



HALE MAHAOLU

WHERE ALOHA LIVES

AKAHI

300 W. Wakea Ave.
Kahului, HI 96732
808-877-0544

ELUA

200 Hina Ave.
Kahului, HI 96732
808-872-4180

EKOLU

717 Makaala Dr.
Wailuku, HI 96793
808-242-4377

EHA

1057 Makawao Ave.
Makawao, HI 96768
808-573-1647

ELIMA

11 Mahaolu St.
Kahului, HI 96732
808-893-0002

EONO

810 Kelaweia St.
Lahaina, HI 96761
808-661-5957

EHIKU

56 Ehiku St.
Kihei, HI 96753
808-891-8588

EWALU

88 Ohia Ku St.
Pukalani, HI 96768

HOME PUMEHANA

P.O. Box 100
Kaunakakai, HI 96748
808-553-5788

HALE KUPUNA O LANAI

P.O. Box 630418
Lanai City, HI 96763
808-565-6615

LAHAINA SURF

1037 Wainee St.
Lahaina, HI 96761
808-661-3771

LOKENANI HALE

1889 Loke St.
Wailuku, HI 96793
808-243-9272

LUANA GARDENS

615 W. Papa Ave.
Kahului, HI 96732
808-871-9009

KOMOHANA HALE

120 Leoleo St.
Lahaina, HI 96761
808-661-5957

KULAMALU HALE

65 Ohia Ku St.
Pukalani, HI 96768
808-868-4148

CHSP/MEALS PROGRAM

200 Hina Ave.
Kahului, HI 96732
808-872-4170

**HOMEOWNERSHIP/
HOUSING COUNSELING**

200 Hina Ave.
Kahului, HI 96732
808-242-7027

**PERSONAL CARE/
HOMEMAKER/CHORE**

11 Mahaolu St. Ste. A
Kahului, HI 96732
808-873-0521

January 15, 2019

Senator Donovan M. Dela Cruz, Chair
State of Hawaii
Senate Committee on Ways and Means
State Capitol, Rm 208
Honolulu, Hawaii 96813
Attn: GIA

Re: Hale Mahaolu Ewalu II

Dear Chair Dela Cruz,

Enclosed please find our 2018 GIA Application requesting \$850,000 in funding for Hale Mahaolu Ewalu II, the second phase of the affordable senior housing complex in Pukalani Maui.

We thank you for your time and consideration. Should you have any questions please do not hesitate to contact me at 808-872-4100 or GChun@halemahaolu.org.

Sincerely,

Grant Chun
Executive Director

Hale Mahaolu Ewalu II 2019 Grant in Aid Application	
Application Cover	1
Certificate of Good Standing	2
Declaration Statement	3
Application Pages 1-4	4
2018 Market Study	4a
Hawaii Housing Planning Study 2016	4b
County of Maui 2015-2019 Consolidated Plan	4c
Site Plan	4d
Budgets	5
Experience and Capability	6
Organization Chart	7



STATE OF HAWAII
STATE PROCUREMENT OFFICE

CERTIFICATE OF VENDOR COMPLIANCE

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs

Vendor Name: HALE MAHAOLU

DBA/Trade Name: HALE MAHAOLU (Attn: Grant Chun)

Issue Date: 01/08/2019

Status: Compliant

Hawaii Tax#: W4039953401

New Hawaii Tax#:

FEIN/SSN#: XX-XXX3109

UI#: XXXXXX5516

DCCA FILE#: 15181

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
	Internal Revenue Service (Compliant for Gov. Contract)	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

Status Legend:

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	The entity is compliant with DLIR requirement
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information



STATE OF HAWAII
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CERTIFICATE OF VENDOR COMPLIANCE

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Vendor Name: HALE MAHAOLU EWALU II LP

Issue Date: 01/08/2019

Status: Compliant

Hawaii Tax#:

New Hawaii Tax#: GE109806489601

FEIN/SSN#: XX-XXX9758

UI#: No record

DCCA FILE#: 19307

Status of Compliance for this Vendor on Issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
	Internal Revenue Service (Compliant for Gov. Contract)	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Compliant
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

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Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISIED STATUTES**

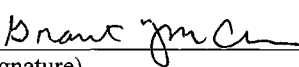
The undersigned authorized representative of the applicant certifies the following:

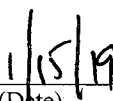
- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Hale Mahaolu
(Typed Name of Individual or Organization)


(Signature)


(Date)

Grant Chun
(Typed Name)

Executive Director
(Title)

Application for Grants and Subsidies

I. Background and Summary

1. Applicant's Background

Hale Mahaolu Ewalu, Inc. is a newly formed corporation. Hale Mahaolu, a private non-profit corporation, was organized in 1967 and has experiences as sponsor, developer, owner and manager of 15 properties (over 1,060 units) in Maui County (including the islands of Molokai and Lanai). The corporation's purpose is to develop and manage safe, sanitary, decent housing and provide supportive services for very low to moderate income seniors, individuals and families in Maui County. Hale Mahaolu will be the sponsoring agency for Hale Mahaolu Ewalu, Inc. and the ensuing affordable senior housing complex (Hale Mahaolu Ewalu Phase I and Hale Mahaolu Ewalu II).

Our objective is to provide rental housing, related facilities, and supportive services specially designed to meet the physical, social, and psychological needs of our residents and community members, and to contribute to their health, security, happiness, and usefulness throughout their lives as they age.

The many services that Hale Mahaolu provides to seniors in the community are performed directly and through partnerships (Rental Housing, Meals, Activities, Homeownership/Housing Counseling, Personal Care, Homemaker/Chore Services etc.) and are invaluable resources to the community. Hale Mahaolu provided the land on three of its senior housing properties and secured the funding for design and construction of three Maui Adult Day Care Center operations in Kihei, Lahaina and the main headquarters in Kahului. With the addition of these facilities, Hale Mahaolu has played an instrumental role in ensuring the well-being of the elderly residents in its community.

Another example of Hale Mahaolu's effort to provide quality support services to the community is through its commercial kitchen at the Elua senior housing complex. Hale Mahaolu has helped to enhance the current meal services to the elderly with nutritionally balanced, dietetic meals and currently prepares over 4,000 meals per week.

Hale Mahaolu has also been a HUD-Approved Housing Counseling Agency for the State of Hawaii since October 1988, providing homeownership/homebuyer education and foreclosure counseling services (especially in the past few years) through its Homeownership/Housing Counseling program.

Since 1985, Hale Mahaolu's Personal Care program has served clients on Maui, Molokai and Lanai. The Personal Care program provides cost effective quality assistance with

the Activities of Daily Living (ADL) to the frail elderly in areas such as bathing, cooking, cleaning, personal hygiene, and shopping.

Hale Mahaolu is currently in the final stages of construction of its newest development, Hale Mahaolu Ewalu Phase 1, which will bring 38 affordable rental housing units (36 -1 bedroom/1 bathroom units, 2 -2 bedroom/2 bathroom units) for low income seniors. Construction has begun on the senior center which will include, laundry facilities, a beauty salon, administrative offices, a maintenance shop and a commercial kitchen. The Senior Center is anticipated to be completed in August 2019.

2. Goals and Objectives

Our goal is to develop an **affordable quality rental housing campus for seniors** in the Kulamalu Commercial Subdivision as well as to provide supportive amenities to enable the elderly to age in place and to promote a healthy lifestyle. The objective of the project is to provide affordable housing for seniors, related supportive services and a place dedicated for senior activities in one community location. Ewalu and Upcountry residents will enjoy a centralized location of senior services and activities thereby creating a convenient and functional facility all of which will help to support their ability to live independently for as long as possible.

Hale Mahaolu is seeking a grant from the State of Hawaii Grant In Aid (GIA) towards the development of Hale Mahaolu Ewalu II (Building "B"), the second phase of its senior housing campus in the Kulamalu Town Center subdivision in Pukalani, Maui. The grant will be used for the construction of 22 affordable one bedroom / one bath rental housing units for seniors aged 62 or older who meet the very-low income guidelines (50-60% AMGI). Three of the units will be fully accessible and all remaining units will be ADA adaptable, to help residents age in place.

The journey for this Upcountry senior housing complex began in 2012 with the County of Maui providing \$3.5M to purchase the land. HRS Chapter 201H approval was obtained in October 2014. Hale Mahaolu made a \$500,000 investment to secure water and sewer credits for the entire project. The HUD environmental review was completed in March 2016 and a FONSI was issued at that time. After more than four years, Hale Mahaolu was able to secure funding for Ewalu Phase I from LIHTC, Rental Housing Revolving Fund (RHRF), State GIA, County of Maui Affordable Housing Fund, Federal Home Loan Bank of Des Moines (FHLBDM), CDBG and the Weinberg Foundation, and construction of Phase I began in April 2017. This first phase is scheduled to be completed by the end of January 2019 and will consist of 38 affordable rental housing units for seniors who meet very low income (50-60% AMGI) guidelines. The County of Maui Department of Housing and Human Concerns approved 38 Project Based Section 8 Vouchers for Phase I. There will be 36 one bedroom/one bath, two (2) two-bedroom/one bath, and one (1) managers unit.

Construction is underway for the Senior Center (the Harry & Jeanette Weinberg Upcountry Senior Center) which is also a part of Phase I. The Senior Center will include administrative offices, laundry facilities, beauty salon, a maintenance shop and a commercial kitchen. The Senior Center is expected to be completed by Q3 2019. Once completed, the CHSP/Meals program looks to expand its existing partnership with Kaunoa and offer meal delivery service to the surrounding Upcountry area providing seniors with cost effective nutritious meals.

The cost of construction for Ewalu II exceeds the projected costs resulting in a shortfall of approximately \$850K. The most economical methods of construction and materials are being utilized, along with equipment and hardware within acceptable quality standards. Modest designs have also been incorporated to minimize construction costs. However, the reality of the actual time that transpires from start to shovel for building affordable housing results in escalation of costs.

Funding for the construction of Hale Mahaolu Phase II has been secured through the County of Maui Affordable Housing Fund (AHF) grant of \$2.5M, a grant of \$750,000 from Federal Home Loan Bank Des Moines (FHLBDM), and in 2018 the project was awarded \$7,567,254 of Low Income Housing Tax Credits (LIHTC) from the Hawaii Housing Finance and Development Corporation (HHFDC).

The building permit has been issued. Work to secure a construction loan with the Bank of Hawaii is in progress with an estimated loan closing date of January 18, 2019. We are shovel ready and anticipate breaking ground immediately following close of escrow in late January 2019 with an estimated completion of April 2020, bringing 22 more affordable rental units for seniors to Upcountry Maui.

Hale Mahaolu Ewalu will be the second affordable senior rental housing campus in the Upcountry Maui area for the elderly. Supportive services will allow the elderly to age in place in familiar surroundings and avoiding premature institutionalization. All of the units will meet ADA accessibility standards.

This campus is located within a growing community where residents will have a variety of grocery stores, drug stores, doctor's offices, parks, restaurants, etc. Presently Longs Drugs is within walking distance of the project. A popular farmer's market adjacent to the project site is held every Saturday morning. Shuttle buses will also be available to the residents through Maui Economic Opportunity, Inc. (MEO) and the Maui Bus to provide transportation for the residents.

3. Public purposed and need to be served

By increasing the housing supply we increase opportunity to house the homeless as well.

According to the February 2018 Market Study for Hale Mahaolu Ewalu II Housing Project prepared by Munekiyo Hiraga:

- The most common housing problem and second most common housing problem in the County of Maui is severe cost burden, where households pay more than 50% and 30%, respectively of their gross income on housing costs. (Page 12 - 13)
- Elderly and Frail Elderly Persons – Hawaii’s elderly account for approximately 16.3% of the population - and it is anticipated that this percentage will grow as baby boomers age.
- Residential Housing Demand (page 18-19) details the imbalance of supply and demand. Referencing the Maui Rental Market: Affordable Rental Housing Study Update 2014, 773 additional affordable rental units for seniors are needed through 2020 – just a few short years away.

According to the State of Hawaii Data Book 2014, Hawaii has seen significant growth in the elderly population (persons 65 years and older) between 2010 and 2014, an approximately 2.1% increase has occurred. Over the past two decades the majority of the growth in the elderly population occurred in the City and County of Honolulu. Earlier projections indicated that the elderly population in the City and County of Honolulu would decrease by 2015, however, that was not the case and it increased by over 1.7%. The elderly populations in the Counties of Hawaii and Maui saw increases from 16% to 19.8% respectively to 14.5% to 17.2%, respectively. (Table 1.34 Resident Population by Age, by County)

Hawaii Housing Planning Study, 2016

- Approximately 18% (241,984 persons) of the State of Hawaii’s population of 1.36 million residents are 62 years of age or older. It is estimated that within the next two years, an additional 35,376 Hawaii residents will become 62 years of age. (Page 39)
- It is projected by year 2030, more than one-quarter of Hawaii’s population will be 62 years of age or older. (Page 39)
- Hawaii Department of Business, Economic Development and Tourism (DBEDT) predicts 22,000 new rental housing units (Statewide) with amenities designed to serve elderly households will be needed by 2030. (Page 39)

- Specifically for the County of Maui, DBEDT projects 673 new rental housing units with amenities designed to serve elderly households will be needed by 2030. (Page 40, Table 21)
- Housing Demand Survey, 2011 and Hawaii Housing Model, 2011 projected that 3,205 housing units are need for elderly households in the State of Hawaii to eliminate pent-up demand and accommodate new elderly (aging-up) households between 2012 and 2016. (Page 30)
- Of the 3,205 housing units needed for elderly identified by the Housing Demand Survey, 2011 and Hawaii Housing Model, 2011, approximately two-thirds (2,092 units) are needed for low- and moderate (under 80% AMGI) elderly households. (Page 30, Table 13)
- Specifically for the County of Maui, the Housing Demand Survey, 2011 and Hawaii Housing Model, 2011, projects 134 rental housing units will be needed for elderly households between 2012 and 2016. (Page 30)

4. Target population to be served

The target market for the proposed project is the **elderly, 62 years of age or older, who meet the very-low income guidelines (50 – 60% of median income)** established by the U.S. Department of HUD and are capable of achieving an independent living status with little or no supportive services. The 2014 Demographic Profile¹ estimates 6,480 individuals 62 years of age and over reside in the Pukalani/Makawao, and Kula districts, with 8.5% and 8.7% respectively, with household income below the poverty level². HUD and the County of Maui recognize the cost burdens for seniors in Maui County and approved 38 Project Based Vouchers for Ewalu Phase I. It is our intent to apply for additional vouchers for Ewalu II when the RFP process is announced by the County.

5. Geographic coverage

The subject 3.93 acres of land are located approximately 2,000 feet to the South of the “Five Trees” intersection (Kula Highway – Haleakala Highway intersection). The property moderately slopes from 1,814 feet to 1,766 feet above sea level.

