Civil Rights Commission, the Legal Aid Society of Hawaii, Women Helping Women, Child and Family Services – East and West Hawaii Island, the Molokai Community Service Council, Women in Need, the YWCA Kauai, the Veterans of Foreign Wars Hawaii Department and U.S. Department of Veterans Affairs- Hilo Vet Center. Each CoC is composed of providers who serve qualifying populations, including victims of domestic violence and veterans. Additionally, consultation was done with each neighbor island county’s PHA through their respective housing agency. (See Table 1.)

List the organizations consulted, and summarize the feedback received from these entities.

Agency/ Organization Consulted	Type of Agency/ Organization Consulted	Method of Consultation	Feedback
Bridging the Gap	Continuum of Care	Teams meeting	The lack of housing stock keeps people in shelters for longer periods of time and needs to be increased; Homeless Management Information System (HMIS) has data to show the By Name List (BNL) is long. There are many (200+) holding Section 8 vouchers. There are many rapid re-housing resources available, but more permanent affordable rentals are needed, along with long-term supportive services.
Kauai Community Alliance	Continuum of Care - County of Kauai	Zoom Meeting	County is looking at plans for funds to be used for a project like the Kealahou project. (Rental housing for those transitioning out of homelessness). Using the Coordinated Entry System may provide financial assistance and case management. Interested in the concept of non-congregate shelters (possibly on the west side) to help reduce unsheltered homeless, which could eventually be converted to permanent rental housing. There is a need for affordable rental housing and use of funds to rehabilitate homes for foster youth. There are currently several supportive and mental health services available.
Maui Homeless Alliance	Continuum of Care - County of Maui	Zoom Meeting	There is a large need for affordable rental housing with supportive services to help individual/family remain in their unit. There is also a need for short term (6-8 weeks) assistance for veterans requiring care before

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Agency/ Organization Consulted	Type of Agency/ Organization Consulted	Method of Consultation	Feedback
			entering housing. Inquiry about using funds to rehabilitate an existing building to build a non-congregate shelter.
Community Alliance Partners	Continuum of Care - County of Hawaii	Zoom Meeting	There is a substantial amount of rent assistance available through six different organizations, but affordable rental units are needed and hard to find. Youth aging out of foster care have unmet housing needs. OHA is working on a \$3M grant to be issued statewide and wants to look at leveraging funds.
Hawaii Public Housing Authority— State Agency	State PHA	Phone Conference	Possible use toward Rental assistance. Rehabilitate or create more affordable rental units. Leverage other funds and offer landlord incentives such as maintenance reimbursements.
Office of Housing and Community Development	Existing Housing Division- Hawaii County PHA	Various - Virtual meetings, email, phone conference	Information on the HOME-ARP program was presented by HHFDC at housing directors meetings covering the eligible uses and proposed distribution of funds, consultation process, and qualifying populations (following release of program guidelines). Staff from each county housing agency assisted with gathering input from each PHA regarding the best use of HOME-ARP funds. Information provided evidenced a significant amount of funding in Housing Choice Vouchers and an insufficient inventory of rental units.
Department of Housing and Human Concerns	Housing Division- Maui County PHA		
Kauai County Housing Agency	Kauai County PHA		
House Select Committee on COVID-19 Economic and Financial Preparedness (Housing Sub-Committee)	HOPE Services- Nonprofit Organization	Teams Meeting	More rental units are needed. Families have rent vouchers, but providers have difficulty helping those families find rentals units.
House Select Committee on COVID-19 Economic and Financial Preparedness (Housing Sub-Committee)	Hawaii Budget & Policy Center/Hawaii Appleseed— Non-profit Organization	Teams Meeting	The Housing Policy Director would like funds to go toward acquisition/rehabilitation of rental units.

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Agency/ Organization Consulted	Type of Agency/ Organization Consulted	Method of Consultation	Feedback
House Select Committee on COVID-19 Economic and Financial Preparedness (Housing Sub- Committee)	Weinberg Foundation— Non-profit Organization	Teams Meeting	Lack of housing supply is the #1 issue identified by homeless and youth groups they work with.
Department of Human Services- State	Governor’s Coordinator on Homelessness	Phone Conference/ Teams Meeting	Increase Housing Supply. Emergency housing is also needed on Kauai. ARP funds could fund acquisition/rehab and leverage additional State and County funds for supportive services.
Department of Housing and Human Concerns- County of Maui	Government/ County Housing Agency	E-mail	Exploring ways to use funds to develop Single Room Occupancy (SRO) units for single chronically homeless.
Hawaii Civil Rights Commission	Fair Housing & Civil Rights; Persons with Disabilities	E-mail	All four eligible uses of HOME-ARP are worthy and in need of funding, but the greatest need is the production and preservation of affordable housing.
Legal Aid Society of Hawaii	Fair Housing & Civil Rights; Persons with Disabilities	E-mail	Production/preservation of affordable rental housing is the greatest need, followed by Supportive Services, including homeless prevention services and housing counseling (moving expenses and security deposits). Often come across tenants who are disabled and unable to move on their own, relying on limited income while moving costs are unaffordable. Funds made available in these situations would be very helpful.

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Agency/ Organization Consulted	Type of Agency/ Organization Consulted	Method of Consultation	Feedback
Women Helping Women (Maui)	Non-profit Organization - Victims of Domestic Violence	E-mail	At least half of clients in the shelter program have worked with the Transitions Program where rent, security deposit, utility assistance, and more may be received. In finding new, independent living arrangements, roadblocks include low rental housing inventory, high costs, stiff competition from other renters, and growing tendency of landlords to not accept Section 8 housing vouchers or rental assistance directly from WHW. As a result, placing clients in permanent housing is very difficult.
Molokai Community Service Council-Hale Hoomalu Shelter	Non-profit Organization – Victims of Domestic Violence	E-mail	On Molokai, survivors of domestic violence often have difficulty finding housing. There is one low-income housing complex, Ka Hale Mua, which has turned away many applicants. Funds are needed to repair units and rent subsidies would help survivors afford non-subsidized housing.
Child and Family Services-East and West Hawaii	Non-profit Organization – Homelessness and Victims of Domestic Violence	E-mail	There is a housing shortage on the Big Island, especially after losing over 700 homes in Leilani Estates to the 2018 Kilauea eruption. With few rental housing units available, the cost of rent continues to increase and those with Section 8 vouchers have the most difficulty finding a rental unit. Barriers to the development of affordable housing in Puna and Oceanview are the lack of infrastructure and transportation systems. For the homeless, in Kona, there is only one program to which referrals can be made—Na Kahua O Ulu Wini (only for families), resulting in low amounts of resources for homeless single persons. The CFS West-Hawaii shelter programs are not funded to address chronic homelessness and are specifically for domestic violence survivors and their children. The stay is limited to 120 days and limited bed capacity is also a challenge.

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Agency/ Organization Consulted	Type of Agency/ Organization Consulted	Method of Consultation	Feedback
Women in Need (Kauai)	Non-profit Organization – Homelessness Operates Kealaula on Pua Loke (Transitional Housing Facility)	E-mail	As strong advocates of affordable housing and supportive services, WIN operates transitional housing facilities on Kauai and Oahu. A project that incorporates both components is Kauai’s Kealaula on Pua Loke. WIN manages the permanent housing unit facility and provides wrap around support services for families and individuals transitioning from homelessness. For WIN, funding for case management services is vital to the success of projects like Kealaula, or any type of housing project meant to benefit those transitioning from homelessness.
YWCA Kauai	Non-profit Organization – Victims of Domestic Violence	E-mail	Domestic Violence is the leading cause of homelessness for women and children, and the need for safe and affordable housing is one of the most pressing concerns for survivors of domestic violence and abuse. In 2021, the Family Violence Shelter (FVS), saw an increase of 960 bed days from 2020, which is likely correlated to the lack of affordable housing inventory. FVS residents identified a lack of housing as the primary barrier to their transition out of Shelter.
Veterans of Foreign Wars Hawaii Department	Non-profit Organization – Veterans	Phone Conference	Affordable rental units needed are a piece of the issue faced by homeless veterans and needs to be integrated into a community where healthcare, retail and transportation are easily accessible. Obtaining identification and medical records can be a challenge. In general, homeless veterans from the Vietnam era have difficulty trusting the government and have Social Security but accessibility is a challenge. WWII and Korean War veterans integrate well but are the last to ask for help.
U.S. Department of Veterans Affairs – Hilo Vet Center	Federal - Veterans	Phone Conference	The homeless veteran population could use more funding in many areas, including affordable rental units (that accept pets), insurance, medication, and elderly housing. Many homeless veterans are doubled up, living with others if not on the streets. Supportive services are offered depending on the type of disability.

Table 1 – Agencies Consulted

APPENDIX A
HOME-ARP Allocation Plan

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **15-day Public comment period: start date – 2/28/2022 end date – 3/15/2022**
- **Public hearings: 8/17/2021, 8/25/2021, 9/10/2021, 10/11/2021, and 10/22/2021**

During the consultation and outreach public hearings for the PY2022 Annual Action Plan, HHFDC conducted five public hearings in the Counties of Hawaii, Kauai, Maui, and the City and County of Honolulu. Information on the State's HOME-ARP funding and range of activities was presented at each of the hearings. The information was also included in the State's Informational Packet (providing information on the state's Consolidated Plan and its HOME, HOME-ARP, HTF, ESG and HOPWA programs), which was presented to the public at each of the hearings. The public hearings were held on August 17 and August 25 (County of Hawaii), September 10 (City and County of Honolulu), October 11 (County of Kauai), and October 22, 2021 (County of Maui).

On February 28, 2022, HHFDC published a Notice of Public Comment (Notice) inviting the public to comment on the draft HOME-ARP Allocation Plan and informing the public where copies of the draft HOME-ARP Allocation Plan are available for review. HHFDC published the Notice in the Honolulu Star-Advertiser, Hawaii Tribune Herald, West Hawaii Today, The Garden Island, and The Maui News. The Notice and draft HOME-ARP Allocation Plan was also posted to the HHFDC website at www.hawaii.gov/dbedt/hhfdc. The 15-day comment period expired on March 15, 2022. No public comments were received.

Describe any efforts to broaden public participation:

In addition to meeting with Bridging the Gap, HHFDC met with CoCs representing each neighbor island county, where input was gathered from providers serving qualifying populations directly. Input on the best use of HOME-ARP funds was also gathered in meetings with the House Select Committee on COVID-19 Economic and Financial Preparedness (Housing Sub-Committee), the State's Adult Mental Health Division and the Governor's Coordinator on Homelessness. Efforts to broaden public participation were made by phone and email outreach to the Hawaii Public Housing Authority, Hawaii Civil Rights Commission and Legal Aid Society of Hawaii. Additional efforts were also made to contact providers addressing domestic violence and veteran's needs in each county. Maui's Women Helping Women, the Molokai Community Service Council, Child and Family Services – East and West Hawaii Island, Kauai's Women Helping Women, and the YWCA Kauai provided responses on unmet needs and supporting data. Input was also received from the Veterans of Foreign Wars Hawaii Department and U.S. Department of Veterans Affairs- Hilo Vet Center.

Summarize the comments and recommendations received through the public participation process:

During the consultation process, providers agreed that affordable rental units are sorely needed and, in addition, would like to see long-term supportive services to help those receiving services retain permanent housing. Agencies noted that rental assistance was available from

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various programs, but a shortage of rentals units continues to exist. During the 15-day public comment period, no comments were received.