The site is designated by Flood Insurance Rate Map as Zone C, an area of minimal flooding.

II. Service Summary and Outcomes

¹ American FactFinder Community Facts, Zip Code 96768 and 96790

² American FactFinder Community Facts, Zip Code 96768 and 96790, 2007-2011 American Community Survey 5-Year Estimate

1. Scope of work, tasks and responsibilities

Hale Mahaolu is seeking a Grant-In-Aid to fill the gap in funding identified following receipt of the final bid for Ewalu II. This project began in 2012 and costs have increased over the six year period it has taken to obtain the required approvals and funding.

Hale Mahaolu is seeking a grant from the State of Hawaii Grant In Aid (GIA) towards the construction of Hale Mahaolu Ewalu II (Building “B”), the second phase of its senior housing campus in the Kulamalu Town Center subdivision in Pukalani, Maui. The grant will be used to supplement construction costs of 22 affordable one bedroom / one bath rental housing units for seniors aged 62 or older who meet the very-low income guidelines (50-60% AMGI). Three of the units will be fully accessible and all remaining units will be ADA adaptable, to help residents age in place. Following completion of Phase I and II, the Hale Mahaolu Ewalu campus will provide 61 affordable rental units.

Hale Mahaolu Ewalu will be the second affordable rental housing campus in the Upcountry area for the elderly. The objective of the project is to provide affordable housing to the elderly and to also provide related supportive services (i.e. lunch program, Kaunoa activities, etc.) and a place dedicated for senior activities in one community location. Supportive services will allow the elderly to age in place, keeping them within familiar surroundings living independently for as long as possible.

2. Projected Timeline

1 Apply & Secure Construction funds for the project	June 2018
2 Secure Building and other application permits	January 2019
3 Start of Construction	January 2019
4 Secure gap funding	May 2019
5 Complete Construction	March 2020
6 Move in	April 2020

Hale Mahaolu Ewalu will be constructed in two phases:

- Phase I: 36 – 1 bedroom , 2 – 2 bedroom , 1 – 3 bedroom – Estimated Completion: January 2019
- Phase I Senior Center: - Estimated Completion: August 2019
- Phase II: 22 (1BR) Begin Construction January 2019 – Estimated Completion: March 2020

3. Quality Assurance and Evaluation

The issuance of a Certificate of Occupancy from the County of Maui will be an indicator that the facilities constructed have been completed according to the standards established by the County of Maui and that the structures can be occupied allowing the project to open.

Once construction has been completed Hale Mahaolu will be required to do cost certifications for certain funding sources (i.e. Dept. of HUD, Dept. of Agriculture, HCDCH, etc.) by a Certified Public Accountant to demonstrate that their particular contributions to the Ewalu project were expended appropriately.

Hale Mahaolu’s purpose is to develop and manage safe, sanitary, decent housing as well as supportive services for very low to moderate income elderly and families in the State of Hawaii. Each housing site and program undergoes periodic reviews to monitor and evaluate the quality and effectiveness of the services that are being provided to the residents to ensure that we are fulfilling our purpose as a corporation.

4. Measures of Effectiveness

After issuance of a Certificate of Occupancy from the County of Maui, the occupancy rates of Hale Mahaolu Ewalu will be a constant indicator of its effectiveness. Another basic measure of effectiveness will be servicing those who are at 50 – 60% AMI.

A satisfactory rating of “good” and above from monitoring county, state, federal, and private agencies in meeting compliance standards for safe, sanitary and decent housing will demonstrate Hale Mahaolu Ewalu’s ability to maintain quality services to its target population.

Although harder to measure, the general public’s favorable expectation and acceptance of Hale Mahaolu Ewalu will be an indicator of its positive impact and effectiveness within the community.

III. Financial

Budget

- 1. **Budget Forms:** See attached
- 2. **Anticipated quarterly funding requests for fiscal year 2019**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
		\$425,000	\$425,000	\$850,000

- 3. **Sources of funding seeking for fiscal year 2019:**

- State of Hawaii Grant In Aid
- 4. State and Federal Tax Credits**
- A. All State and Federal tax credits granted within the prior three years:**
- Not Applicable
- B. All State and Federal tax credits applied for or anticipate applying for pertaining to any capital project, if applicable.**
- Low Income Housing Tax Credits - **AWARDED**
 - Hale Mahaolu Ewalu
 - Federal Low Income Housing Tax Credit \$716,200
 - Hawaii State Housing Tax Credit \$716,200
- 5. Balance of unrestricted current assets as of December 31, 2018**

As of December 31, 2018, Hale Mahaolu Ewalu II LP, a newly formed entity, had no assets. Hale Mahaolu is the sponsor agency for this development. Its reserves provide operational and maintenance support for 15 existing housing sites. The reserves also provide operational support for Hale Mahaolu’s meals program, housing counseling program, and personal care programs.

IV. Experience and Capability

A. Necessary Skills and Experience

Hale Mahaolu was incorporated in 1967 and over the last 51 years has developed and/or managed 15 affordable and/or low income housing projects in Maui County (including Molokai & Lanai). All properties are monitored by the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture – Rural Development, or the State Housing Authority for compliance. All are in good physical and fiscal condition with the estimated wait period for entry at all sites currently averaging 12-24 months. Listed below are the affordable housing sites under the control and management of Hale Mahaolu:

Project Name: Hale Mahaolu Akahi
Address: 300 West Wakea Avenue, Kahului, Hawaii 96732
Occupancy Start: April, 1969
Number of Units: 111
Financing: HUD Section 202 Direct Loan

Project Name: Hale Mahaolu Elua

Address: 200 Hina Avenue, Kahului, Hawaii 96732
Occupancy Start: September, 1976
Number of Units: 180
Financing: HUD Section 202 Direct Loan

Project Name: Hale Mahaolu Lahaina Surf
Address: 1037 Waine'e Street, Lahaina, Hawaii 96761
Occupancy Start: November, 1972
Number of Units: 112
Financing: HUD Section 236

Project Name: Home Pumehana
Address: Kolapa Place, Kaunakakai, Molokai, Hawaii 96748
Occupancy Start: September, 1976, May 1999
Number of Units: 80, 5
Financing: HUD Section 202, CDBG

Project Name: Luana Gardens II
Address: 615 West Papa Avenue, Kahului, Hawaii 96732
Occupancy Start: June, 1983
Number of Units: 60
Financing: FmHA Section 515

Project Name: Luana Gardens III
Address: 711 Kamehameha Avenue, Kahului, Hawaii 96732
Occupancy Start: July, 1983
Number of Units: 62
Financing: FmHA Section 515

Project Name: Komohana Hale
Address: 120 Leoleo Street, Lahaina, Hawaii 96761
Occupancy Start: June, 1991
Number of Units: 20
Financing: County of Maui

Project Name: Hale Mahaolu Ekolu
Address: 717 Maka'ala Drive, Wailuku, Hawaii 96793
Occupancy Start: November, 1992
Number of Units: 42
Financing: HUD Section 202 Direct Loan

Project Name: Hale Mahaolu Eha

Address: 1057 Makawao Avenue, Makawao, Hawaii 96768
Occupancy Start: June, 1995
Number of Units: 40
Financing: Section 202 Capital Advance (HUD)

Project Name: Hale Mahaolu Elima
Address: 11 Mahaolu Street, Kahului, Hawaii 96732
Occupancy Start: February 1998
Number of Units: 61
Financing: Section 202 Capital Advance

Project Name: Hale Kupuna 'O Lanai
Address: 1144 Ilima Avenue, Lanai City, Hawaii 96763
Occupancy Start: August 1998
Number of Units: 24
Financing: USDA-RD Section 515 Loan

Project Name: Hale Mahaolu Eono
Address: 810 Kelaweia Street, Lahaina, Hawaii 96761
Occupancy Start: April 2003
Number of Units: 30
Financing: USDA-RD Section 515 Loan &
Sec. 202 Capital Advance (HUD)

Project Name: Hale Mahaolu Eono (5)
Address: 810 Kelaweia Street, Lahaina, Hawaii 96761
Occupancy Start: Estimated June 2004 – Currently under construction
Number of Units: 5
Financing: Sec. 202 Capital Advance (HUD)

Project Name: Hale Mahaolu Ehiku: Phase 1A
Address: 56 Ehiku Street, Kihei, Hawaii 96753
Occupancy Start: July 2007
Number of Units: 34
Financing: USDA-RD Section 515 Loan, Low Income Housing Tax Credits,
County of Maui CDBG

Project Name: Hale Mahaolu Ehiku: Phase 1B
Address: 56 Ehiku Street, Kihei, Hawaii 96753
Occupancy Start: September 2010
Number of Units: 21
Financing: Sec. 202 Capital Advance (HUD), HOME program, FHLB, Dowling
Co., Weinberg Foundation, BoH Foundation, Hawaii State
Legislature, County of Maui CDBG

Project Name: Hale Mahaolu Ehiku: Phase II
Address: 56 Ehiku Street, Kihei, Hawaii 96753
Occupancy Start: January 2011
Number of Units: 60
Financing: Low Income Housing Tax Credits, HOME Program, HUD 202, USDA-RD Loan Section 515, USDA-RD Mortgage, County of Maui CDBG

Project Name: Wailuku Senior Living dba Lokenani Hale
Address: 1889 Loke Street, Wailuku, Hawaii 96793
Managed: August 1, 2009
Number of Units: 61
Financing: Low Income Housing Tax Credits and Hawaii Housing Finance and Development Corporation (HHFDC) Rental Housing Trust Fund (Perm Financing), (HHFDC) Dwelling Unit Revolving Fund (Interim Financing).

Project Name: Kulamalu Hale
Address: 656 Ohia Ku Street, Pukalani, Hawaii 96768
Occupancy Start: September, 2017
Number of Units: 56
Financing: County of Maui, HOME

B. Facilities

Hale Mahaolu is seeking a grant from the State of Hawaii Grant In Aid (GIA) towards the development of Hale Mahaolu Ewalu II (Building "B"), the second phase of its senior housing campus in the Kulamalu Town Center subdivision in Pukalani, Maui. The grant will be used for the construction of 22 affordable one bedroom / one bath rental housing units for seniors aged 62 or older who meet the very-low income guidelines (50-60% AMGI). Three of the units will be fully accessible and all remaining units will be ADA adaptable, to help residents age in place. Following completion of Phase I and II, the Hale Mahaolu Ewalu campus will provide 61 affordable rental units.

Kulamalu LLC has developed this master planned community. In July 2014, Hale Mahaolu obtained 201H approval from the County of Maui for the Hale Mahaolu Ewalu Senior Housing complex.

The planning for this affordable rental housing campus for the elderly is completed. The building permit has been secured.

Hale Mahaolu Ewalu will be the second affordable rental housing campus in the Upcountry area for the elderly. The objective of the project is to provide affordable housing to the elderly and to also provide related supportive services (i.e. lunch program, Kaunoa activities, etc.) and a place dedicated for senior activities in one community location. Supportive services will allow the elderly to age in place, keeping them within familiar surroundings supporting their ability to live independently for as long as possible.

The Senior Center will provide an area for residents and other community groups to socialize and participate in recreational, cultural, and/or educational activities.

The construction consists of concrete slab flooring, wood siding with insulation between party walls and wood framing clad with a gypsum board interior. Exterior opening include windows and doors compatible with accessibility requirements. Interior finishes and cabinetry are of simple design with a mind towards durability and ease of maintenance as well as compatibility with accessibility and American National Standards Institute (A.N.S.I.) requirements.

Each unit is composed of a combined living room/dining room, kitchen, one bedroom, and one bathroom and is fully accessible, within the guidelines of HUD and UFAS, to meet the needs of the elderly as well as mobility impaired (handicapped).

This complex is designed to best suit the elderly and to enable them to age in place without requiring them to relocate from their familiar surroundings. Although Section 504 of the Rehabilitation Act of 1973 requires at least five percent of the units be accessible for persons with physical disabilities, all units will be designed to meet the accessibility requirements. For example, each unit will be located on an accessible route from the public and common areas, units are designed to include the appropriate turn around space for wheel chairs, all units will have "U" shaped pulls or accessible levers installed, roll in showers, etc. In doing so, visitability and universal design features will be incorporated into the project which will benefit people of all ages and abilities. The housing needs of the residents, as they age in place, will be accommodated. This is both cost effective from a construction standpoint and also from a long-term perspective.

The proposed complex will utilize the most economical methods of construction as well as the most economical materials, equipment, and hardware within acceptable quality standards. Modest designs will also be incorporated to minimize construction costs.

Hale Mahaolu designed this housing complex to comply within current HUD design cost standards. Should this structure require any special amenities that would be unapproved by HUD under these standards, Hale Mahaolu will fund any incremental cost above the development cost limit to this complex.

The Ewalu campus is located within a growing community. It is likely that as this community continues to mature, the Ewalu residents will have a variety of grocery stores, drug stores, doctor's offices, parks, restaurants, school, etc. to patronize. Presently Longs Drugs store is within walking distance of the project, a popular farmer's market is held every Saturday adjacent to the project site. The Maui Bus transportation system stops in Kulamalu Community Center. Maui Economic Opportunity Inc (MEO) provides shuttle service at most Hale Mahaolu properties and it is anticipated they will include Ewalu as well.

See attached site plan, and front elevation sketches.

V. Personnel: Project Organization and Staffing

A. Proposed Staffing, Staff Qualifications, Supervision and Training

Hale Mahaolu's development operations are staffed by one part-time Program Assistant, one part-time Development Support, and one full-time Controller under the supervision of the organization's Executive Director. This level of staffing is sufficient to coordinate and oversee the development of this affordable housing project.

The Executive Director oversees the development & management of Hale Mahaolu's 15 properties in Maui County.

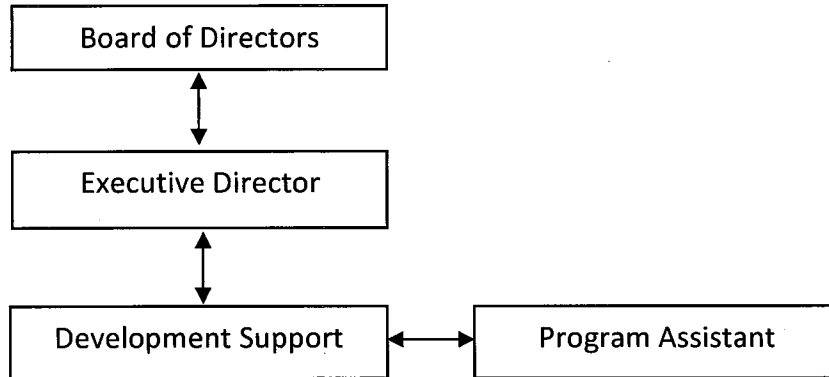
The Development Support works directly with the Executive Director, Hale Mahaolu's management staff, the development team, consultants, government agencies and other community members from a project's conceptual phase through initial occupancy. Some development tasks include grant writing, grant reporting, financial closings, and construction oversight among the various other aspects of development work. The Development Support is also responsible for coordinating, overseeing and implementing the required documents for submittal to the various funding agencies for the development of affordable/low income rental housing projects and works under the direct supervision of the Executive Director. The Development Support assists the Executive Director in coordinating the Development Team, acts as the Project Coordinator overseeing development and construction of the project, reviews the drawings, specifications and submittals, attends development meetings, communicates with respective funding agencies and Development Team members.