Summarize any comments or recommendations not accepted and state the reasons why:

During the 15-day public comment period, no comments were received.

Needs Assessment and Gaps Analysis

In addition to consulting with various agencies and organizations, unmet needs of qualifying populations were determined by estimating the size of each population and comparing it to current resources available, including shelter inventory and number of rental housing units affordable to families within specific income categories. To the extent possible, data on demographic composition of qualifying populations was gathered and analyzed to identify gaps and priority needs. Data sources used to inform the Needs Assessment and Gap Analysis tables include the 2020 Point in Time (PIT) Count Report, 2021 Housing Inventory Count (HIC), 2016 Comprehensive Housing Affordability Strategy (CHAS) Data Dictionary, 2014-2018 CHAS Data, and 2019 Hawaii Housing Planning Study.

Homeless – Hawaii, Kauai and Maui (combined)									
	Current Inventory			Homeless Population				Gap Analysis	
	Family Adults and their child(ren)	Individuals Without child(ren)	Veterans* and Persons in Veteran Families	Family HH Individuals Adults and their child(ren)	Individuals Without Child(ren)	Veterans* and Persons in Veteran Families	Victims* of Domestic Violence	Family	Individuals
	Number of Beds	Number of Beds	Number of Beds	Number of Family HH Individuals	Number of Individuals			Number of beds needed	Number of beds needed
Emergency Shelter	360	398	15						
Transitional Housing	100	56	0						
Permanent Supportive Housing	190	476	266						
Sheltered Homeless				416	290	41	55		
Unsheltered Homeless				253	1,051	104	0		
Current Gap								19	411

*These columns are subpopulations within the family and individual columns

Table 2 – Homeless Needs Inventory and Gap Analysis Table
Data Sources: 1. 2020 PIT Count Report; 2. BTG 2021 Housing Inventory Count

Non-Homeless – Hawaii, Kauai and Maui (combined)			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	64,068		
Rental Units Affordable to HH at 30% AMI	3,645		
Rental Units Affordable to HH at 50% AMI	4,475		
0% to 30% AMI Renter HH w/ 1 or more severe housing problems		7,855	
30% to 50% AMI Renter HH w/ 1 or more severe housing problems		6,260	
Current Gap (0% to 50% AMI)			5,995

Table 3 – Housing Needs Inventory and Gap Analysis Table

Data Sources: 1. 2014-2018 Comprehensive Housing Affordability Strategy (CHAS); 2. 2016 CHAS Data Dictionary

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

HOME-ARP funds will be used to benefit individuals and families in the counties of Hawaii, Kauai and Maui who meet the criteria defined by HUD, of qualifying populations:

- Sheltered and Unsheltered Homeless Populations
- Those Currently Housed Populations at Risk of Homelessness
- Those Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations: 1) Individuals or families requiring services or housing assistance to prevent homelessness, and 2) Individuals or families at greatest risk of housing instability or in unstable housing situations

Qualifying Population #1 - Sheltered and Unsheltered Homeless:

Homeless							
County	Sheltered Homeless			Unsheltered Homeless			Total Sheltered and Unsheltered Individuals
	Family HH Adults and their Child(ren)	Individuals Without child(ren)	Total Sheltered Homeless	Family HH Adults and their Child(ren)	Individuals Without child(ren)	Total Unsheltered Homeless	
Hawaii	159	117	276	85	436	521	797
Kauai	22	33	55	100	269	369	424
Maui	235	140	375	68	346	414	789
Totals	416	290	706	253	1,051	1,304	2,010

Table 4 – Sheltered and Unsheltered Homeless Populations (by county)

Data Source: BTG 2020 PIT Count Report

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Homeless Subpopulations						
County	Sheltered Homeless			Unsheltered Homeless		
	CH Individuals and Persons in CH Families Emergency Shelter	Veterans and persons in Veteran families Emergency and Transitional Shelters	Fleeing Domestic Violence Emergency and Transitional Shelters	Chronically Homeless	Veterans and persons in Veteran Families	Fleeing Domestic Violence
Hawaii	67	22	28	239	50	N/A
Kauai	7	3	7	137	0	N/A
Maui	46	16	20	213	34	N/A
Totals	120	41	55	589	84	N/A

CH = Chronically Homeless Table 5 – Sheltered and Unsheltered Homeless Subpopulations (by county)
Data Source: BTG 2020 PIT Count Report

Additional Homeless Subpopulations						
County	Sheltered Homeless			Unsheltered Homeless		
	Serious Mental Illness Emergency and Transitional Shelters	Substance Use Disorder Emergency and Transitional Shelters	HIV/AIDS Emergency and Transitional Shelters	Serious Mental Illness	Substance Use Disorder	HIV/AIDS
Hawaii	83	51	2	228	131	5
Kauai	11	15	0	82	87	2
Maui	53	27	0	164	149	7
Totals	147	93	2	474	367	14

Table 6 – Additional Sheltered and Unsheltered Homeless Subpopulations (by county)
Data Source: BTG 2020 PIT Count Report

BTG’s 2020 PIT Count Report reflects an unduplicated estimate of sheltered and unsheltered homelessness. The count was conducted in each neighbor island county on the night of January 26, 2020. In 2020, the PIT Count was not conducted on the islands of Lanai and Molokai due to a lack of capacity. A total of 2,010 sheltered and unsheltered individuals were reported experiencing homelessness— 797 in Hawaii County (40%), 424 in Kauai County (21%), and 789 in Maui County (39%). (See Table 4.) Details of sheltered and unsheltered homeless populations are provided for each neighbor island county in the tables above and narratives below. Numbers reflecting the size of subpopulations (i.e., chronic homelessness, veterans and persons in veteran families, those fleeing domestic violence, serious mental illness, substance use disorder, and HIV/AIDS) within the sheltered and unsheltered homeless populations are also provided. (See Tables 5 and 6.)

In **Hawaii County**, 797 sheltered and unsheltered individuals were reported as experiencing homelessness. Of these, 276 (or 35%) were sheltered, consisting of 159 family household individuals and 117 individuals. Within the sheltered population, there were 67 chronically homeless persons, 22 veterans and persons in veteran families, and 28 individuals fleeing domestic violence in emergency and/or transitional shelters. Additional homeless adult subpopulations in emergency and transitional shelters included 83 individuals with a serious

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mental illness, 51 individuals with a substance abuse disorder, and two individuals with HIV/AIDS.

The remaining 521 (or 65%) of persons within Hawaii County's homeless population were unsheltered, consisting of 85 family household individuals and 436 individuals. Of these, 239 were chronically homeless individuals, and 50 were veterans and persons in veteran families. The number of unsheltered individuals fleeing domestic violence were not reported in the 2020 PIT Count Report. Additional unsheltered, adult subpopulations included 228 individuals with a serious mental illness, 131 with a substance use disorder, and five individuals with HIV/AIDS. In Hawaii County, 40% of unsheltered homeless individuals were in South Hilo and 31% in North Kona, with the remaining 30% throughout rural parts of the island such as Kohala, South Kona, Kau, Puna, North Hilo, and Hamakua.

In **Kauai County**, a total of 424 sheltered and unsheltered individuals were reported as experiencing homelessness. Of these, 55 (or 13%) were sheltered, consisting of 22 family household individuals and 33 individuals. Within the sheltered population, there were seven chronically homeless persons, three veterans and persons in veteran families, and seven individuals fleeing domestic violence in emergency and/or transitional shelters. Additional adult subpopulations in emergency and transitional shelters included 11 individuals with a serious mental illness, and 15 individuals with a substance use disorder.

The remaining 369 (or 87%) persons within Kauai County's homeless population were unsheltered, consisting of 100 family household individuals and 269 individuals. Of these, 137 were chronically homeless individuals. There were no unsheltered veterans or persons in veteran families, and the number of unsheltered individuals fleeing domestic violence were not reported in the 2020 PIT Count Report. Additional unsheltered, adult subpopulations included 82 individuals with a serious mental illness, 87 with a substance use disorder, and two individuals with HIV/AIDS. In Kauai County, 38% of the unsheltered homeless population were in the south-central area, 31% in the west region, and the remaining 31% in other parts of the county such as Hanalei, Kapaa and Koloa.

In **Maui County**, a total of 789 sheltered and unsheltered individuals were reported as experiencing homelessness. Of these, 375 (or 48%) were sheltered, consisting of 235 family household individuals and 140 individuals. Within the sheltered population, there were 46 chronically homeless persons in emergency shelters, 16 veterans and persons in veteran families, and 20 individuals fleeing domestic violence in emergency and/or transitional shelters. Additional adult subpopulations in emergency and transitional shelters included 53 individuals with a serious mental illness and 27 individuals with a substance abuse disorder.

The remaining 414 (or 52%) persons within Maui County's homeless population were unsheltered, consisting of 68 family household individuals and 346 individuals. Of these, 213 were chronically homeless individuals and 34 were veterans and persons in veteran families. The number of unsheltered individuals fleeing domestic violence were not reported in the 2020 PIT Count Report. Additional unsheltered, adult subpopulations included 164 individuals with a serious mental illness, 149 with a substance use disorder, and seven individuals with HIV/AIDS. In Maui County, 42% of all unsheltered individuals reported in the count were in the Central Maui (Kahului/Wailuku) area, 21% in Kihei, 20% in Lahaina, and the remaining 17% in other regions of the island such as lower Waiehu, Hana and upcountry region, which includes Paia.

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As previously mentioned, the 2020 PIT count was not conducted on the islands of Lanai and Molokai due to a lack of capacity.

Among the total neighbor island county homeless population, 1,516 (or 75%) individuals were over the age of 24 (426 sheltered and 1,090 unsheltered), 125 (or 6%) were between 18 and 24 (47 sheltered and 78 unsheltered), and 369 (or 18%) were under the age of 18 (233 sheltered and 136 unsheltered).

Of the total neighbor island homeless population, 1,140 individuals (or 57%) were male. Of 669 sheltered and unsheltered household individuals with at least one adult and one child, the number of females exceeded the number of males by 14%. Among 1,341 sheltered and unsheltered individuals and households without children, total males exceeded females by 27% and one percent identified as Gender Non-Conforming (i.e., not exclusively male or female). Sheltered and unsheltered Unaccompanied Youth homeless populations consisted of 15% more males than females, and five percent of individuals who identified as Gender Non-Conforming. Within the sheltered and unsheltered population of Parenting Youth households (youth parents only), there were 30% more males than females. All sheltered and unsheltered veterans in a household with at least one adult and one child were male. Of 128 veterans without children, males exceeded females by 80% and one percent identified as Gender Non-Conforming.

In the 2020 PIT count report, 85% of the sheltered and unsheltered homeless population identified as Non-Hispanic/Non-Latino and the remaining 15% as Hispanic/Latino. Almost one-third of homeless individuals identified as White (32%), followed by individuals of Multiple Races (30%), Native Hawaiian/Pacific Islander (27%), Asian (6%), Black/African American (3%), and American Indian or Alaska Native (2%). Within the sheltered population, individuals of multiple races exceeded the number of White individuals by eight percent.