The Controller coordinates and sets up proper accounting procedures and reports. Upon completion of the project, the Controller also coordinates and assists with initial occupancy with Hale Mahaolu's Housing Management Team. The Controller works with the Development Support to coordinate fiscal arrangements including disbursements and invoices.

The Hale Mahaolu's Housing Management Team will oversee tenant eligibility processing, set-up of tenant records, facilitate public/tenant relations, and set-up of initial accounting and bookkeeping or project accounts, etc.

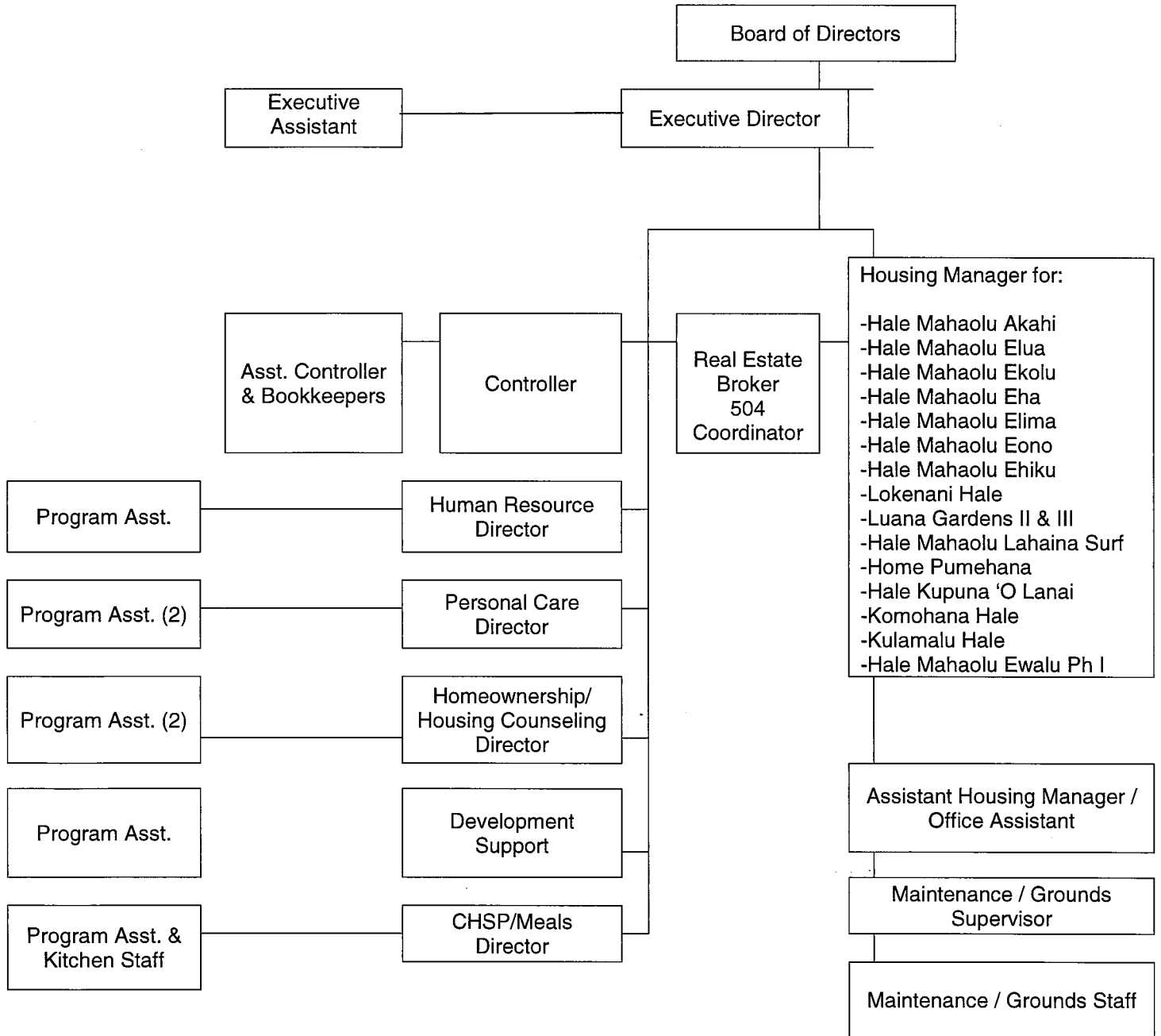
B. Organization Chart

1. Development Program



2. Organization Chart – Wide

Hale Mahaolu - Organizational Flow Chart



C. Compensation – Hale Mahaolu Ewalu, Inc. has no employees.

- Hale Mahaolu:
 1. Executive Director: \$200,000
 2. Meals Director: \$76,000
 3. Controller: \$115,000

VI. Other

- A. Litigation:** Not Applicable.
- B. Licensure or Accreditation:** Not Applicable
- C. Private Educational Institutions** Not Applicable
- D. Future Sustainability Plan**

Hale Mahaolu, a private non-profit corporation organized in 1967, has experience as sponsor, developer, owner and manager of 15 properties (over 1,060 units) in Maui County (including the island of Molokai and Lanai) for the past 51 years. The corporation's purpose is to develop and manage safe, sanitary, decent housing as well as supportive services for very low to moderate income seniors, individuals and families in Maui County. Hale Mahaolu properties are fiscally sound.

Once operational, Hale Mahaolu Ewalu will be operated similar to our existing Hale Mahaolu sites. Rental revenues will be used to pay for operating costs, insurance, site employees, deposit to Repair & Replacement, etc.

E. Certificate of Good Standing (If the Applicant is an Organization)

Attached



Market Study

PROPOSED HALE MAHAOLU EWALU II SENIOR HOUSING PROJECT, PUKALANI, MAUI, HAWAI'I

Prepared for:
Hale Mahaolu

February 2018

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by Munekiyo Hiraga



MUNEKIYO HIRAGA

Planning Project Management Sustainable Solutions



Market Study

PROPOSED HALE MAHAOLU EWALU II SENIOR HOUSING PROJECT, PUKALANI, MAUI, HAWAI'I

**Prepared for:
Hale Mahaolu**

February 2018

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CONTENTS

	<u>Page</u>
I. INTRODUCTION.....	1
A. PROJECT OVERVIEW	1
B. SITE DESCRIPTION.....	5
C. GEOGRAPHIC DEFINITION OF MARKET STUDY.....	5
D. METHODOLOGY	6
II. ECONOMIC AND DEMOGRAPHIC TRENDS	8
A. POPULATION AND HOUSEHOLD TRENDS	8
B. DEMOGRAPHIC OVERVIEW.....	8
1. Age Distribution	8
2. Household Income.....	10
C. SENIOR HOUSEHOLD CHARACTERISTICS	11
D. EMPLOYMENT TRENDS.....	13
1. Unemployment	13
2. Employment Base.....	14
III. RESIDENTIAL MARKET OVERVIEW	17
A. HOUSING INVENTORY.....	17
B. RESIDENTIAL CONSTRUCTION PATTERNS	17
C. RESIDENTIAL HOUSING DEMAND.....	18
D. AFFORDABLE SENIOR HOUSING	19
E. MARKET RATE SENIOR HOUSING	21
F. MARKET RATE RENTAL HOUSING	22
G. PROPOSED SENIOR HOUSING.....	22
H. EXPECTED MARKET ABSORPTION.....	23
IV. MARKET OUTLOOK AND CONCLUSION	24
V. STATEMENT OF QUALIFICATIONS.....	26
VI. REFERENCES.....	28

LIST OF FIGURES

	<u>Page</u>
Figure 1. Regional Location Map	2
Figure 2. Site Location Map	3
Figure 3. Conceptual Site Plan	4
Figure 4. Age Distribution, Maui County, 2017.....	9
Figure 5. Household Income Distribution, Island of Maui, 2016	11
Figure 6. Distribution of Senior Households by Tenure and Income Category.....	12
Figure 7. Cost Burden of Senior Renter Households by Income Category	13
Figure 8. Unemployment Rate, State of Hawai'i and Maui County, January 2000 to November 2017	14
Figure 9. Total Jobs, Island of Maui, 2001 to 2017	15
Figure 10. Residential Building Permits Issued, Maui County 1990-2017.....	18

LIST OF TABLES

Table 1. Development Program.....	1
Table 2. Household Categories and Income Limits	7
Table 3. Population and Household Trends	8
Table 4. Household Characteristics, 2016.....	10
Table 5. Total Non-Agricultural Jobs by Industry, Maui Island, 2012 and 2017.....	16
Table 6. Housing Type, 2017	17
Table 7. Senior Rental Housing Units Needed through 2020, County of Maui.....	19
Table 8. Affordable Senior Housing.....	20
Table 9. Market Rate Senior Housing on Maui.....	21

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INTRODUCTION



I. INTRODUCTION

A. PROJECT OVERVIEW

This Market Study has been prepared for the proposed Hale Mahaolu Ewalu II Senior Housing Project in Pukalani, Maui, Hawai'i.

Hale Mahaolu is proposing the Hale Mahaolu Ewalu Senior Residential Housing Project on approximately 4.0 acres of land identified as Tax Map Keys (2)2-3-066:019 and 020 (hereafter identified as "Project Site"), Pukalani, Makawao District, Maui, Hawai'i. See **Figure 1** and **Figure 2**. Hale Mahaolu is a nonprofit organization dedicated to providing quality affordable housing in Maui County. Hale Mahaolu currently owns and/or manages approximately 1,060 units of affordable family and senior housing throughout Maui County.

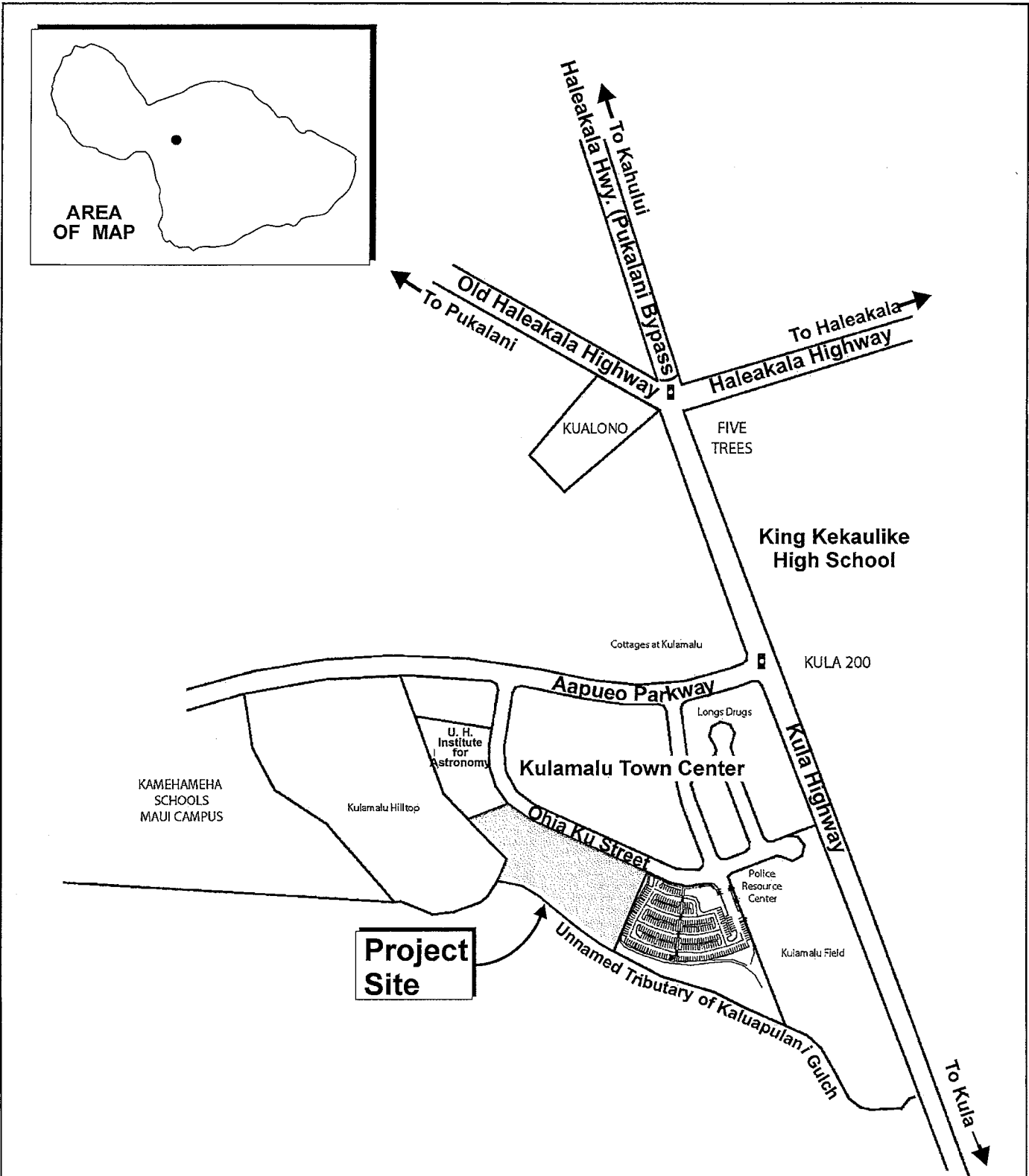
The proposed project involves the construction of three (3) two- and three-story apartment buildings containing one- and two-bedroom units for seniors and a three-bedroom unit for a resident manager. Sixty-one units will be provided. See **Table 1**. A one-story approximately 7,500 square foot senior center, one-story approximately 4,700 square foot adult day care center, 83 parking spaces (61 spaces for the residential units and 22 spaces for the adult day care), two (2) loading zone spaces, and landscaping are planned. See **Figure 3**.

Table 1. Development Program

Unit Type	Total Units
1 BR/1 BA	58
2 BR/1 BA	2
3 BR (Manager's Unit)	1
TOTAL	61
Source: Hale Mahaolu.	
Prepared by: Munekiyo Hiraga	

Hale Mahaolu Ewalu II Senior Residential Housing Project, which is the subject of this report, will consist of 22 one-bedroom units and is targeted to begin construction in January 2019. Phase I of the project, which includes 39 units, broke ground in April, 2017 and will be completed by the end of 2018. The proposed adult day care center will be constructed when funding is available.