Qualifying Population #2 – At-Risk of Homelessness:

In the HUD CPD Notice: CPD-21-10 and 24 CFR 91.5, at-risk of homelessness is defined as (1) an individual or family: with an annual income below 30% AMI, does not have sufficient resources or support networks, immediately available to prevent them from becoming homeless, and meets one of seven conditions listed in section (iii) of the definition; (2) a child or youth who does not qualify as “homeless” under 24 CFR 91.5 but qualifies as “homeless” under sections of other Acts listed in the HUD CPD Notice: CPD-21-10; and (3) a child or youth who does not qualify as “homeless” under 24 CFR 91.5 but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

At-Risk of Homelessness				
County	Total Households	Households with Income from 0% to 30% AMI and Experiencing at least 1 of 4 Housing Problems		
		Renters	Owners	Renters and Owners
Hawaii	68,410	4,075	3,435	7,510
Kauai	22,525	965	910	1,875
Maui	54,275	2,815	1,700	4,515
Total	145,210	7,855	6,045	13,900

Table 7 – At Risk of Homelessness (by county)
Data Source: 2014 – 2018 CHAS data

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According to HUD’s 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data, within the neighbor island counties, there are at least 13,900 renter and owner households with incomes at or below 30% of the Area Median Income (AMI) and experiencing one of four housing problems: housing lacks a kitchen or complete plumbing facilities, overcrowding with more than one person per room, and/or experiencing housing cost burden greater than 30%, of which 7,855 (or 57%) were renters. (See Table 7.) These housing problems are characteristics associated with instability and increased risk of homelessness, as shown in each county’s 5-year Consolidated Plan. In Hawaii County, of approximately 68,410 households, at least 7,510 (or 11%) households were earning 0% to 30% AMI and experiencing at least one of four housing problems, of which 4,075 (or 54%) were renters. Of Kauai County’s 22,525 estimated households, 1,875 (or 8%) were earning 0% to 30% AMI and experiencing at least one of four housing problems, of which 965 (or 51%) were renters. In Maui County, of roughly 54,275 total households, 4,515 (or 8%) were earning at or below 0 to 30% AMI and experiencing at least one of four housing problems, of which 2,815 (or 68%) were renters. In general, renter households earning 0% to 30% AMI experience housing problems at a greater rate than owner households.

The 2019 Hawaii Housing Planning Study identified households likely to become homeless using two indicators: At-risk households and Hidden Homeless. In the 2019 Housing Demand Survey, respondents were asked how long they could stay in their current residence if they were to lose their primary source of household income. Twenty-five percent of Hawaii Households reported that they would be forced out of their homes after two months or less of sustained income loss. For the 2019 HHPs, these households were identified as At-Risk Households.

The second indicator of potential homelessness examines households that have doubled up, also referred to as “Hidden Homeless”. According to the U.S. Census, doubled up households are those that include at least one “additional” adult— or a person 18 or older who is not enrolled in school and is not the householder.

At Risk of Homelessness – Hidden Homeless			
County	Total Households (2019 HHPs)	Number of Households with Some Hidden Homeless	% Total Households
Hawaii	67,054	10,058	15.0%
Kauai	22,563	4,287	19.0%
Maui	54,433	11,976	22.0%
Total	144,050	26,321	18.0%

Table 8 – At Risk of Homelessness, Hidden Homeless (neighbor island counties)
Data Source: 2019 Hawaii Housing Planning Study, Page 57

A survey was conducted to estimate the number of households containing some hidden homeless. (See Table 8.) Survey results reported 15% of households in Hawaii County, 19% in Kauai County, and 22% in Maui County containing some hidden homeless. In all counties, survey results describe hidden homeless as younger individuals who are relatively recent arrivals to the state, with few economic resources, and tend to be a part of larger households, with 5.8 persons per household on average. Findings also showed that hidden homeless were more likely to be doubled-up with family members, rather than unrelated individuals. In 2019, hidden homeless households had lower income per household member than households that did not include hidden homeless members (\$21,250 vs. \$33,750).

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Qualifying Population #3 – Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking:

Across the neighbor island counties, on the night of the 2020 PIT Count, there were 47 adult individuals in emergency shelters and eight in transitional shelters targeted at victims of domestic violence. In Hawaii County, there were 28 sheltered individuals fleeing domestic violence— 21 in emergency shelter and seven in transitional shelter. In Kauai County, there were seven individuals fleeing domestic violence in emergency shelter. In Maui County, there were 20 individuals fleeing domestic violence— 19 in emergency shelter and one in transitional shelter. (See Table 5.) Due to the confidential nature of information, the PIT Count Report does not include children and information on demographic composition is not available.

In the **Hawaii County**, the Child and Family Service (CFS) - West Hawaii Island provides shelter programs, specifically for sheltering Domestic Violence survivors and their children. In Fiscal Year 2021 (July 2020 to June 2021), 192 individual participants were served. Of these, 12 (or 6%) were under the age of 17, 172 (or 90%) were 18 years of age or older, and the ages of eight individuals (or 4%) were unknown. Of 192 individuals, 141 (or 73%) were reported as female, 49 (or 26%) as male, and the gender of two individuals (or 1%) were unknown. Also, 38 individuals (or 20%) were reported as homeless. In general, most individual participants served identified as Caucasian, followed by Native Hawaiian, Asian, Hispanic or Latin, and Pacific Islander. There were also individuals who refused to provide their ethnicity, and those whose ethnicity was other, or unknown.

In **Kauai County**, the Young Women’s Christian Association (YWCA), a provider which serves victims of domestic violence, sheltered 111 individuals between January and December 2021. Of 111 individuals served, 43 (or 39%) were under the age of 17, and 68 (or 61%) individuals were 18 years of age or older. Female individuals made up 85% of the total individuals served, while the remaining 15% served were male. Of the 111 individuals served, six (or 5%) identified as Hispanic or Latino, with ties to Latin America, of any race. There were 28 individuals (or 25%) who identified as Native Hawaiian, and one as Micronesian. Additionally, there were 34 individuals (or 31%) who identified as White or of European descent, 15 (or 14%) as Asian (including Central Asian, East Asian, South Asian and Southeast Asian), five as Black/African American (having origins in Sub-Saharan Africa), 18 (or 16%) as Multiracial, three (or 5%) as Native American. Data on Race/Ethnicity was not collected for one individual. Since the start of COVID-19, the YWCA reported a significant increase in the length of time individuals and families are staying in Shelter due to a lack of affordable housing options.

In **Maui County**, Women Helping Women (WHW), a provider which serves victims of domestic violence on Maui and Lanai, sheltered 207 individuals in 2021—193 on Maui and 14 on Lanai. Of 207 individuals served, 149 (or 72%) were adults and children in family households and 58 (28%) were adult individuals. For adults and children in families, the age group representing the highest count (of 44 individuals) was zero to four years of age, while 25 individuals were 25 to 34 years old. Children between five and nine, 10 and 17, and adults between 35 and 49 trended similarly. In age groups from 18 to 24 and 50 to 64, counts were significantly lower. Female adult individuals and family household individuals made up slightly over half (55%) of the 207 individuals served, while the other individuals (45%) were male and female children in family households. Of the 207 individuals served, 42 (20%) identified as Hispanic. There were 98 individuals who identified as Pacific Islander (including Native Hawaiian and Micronesian), 60

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as White/Caucasian, 19 as Asian (including Chinese, Filipino, Japanese, Korean, Southeast Asian and Other Asian), 11 as Black/African American, 10 as Multiple Races, five as Native American/Alaskan, and four as Other (race not listed). Within 193 individuals served on Maui, half were from the Central Maui area (Kahului and Wailuku); a quarter from Paia, Makawao, and Kula; under a quarter from Lahaina and Kihei; and the remainder from Haiku, Hana and Hawaii Island (Hilo and Pepeekeo). At its Lanai location, all individuals were from Lanai City. Nearly three quarters of adult and child individuals did not have income, while one quarter had monthly incomes of \$4,000 or less. One person had a monthly income between \$4,001 and \$9,999.

On the Island of Molokai (Maui County), the Molokai Community Service Council provides services to victims of domestic violence through its Hale Hoomalu Domestic Violence Program. Annually, the Shelter provides an average of 800 bed days for women and children fleeing their homes due to domestic violence.

Across all neighbor island counties, the COVID-19 pandemic has led to an increase in domestic and intimate partner violence incidences due to stay-at-home mandates, meaning the size of this population may be greater than what is currently being reported.

Qualifying Population #4 – Other Populations:

Also included as qualifying populations are other populations, where assistance would: 1) prevent the family’s homelessness or 2) serve those with the greatest risk of housing instability, defined by HUD as: a) has an annual income of less than or equal to 30% AMI and is experiencing severe cost burden or b) has an income less than or equal to 50% AMI and meets at least one of seven conditions in the At Risk of Homelessness definition at 24 CFR 91.5.

County	Other Populations				
	Households with Income from 0% to 30% AMI and Experiencing Severe Cost Burden				
	Renters	% Renters	Owners	% Owners	Renters and Owners
Hawaii	3,035	59%	2,145	41%	5,180
Kauai	665	51%	650	49%	1,315
Maui	2,300	62%	1,420	38%	3,720
Total	6,000	59%	4,215	41%	10,215

Table 9 – Other Populations with Household Income from 0% to 30% AMI and Experiencing Severe Cost Burden
Data Source: 2014 – 2018 CHAS data

According to 2014-2018 Comprehensive Housing Affordability (CHAS) data, across the counties of Hawaii, Maui, and Kauai, there are at least 10,215 renter and owner households at with an annual income of 0% to 30% AMI, while experiencing severe housing cost burden (paying greater than 50% of monthly household income toward housing costs). These households are considered at greatest risk of housing instability—6,000 (or 59%) of which are renters. (See Table 9.) In Hawaii County, 5,180 households earning 0% to 30% AMI are severely cost burdened, of which 3,035 (or 59%) are renters. In Kauai County, 1,315 households earning 0% to 30% AMI are severely cost burdened, of which 665 (or 51%) are renters. In Maui County, 3,720 households earning 0% to 30% AMI are severely cost burdened, of which 2,300 (or 62%) are renters. Renter households earning 0% to 30% AMI are affected more by severe cost burden than owner households.

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Other Populations					
County	Households with Income from 0% to 50% AMI and Experiencing at least 1 of 4 Housing Problems				
	Renters	% Renters	Owners	% Owners	Renters and Owners
Hawaii	6,965	56%	5,430	44%	12,395
Kauai	1,950	56%	1,525	44%	3,475
Maui	5,200	64%	2,975	36%	8,175
Total	14,115	59%	9,930	41%	24,045

Table 10 – Other Populations with Household Income from 0% to 30% AMI and Experiencing Severe Cost Burden
Data Source: 2014 – 2018 CHAS data

Also at greatest risk of housing instability are households with an annual income less than or equal to 50% AMI and which meet one of the conditions in the At Risk of Homelessness definition at 24 CFR 91.5. In each county’s 5-year Consolidated Plan, one condition covered in household data is: Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, such as: 1) lacking a kitchen, 2) incomplete plumbing facilities, 3) overcrowding with more than one person per room, and 4) or experiencing housing cost burden greater than 30%, also known as “housing problems”. 2014-2018 CHAS data reports 24,045 renter and owner households with an annual income between 0% and 50% AMI, who are also experiencing one or more of the four housing problems. In the counties of Hawaii, Maui, and Kauai, 14,115 households (59%) are renter households. (See Table 10.) In Hawaii County, there are 12,395 households earning 0% to 50% AMI and experiencing at least one of the four housing problems, of which 6,965 (or 56%) are renters. In Kauai County, there are 3,475 households earning 0% to 50% AMI and experiencing at least one of four of the housing problems, of which 1,950 (or 56%) are renters. In Maui County, 8,175 households earning 0% to 50% AMI are experiencing at least one of four of the housing problems, of which 5,200 (or 64%) are renters. Renter households earning 0% to 50% AMI are affected more by housing problems than owner households.