The Hale Mahaolu Ewalu Senior Residential Housing Project is being developed to meet the criteria for a Section 201H-38, Hawai'i Revised Statutes (HRS) project, which promotes the delivery of affordable housing by allowing the exemption of a project from various planning and zoning standards. The units in both phases will be available to persons age 62 years and older with an annual income equal to or less than 60 percent

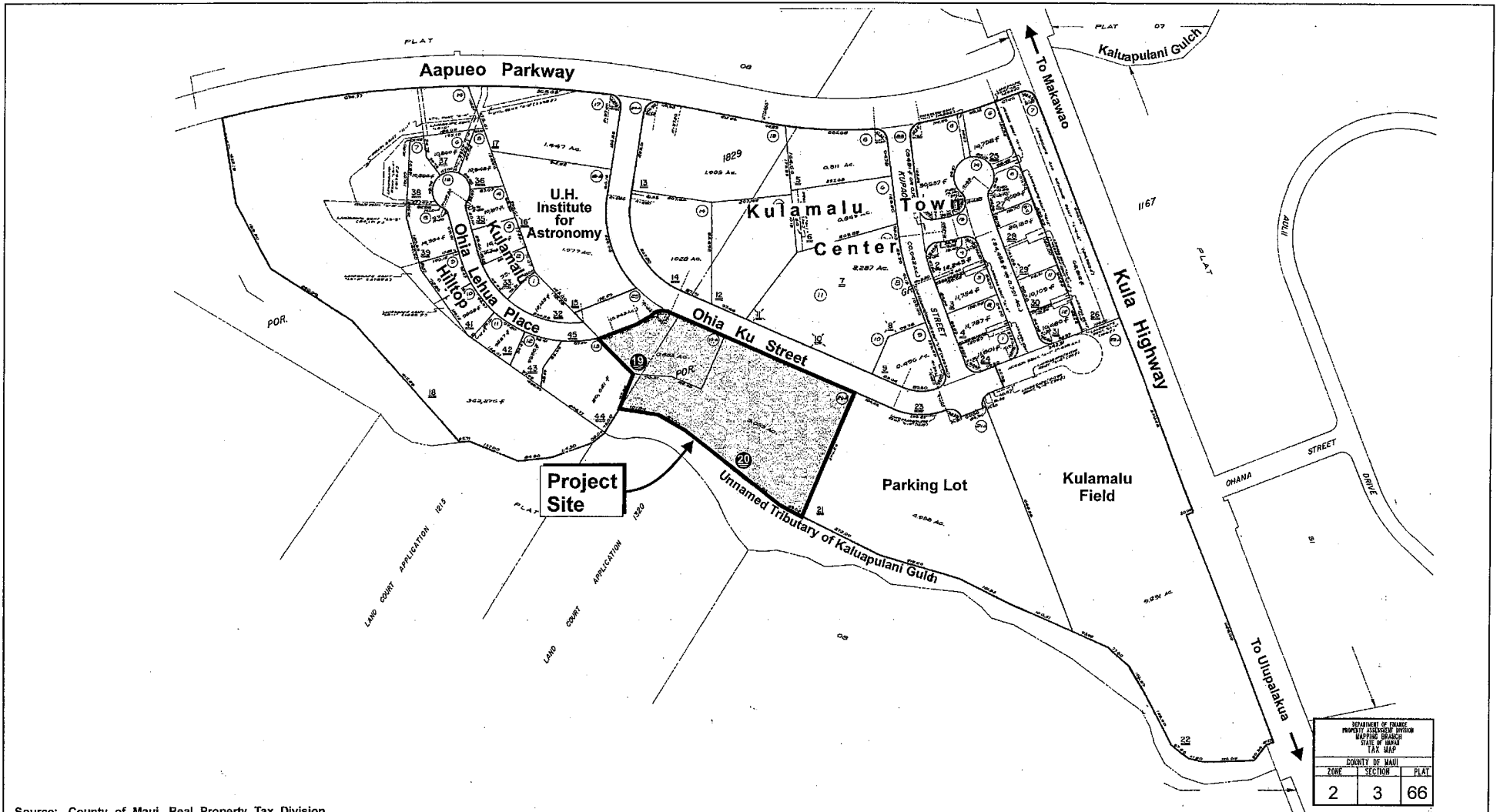


Source: Dowling Company, Inc.

Figure 1 Hale Mahaolu Ewalu Senior Residential Housing Regional Location Map NOT TO SCALE



Prepared for: Hale Mahaolu



Source: County of Maui, Real Property Tax Division

Figure 2

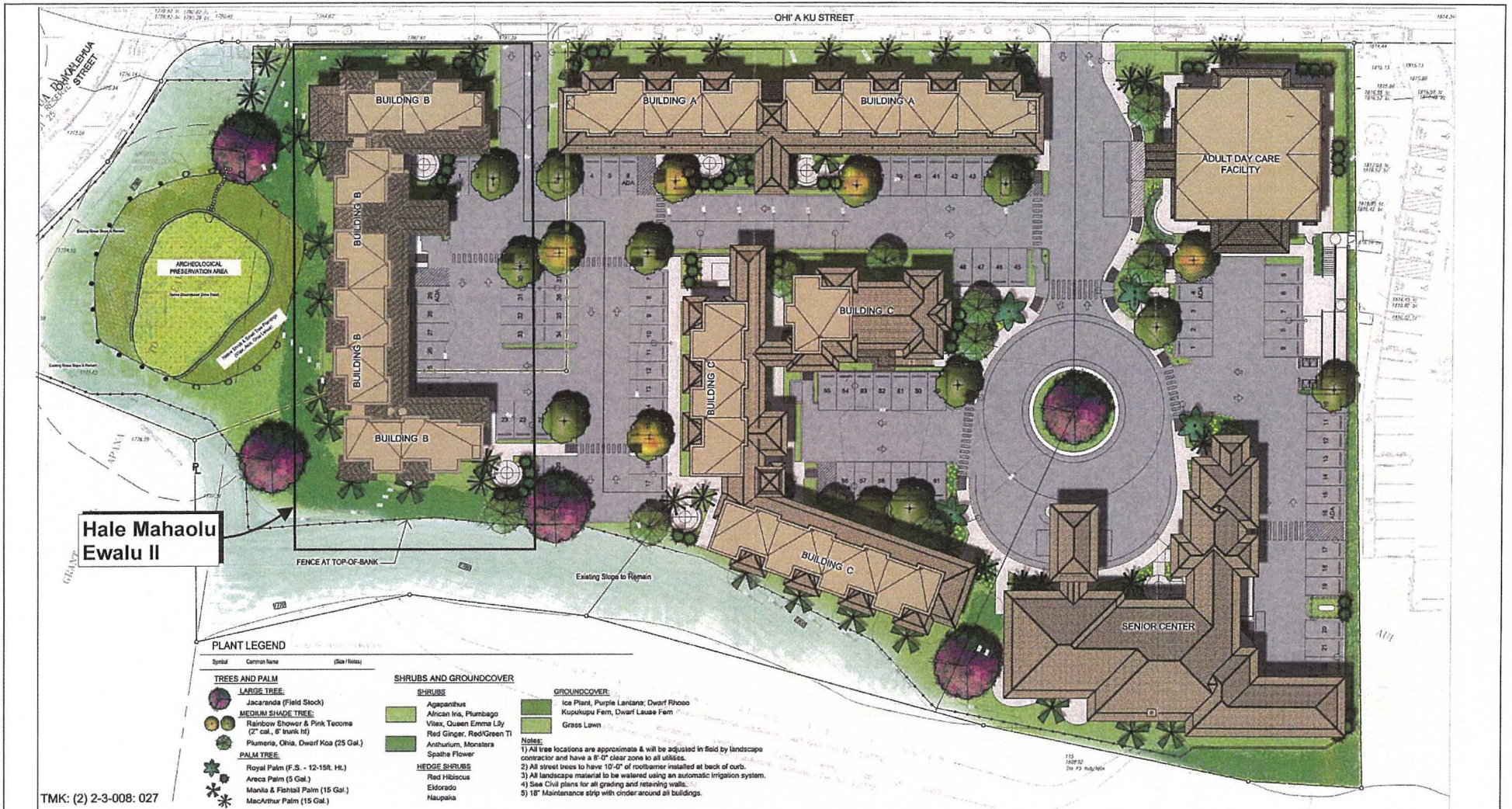
Hale Mahaolu Ewalu Senior Residential Housing Project
Site Location Map

NOT TO SCALE



Prepared for: Hale Mahaolu

 MUNEKIYO HIRAGA



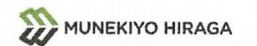
TMK: (2) 2-3-008: 027

Source: Chris Hart & Partners

Figure 3

Hale Mahaolu Ewalu Senior Residential Housing Project
Conceptual Site Plan

NOT TO SCALE



Prepared for: Hale Mahaolu, Inc.

of the area median income (AMI). Currently, the planned rates for the units will be no more than \$985 for one-bedroom units and \$1,165 for two-bedroom units per month.

B. SITE DESCRIPTION

The Hale Mahaolu Ewalu Senior Residential Housing project site is being constructed on a vacant parcel located at the southeast corner of the Ohia Ku Street and Ohia Lehua Place intersection. Access to the project site will be from Ohia Ku Street. North of the project site is the Kulamalu Town Center, to the east is an existing parking lot and park, south of the site is an un-named tributary of Kaluapulani Gulch and to the west are the University of Hawai'i Institute for Astronomy and Kulamalu Hilltop Subdivision. Refer to **Figure 1**.

The project site is located within the Kulamalu Commercial Subdivision developed by the Dowling Company, Inc. (DCI). The Kulamalu Commercial Subdivision includes the Kulamalu Town Center, Kulamalu Field and parking lot, University of Hawai'i Institute for Astronomy, and Kulamalu Hilltop Subdivision. Refer to **Figure 1**. In 1997, prior to development of the Kulamalu Commercial Subdivision, Dowling Company, Inc. obtained land use amendments for the subdivision. Amendments from the Makawao-Pukalani-Kula Community Plan were obtained through Ordinance Nos. 2619, 2620 and 2621.

Concurrently, changes in zoning from the "R-2, Residential District" to "A-1, Apartment District" (Ordinance No. 2618), "P-1, Public/Quasi-Public District" (Ordinance No. 2623), "PK-1, Park District" (Ordinance No. 2625) and "BCT, Country Town Business District" (Ordinance No. 2626); from the "R-2, Residential District" and "Open Space District" to "P-1, Public/Quasi-Public District" (Ordinance No. 2622); and from the "Open Space District" to "R-2, Residential District" (Ordinance No. 2624) were secured. The project site is zoned "P-1, Public/Quasi-Public District" by Ordinance No. 2623.

Construction of the Kulamalu Commercial Subdivision included the infrastructure improvements, fronting the project site as well as previous grading work, including the placement of fill material.

As previously noted, construction of Phase I of the project began in April, 2017 and will be completed by the end of 2018.

C. GEOGRAPHIC DEFINITION OF MARKET STUDY

The market area for the proposed project is defined as the island of Maui. Encompassing approximately 729 square miles, Maui is the second largest of the Hawaiian Islands and is one (1) of three (3) populated islands which comprise Maui County. In addition to Maui, Maui County consists of the islands of Lanai and Molokai, and the uninhabited island of Kahoolawe.

The island of Maui is comprised of several geographic communities: Hana, West Maui, Upcountry, Kihei-Makena, Paia-Haiku, and Wailuku-Kahului. The proposed Hale Mahaolu Ewalu project is located within the Upcountry district of the island of Maui. However, because Maui is a relatively small island and the communities are relatively well connected and accessible, it would not be unreasonable for individuals and households to consider many communities across the island when making housing decisions. As will be discussed further, due to the large demand for affordable senior housing, it is expected that the proposed project will attract residents from across the island. Based on these factors, the entire island of Maui is utilized for the basis of analysis presented in this Market Study.

D. METHODOLOGY

To facilitate an understanding of the market conditions that may impact the proposed project, this study analyzes demographic, economic, and residential market conditions for Maui County as a whole, as well as conditions for the island of Maui specifically, where possible. It is noted that in some instances, only countywide data is available.

This Market Study incorporates data from numerous sources. Demographic data was obtained from Environics Analytics, a private data provider which provides demographic data based on the 2000 and 2010 Census and provides current and future year estimates for various geographic areas. Additional demographic data was obtained from the U.S. Census Bureau. Where possible, 2017 data is reported. However, in some instances, the latest available data is from 2016 or earlier.

Employment statistics were gathered from the State of Hawai'i, Department of Labor and Industrial Relations. The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of data called Comprehensive Housing Affordability Strategy ("CHAS") data to assess the extent of housing problems and housing needs, particularly for low income households. CHAS data collected between 2010 and 2014 provides information for senior households, defined as those with a householder age 62 and above, within the County of Maui. Market research on comparable affordable and market rate senior rental projects was collected by Hale Mahaolu and Munekiyo Hiraga.

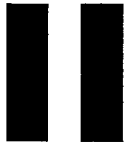
HUD characterizes households by income group. This market study will contain analysis of housing needs by these income groups. Households are categorized as extremely low-income, very low-income, low-income, moderate-income, or above moderate-income, based on household size and percentages of the AMI. **Table 2** presents the income categories by percentage of AMI and the maximum household income for each category based on household size.

Table 2. Household Categories and Income Limits

	Household Size			
	1 person	2 person	3 person	4 person
Extremely Low Income (30% AMI)	\$18,100	\$20,700	\$23,480	\$28,290
Very Low Income (50% AMI)	\$30,150	\$34,450	\$38,750	\$43,050
Low Income (80% AMI)	\$48,250	\$55,150	\$62,050	\$68,900

Source: U.S. Department of Housing and Urban Development, 2017.
Prepared by: Munekiyo Hiraga

**ECONOMIC AND DEMOGRAPHIC
TRENDS**



II. ECONOMIC AND DEMOGRAPHIC TRENDS

A. POPULATION AND HOUSEHOLD TRENDS

Maui County's population has exhibited strong growth over the past decade. Between 2000 and 2010, the County's population increased by 21 percent to 154,834 residents. See **Table 3**. By comparison, the State of Hawai'i experienced a 12 percent population increase over the same time period. Population on the island of Maui has grown at a slightly faster rate than the County as a whole, increasing by 23 percent over the decade. The County's estimated population in 2017 was 167,349.

Table 3. Population and Household Trends

	2000	2010	% Change 2000-2010	2017 Estimate	2020 Projection	2030 Projection	% Change 2010-2030
Maui County							
Population	128,094	154,834	20.9%	167,349	181,020	207,310	33.9%
Households	43,510	53,886	23.9%	59,163	N/A	N/A	N/A
Maui Island							
Population	117,645	144,444	22.8%	156,815	N/A	N/A	N/A
Households	40,044	50,215	25.4%	55,317	N/A	N/A	N/A
Sources: Environics Analytics, 2017; State of Hawai'i, Department of Business, Economic Development, and Tourism, 2012 Prepared by: Munekiyo Hiraga							

Household growth has outpaced population growth over the past 10 years in all in both the County and on the island, indicating that household sizes are shrinking. In 2010, there were 53,886 households in the County, including 50,215 households on the island of Maui. In 2017, the number of households in the County was estimated at 59,163, including 55,317 households on the island of Maui.

Looking to the future, the County's population is anticipated to increase by 34 percent between 2010 and 2030, with population reaching approximately 207,310 by 2030. Continued population growth will generate demand for new housing into the future.

B. DEMOGRAPHIC OVERVIEW

1. Age Distribution

The median age of residents is estimated as 40.57 years old in Maui County and 40.71 years old on the island of Maui in 2017. The age profile of residents within Maui County and the island of Maui as of 2017 is presented in **Figure 4**. The age profile of the County and the island have historically been similar. Residents age

65 years and older represent approximately 16.5 percent of the population within the County and 16.3 percent of the population on the island of Maui.

Figure 4. Age Distribution, Maui County, 2017

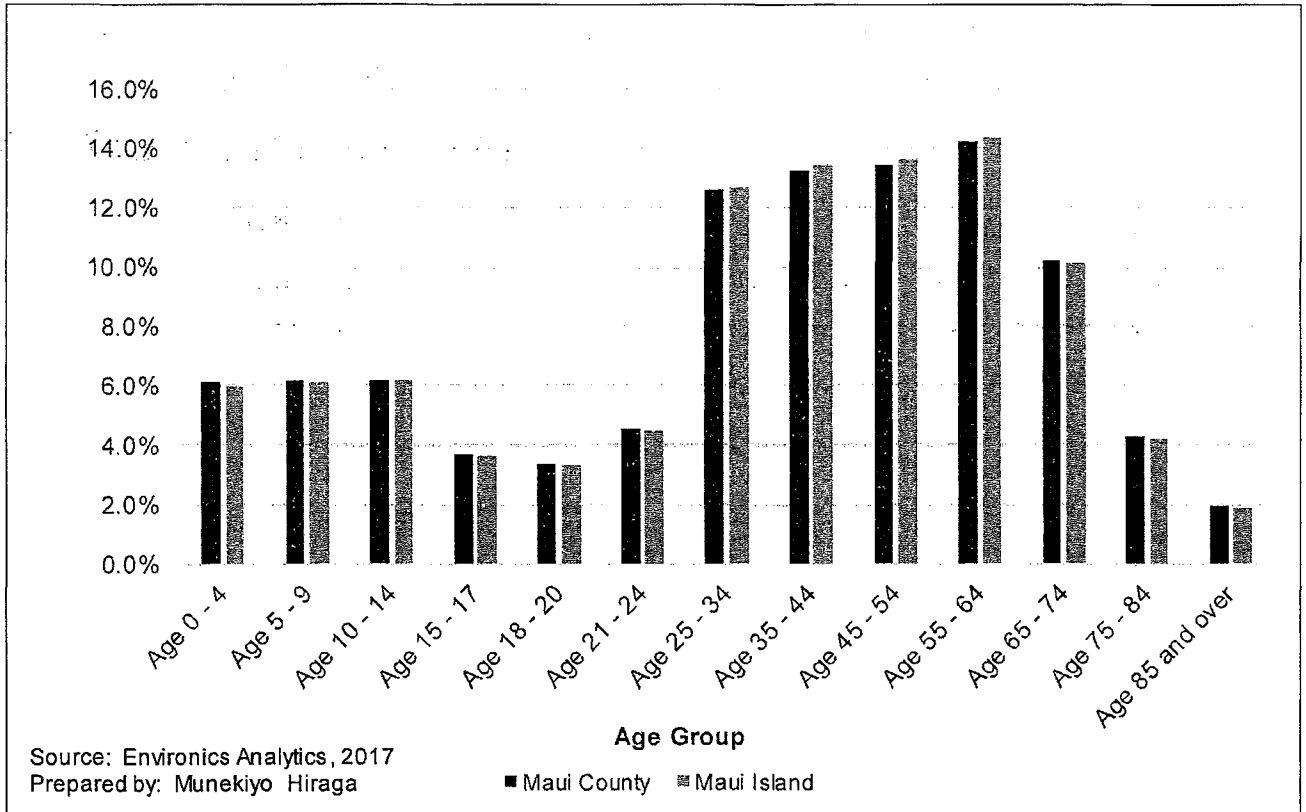


Table 4 presents household characteristics for the County in 2016. The average household size in the County was 3.04 persons per household. Families represented 67.9 percent of all households in the County. Seniors, age 65 years and older who are living alone, represented 10.7 percent of households.

Table 4. Household Characteristics, 2016

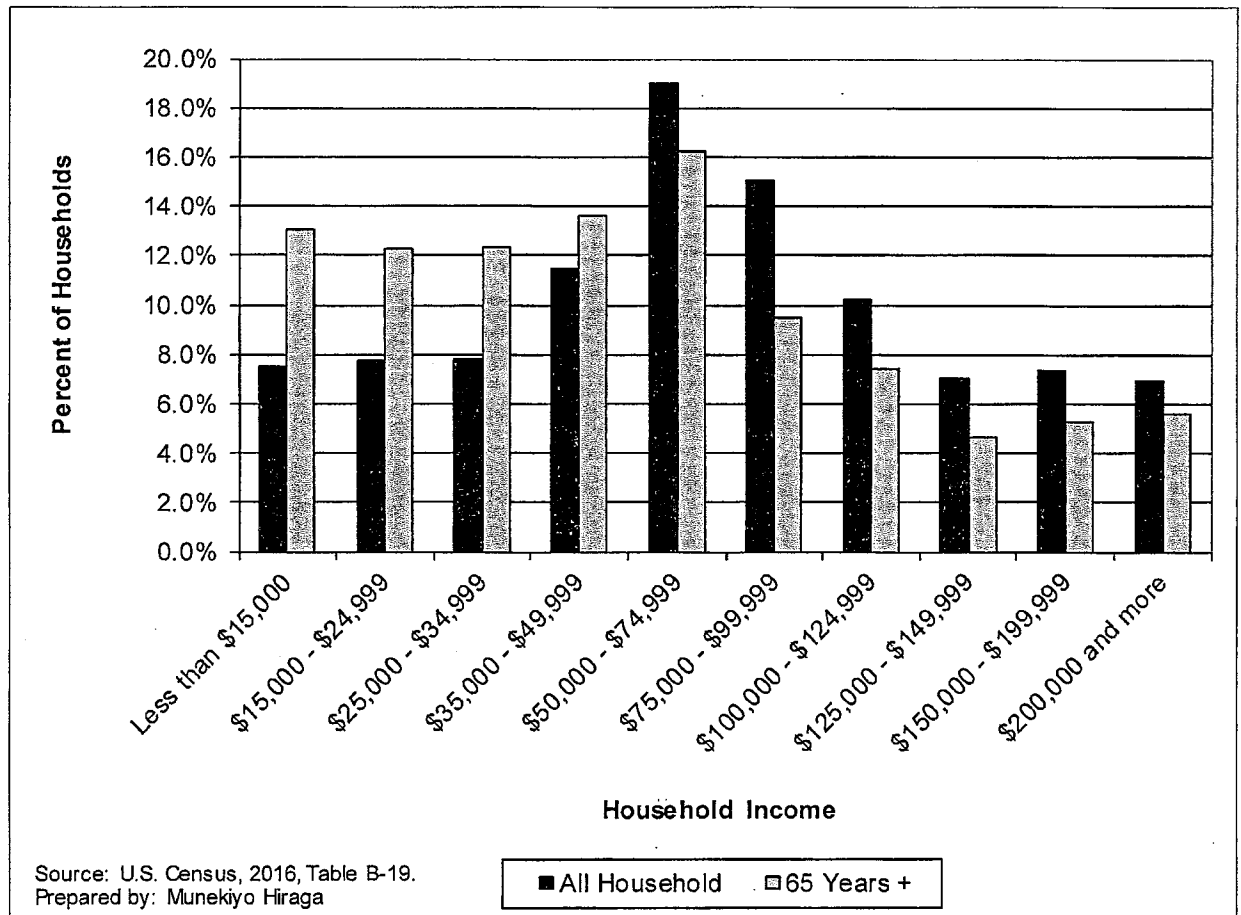
	Maui County
Average Household Size	3.04
Household Type ^(a)	
Families	67.9%
Families w/ Children	23.1%
Families w/o Children	44.7%
Non-Family	32.1%
Living Alone, 65+ years old	10.7%
Tenure	
Owner	59.2%
Renter	40.8%
Notes: ^(a) The Census defines a family as a group of two or more people related by birth, marriage, or adoption and residing together. Source: U.S. Census Bureau, 2016, Table S1101. Prepared by: Munekiyo Hiraga	

The homeownership rate in Maui County in 2016 was 59 percent.

2. Household Income

According to the U.S. Census, the 2016 estimated median household income for the County of Maui was \$69,400. **Figure 5** illustrates the distribution of household incomes for the island of Maui for all households and householders age 65 years or older in 2016. As expected, a larger proportion of senior households fall within the lower income categories when compared to the island's population as a whole. Approximately 25 percent of senior households earned less than \$25,000 in 2016 and 51 percent had an income of less than \$50,000. By comparison, only 34.4 percent of all households islandwide earned less than \$50,000 in 2016.

Figure 5. Household Income Distribution, Island of Maui, 2016



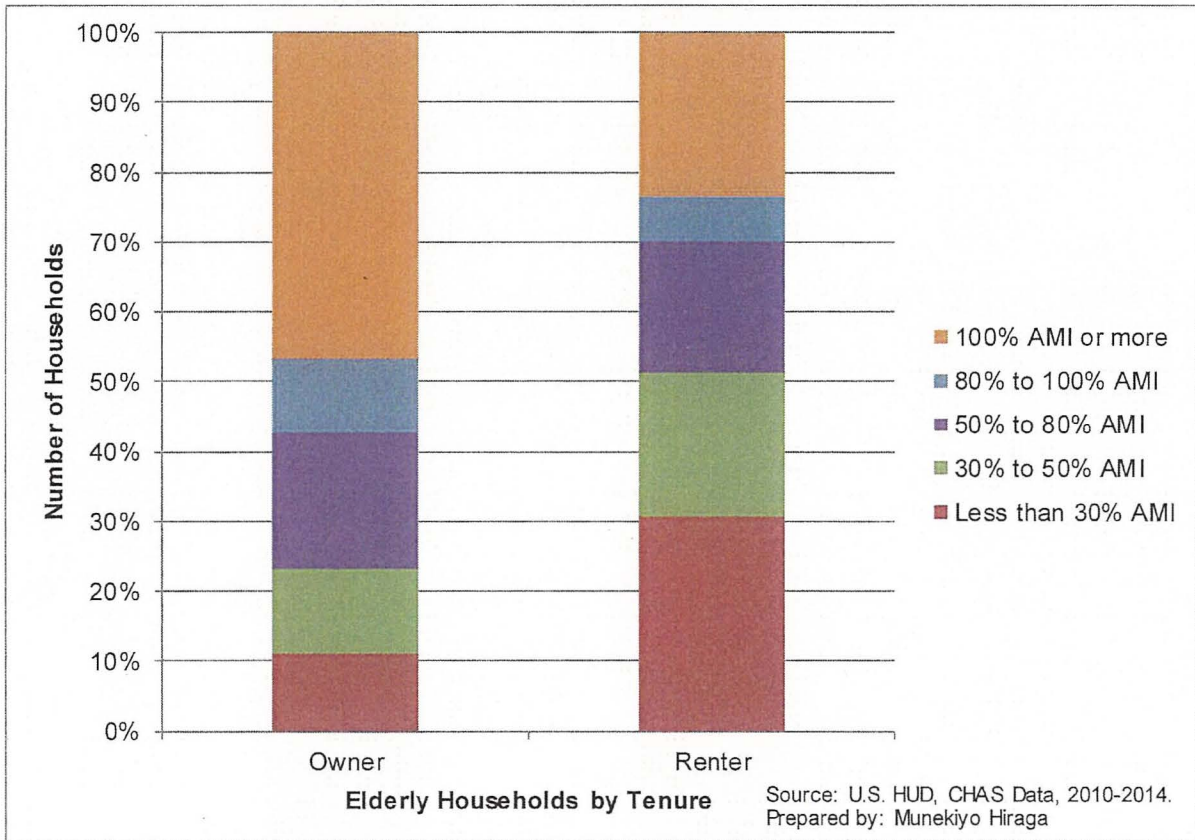
C. SENIOR HOUSEHOLD CHARACTERISTICS

Senior households have unique tenure, income, and housing needs compared to the general population. An analysis of economic characteristics of senior households has been conducted utilizing CHAS data collected between 2010 to 2014 for the County of Maui¹. A higher percentage of seniors households own their homes compared to the population as a whole. Within Maui County, 72 percent of senior households were homeowners, compared to less than 60 percent within the County as a whole. Twenty-eight percent of senior households, or approximately 3,750 households, are renters. However, among senior renter households, a large majority are lower-income. **Figure 6**

¹ It is noted that CHAS data is only available at the County level; however, the island of Maui is generally representative of the County as a whole.

illustrates the distribution of senior owner and senior renter households across standard HUD income categories. As shown, 31 percent of senior renter households within the County are considered “extremely low-income”, earning less than 30 percent of AMI. Another 21 percent are “very low-income” (earning 30 percent to 50 percent of AMI) while 19 percent are “low-income” (earning 50 percent to 80 percent of AMI). In total, 71 percent of senior renter households are extremely low-, very low-, or low-income. The proposed Hale Mahaolu Ewalu project will serve senior households earning less than 60 percent of AMI.