Households experiencing one or more housing problems described above represent a fraction of other qualifying populations. Households earning 0% to 50% AMI, while meeting other conditions at 24 CFR 91.5 such as: 1) Moved two or more times during the 60 days immediately preceding the application for homeless prevention assistance, 2) Living in a hotel or motel without assistance for low-income individuals, or 3) Exiting a publicly funded institution or system of care exist among other qualifying populations.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- **Sheltered and unsheltered homeless populations**
- **Those currently housed populations at risk of homelessness**
- **Those fleeing domestic violence, dating violence, sexual assault, stalking and human trafficking**
- **Other families requiring services or housing assistance or to prevent homelessness; and those at greatest risk of housing instability or in unstable housing situations:**

Homeless Populations:

The 2020 PIT Count and 2021 HIC reports were used to inform the Homeless Needs and Gap Analysis, which produced a gap need for 19 family shelter beds for family household individuals and 411 shelter beds for individuals in the neighbor island counties. (See Table 2.) Gap need was calculated by comparing the total number of shelter beds in Emergency Shelters, Transitional Shelters, and Permanent Supportive housing facilities to the total (Sheltered and Unsheltered) homeless population. The Needs Assessment and Gap Analysis table reflects the situation of each unsheltered person entering a shelter and occupying a bed (on the night of the PIT Count), which resulted in a gap need for beds; however, it does not consider unmet needs of homeless individuals in emergency and transitional shelters who are ready to exit to permanent housing. Also, within the unsheltered population, there are individuals and families who elect not to receive assistance or placement in shelter facilities, which the method of calculation used in Table 2 does not capture.

Within the neighbor island counties, the greatest unmet need is for affordable rental housing units, for individuals and households experiencing homelessness—especially for those moving through and exiting emergency shelters, rapid re-housing programs, and transitional housing. Recent HMIS data (from October 2021) covering the neighbor island counties reports 937 households exiting all programs, of which 455 exits (or 49%) were to permanent housing. Creating more affordable housing options for qualifying clients could substantially increase the amount of exits to permanent housing and reduce the “bottleneck” effect occurring at the shelter level. The COVID-19 pandemic has also introduced a potential need for non-congregate shelters within the neighbor island counties to help meet the immediate shelter needs of the homeless population. During the consultation process and when determining unmet needs of the homeless population, TBRA was not identified as an unmet housing need.

To accompany the housing needs of the homeless population, there is a continued need for increased supportive services. Delivered through effective case management and referrals to appropriate community resources, supportive services will facilitate in making permanent, affordable rental housing achievable to ensure that families and individuals do not fall back into homelessness.

Individuals and Families at Risk of Homelessness:

Within the neighbor island counties, currently housed individuals and families at risk of homelessness need access to more permanent rental units that are affordable. Considering that annual earnings of at-risk households are equal to or less than 30% AMI and the frequent presence of cost burden, an increase in housing stock affordable to this qualifying population could reduce the number of falls into homelessness. Many households at risk of homelessness currently receive rental assistance or hold rental assistance vouchers but have difficulty finding an affordable rental unit where the voucher is accepted. Although at-risk households greatly benefit from rental assistance, TBRA was not identified as an unmet housing need and instead, the need for affordable rental units was determined as the unmet need. Non-congregate shelter units were also not identified as an unmet need for those at-risk of homelessness. These households are currently housed and instead of non-congregate shelter units, need affordable housing units that will reduce their housing cost burden.

To prevent households and individuals who are at-risk of homelessness from becoming homeless, there continues to be an ongoing need to pursue a persistent approach in offering homeless prevention services such as: counseling and advocacy to aid in connecting individuals or households to housing; budget and credit counseling resources; in-kind emergency assistance such as transportation vouchers; and other financial assistance for rent, mortgage, and utility payments to prevent eviction. As a result of the COVID-19 pandemic, the numbers of households, individuals financially affected, and those who may fall into the at-risk population resulting from the lift of the eviction moratorium are yet unknown.

Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking:

Since an emergency shelter is a first step for those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, shelters need to keep space available to victims in need. Although the stay is temporary, if shelters become full, survivors are often left facing the decision of returning to their abuser or situation— or risk homelessness. In all neighbor island counties, the high cost of living combined with the low housing opportunity makes it difficult for many victims and survivors to escape or transition from unstable situations. For this reason, access to decent, safe, and affordable rental housing, offers a safe choice and chance at achieving stability. During the consultation process and when determining unmet needs of those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, TBRA was not identified as an unmet housing need, likely due to the amount of rental assistance currently available through other programs. Non-congregate shelter was also not identified as an unmet housing need.

To obtain decent, safe, affordable housing, financial services such as budget and credit counseling are key in assisting those who find it challenging to find rental properties due to damaged credit, rental, and employment histories, resulting from abuse. Access to Legal Aid Services, Child Care and other Mainstream Services also continue to be necessary for survivors to achieve overall stability.

Other Populations:

Many families requiring services or housing assistance to prevent them from being homeless hold rental assistance vouchers from programs such as Section 8 but have difficulty accessing available units due to a lack of affordable rental housing inventory. For this reason, TBRA was not identified as an unmet need for this qualifying population. Instead, the greatest unmet need identified was expansion of the affordable rental housing inventory, will allow for more choice in the housing selection process and may result in better housing outcomes and retention. In the consultation process and while determining the unmet needs of this qualifying population, non-congregate shelters were not identified as an unmet need.

The level and types of services needed for this broad population widely varies. Outreach, Homelessness Prevention, and Rapid Re-housing services continue to be priority needs. To help individuals and households sustain permanent housing, ongoing availability of supportive services and financial assistance continues to be a need.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, tenant based rental assistance, and affordable and permanent supportive rental housing:

The neighbor island counties of Hawaii, Kauai and Maui receive annual allocations of federal formula grant funding through the Community Development Block Grant (CDBG) program. In addition, the counties receive funding through the HOME Investment Partnerships (HOME) and National Housing Trust Fund (HTF) programs on a rotating basis through HHFDC. The County of Hawaii has been designated to receive such funding for Program Year 2021 (PY2021) and will utilize approximately \$5.8 million of HOME and HTF funds toward the development of affordable rental and homeownership housing. The County of Hawaii also administers the Housing Choice Voucher (HCV) program and was awarded 110 ARP-Emergency Housing Vouchers, in addition to their HCV program vouchers, Mainstream vouchers, and Veterans Affairs Supportive Housing vouchers.

Emergency Rental Assistance (ERA) programs were set up within each county to assist households unable to pay rent and/or utilities due to effects of the COVID-19 pandemic, with priority being given to households with incomes below 50% AMI, where one or more household member(s) has been unemployed for 90 days prior to application or can demonstrate risk of experiencing homelessness or housing instability. The counties partnered with their service provider(s) or began accepting applications directly, in effort to provide assistance quickly and efficiently. Of the \$10.4 million received by the County of Hawaii, \$7.1 million has been disbursed. The County of Kauai received a total of \$21 million and disbursed nearly \$14.5 million. In Maui County, a total of \$36 million was received, and \$16.3 has been disbursed.

For the year ending June 2022, the state's Department of Human Services Homeless Programs Office (DHS-HPO) allocated a total of \$1.7 million toward the Housing First Program and assistance for at-risk and homeless families within the three counties through selected service providers. The Housing First approach to ending homelessness emphasizes permanent housing placement for those experiencing homelessness and is incorporated into contracts for all State funded homeless programs including outreach, emergency and transitional shelter, rapid re-housing, and permanent supportive housing. Eligible uses of funding for at-risk and homeless families include financial assistance, permanent housing placement, and supportive services.

DHS-HPO also received supplemental allocation of PY2019 Emergency Solutions Grant (ESG) funds totaling \$10,034,673 through the Coronavirus, Aid, Relief, and Economic Security (CARES) Act. These funds were purposed with providing immediate assistance and support to homeless individuals and families within the neighbor island counties battling the effects of COVID-19 in the form of emergency shelter operations, rapid re-housing financial assistance, and homelessness prevention financial assistance. To date, \$1,661,891 has been expended.

Through the Coordinated Entry System (CES), homeless individuals and households have access to a variety of CoC-funded housing inventory types including congregate and non-congregate emergency shelters, transitional housing facilities, and permanent supportive housing. The 2021 BTG HIC was utilized to obtain the most current bed and unit inventory for each type of facility within the counties of Hawaii, Kauai, and Maui.

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- Hawaii County has 10 congregate shelters with 254 beds and no non-congregate shelters. There are five transitional housing facilities (one for victims of domestic violence), with a total of 111 beds, and four permanent supportive housing (PSH) facilities (one for veterans) totaling 314 PSH beds.
- Kauai County has three congregate shelters (one for victims of domestic violence) with 46 beds and no non-congregate shelters. There are three transitional housing facilities with 29 beds, and four permanent housing facilities (one for veterans) totaling 89 PSH beds.
- Maui County has five congregate shelters with 154 beds and two non-congregate shelters with 304 beds. There is one transitional housing facility with one bed, and eight permanent supportive housing facilities (one for veterans) with a total of 263 PSH beds.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Data from the 2020 PIT Count and 2021 HIC were used to identify gaps within the current shelter inventory. This method of calculation produces a gap of 411 individual and 19 family beds (for adults with children) by comparing the number of beds in each facility for families and individuals with the total (sheltered and unsheltered) homeless population. (See Table 2.) Within the unsheltered population, there are individuals and families who elect not to receive assistance or placement in shelter facilities, which the method of calculation used in Table 2 does not account for.

Throughout the consultation process, the need for more affordable rental units was frequently voiced and input received suggested that increasing the inventory will in turn, alleviate the “bottleneck” effect at the sheltering level. County-specific 2014-2018 CHAS data also provides strong evidence that permanent affordable rental units continue to be an unmet need with a gap of 5,995 rental units, affordable to households or individuals earning 0% 30% and 30% to 50% of the area median income. (See Table 3.) Based on a Housing Demand Survey and Hawaii Housing Model, the 2019 Hawaii Housing Planning Study estimated a slightly higher total of 6,834 affordable rental units needed for neighbor island individuals and households within the 0% to 30% and 30% to 50% HUD income classifications by 2025.

Each neighbor island county works with its non-profit partners and within their CoC to maximize available resources in delivering services to those in need. Limited funding for providers and supportive services offered creates gaps within the service delivery system. A shortage of qualified case workers and lack of capacity also creates gaps in service delivery. As previously mentioned, there continues to be a need for supportive services to assist individuals and families facing homelessness, at-risk of homelessness, and exiting the shelter system to permanent housing.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP notice:

HHFDC will not further identify “other populations” within the qualifying populations already outlined.

Identify priority needs for qualifying populations:

Across the neighbor island counties, permanent affordable rental housing remains a priority need, which individuals and households within all four qualifying populations would greatly benefit from. For the homeless population, more affordable housing options could substantially increase the number of exits to permanent housing. Those at risk of homelessness need access to an expanded inventory of affordable for homelessness prevention. For a chance at achieving stability, those fleeing domestic or dating violence, sexual assault, stalking, or human trafficking also need decent, safe, affordable housing options. Lastly, many families requiring services or housing assistance to prevent them from being homeless hold rental assistance vouchers from programs such as Section 8 but have difficulty accessing available units due to a lack of affordable rental housing inventory.