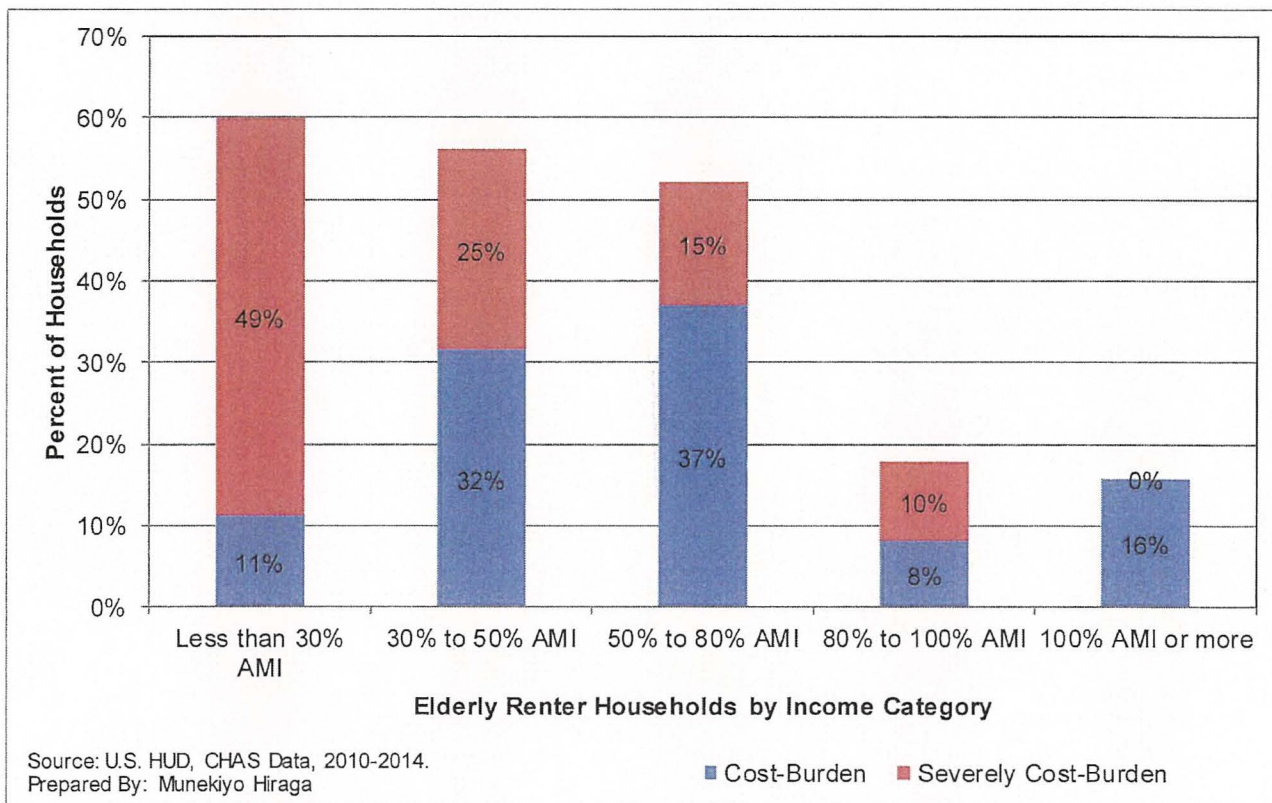
Figure 6. Distribution of Senior Households by Tenure and Income Category



According to HUD standards, a household is considered “cost-burdened” (i.e., overpaying for housing) if it spends more than 30 percent of gross income on housing-related costs. Households are “severely cost burdened” if they pay more than 50 percent of their income on housing costs. The majority of extremely low-, very low-, and low-income senior households were cost burdened or severely cost burdened according to CHAS data for Maui County. **Figure 7** shows the percent of senior renter households across the various income categories that were cost burdened or severely cost burdened. As illustrated, 60 percent of extremely low-income senior renter households were cost burdened, paying a disproportionate percentage of their income towards housing costs. Among very low-

income and low-income senior renter households, 57 percent and 52 percent, respectively, experience housing cost burden. This data demonstrates the need for affordable senior rental housing within Maui County.

Figure 7. Cost Burden of Senior Renter Households by Income Category

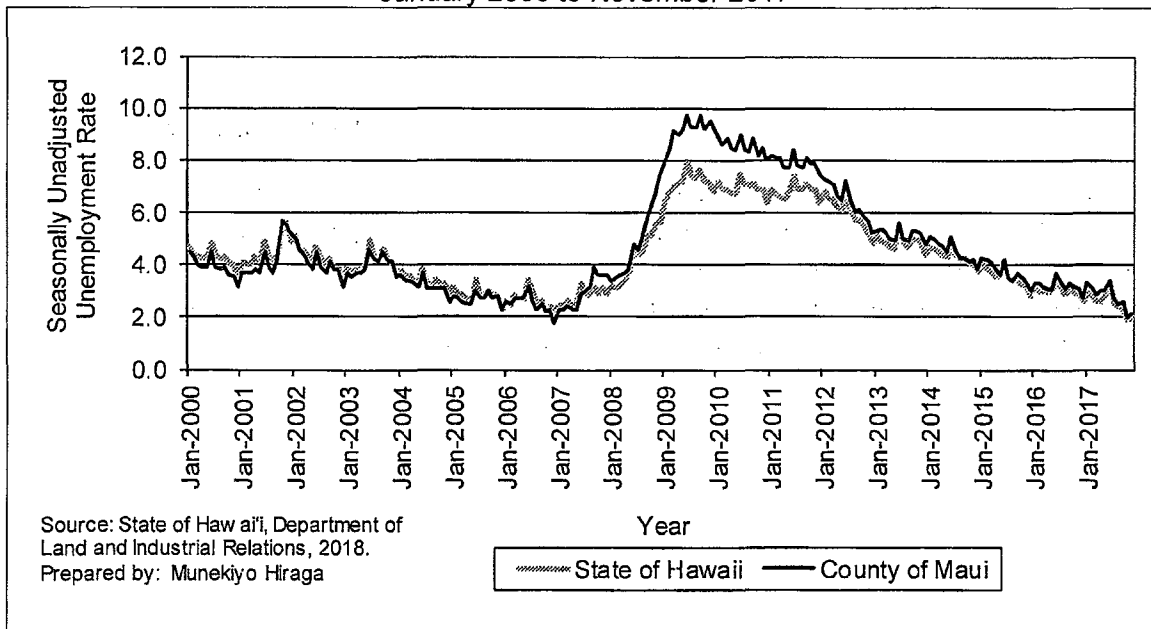


D. EMPLOYMENT TRENDS

1. Unemployment

Unemployment in the State and County has recovered since the Great Recession. As shown in **Figure 8**, unemployment rates peaked in the State and Maui County in the summer of 2009. Since that time, the unemployment rate has slowly declined. In November 2017, the seasonally unadjusted unemployment rate in Hawai'i stood at 2.0 percent, slightly lower than the County's unemployment rate of 2.1 percent.

Figure 8. Unemployment Rate, State of Hawai'i and Maui County, January 2000 to November 2017



2. Employment Base

Since 2015, Maui County has seen employment exceed pre-recession levels. As shown in **Figure 9**, there were 68,850 jobs on Maui in 2007. However, that number fell to 61,700 in 2010. The number of jobs in the County has increased since that time, to 72,850 jobs in 2017.

Figure 9. Total Jobs, Island of Maui, 2001 to 2017

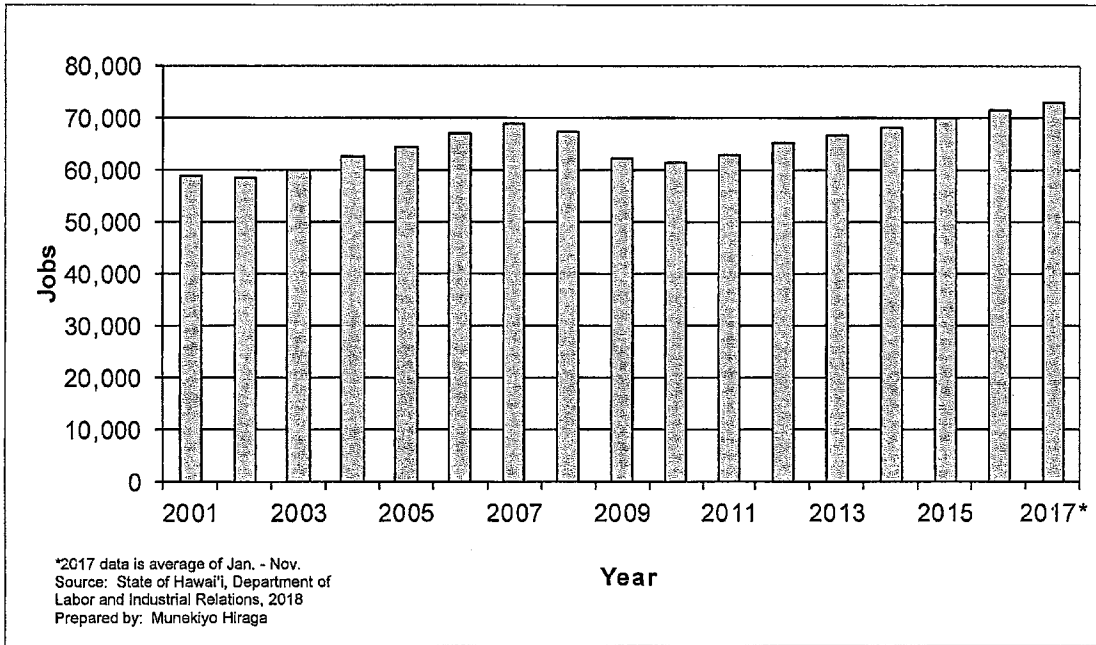


Table 5 presents a distribution of islandwide non-agricultural jobs by industry. Maui County's economy is dominated by service-providing industries, with heavy dependence upon the visitor industry. The Leisure and Hospitality industry accounts for 23,900 jobs, or 32.8 percent of the total employment base on the island, making it the single largest industry islandwide.

Table 5. Total Non-Agricultural Jobs by Industry, Maui Island, 2012 and 2017

	2012		2017*		% Change
	Total	% of Total	Total	% of Total	2011-2016
Goods-Producing	3,900	6.0%	5,000	6.9%	28.2%
Nat. Resources & Mining & Construction	2,900	4.5%	4,000	5.5%	37.9%
Manufacturing	1,000	1.5%	1,000	1.4%	0.0%
Service-Providing	61,200	94.0%	67,800	93.1%	10.8%
Trade, Transportation & Utilities	13,600	20.9%	15,100	20.7%	11.0%
Information	600	0.9%	600	0.8%	0.0%
Financial Activities	2,400	3.7%	2,900	4.0%	20.8%
Professional & Business Services	6,300	9.7%	6,900	9.5%	9.5%
Educational & Health Services	5,700	8.8%	7,100	9.8%	24.6%
Leisure and Hospitality	21,000	32.3%	23,900	32.8%	13.8%
Other Services	2,700	4.1%	3,000	4.1%	11.1%
Government	9,000	13.8%	8,300	11.4%	-7.8%
TOTAL JOBS	65,100	100.0%	72,800	100.0%	15.7%
*2017 data is average Jan. - Nov.					
Source: State of Hawaii, Department of Labor and Industrial Relations, 2018.					
Prepared by: Munekeyo Hiraga					

Employment levels have increased by 11.8 percent over five (5) years between 2012 and 2017. However, job growth has varied across industries. The construction manufacturing and financial activities sectors, in particular, have experienced the largest growth rates.

RESIDENTIAL MARKET OVERVIEW



III. RESIDENTIAL MARKET OVERVIEW

A. HOUSING INVENTORY

Maui County's housing inventory has experienced substantial growth over the past decade. Environics Analytics estimated that there were 75,975 housing units Countywide in 2017.

Maui County's and the island's housing stock is dominated by single-family homes. As shown in **Table 6**, nearly 62 percent of homes on the island are single-family residences. Units in large multifamily complexes with five (5) or more units are the second most common housing type, comprising 28 percent of the County's housing stock.

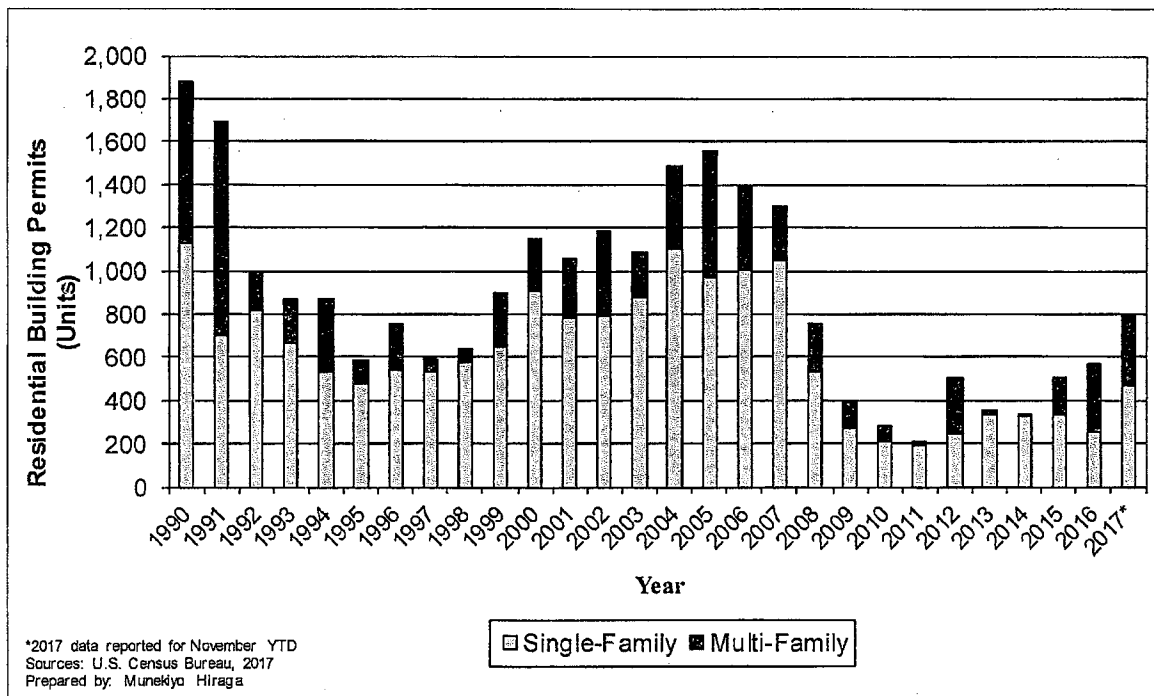
Table 6. Housing Type, 2017

	Maui County	Maui Island
Housing Unit Distribution		
Total Housing Units	75,975	70,614
Single-Family	57.0%	62.2%
Duplex	4.8%	5.0%
3-4 units	4.8%	4.8%
5+ units	26.7%	27.8%
Other (a)	0.2%	0.2%
Notes: (a) Other includes mobile homes, trailers, boats, RVs, vans, etc. Source: Environics Analytics, 2017 Prepared by: Munekiyo Hiraga		

B. RESIDENTIAL CONSTRUCTION PATTERNS

Residential construction in Maui County, measured by building permit issuance, has fluctuated over the past 25 years. As shown in **Figure 10** below, residential construction was particularly strong in the early 1990s. Construction slowed in the mid-1990s before increasing again towards the end of the decade.

Figure 10. Residential Building Permits Issued, Maui County 1990-2017



While many parts of the nation suffered during the dot-com bust in the early 2000s, residential construction on Maui remained fairly strong, with the number of residential building permits issued exceeding 1,000 units annually. Construction trends accelerated in 2004 and 2005, when over 1,400 residential building permits were issued annually.

The impact of the Great Recession is evident in residential construction patterns on Maui. Since peaking in 2005, the number of building permits issued has decreased substantially, particularly between 2009 and 2011. In 2011, just 210 residential building permits were issued, by far the lowest number of permits issued over the past 20 years. Residential construction began to rebound in 2012. Between January and November 2017, 803 building permits were issued in the County. Although residential construction has increased in the past few years, the number of building permits issued is still substantially lower than pre-recession levels.