Increasing the affordable rental housing inventory will allow for more choice in the housing selection process, which may result in better housing outcomes and retention. To help households or individuals across all four qualifying populations maintain permanent housing and achieve stability, an increase in supportive services has also been identified as a priority need (paired with access to affordable rental housing).

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

Since providers under BTG and CoCs representing each county are the front line of service to individuals and households within qualifying populations, input received through consultation was widely used in determining the level of need and gaps in the shelter, housing inventory, and service delivery system. Data was retrieved from resources such as the 2020 BTG PIT Count Report, 2021 HIC, 2014-2018 CHAS data, the 2016 CHAS data dictionary, and 2019 Hawaii Planning Study. The level of need and gaps based on data presented in the plan were determined by comparing the size of each qualifying population with resources currently on hand to assist the population, shown in Tables 2 and 3. Current resources considered includes number of beds and units within each type of facility as well funding for rental assistance, outreach, rapid re-housing, and homelessness prevention services.

HOME-ARP Activities

Describe the method for soliciting application for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

HHFDC intends to allocate its HOME-ARP funds to the neighbor island counties of Hawaii, Kauai and Maui, as State Recipients. Each county will issue its own Request for Proposals or

application to distribute its funds through a competitive process. The projects will be ranked and rated to assess program eligibility, needs, goals, applicant experience/capacity, etc.

Should a State Recipient be unable to identify an eligible HOME-ARP project(s) or meet the drawdown schedule for the HOME-ARP activities within a specified timeframe, HHFDC, in its sole discretion, shall seek alternate activities from the remaining State Recipients.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No portion of HHFDC's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

Use of HOME-ARP Funding					
FY2021 HOME-ARP Allocation	\$6,413,733				
Use of HOME-ARP Funding	Funding Amount	County State Recipients			HHFDC
		Hawaii	Kauai	Maui	
Administration and Planning	\$831,715 (13%)	\$160,343	\$160,343	\$30,000	\$481,029
Supportive Services	\$0				
Acquisition and Development of Non-Congregate Shelters	\$0				
Tenant Based Rental Assistance	\$0				
Acquisition, Production or Rehabilitation of Affordable Rental Housing	\$5,582,018 (87%)	\$1,817,225	\$1,817,225	\$1,947,568	
Non-Profit Operating	\$0				
Non-Profit Capacity Building	\$0				
Total HOME-ARP	\$6,413,733	\$1,977,568	\$1,977,568	\$1,977,568	\$481,029

Table 11 – Use of HOME-ARP Funding

Additional narrative, if applicable:

n/a

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

In developing the HOME-ARP Allocation Plan, information was gathered through consultation with BTG, individual Continuums of Care representing each island (Kauai Community Alliance, Maui Homeless Alliance, and Community Alliance Partners), and the Hawaii Public Housing Authority. Additionally, a meeting was held with the House Select Committee on COVID-19 Economic and Financial Preparedness (Housing Sub-Committee); the State's Adult Mental Health Division staff; and the Governor's Coordinator on Homelessness. The Hawaii Civil Rights Commission, Legal Aid Society of Hawaii, Women Helping Women, Child and Family Services – West Hawaii and East Hawaii, Women in Need, YWCA Kauai, Veterans of Foreign Wars Hawaii Department, and U.S. Department of Veterans Affairs- Hilo Vet Center were also consulted in developing this plan. Data was also gathered from various sources including the 2020 BTG PIT Count Report, 2021 HIC, 2014-2018 CHAS data, 2016 CHAS data dictionary and, 2019 Hawaii Planning Study.

During the consultation process, input gathered identified an insufficient amount of affordable rental units in comparison to the amount of rental assistance available across the neighbor island counties. The 2021 combined budget for Housing Choice Voucher (Section 8) programs amounts to approximately \$55.9 million. In addition, nearly \$67.4 million in Emergency Rental Assistance (ERA) Program funds was received due to effects of COVID-19. To assist homeless and those at risk of homelessness in the neighbor island counties, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) provided supplemental funds under the Emergency Solutions Grant (ESG-CV) Program in the amount of \$10,034,673 for Homelessness Prevention, Rapid Re-housing, Emergency Shelter, Street Outreach, and administrative purposes.

Although significant gaps continue to exist within the shelter and service delivery system, the gap identified across all four qualifying populations exists within the housing inventory—specifically, a lack of affordable rental housing units. The homeless population, as well as those fleeing domestic violence, dating violence, sexual assault, stalking, and human trafficking need access to decent, safe, affordable rental housing units when exiting the shelter system and would greatly benefit from supportive services to retain their housing and achieve overall stability. Increasing the affordable rental housing inventory for these qualifying populations could help alleviate overcrowding at the shelter level and shorten the stay of individuals and households in the system. For those at risk of homelessness and other populations, rental assistance and other financial assistance are frequently tapped, however, to reduce severe cost burden and other housing problems, units truly affordable to this qualifying population are still needed.

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APPENDIX A
HOME-ARP Allocation Plan

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Use of HOME-ARP Funding	Proposed Total HOME-ARP Units	County State Recipients		
		Hawaii	Kauai	Maui
Development of Affordable Rental Housing	21	6	9	6

Table 12 – Use of HOME-ARP Funding

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

HOME-ARP funds will be utilized for the development of affordable rental housing within the three counties of Hawaii, Kauai, and Maui. Each county will deliver a rental project to meet the needs of the Qualifying Population for a proposed total of 21 HOME-ARP units. (See Table 12.) The actual delivery of units will depend on the type of project, location, and available resources to assist the project. The production and preservation of affordable housing provides housing stability that assists families in their efforts to attain economic self-sufficiency.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:
n/a

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

n/a. HHFDC does not intend to provide any preferences and eligibility for HOME-ARP assisted units will be limited to households that meet one of the HOME-ARP qualifying populations definitions or low-income households in accordance with the HOME-ARP requirements. Each HOME-ARP assisted project will maintain a project-specific waitlist and may accept referrals from the Coordinated Entry system as well as applicants or referrals from other agencies that represent all qualifying households. Local service providers such as Women in Need, the YWCA and Child and Family Services may provide referrals for the fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking population.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***
n/a
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***
n/a
- ***State whether the new investment is being made to maintain current affordable units; create additional affordable units, or both.***
n/a
- ***Specify whether the new investment is being made to maintain current affordable units, create additional affordable units or both.***
n/a
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***
n/a
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***
n/a
- ***Other requirements in the PJ's guidelines, if applicable.***
n/a

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APPENDIX A HOME-ARP Allocation Plan

APPENDIX B

State of Hawaii
Hawaii Housing Finance and Development Corporation

NOTICE OF PUBLIC COMMENT
February 28, 2022

NOTICE OF PUBLIC COMMENT
on Draft Substantial Amendment No. 2 to the
Annual Action Plan for Program Year 2021

The American Rescue Plan Act of 2021 appropriated \$5 billion to help communities provide housing, shelter, and services for people experiencing homelessness and other qualifying populations. Under the U. S. Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP), the State of Hawaii, through its Hawaii Housing Finance and Development Corporation (HHFDC) of the Department of Business, Economic Development and Tourism, is eligible to receive \$6,413,733 in HOME-ARP funds to address homeless needs through the creation of affordable housing or non-congregate shelter units and by providing tenant-based rental assistance or supportive services.

For HHFDC to receive HOME-ARP funds, the state must submit, for HUD's review, a HOME-ARP allocation plan as a substantial amendment to its Program Year 2021 (PY2021) Annual Action Plan (AAP). In accordance with HUD's implementing rules for the HOME-ARP program, to develop its HOME-ARP allocation plan, HHFDC consulted with agencies and organizations including but not limited to, Bridging the Gap (the Continuum of Care for the neighbor island counties), neighbor island service providers addressing homelessness and domestic violence issues, agencies addressing fair housing and civil rights issues, and the housing agencies in Hawaii, Kauai and Maui counties.

As the City and County of Honolulu is eligible to receive its own HOME-ARP funds, HHFDC proposes to utilize the HOME-ARP funds in the neighbor island counties of Hawaii, Kauai and Maui. The proposed distribution and eligible activities are listed below:

COUNTY OF HAWAII

Acquisition, production, or rehabilitation of Affordable Rental Housing: \$1,817,225
Administration: \$160,343

COUNTY OF KAUAI:

Acquisition, production, or rehabilitation of Affordable Rental Housing: \$1,817,225
Administration: \$160,343

COUNTY OF MAUI:

Acquisition, production, or rehabilitation of Affordable Rental Housing: \$1,947,568.
Administration: \$30,000

HHFDC ADMINISTRATION: \$481,029

Pursuant to 24 CFR Part 91 and HUD's Notice CPD-21-10, HHFDC gives notice of the Draft Substantial Amendment No. 2 to its PY2021 AAP, to include the HOME-ARP allocation plan, which includes the above funding and activities.

APPENDIX B
Notice of Public Comment

The Draft Substantial Amendment No. 2 to the PY2021 AAP, which includes the Draft HOME-ARP Allocation Plan, is posted to HHFDC's website at <http://hawaii.gov/dbedt/hhfdc> and is available for public view at depository libraries and the following offices:

Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300, Honolulu, Oahu

Department of Human Services, Homeless Programs Office
Benefits, Employment and Support Services Division
1010 Richard Street, Suite 312, Honolulu, Oahu

County of Hawaii, Office of Housing and Community Development
1990 Kinoole Street, Suite 102, Hilo, Hawaii Island; and
West Hawaii Civic Center, 744-5044 Ane Keohokalole Highway,
Kailua-Kona, Hawaii Island

County of Maui, Department of Housing and Human Concerns
2065 Main Street, Suite 108, Wailuku, Maui

County of Kauai, Kauai County Housing Agency
4444 Rice Street, Suite 330, Lihue, Kauai

City and County of Honolulu, Department of Community Services
925 Dillingham Boulevard, Suite 200, Honolulu, Oahu

You may also call (808) 587-0577 to be mailed a copy of the draft substantial amendment.

Interested persons are encouraged to state their views on the Draft Substantial Amendment, which includes the Draft HOME-ARP Allocation Plan, in writing no later than March 15, 2022 at 4:00 p.m. to HHFDC at 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, or via email to hhfdc.consolidatedplan@hawaii.gov. All comments received by the deadline will be considered in preparing the final substantial amendment and allocation plan.

Persons with special needs (e.g., needing a copy of the proposed substantial amendment in large print or taped) must immediately contact HHFDC's Human Resources Office at (808) 587-0501, or by written request via email to hhfdchr@hawaii.gov. Prompt requests help to ensure the availability of appropriate accommodations. Persons on the neighbor islands may call the following toll-free numbers:

From Kauai, (808) 274-3141, ext. 70501 From Hawaii, (808) 974-4000, ext. 70501
From Maui, (808) 984-2400, ext. 70501 From Molokai & Lanai, 1-800-468-4644, ext. 70501

HHFDC does not discriminate against any person because of race, color, religion, sex, including gender identity or expression, sexual orientation, disability, familial status, ancestry, age, marital status, or HIV infection.