As shown above, single-family construction has been the dominant form of residential development. Between 2008 and 2017, 4,698 permits were issued in Maui County, of which 67 percent were for single-family homes.

C. RESIDENTIAL HOUSING DEMAND

The *Maui Rental Market: Affordable Rental Housing Study Update, 2014* prepared for the County of Maui, Department of Housing and Human Concerns, notes that Maui's rental market is characterized by tight supply, rising rents, and with great demand. A very high

number of families are dependent on rental housing for shelter. The supply/demand imbalance for affordable rental housing in particular is significant. The Study identifies a demand of 3,929 rental units on Maui through 2020, including 773 rental units for seniors age 65 and older. **Table 7** presents the number of senior rental housing units needed by income level through 2020. As shown, there is a demand for 78 rental units for senior households earning between 50 percent and 60 percent of AMI. However, there is demand for an additional 393 units for households earning less than 50 percent of AMI (Cassidy, 2014). As previously noted, the Hale Mahaolu Ewalu project will offer housing for seniors earning 60 percent or less of AMI.

Table 7. Senior Rental Housing Units Needed through 2020, County of Maui

Percent of Area Median Income	Number of Units
30%	182
50%	211
60%	78
80%	103
100%	72
120%	68
140% +	59
Total	773
Source; Cassidy, Maui Rental Market Study, 2014. Prepared by: Munekiyo Hiraga	

D. AFFORDABLE SENIOR HOUSING

Hale Mahaolu operates the majority of affordable senior rental housing on Maui. There are nine (9) affordable senior rental properties on Maui, seven (7) of which are owned and operated by Hale Mahaolu. Hale Mahaolu also operates the Lokenani Hale project in Wailuku. These properties provide 677 studio and one-bedroom units. **Table 8** details the affordable senior housing stock on the island. There are five (5) properties in Central Maui, two (2) properties in West Maui, and one (1) each in South Maui and Upcountry.

As shown in **Table 8**, the properties are age restricted for persons 62 years and older, with the exception of the Lokenani Hale property, which serves residents 55 years and older. These properties are income targeted, with the majority of units reserved for households earning 50 percent of AMI or less. Units that serve "RD - \$32,900" in **Table 8** are funded by Federal Rural Development funds and serve households earning up to \$32,900. As previously mentioned, for a 1-person household, the maximum income for a unit designated for 50 percent of AMI or less is \$30,150. There are 114 studio units available, which average 425 square feet in size and have gross rents averaging \$862 per month. One-bedroom units average 529 square feet in size, with gross rents averaging \$1,063 per month.

Table 8. Affordable Senior Housing

Property Name	Address	Occupancy Target (ie Age group, AMI level)	Studio					1-bedroom					Total Units(a)	Community amenities	# of units Vacant	Wait List
			# of Units	Basic Rent	Util. Allow	Gross Rent	Sq. Ft.	# of Units	Basic Rent	Util. Allow	Gross Rent	Sq. Ft.				
Hale Mahaolu Akahi	300 W. Wakea Avenue, Kahului	62 & older	4	\$625	\$72	\$697	347	38	\$800	\$72	\$872	459	110	Community Hall, Laundry Room	3	265
Hale Mahaolu Elua	200 Hina Avenue, Kahului	HUD 80% AMI - \$48,250 62 & older						179	\$1,213	\$85	\$1,298	580	179	Community Hall, Laundry Room, Beauty Salon	0	635
Hale Mahaolu Ekolu	717 Makaala Drive, Wailuku	HUD 50% AMI - \$26,850 62 & older	10	\$1,417	\$78	\$1,495	458	31	\$1,603	\$66	\$1,669	514	41	Community Room & Laundry Room	0	529
Hale Mahaolu Eha	1057 Makawao Avenue	HUD 50% AMI - \$30,150 62 & older						39	\$913	\$71	\$984	561	39	Laundry Room	0	595
Hale Mahaolu Elima	11 Mahaolu Street, Kahului	HUD 50% AMI - \$30,150 62 & older						59	\$762	\$85	\$847	577-600	59	Community Hall & Laundry Room	0	494
Hale Mahaolu Eono	810 Kelaweia Street, Lahaina	HUD 50% AMI - \$28,200 62 & older						5	\$934	\$103	\$1,037	585	34	Community Hall & Laundry Room	1	226
		HUD 50% AMI - \$28,200 62 & older						19	\$848	\$65	\$913	585				
		RD-\$32,900						10	\$1,135	\$77	\$1,212	585				
Hale Mahaolu Ehiku	56 Ehiku Street, Kihei	RD-\$32,900						34	\$945	\$70	\$1,015	650	112	Community Hall, Laundry Room, Beauty Salon	1	827
		HUD 50% AMI - \$30,150 62 & older						15	\$850	\$65	\$915	625				
		Market						5	\$950	\$0	\$950	625				
		HUD 50% AMI - \$30,150 62 & older						30	\$653	\$65	\$718	625				
		RD \$32,900						29	\$1,065	\$70	\$1,135	625				
Lokenani Hale	1889 Loke Street Wailuku, HI 96793	55 & older 50% AMI						61	\$681	\$ 56	\$737	485-565	61	Laundry Room, Community Room, Multi-purpose Room	0	299
Piilani Elderly Housing	1028 Waiee Street Lahaina, HI 96761	62 & older 100% AMI or less	32	\$1,115				10	\$1,268		\$ 1,268.00		42			(b)
TOTAL Units (Average Rent/Sq. Ft.)			114	--	--	\$862	302	564	--	--	\$1,070	529	677			3,870

Source: Hale Mahaolu

Notes: (a) Excludes Manager Units.

(b) Hawaii Public Housing Authority does not maintain property-specific waiting lists.

Prepared by: Munekiyo Hiraga

There is minimal vacancy within the existing supply of affordable senior housing. Vacancies that do occur are typically a function of normal turn over and are filled quickly. There is a lengthy waiting list for affordable rental units, with each property having at least 226 people on the list for a unit. Several properties have over 500 people on the waiting list.

It is noted that there are no two-bedroom units currently provided in the existing affordable senior housing properties. Phase I of the proposed project will provide two (2) two-bedroom units for seniors. Hale Mahaolu has received inquiries for two-bedroom units at the existing properties. In some cases, a married couple would prefer to have a larger unit with two (2) bedrooms or two (2) siblings would like to live together, but have separate bedrooms. Hale Mahaolu II will provide 22 one-bedroom units.

E. MARKET RATE SENIOR HOUSING

There are two (2) market-rate senior housing facilities on the island. Each provides a distinct level of services that are not directly comparable to the proposed project and other affordable senior housing facilities on Maui. Nevertheless, these two (2) properties are profiled to provide a baseline for senior housing available in the market. See **Table 9**.

Table 9. Market Rate Senior Housing on Maui

	Roselani Place	Kalama Heights
Address	88 S. Papa Avenue Kahului, HI 96732	101 Kanani Road Kihei, HI 96753
Property Description	Independent & Assisted Living	Independent Living
Occupancy Target	55+ years old	55+ years old
Number of Units	114 beds total Independent and assistend living, including studios, and 1 bedroom units	122 units 40 Studio 57 1-Bedroom 25 2-Bedroom
Monthly Rent	Rents vary depending on level of service, beginning at: Studio - \$3,900 1 Bedroom - \$4,300	Studio - \$2,800 1 Bedroom - \$3,600 2 Bedroom - \$4,600 (\$850/Second person)
Community Amenities	Dining room, beauty salon/barber, library, computer center, activity and recreation rooms, and TV rooms	Laundry, Fitness Center, Game Room, Media Room, On-Site Dining
Services Offered	Assisted Living, Personal Care Services, Memory Care, Respite Care, housekeeping	Transportation, travel program, housekeeping
Vacancy Rates	15%	15%
Prepared by: Munekiyo Hiraga		

The Kalama Heights property in Kihei is an independent living facility operated by Holiday Retirement. There are 122 studios, one-bedroom, and two-bedroom units available to residents 55 years and older. The facility has an all-inclusive rent structure which includes utilities, meals, transportation, and activities. As of January 2018, rents for these units range from \$2,800 for studio units to \$4,600 or more for two-bedroom units.

Roselani Place is an independent and assisted living facility located in Kahului. There are 114 beds in studios, one-bedroom, and companion rooms. While the entire facility is licensed for assisted living, there are independent living units offered. Residents have access to planned activities, transportation, and amenities such as dining, beauty and barber salon, library, computer center, activity and recreation rooms, and TV rooms. As an assisted living facility, there is 24-hour staff availability and nurse care. Rents at Roselani Place vary depending on the level of services selected. In January 2018, the base rents for independent living start at \$3,900 for studios and \$5,300 for one-bedrooms.

F. MARKET RATE RENTAL HOUSING

In addition to age-restricted rental housing, this Market Study also assesses non-age restricted market rate housing on Maui. HUD establishes Fair Market Rent (FMR) to determine payment standard amounts for various housing assistance programs sponsored by the Federal government. FMR is based on market-rate rents for standard-quality rental housing units in a given geography.² In 2018, the FMR for Maui County was \$1,292 for a one-bedroom unit and \$1,619 for a two-bedroom unit. A review of online rental listings for one- and two-bedroom units on Maui conducted in January 2018 found rental rates to be comparable to or higher than the FMRs established by HUD.

G. PROPOSED SENIOR HOUSING

Based on information that is currently available, there are two (2) other affordable senior housing project proposed for the island of Maui. The proposed Kula Ridge Affordable Housing Subdivision includes 34 affordable senior housing units. The units will be duplexes for below-moderate and moderate-income senior households. Unlike the proposed Hale Mahaolu Ewalu project, the Kula Ridge senior housing units will be for-sale units. Construction on the project has not yet been initiated.

The proposed Kahului Lani affordable senior housing project includes the development of two (2) six-story multi-family residential buildings, a two-story multi-purpose building, as well as related improvements. The project will provide 164 one-bedroom units for rent to

² FMR are established at the dollar amount below which 40 percent of standard-quality rental housing units are rented in the market.

seniors who earn 30, 50, and 60 percent of AMI. Construction of the Kahului Lani Affordable Senior Housing Project is anticipated to begin in 2018.

Phase I of the Hale Mahaolu Ewalu project is anticipated to be completed by the end of 2018 and provide 39 affordable units.

H. EXPECTED MARKET ABSORPTION

There is strong demand for the proposed Hale Mahaolu Ewalu Senior Housing Project. The demand for the proposed project is supported by the current waitlist for existing affordable senior housing properties alone. As shown in **Table 8** previously, the combined waitlist for the nine (9) existing affordable senior housing projects contains over 3,800 names. While these individuals may have their names on multiple waiting lists, each property has at least 226 people waiting. The Hale Mahaolu Eha property in Makawao, the closest property to the proposed project, has a waiting list of 595 people.

There is sufficient demand for the 164-unit Kahului Lani project, Phase I of the Hale Mahaolu Ewalu (39 units), and the proposed 22-unit Hale Mahaolu Ewalu II project. Based on the pent-up demand for affordable senior housing on Maui, the 22 units at the proposed Hale Mahaolu Ewalu II project are anticipated to be absorbed quickly. Based on the imbalance between supply and demand and Hale Mahaolu's past experience, it is anticipated that the 22 units would reach stabilized occupancy within approximately three (3) months. Introduction of these units are not anticipated to have an adverse effect on other senior housing properties on the island due to the long waiting lists that exist for each affordable rental property and the distinct level of services offered at existing market rate senior housing facilities.

**MARKET OUTLOOK AND
CONCLUSION**

IV

IV. MARKET OUTLOOK AND CONCLUSION

The proposed Hale Mahaolu Ewalu Senior Housing project is anticipated to meet the demand for affordable rental housing for the island of Maui's elderly population. There is a limited number of affordable rental units on the island that are specifically designed or designated to meet the requirements of the senior population. Demographic and economic data presented herein supports the need for the proposed project.

1. Maui County's population has grown steadily since 2000. In 2017, Maui County and Maui Island have approximately 167,349 residents and 156,815 residents, respectively. The County's population is expected to grow to 207,310 residents by 2030.
2. The County and island's elderly population is expected to follow the population and household trends over the next few years. In 2017, seniors age 65 years and older comprised 16.5 percent of all residents in the County. Seniors living alone represented 10.7 percent of all households on the island in 2016.
3. Of seniors age 62 and older, 28 percent, or approximately 3,750 households, are renters.
4. Senior renter households are lower-income and many experience housing cost burden. CHAS data for the County of Maui indicates that 66 percent of elderly (62 years and older) renter households are extremely low-, very low-, or low-income. The majority of extremely low-, very low- and low-income elderly households are cost burdened, meaning they pay more than 30 percent of their income towards housing costs.
5. The *Maui Rental Market: Affordable Rental Housing Study Update, 2014* identifies a demand for 3,929 rental units on Maui through 2020, including 773 rental units for seniors.
6. There is a limited number affordable senior housing properties on the island of Maui with minimal vacancy. The nine (9) properties provide 677 studio and one-bedroom units for seniors. The majority of these units are restricted for persons age 62 years and older and most are reserved for households earning 50 percent of AMI or less. Vacancies typically occur as a result of normal turnover only and there is a lengthy waitlist of at least 226 people for each property.
7. Kalama Heights and Roselani Place, the only two (2) market rate senior housing properties on the island, offer a distinct level of service and are at a much higher price point than the proposed Hale Mahaolu Ewalu Senior Housing Project.
8. The Fair Market Rent (FMR) for one- and two-bedroom units within Maui County in 2018 are \$1,292 and \$1,619, respectively. Rents for the proposed one-bedroom units in the Ewalu II project are expected to be up to \$985, well below the FMR.
9. The demand for affordable senior housing will still remain strong due to the number of waitlisted households, the growth of the elderly population, and seniors that fall within the low- and very low-income levels.

Current demographic trends and market conditions are favorable for the rapid absorption of the 22 one-bedroom units at the Hale Mahaolu Ewalu II. The strong demand for affordable senior rental housing is amplified by the limited inventory of these units and the number of households that are currently on waitlists for the existing projects. Given the preceding conditions and the growing senior population on the island of Maui, demand for affordable senior housing in the market area is considered significant. Hale Mahaolu Ewalu II is anticipated to reach stabilized occupancy within approximately three (3) months.