APPENDIX B
Notice of Public Comment

Denise Iseri-Matsubara, Executive Director
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii
Internet Posting: February 28, 2022
Date of Publication: February 28, 2022
Hawaii Tribune Herald
West Hawaii Today
The Maui News
The Garden Island
Honolulu Star Advertiser



APPENDIX B
Notice of Public Comment

COUNTY OF KAUAI

NATIONAL HOUSING TRUST FUND PROGRAM

ALLOCATION PLAN



**County of Kauai
Kauai County Housing Agency
4444 Rice Street, Suite 330
Lihue, Hawaii 96766
Phone: (808) 241-4444**

**COUNTY OF KAUAI
HOUSING TRUST FUND PROGRAM
ALLOCATION PLAN**

I. INTRODUCTION

The National Housing Trust Fund (“HTF”) was created under Title 1 of the Housing and Recovery Act of 2008, Section 1131 (Public Law 110-289) and is administered by the U.S. Department of Housing and Urban Development (“HUD”). The regulations which govern the HTF are contained in 24 CFR Part 93, Housing Trust Fund. The purpose of HTF is to provide grants to State governments to increase and preserve the supply of decent, safe, and sanitary affordable housing for primarily extremely low-income (30% AMI) households.

II. STATE ALLOCATION PLAN

The Hawaii Housing Finance and Development Corporation (HHFDC) is a designated HTF Grantee for the State of Hawaii. HHFDC’s HTF Allocation Plan has received approval from HUD 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 Kauai (“County”) is a designated HTF Subgrantee.

III. DISTRIBUTION OF FUNDS

The County will receive an allocation of \$2,977,654.54 in PY 2025 HTF funds. The HTF allocation includes \$2,820,935.88 in program funds, and \$156,718.66 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 2025 HTF funds in rental housing activities. The County expects to implement rental projects through a third-party Recipient (e.g., owner; developer) that meets the eligibility requirements described herein. The annual distribution is described below:

- a. County will retain \$156,718.66 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. To meet this requirement, the County must commit funds by the commitment date established in the Subgrantee Agreement.

IV. 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, preservation, and rehabilitation of affordable rental housing through the acquisition, new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities.

All rehabilitation projects must meet applicable HTF rehabilitation standards and the requirements of 24 CFR 93.301(b). However, the County intends to expend PY 2025 HTF only for the new construction of rental housing.

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.

V. ELIGIBLE RECIPIENTS

An organization, agency, or other entity (including a public housing agency, or a for-profit entity, or a nonprofit entity) is eligible to apply for HTF assistance as an owner or developer to carry out an HTF-assisted project. An HTF Recipient must:

- a. Make assurances to the County that it will comply with the requirements of the HTF program during the entire period that begins upon the selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- b. Demonstrate the ability and financial capacity to undertake, comply and manage the eligible activity;
- c. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
- d. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage an affordable multifamily rental housing development.

VI. CONSOLIDATED PLAN PRIORITY

A 5-Year Consolidated Plan (2025-2030) has been adopted by the County of Kauai to address the County's housing needs and strategic plan. The County will include this HTF Allocation Plan in the PY 2025 Annual Action Plan and selected project(s) for PY 2025 HTF funding.

VII. 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. Rental housing projects may provide tenant preferences in accordance with 24 CFR 93.303, if provided for in the County's consolidated plan. Any limitation or preference must not violate nondiscrimination requirements in 24 CFR 93.350.

Based on the County's PY 2025 HTF project selection, no identifiable tenant preferences are provided with this Allocation Plan.

Minimum Thresholds:

Applicants must meet all the following Minimum Threshold requirements to receive consideration for an allocation or award of HTF. Failure to meet any Minimum Threshold shall result in the immediate rejection of the application.

1. **Market Assessment** - A market assessment of the housing needs of extremely low-income individuals to be served by the project must be submitted as a part of the application. The assessment should review the neighborhood and other relevant market data to determine that there is a current demand for the type and number of housing units being developed.
2. **Site Control** – Evidence of site control shall be submitted with the application for HTF funds. Site control shall be substantiated by providing evidence in the form of an executed lease or sale option agreement, fee simple deed, executed land lease, or any other documentation acceptable to the County. Evidence of site control must be provided for all proposed sites.
3. **Capital Needs Assessment (For projects acquiring an existing property)** – A Capital Needs Assessment of the property shall be submitted with the application. A Capital Needs Assessment is a qualified professional's opinion of a property's current physical condition. It identifies deferred maintenance, physical needs and deficiencies, and material building code violations that affect the property's use, structural and mechanical

integrity, and future physical and financial needs. Capital Needs Assessment shall identify any work that must be completed immediately to address health and safety issues, violation of Federal and State law, violation of local code, or any work necessary to ensure that the building can continue to operate as affordable housing.

4. Proforma Criteria:
 - a. Debt Service Ratio (DSR) for Projects with hard debt service requirements:
 - i. 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:
 - i. Project is required to evidence a positive Net Operating Income throughout the 30-year pro forma period.
 - c. Hard Debt Service Requirement:
 - i. Defined as scheduled regular and periodic principle 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:
 - a. Applicants are required to use the following parameters and assumptions in the preparation of the project pro forma:
 - i. Annual Income Inflation Rate of 2% for first 15 years and Annual Expense Inflation Rate of 3% for first 15 years, or term of the first mortgage, whichever is greater.
 - ii. Annual Income Inflation Rate of 2% and Annual Expense Inflation Rate of 2% for the remaining term of affordability.

- iii. Vacancy Rate of no less than 5%.
 - iv. Annual Replacement Reserve Allocation of no less than \$300 per unit per year.
6. Phase I Environmental Site Assessment – All proposed multifamily (more than four housing units) HTF projects require a Phase 1 Environmental Site Assessment. For acquisition/rehabilitation projects, the Phase 1 Environmental Site Assessment should address lead-based paint and asbestos.
 7. Developer Fee – For new construction, the maximum developer fee is 15% of total development costs or \$3,750,000 (whichever is less). For acquisition/rehabilitation, the maximum developer fee is 10% of the acquisition costs and 15% of the rehabilitation costs, or \$3,750,000 (whichever is less).

VII. 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. Other factors are considered, such as where the project is located in proximity to transit or employment centers, and housing that includes green building and sustainable building features or housing that serves special needs populations;
- 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 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.

- f. Maximum Per-Unit Development Subsidy Limits – Each year, HHFDC must establish maximum limitations on the total amount of HTF funds that may be invested per-unit for development of non-luxury rental housing projects. The HOME Program Maximum Per-Unit Subsidy Limits have been adopted for the HTF program. The development costs of affordable rental housing across the state are generally higher in comparison with the HOME subsidy limits. However, due to the limited funding, the HTF projects will require leveraging with other significant sources of funds. The HOME subsidy limit provides a reasonable maximum to develop a greater number of HTF assisted units throughout the state.

To allow greater flexibility, the maximum per-unit subsidy limits for HTF will be set at HUD’s Public Housing Total Development Cost Limits (TDCs) for elevator structures, in effect at the time of commitment of HTF funds.

The current HTF limits are shown in the chart below:

Bedrooms	Maximum Per-Unit Subsidy Limit As of November 13, 2024
0	\$235,618
1	\$329,865
2	\$424,112
3	\$565,483
4+	\$706,853

VIII. REHABILITATION STANDARDS

Rehabilitation of multi-family projects that utilize HTF funds must comply with all applicable federal, state and local codes, ordinances, requirements, County HTF rehabilitation standards and the requirements of 24 CFR 93.301(b). At a minimum, the following property standards and requirements shall apply:

- 1) Health and Safety – If the housing is occupied at the time of initial inspection, all Life-Threatening Deficiencies must be identified and addressed immediately. See Appendix A which identifies all life-threatening deficiencies (Highlighted in yellow and bold) for the property site, building exterior, building systems, common areas and unit components.
- 2) Major Systems – All projects with 26 or more units are required to have the useful remaining life of the major systems determined with a capital needs assessment. Major systems include: structural support, roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; heating, ventilation, and air conditioning. If the useful life of one or more major system is less than the affordability period, it must be replaced or rehabilitated or a replacement reserve must be established and monthly deposits made to the reserve account to adequately repair or replace the systems as needed.
- 3) Lead Safe Housing Rule – All HTF-funded rehabilitation must meet the requirements of the Lead Safe Housing Rule at 24 CFR Part 35.
- 4) Accessibility – Assisted housing must meet the accessibility requirements at 24 CFR part 8 (implementing section 504 of the Rehabilitation Act of 1973) and Titles II and III of the Americans with Disabilities Act implemented at 28 CFR parts 35 and 36. For “covered multifamily dwellings,” as defined at 24 CFR 100.205, standards must require that the housing meets the design and construction requirements at 24 CFR 100.205. (Note that grantees may use HTF funds for other improvements that permit use by a person with disabilities, even if they are not required by statute or regulation.)
- 5) Disaster Mitigation – Housing must meet state and local requirements for disaster mitigation, or requirements established by HUD, where they are needed to mitigate the risk of potential natural disasters.
- 6) Local/state or national codes - All rehabilitation projects must meet all applicable federal, state and local codes, standards, ordinances, rules, regulations and requirements by project completion. In cases where standards differ, the most restrictive standard will apply.
- 7) National Standards for the Physical Inspection of Real Estate (NSPIRE) – Upon completion, the project and units must be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703 - National Standards for the Condition of HUD Housing. Appendix A: Summary of the National Standards for the Physical Inspection of Real Estate (NSPIRE Standards) identifies the type and degree of deficiencies that shall be addressed.

APPENDIX A
Summary of the
National Standards for the Physical Inspection of Real Estate (NSPIRE Standards)

All projects funded with HTF must meet the NSPIRE Standards to ensure housing will be decent, safe, sanitary, and in good repair as published by HUD (Federal Register, Vol. 88, No. 129, July 7, 2023). NSPIRE Standards include the NSPIRE inspectable items and observable deficiencies for the site, building exterior, building systems, common areas, and units.

NOTE		
Inspectable Area Unit means the housing unit. Inside means inside the building or common area associated with the housing unit. Outside means the outside area or exterior of the housing unit or building.		
Health and Safety Category Life-Threatening category deficiencies must be corrected <u>immediately</u> (within 24 hours). Severe category deficiencies must be corrected <u>immediately</u> (within 24 hours). Moderate category deficiencies must be addressed within <u>30-days</u> . Low category deficiencies must be addressed within <u>60-days</u> . For Details See: https://www.hud.gov/program_offices/public_indian_housing/realc/nspire/standards		
INSPECTABLE ITEM	OBSERVABLE DEFICIENCY	INSPECTABLE AREA: HEALTH AND SAFETY CATEGORY
Address and Signage	Address, signage, or building identification codes are broken, illegible, or not visible.	Unit: None Inside: None Outside: Moderate.
Bath and Shower	Only 1 bathtub or shower is present within the Unit or Inside and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) or standing water is present such that the inspector believes water is unable to drain.	Unit: Severe Inside: Low Outside: None
	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit or Inside that is operational.	Unit: Moderate Inside: Low Outside: None
	Bathtub component or shower component is damaged, (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is inoperable (i.e., component is not meeting function; or purpose, with or without visible damage) such that it may limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.	Unit: Moderate Inside: Low Outside: None
	Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to maintain personal hygiene. OR	Unit: Low Inside: None Outside: None

	Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) and it does not limit the resident's ability to maintain personal hygiene. OR Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and it does not limit the resident's ability to maintain personal hygiene.	
	Bathtub or shower cannot be used in private.	Unit: Moderate Inside: Moderate Outside: None
Cabinet and Storage	Food storage space is not present.	Unit: Moderate Inside: None Outside: None
	Storage Component is damaged, inoperable, or missing. 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Low Outside: None
Call and Aid System	System is blocked. OR Pull cord end is higher than 6 inches off the floor.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	System does not function properly. A call-for-aid system does not emit sound or light or send a signal to the annunciator. OR The annunciator does not indicate the correct corresponding room. OR Pull cord is missing. OR Pull cord is tied up such that it cannot be engaged.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Carbon Monoxide Alarm	One (1) or more of the following scenarios exists: 1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed: (a) in the immediate vicinity of each bedroom OR (b) within each bedroom; 2. Bedroom or bathroom attached to bedroom: (a) contains a fuel-burning appliance or fuel-burning fireplace OR (b) has adjacent spaces from which byproducts of combustion gases can flow AND (c) Carbon monoxide alarm is not installed in each bedroom. 3. Unit or bedroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed: (a) in the immediate vicinity of each bedroom OR (b) within each bedroom OR (c) within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location. 4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and: (a) a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or bedroom OR (b) a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace OR (c) the Unit or bedroom has communicated openings to the fuel-burning appliance or fuel-burning	Unit: Life-Threatening Inside: None Outside: None

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	fireplace and a carbon monoxide alarm is not installed: (i) in the immediate vicinity of each bedroom OR (ii) within each bedroom. 5. Unit or bedroom is located one (1) story or less above or below an attached private garage that: (a) does not have natural ventilation OR (b) is enclosed and does not have a ventilation system for vehicle exhaust AND (c) Carbon monoxide alarm is not installed: (i) in the immediate vicinity of each bedroom OR (ii) within each bedroom. Carbon Monoxide Alarm is missing, not installed in a proper location.	
	Carbon Monoxide Alarm is obstructed.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Carbon Monoxide Alarm does not produce audio or visual alarm when tested.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Ceiling	Ceiling has an unstable surface. OR There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).	Unit: Moderate Inside: Moderate Outside: None
	Ceiling has a hole present that opens directly to the outside environment. OR A hole that is 2 inches or greater in diameter.	Unit: Moderate Inside: Moderate Outside: None
	Ceiling component is not functionally adequate (i.e., does not allow ceiling to enclose a room, protect shaft or circulation space, create enclosure of and separation between spaces, control the diffusion of light and sound around a room).	Unit: Severe Inside: Severe Outside: None
Chimney	A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior. OR A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized	Unit: None Inside: None Outside: Life-Threatening
Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present or is incomplete)	Unit: None Inside: None Outside: Low

	Dryer transition duct is not constructed of metal or an approved material	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Cooking Appliance	No burner on the cooking range or cooktop produces heat, or the oven does not produce heat temperature.	Unit: Severe Inside: Low Outside: None
	Cooking range, cooktop, or oven component is damaged (i.e., visibly defective) such that the device is unsafe for use. OR Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that the device is unsafe for use.	Unit: Moderate Inside: Moderate Outside: None
	Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Severe Inside: None Outside: None
	A microwave is the primary cooking appliance, and it is damaged (i.e., visibly defective; impacts functionality)	Unit: Severe Inside: None Outside: None
	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat	Unit: Moderate Inside: Moderate Outside: None
Door - Entry	Entry door will not open.	Unit: Moderate Inside: Moderate Outside: None
	Entry door does not close (i.e., door seats in frame).	Unit: Severe Inside: Moderate Outside: None
	The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality). OR The self-closing mechanism does not pull the door closed and engage the latch. OR The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: None
	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.	Unit: Severe Inside: Moderate Outside: None
	A hole ¼ inch or greater in diameter that penetrates all the way through the door. OR A split or crack ¼ inch or greater in width that penetrates all the way through the door. OR A hole or a crack with separation is present, or the glass is missing within the door, sidelites, or transom.	Unit: Moderate Inside: Moderate Outside: None
	The entry door is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Severe Inside: Severe Outside: None
	There is delamination or separation of the door surface 2 inches wide or greater. OR There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).	Unit: Moderate Inside: Moderate Outside: None
	The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality). OR The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: None

	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	Unit: Moderate Inside: Moderate Outside: None
	Entry door component is damaged (i.e., visibly defective) and it does not limit the door's ability to provide privacy or protection from weather or infestation. OR Entry door component is inoperable (i.e., component not meeting function or purpose; with or without visible damage) and it does not limit the door's ability to provide privacy or protection from weather or infestation. OR Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation	Unit: Low Inside: Low Outside: None
Door – Fire Labeled	Fire labeled door does not open such that it may limit access between spaces.	Unit: Severe Inside: Severe Outside: None
	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.	Unit: Severe Inside: Severe Outside: None
	A fire labeled door assembly has a hole of any size. OR A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.	Unit: Severe Inside: Severe Outside: None
	A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality). OR A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Severe Inside: Severe Outside: None
	An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching. OR An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.	Unit: Severe Inside: Severe Outside: None
	Fire labeled door cannot be secured (i.e., access controlled) by at least 1 installed lock.	Unit: Severe Inside: Moderate Outside: None
	Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Door - General	A passage door does not open.	Unit: Moderate Inside: Moderate Outside: None
	A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate. OR A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate. OR A passage door component is missing (i.e.,	Unit: Low Inside: Low Outside: None
	A door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component. OR A door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or	Unit: Low Inside: None Outside: None

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	without visible damage) component. OR A door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.	
	An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: None Inside: None Outside: Moderate
Drain	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.	Unit: Moderate Inside: Moderate Outside: Moderate
Egress	The exit access or exit is obstructed.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Sleeping room is located on the third floor or below and has an obstructed rescue opening	Unit: Life-Threatening Inside: None Outside: None
	Fire escape access is obstructed.	Unit: Life-Threatening Inside: None Outside: None
Electrical – Conductor, Outlet, and Switch	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.	Unit: Severe Inside: Severe Outside: Severe
	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized	Unit: Severe Inside: Severe Outside: Severe
	Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than ½ inch	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Water is currently in contact with an electrical conductor.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Electrical – GFCI or AFCI – Outlet or Breaker	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).	Unit: Severe Inside: Severe Outside: Severe
	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).	Unit: Severe Inside: Severe Outside: Severe
	Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room. AND Outlet is not GFCI protected.	Unit: Severe Inside: Severe Outside: None

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	Outlet is present throughout the Outside. AND The Outlet is not GFCI protected.	Unit: None Inside: None Outside: Severe
Electrical – Service Panel	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).	Unit: Moderate Inside: Moderate Outside: Moderate
	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion)	Unit: Severe Inside: Severe Outside: Severe
Elevator	Elevator is inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).	Unit: None Inside: Moderate Outside: None
	Elevator door does not fully open and close.	Unit: None Inside: Moderate Outside: None
	Safety edge device has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).	Unit: None Inside: Moderate Outside: None
Exit Sign	Exit sign is damaged (i.e., visibly defective; impacts functionality). OR Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Exit sign is obstructed such that the word "EXIT" is not clearly visible. OR Exit sign is not adequately illuminated.	Unit: None Inside: Life-Threatening Outside: Life-Threatening
Fence and Gate	Fence component is missing (i.e., evidence of prior installation, but now not present or it is incomplete), resulting in a hole that is approximately 20% or greater of the area of a single section of fence.	Unit: None Inside: None Outside: Moderate
	Gate will not open. OR Gate will open when locked or latched. OR Gate will not close	Unit: None Inside: None Outside: Moderate
	Fence demonstrates signs of collapse	Unit: None Inside: None Outside: Moderate
Fire Escape	Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality). OR Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: None Inside: None Outside: Life-Threatening
Fire Extinguisher	Pressure gauge indicates that the fire extinguisher is over or under-charged	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR The Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening

Flammable and Combustible Item	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Floor	10% or more of the floor substrate area is exposed in any room.	Unit: Moderate Inside: Moderate Outside: None
	Floor component(s) is not functionally adequate (i.e., does not allow floor to separate levels or to be walked on).	Unit: Moderate Inside: Moderate Outside: None
Food Preparation Area	Food preparation area is not present.	Unit: Moderate Inside: None Outside: None
	Exposed substrate surface comprises at least 10% or more of the total food preparation area. OR The food preparation area is not functionally adequate (i.e., does not reasonably allow for adequate preparation of food)	Unit: Moderate Inside: Moderate Outside: None
Foundation	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.	Unit: Moderate Inside: Moderate Outside: Moderate
	Foundation vent cover is missing (i.e., evidence of prior installation, but now not present or is incomplete) or damaged (i.e., visibly defective; impacts functionality).	Unit: None Inside: None Outside: Moderate
	The structure has any exposed rebar. OR The foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¼-inch or greater.	Unit: Moderate Inside: Moderate Outside: Moderate
	Evidence of water infiltration through the foundation	Unit: Moderate Inside: Moderate Outside: None
	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).	Unit: Moderate Inside: Moderate Outside: Moderate
Garage Door	Garage door has a hole of any size that penetrates through to the interior.	Unit: Moderate Inside: Moderate Outside: Moderate
	Door will not open and remain open. OR The Door will not close and remain closed	Unit: Moderate Inside: Moderate Outside: Moderate
Grab Bar	Any movement whatsoever is detected in the grab bar.	Unit: Moderate Inside: Moderate Outside: None
Guardrail	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards). OR Guardrail is damaged (i.e., visibly defective; impacts functionality). OR Guardrail is less than 30 inches in height. OR Guardrail is not securely attached and cannot reasonably protect from fall hazards.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Handrail	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: Moderate
	There is movement in the anchors of the handrail.	Unit: Moderate Inside: Moderate

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		Outside: Moderate
	Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways). OR Handrail is not continuous for the full length of each stair flight. OR Handrail is not between 28 inches and 42 inches in height	Unit: Moderate Inside: Moderate Outside: Moderate
	4 or more stair risers are present and a handrail is not installed. OR A ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches and a handrail is not installed on both sides.	Unit: None Inside: Low Outside: Low
Heating, Ventilation, and Air Conditioning (HVAC)	The inspection date is on or between October 1 and March 31. AND The permanently installed heating source is not working. OR The permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.	Unit: Life-Threatening Inside: None Outside: none
	The inspection date is on or between October 1 and March 31. AND The permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.	Unit: Severe Inside: None Outside: None
	System or device does not turn on. OR System or device only produces hot or room temperature air.	Unit: Moderate Inside: Low Outside: None
	Unvented space heater that burns gas, oil, or kerosene is present.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a fuel burning heating appliance.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Heating system or device safety shield is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete).	Unit: Severe Inside: Severe Outside: None
	The inspection date is on or between April 1 and September 30. AND A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality). OR A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage). OR A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR A permanently installed heating source is not installed.	Unit: Moderate Inside: Moderate Outside: None
	Fuel burning heating system or device is present. AND Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall, or Exhaust vent is damaged (i.e., visibly defective; impacts functionality). OR Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.	Unit: None Inside: Moderate Outside: None
Infestation	Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).	Unit: Moderate Inside: Moderate Outside: None

	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.	Unit: None Inside: Moderate Outside: None
	Sighting of at least one live cockroach in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live cockroach in two or more rooms in a Unit during a daytime surface visual assessment.	Unit: Severe Inside: None Outside: None
	Sighting of at least one live cockroach in two or more separate locations in the building is a sign of extensive infestation.	Unit: None Inside: Moderate Outside: None
	Evidence of bedbugs is found (i.e., live or dead bedbugs, feces, eggs, or blood trails).	Unit: Moderate Inside: Moderate Outside: None
	Sighting of at least one live bedbug in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live bedbug in two or more rooms in a Unit during a daytime surface visual assessment.	Unit: Severe Inside: None Outside: None
	Sighting of at least one live bedbug in two or more separate locations in the building is a sign of extensive infestation.	Unit: None Inside: Moderate Outside: None
	Evidence of mice is found (i.e., a live or dead mouse or mice, droppings, chewed holes, or urine trails).	Unit: Moderate Inside: Moderate Outside: None
	Sighting of at least one live mouse in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live mouse in two or more rooms in a Unit during a daytime surface visual assessment.	Unit: Severe Inside: None Outside: None
	Sighting of at least one live mouse in two or more separate locations in the building during a daytime surface visual assessment.	Unit: None Inside: Moderate Outside: None
	Evidence of rats is found (i.e., dead rat or rats, droppings, or chewed holes).	Unit: Moderate Inside: Moderate Outside: Moderate
	Live rat is seen in the Unit.	Unit: Severe Inside: None Outside: None
	Live rat is seen in the Inside.	Unit: None Inside: Severe Outside: None
	Evidence is present of pest infestation other than cockroaches, bed bugs, mice, or rats. This may include, but is not limited to, wasps/wasp nests or bees/bee hives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.	Unit: Moderate Inside: Moderate Outside: None
Leak – Gas or Oil	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Leak – Sewage System	Wastewater is unable to drain resulting in sewer backup.	Unit: Severe Inside: Severe Outside: Severe
	There is evidence of a sewer line or fitting leaking	Unit: Severe Inside: Severe

		Outside: Severe
	Cap to the cleanout or pump cover is detached or missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: Moderate
	Cleanout cap or riser is damaged (i.e., visibly defective; impacts functionality)	Unit: Moderate Inside: Moderate Outside: Moderate
Leak - Water	Water from the exterior environment is leaking into the interior	Unit: Moderate Inside: Moderate Outside: None
	Failure of a plumbing system that allows for water intrusion in unintended areas.	Unit: Moderate Inside: Moderate Outside: Low
	Fluid is leaking from the sprinkler assembly.	Unit: Moderate Inside: Moderate Outside: Low
Lighting - Auxiliary	Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.	Unit: None Inside: Severe Outside: Severe
Lighting - Exterior	A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality). OR A permanently installed light fixture is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage). OR A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable	Unit: None Inside: None Outside: Moderate
Lighting - Interior	A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).	Unit: Moderate Inside: Moderate Outside: None
	A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.	Unit: Moderate Inside: Moderate Outside: None
	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.	Unit: Moderate Inside: Moderate Outside: None
Litter	10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage, or any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.	Unit: None Inside: Moderate Outside: Low
Minimum Electrical and Lighting	At least two (2) working outlets are not present within each habitable room, or at least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.	Unit: Moderate Inside: None Outside: None
Mold-Like Substance	Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room	Unit: Moderate Inside: Low Outside: None
	Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room	Unit: Severe Inside: Moderate Outside: None
	Cumulative area of patches is more than 9 square foot in a room	Unit: Life-Threatening Inside: Severe

		Outside: None
	Elevated moisture level.	Unit: Moderate Inside: Low Outside: None
Parking Lot	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.	Unit: None Inside: None Outside: Moderate
	More than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable.	Unit: None Inside: None Outside: Moderate
Potential Lead-Based Paint Hazards – Visual Assessment	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet, per room; for small surface areas, less than or equal to 10% per component (“de minimis”).	Unit: Moderate Inside: Moderate Outside: None
	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is more than 2 square feet, per room; for small surface areas, greater than 10% per component (“significant”).	Unit: Severe Inside: Severe Outside: Moderate
	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet (“de minimis”).	Unit: None Inside: None Outside: Severe
Private Roads and Driveways	Road or driveway access to the property is blocked or impassable for vehicles.	Unit: None Inside: None Outside: Severe
	Any one pothole is 4 inches deep and 1 square foot or greater	Unit: None Inside: None Outside: Moderate
Refrigerator	Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.	Unit: Moderate Inside: Moderate Outside: None
	Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.	Unit: Moderate Inside: Moderate Outside: None
	Refrigerator is missing (i.e., evidence of prior installation, but is now not present)	Unit: Moderate Inside: None Outside: None
Retaining Wall	Retaining wall is leaning away from the fill side.	Unit: None Inside: None Outside: Moderate
	Retaining wall is partially or completely collapsed.	Unit: None Inside: None Outside: Moderate
Roof Assembly	Debris is limiting the ability of water to drain; water may not be present. OR An area of approximately 25 square feet of ponding water is located above the drain.	Unit: None Inside: None Outside: Moderate
	Gutter component is damaged (i.e., visibly defective; impacts functionality). OR Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Gutter component is unfixated.	Unit: None Inside: None Outside: Moderate
Sharp Edges	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made	Unit: Severe Inside: Severe Outside: Severe

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	structures, features, and facilities).	
Sidewalk, Walkway, and Ramp	Sidewalk, walkway, or ramp is blocked or impassable.	Unit: None Inside: None Outside: Moderate
	Sidewalk, walkway, or ramp is not functionally adequate (i.e., does not provide a defined and safe path of exterior travel for pedestrians)	Unit: None Inside: None Outside: Moderate
Sink	Sink or sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is not functionally adequate.	Unit: Moderate Inside: Low Outside: None
	Water is directed outside of the basin.	Unit: Low Inside: Low Outside: None
	Water is not draining from the basin of the sink.	Unit: Moderate Inside: Moderate Outside: None
	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.	Unit: Moderate Inside: Moderate Outside: None
	Sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is functionally adequate.	Unit: Low Inside: Low Outside: None
	Control knobs do not activate or deactivate hot and cold water.	Unit: Moderate Inside: Moderate Outside: None
	Sink is missing (i.e., evidence of prior installation, but now not present or is incomplete) or not installed (i.e., never installed, but should have been) in the primary kitchen.	Unit: Moderate Inside: None Outside: None
Site Drainage	Standing water is present above the outflow pipe entrance. OR Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.	Unit: None Inside: None Outside: Low
	Erosion is present and the footer is exposed. OR Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.	Unit: None Inside: None Outside: Low
	Grate is not secure or does not cover the site drainage system's collection point.	Unit: None Inside: None Outside: Moderate
Smoke Alarm	Smoke alarm is not installed inside each bedroom. AND Smoke alarm is not installed outside the bedroom(s). AND Smoke alarm is not installed on each level	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Smoke alarm is obstructed.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
	Smoke alarm does not produce an audio or visual alarm when tested.	Unit: Life-Threatening Inside: Life-Threatening Outside: None
Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall	Unit: Life-Threatening Inside: Life-Threatening

	system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.	Outside: Life-Threatening
	Sprinkler assembly has evidence of corrosion.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Foreign material covers 75% or more of the sprinkler assembly. Or Foreign material covers 75% or more of the glass bulb	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Steps and Stairs	Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Tread on a set of stairs is loose or unlevel. OR A portion of the Tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.	Unit: Moderate Inside: Moderate Outside: Moderate
	Stringer is damaged (i.e., visibly defective; impacts functionality)	Unit: Moderate Inside: Moderate Outside: Moderate
	Step or stair is not functionally adequate (i.e., may not allow for personal traffic from one level to the next).	Unit: None Inside: None Outside: Moderate
Structural Systems	Structural system exhibits signs of serious failure and may threaten the resident's safety.	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Toilet	Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Moderate Outside: None
	A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Unit that is operational.	Unit: Moderate Inside: Moderate Outside: None
	Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality). OR Only 1 toilet was installed, and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage)	Unit: Severe Inside: Moderate Outside: None
	A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Unit that is operational. OR A toilet is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) and at least 1 toilet is installed elsewhere within the Unit that is operational.	Unit: Moderate Inside: Moderate Outside: None
	Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to safely discharge human waste. OR Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) such that it may limit the resident's ability to safely discharge human waste. OR Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that it may limit the resident's ability to safely discharge human waste.	Unit: Moderate Inside: Moderate Outside: None
	Toilet is not secured at the base.	Unit: Moderate Inside: Moderate Outside: None
	Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's	Unit: Low Inside: Low

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	ability to safely discharge human waste. OR Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and it does not limit the resident's ability to safely discharge human waste. OR Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident's ability to safely discharge human waste.	Outside: None
	Toilet cannot be used in private.	Unit: Moderate Inside: Moderate Outside: None
Trash Chute	Chute door does not open. OR The chute door does not self-close and latch.	Unit: None Inside: Moderate Outside: None
	Trash is overflowing or backed up inside the chute.	Unit: None Inside: Moderate Outside: None
Trip Hazard	There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria: - An unintended ¾-inch or greater vertical difference; OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.	Unit: Moderate Inside: Moderate Outside: Moderate
Ventilation	Exhaust system does not respond to the control switch.	Unit: Moderate Inside: Moderate Outside: None
	Exhaust system is blocked such that airflow may be restricted.	Unit: Moderate Inside: Moderate Outside: None
	Exhaust system component is damaged (i.e., visibly defective; impacts functionality). OR Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Moderate Inside: Moderate Outside: None
	An exhaust fan, window, or adequate means of ventilation or dehumidification is not present and operable.	Unit: Moderate Inside: Moderate Outside: None
Wall - Exterior	Cumulatively, 1 square foot or more of an exterior wall covering is missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: None Inside: None Outside: Moderate
	Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.	Unit: None Inside: None Outside: Moderate
	Exterior wall component(s) is not functionally adequate (i.e., impacts the integrity of the wall assembly or building envelope, or does not allow exterior wall to separate the accommodation inside from that outside).	Unit: None Inside: None Outside: Moderate
Wall - Interior	Interior wall has a loose or detached surface covering.	Unit: Moderate Inside: Moderate Outside: None
	Interior wall component(s) is not functionally adequate (i.e., impacts the integrity of the interior wall or does not allow interior wall to provide vertical separation between rooms or spaces).	Unit: Moderate Inside: Moderate Outside: None
	A hole is greater than 2 inches in diameter. OR An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.	Unit: Moderate Inside: Moderate Outside: None

Water Heater	TPR valve has an active leak. OR TPR valve is obstructed such that the TPR valve is unable to be fully actuated. OR Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.	Unit: Severe Inside: Severe Outside: Severe
	Hot water does not dispense after the handle is engaged	Unit: Severe Inside: Low Outside: None
	The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood level.	Unit: Moderate Inside: Moderate Outside: Moderate
	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
	Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality). OR Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Gas shutoff valve is not installed (i.e., never installed, but should have been).	Unit: Life-Threatening Inside: Life-Threatening Outside: Life-Threatening
Window	Window will not open. OR Once opened, window will not stay open without the use of a tool or item.	Unit: Moderate Inside: Low Outside: None
	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.	Unit: Moderate Inside: Low Outside: None
	The window will not close.	Unit: Severe Inside: Moderate Outside: None
	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR A visually accessible (i.e., can be reasonably accessed and observed) window screen has a hole, tear, or cut that is 1 inch or greater	Unit: Moderate Inside: Moderate Outside: None

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Census ACS 2022 - 1 year estimate</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>SMS Hawaii</p>
	<p>Provide a brief summary of the data set.</p> <p>Census American Community Survey (ACS) 2022 - 1 year estimate (B01003) (B10063) (S1903)</p>
	<p>What was the purpose for developing this data set?</p> <p>SMS Hawaii was contracted by the state and counties in Hawaii to update the Hawaii Housing Planning Study. The study will provide an assessment on housing needs and a housing market analysis for each county. Information will be summarized and used to draft a five-year Consolidated Plan to HUD on how federal funds will be invested to address the needs of low- to moderate-income individuals and families.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>SMS conducted surveys to assess the needs of the community, and worked with each county to include all future housing plans and developments.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023 through 2027</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>