**STATEMENT OF
QUALIFICATIONS**



V. STATEMENT OF QUALIFICATIONS

Munekiyo Hiraga has prepared various land use applications, environmental assessments, and market assessments for a number of Hale Mahaolu's projects as well as other specialized housing and facilities. These assignments include the following:

Application for Housing Development Pursuant to Section 201G-118, Hawai'i Revised Statutes for Proposed Hale Mahaolu Ehiku Elderly Housing, October 2004

Special Mangement Area Use Permit Application for Proposed Hale Mahaolu Ehiku Project, April 2004

Hale Mahaolu Ehiku - Market Study, February 2004

Hale Mahaolu Ehiku Phase II – Market Study, January 2008

Hale Mahaolu Ewalu – Market Study, March 2016

Application for District Boundary Amendment, Community Plan Amendment, Change in Zoning, Special Management Area Use Permit, and Off-Site Parking Approval for Molokai Day Care Senior Center, September 2000

Application for Special Management Area Use Permit for Proposed Kaunoa Senior Wellness Center, November 2003

Application for Special Use Permit for Luana Gardens II Community Building and Child Day Care Facility, May 1995

Application for Special Management Area Minor Permit for Proposed Manager's Unit at Home Pumehana, June 2003

Application for Variance from Section 19.36.080 Relating to Paved Parking for the Home Pumehana Senior Center, March 2002

Draft Environmental Assessment (State) for Proposed Kaunoa Senior Wellness Center, November 2003

Draft Environmental Assessment (State) for Luana Gardens II Community Building and Child Day Care Facility, May 1995

Draft Environmental Assessment (State) for Molokai Day Care/Senior Center, January 1999

Environmental Assessment (Federal) for Hale Mahaolu Akahi, December 2002

Environmental Assessment (Federal) for Molokai Day Care Senior Center, September 2000

Environmental Assessment (Federal) for Molokai Day Care/Senior Center, January 1999

Final Environmental Assessment (State) for Kahului Lani Affordable Senior Housing Project, November 2017

Final Environmental Assessment (State) for Molokai Day Care/Senior Center, March 1999

Final Environmental Assessment (State) for Luana Gardens II Community Building and Child Day Care Facility, August 1995

Market Assessment for Kihei Elderly Housing Project, May 2002

Market Assessment for Lanai Senior Housing, August 1996

Market Assessment for Hale Mahaolu Eono, February 1999

Request to Amend Section 201 G, Hawai'i Revised Statutes, Approval for Hale Mahaolu Eono, November 2001

Special Management Area Use Permit Application for Proposed Hale Mahaolu Ehiku Elderly Housing, April 2004

Supplemental Environmental Assessment (State) for Molokai Day Care/Senior Center, November 2000

Supplemental Draft Environmental Assessment (State) for Molokai Day Care Center, September 2000

In analyzing elderly services projects, the preparer has, over a number of years, undertaken extensive coordination with public and non-profit agencies and service providers involved in meeting elderly needs. The preparer, through these projects, has gained an understanding and knowledge of market conditions to undertake this assignment.

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VI

VI. REFERENCES

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**HAWAI'I HOUSING PLANNING STUDY, 2016:
 TECHNICAL REPORT**

Prepared for the Hawai'i Housing Finance and
 Development Corporation

CONTENTS

INTRODUCTION 1
 PROJECT STRUCTURE..... 1
 HOUSING INVENTORY REPORT..... 3
 HOUSING DEMAND SURVEY 4
 METHODS 4
 DATA TABULATIONS 8
 APPENDIX 9
 APPENDIX 1: HOUSING DEMAND SURVEY INSTRUMENT 10

SMS Affiliations and Associations:

Experian
 International Survey Research
 Solutions Pacific, LLC
 SMS Consulting, LLC
 3i Marketing & Communications

Prepared by SMS Research & Marketing Services, Inc.
 November, 2016

LIST OF TABLES

Table 1. Demand Survey Sample Results, 2016.....	6
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INTRODUCTION

The Hawai'i Housing Planning Study (HHPS) series began in 1992. The studies have been conducted as comprehensive assessments of housing markets in Hawai'i. Results covering all four of Hawai'i's counties have been presented in a set of reports summarizing market conditions. Since 1997, HHPS has included a housing forecast to support housing planning. Over the years, HHPS studies have investigated a rotating list of housing issues. Some issues have remained part of the study and some have been replaced with issues of greater interest. In 2016, HHPS includes the influence of access to public transportation and/or mass transit on preferred housing location, special finance options for homebuyers, and new viewpoint on homelessness, and the relationship between tourism and housing, and housing for special needs groups.

PROJECT STRUCTURE

The HHPS 2016 utilizes data from eleven data collection and analysis sources:

1. **Housing Stock Inventory:** An inventory of all residential housing units in the State was conducted in the first quarter of 2015. The inventory data were taken from real property tax files for each of the four counties. Results are presented in a separate report and have been incorporated into this report as needed. Beginning in 2016, the inventory expanded to include U.S. Decennial Census data and data taken from the American Community Survey¹.
2. **Housing Demand Survey:** A statewide survey of more than 5,000 households was conducted in order to measure resident opinions and evaluations of current housing conditions, their plans to move to a new unit, their preferred characteristics of new units, their financial qualifications for purchase or rent, and household demographic information. Special topics for 2016 included: transportation and rail, transportation and employment, special financing options, special needs housing, and housing prices.
3. **Housing Forecast Project:** In the past, forecasts were taken from a separate housing model developed in the nineties. In 2016, the forecasting method was updated to incorporate new and more relevant data. Forecasted elements included housing stock, housing demand, housing production, and housing prices, all to support an estimate of needed units by income group through the year 2020.
4. **Housing Price Study:** A study of housing prices, sales prices for ownership units and contract rents for rental units was conducted. Data were collected from several sources including rental unit advertisements, a national rent producer, several real estate data providers, the U.S. Department of Housing and Urban Development (HUD), and the ACS.
5. **Producers Survey:** We conducted interviews with housing producers and planning department personnel in order to enhance understanding of issues related to housing development and to review County data on scheduled housing unit production. Findings were used to develop estimates for short-run housing production.

¹ For those unfamiliar with the American Community Survey, an excellent description appears on the U.S. Census website <http://www.census.gov/programs-surveys/acs/about.html>.

6. **Housing for Special Needs Groups Study:** This study centered on interviews with service providers and advocates for people with special needs. The focus was on demand and supply of housing units to serve their particular needs. Statistical data were gathered to connect the needs data with housing planning and production in the next five years.
7. **Homeless Study:** Information was drawn from several HHPS components to generate a more comprehensive understanding of homelessness as a housing issue this year. Here, too, the intention was to bring homelessness studies into the realm of housing planning and production.
8. **Tourism Study:** A separate study component covered the relationship between the number one industry in Hawai'i – tourism – and the residential housing market. To our literature search and secondary data gathering, we added specific questions to the Demand Survey and conducted a special survey of out-of-state property owners.
9. **Hawaiians:** To enable certain stakeholders to conduct more in-depth analysis, the number of surveys conducted with residents self-identifying as Hawaiian or Part-Hawaiian was increased in the Housing Demand survey and questions were added just for this group.
10. **Military Housing:** The role of military housing has always been included in the HHPS, at least in the inventory. In 2015, there was an effort to expand coverage of the influence of military housing on the residential housing market in Hawai'i.
11. **Secondary Data:** The study team gathered existing data and available forecasts to support each of the study elements discussed here. We also reviewed housing plans and production, government spending on housing, and comparisons with housing data in other states and municipalities.

HOUSING INVENTORY REPORT

An extensive analysis of Hawai'i's existing housing stock was performed to provide a comprehensive data set and to identify housing production patterns. A database was developed from a number of sources including the Department of Revenue and Taxation database, Department of Land Management data, residential real estate property management companies, military housing producers, and Hawai'i's various universities, community colleges, and resident high schools.

The project analyzed over 500,000 single-family, multi-family, and apartment residential units. Six distinct housing types have been summarized – single-family², condominium³, apartment⁴, military, student housing⁵, and cooperative⁶. The data describe total inventory for the year 2016. Where they are identified, vacation rentals and units otherwise unavailable to the local housing market have been eliminated from the inventory. Not all multi-family units converted to visitor accommodations, and not all single-family units converted to bed-and-breakfasts, are known. As a result, the inventory may include a limited number of these types of units.

Property characteristics such as land area, living area, number of bedrooms, year built, tenure, and owner- or tenant-occupied were compiled and analyzed. The information has been summarized for the State as a whole, and for each County.

- ² Includes detached units intended for single-family occupancy. Excludes single-family units under the condominium ownership regime.
- ³ Includes all housing units registered under a condominium ownership regime, whether single-family detached, or multi-family attached units.
- ⁴ Includes all non-condominium, non-cooperative multi-family units, apartments, multiplex, duplex, etc.
- ⁵ Student housing or dormitories were added to the TMK inventory from reports by educational institutions of the number of units they currently operate. Units intended for faculty use are included here.
- ⁶ Includes all multi-family apartments that are owned as cooperatives.

HOUSING DEMAND SURVEY

This study was conducted as an update to the Hawai'i Housing Policy Study, 2016. The research design was developed to match past survey content, sampling method, data collection, and data processing procedures as closely as possible.

METHODS

SMS Research designed the survey instrument with input from the Hawai'i Housing Finance and Development Corporation (HHFDC), County Housing Agencies, the Department of Hawaiian Home Lands, and private sector housing interests across the state. The reviewers suggested several changes in content, and most of those changes were incorporated in the final survey instrument. The final version of the survey instrument is shown in Appendix A.

Each County was divided into several sub-areas for the survey. These geographic survey areas may not correspond exactly to those used in previous iterations of the HHPS, but are very similar. The sample sizes for the geographic subdivisions survey were sufficient to produce results that are statistically accurate within plus-or-minus five percentage points at the 95 percent confidence level.

Thirty pre-test surveys were conducted among Hawai'i households using the same methodology as were employed for the actual survey. The purpose of the pre-test was to determine whether survey items were understandable to the general public, included the most appropriate response options, and were arranged in the proper order for effective inquiry. Some minor changes to the survey content were made as a result of the pretest.

Sampling

The target population for this survey included all residents of the State of Hawai'i residing in non-institutionalized housing units with working telephone or Internet service at the time of the study. The sample design was a multi-frame design in which independent samples were selected from three different sampling frames representing the same population. In this case the three frames were the list of landline telephone numbers, the list of wireless telephone (cell phone) numbers, and the list of consumers with a working Internet connection active at the time of the survey.

Three independent samples with identical designs were selected, one from each frame. The samples were both random digit dialing (RDD), disproportionate across geographic area and random within areas. In the case of the landline sample, independent samples were selected for each of the required geographic areas (see below). The frame was the SMS RDD sample selection system which permits disproportionate sampling by telephone exchange.

The landline sampling frame was stratified by geography comparable to districts selected by each county agency participating in the study. The number of districts varied from one county to another. District boundaries were defined by zip codes or groups of zip codes. Zip code groupings were determined based on the instructions from each of the Counties. The areas comprising the districts in each county are reported in the next section of this report.

The wireless sampling frame was stratified by county only. At the present time, this frame cannot be meaningfully stratified at any lower level due to the constant proliferation of cell-phone prefixes and that cell-phone prefixes are not associated with the address of the consumer but rather the wireless carrier who sold the phone. Cell-phone respondents were classified into the same districts as were landline respondents using respondent-provided zip code data from the survey.

The Internet sampling frame was also stratified by county only. Respondents were obtained through panels of online survey respondents about whom panel companies have several pieces of information including county of residence. Generally, panels in Hawai'i are not large enough to stratify by any level lower than county, so again, respondent-provided zip code data were used to classify online respondents into districts.

The number of households in each district in 2016 was estimated by SMS Research and sample sizes were selected to produce standard errors of the proportion of plus-or-minus five percentage points at the 95 percent confidence level, with $p = .05$. The sample design is shown in Table 1 on the following page.

Interviewer Selection and Training

Surveys collected from respondents in either landline or cell-phone sampling frames were conducted as telephone interviews. SMS Research was responsible for the selection, training, and supervision of all interviewers assigned to this project. Regardless of background or experience, all interviewers were specially trained to conduct the housing survey interviews. The training session included: a review of general telephone interviewing procedures; a question-by-question review of the survey instrument; on-screen CATI training, and a question-and-answer session to make sure that interviewers had all problems handled before beginning work on the survey. During the fielding of the survey, there were frequent, short debriefing sessions in which interviewers could bring up any additional question or issue and have them addressed by the project manager.

Data Collection

Survey data were collected by phone from October 2015 through April 2016. All interviews were conducted from the SMS Honolulu Calling Center. The Calling Center is equipped with a computer assisted telephone interviewing (CATI) system that was used for this project. The system provides for rigorous control of sampling, disposition of all calls dialed, and survey administration. Calls were placed between the hours of 1:00 PM and 9:00 PM on weekdays and 10:00 AM and 7:00 PM on weekends. An unlimited callback procedure was employed. In practice, some numbers were re-dialed as many as eight times in order to complete the interviews.

At least one supervisor was present at all times during the fielding process and was responsible for monitoring calls. Interviews were monitored on a rotating basis through the CATI system and neither the interviewer nor the caller is aware that monitoring is taking place. Monitors follow the course of the interview and watch the choices being recorded as the respondent answers. If any deviation from procedures is noted, the call monitor conducts a short re-training session with the interviewer to assure that inter-coder reliability is maintained.

Data Processing

Following the fielding process, data files are reviewed and edited for internal consistency and other possible errors. Edited data are then coded by trained research staff who assign numeric codes to open-ended items, and sort and check verbatim responses.

Table 1. Demand Survey Sample Results, 2016

Geographic Area	Households 2016	Household Sample		Modes		
		Sample Size ^a	Margin of Error	Landline	Cell Phone	Online
Total	462,876	5,800	1.28	1,008	3,353	1,439
City & County of Honolulu	317,459	1,937	2.22	389	708	840
Primary Urban Center	161,214	465	4.54	63	127	275
Central O'ahu	38,278	473	4.48	162	154	157
East Honolulu	17,666	174	7.39	9	90	75
Ko'olaupoko	36,169	249	6.19	61	76	112
Ko'olaupoko	3,688	39	15.61	11	17	11
North Shore O'ahu	18,408	133	8.47	26	50	57
Wai'anae	11,666	141	8.20	35	65	41
'Ewa	30,370	255	6.11	20	125	110
District Unknown	-	8	-	2	4	2
County of Maui	55,509	1,584	2.43	285	1,086	213
Hāna	542	27	18.40	11	16	0
Makawao-Pukalani-Kula	9,729	298	5.59	26	228	44
Wailuku-Kahului	17,060	434	4.64	31	321	82
Paia-Haiku	4,755	163	7.54	51	101	11
Kīhei-Mākena	11,371	235	6.33	12	188	35
West Maui	7,850	208	6.70	39	149	20
Island of Moloka'i	2,568	120	8.74	64	39	17
Island of Lāna'i	1,183	90	9.93	49	37	4
District Unknown	-	9	-	2	7	0
County of Hawai'i	66,989	1,065	2.98	143	629	293
South Kona – Ka'ū	8,165	119	8.92	38	56	25
Puna	15,386	170	7.47	17	100	53
North & South Hilo	19,051	332	5.33	42	191	99
North Hawai'i	10,203	174	7.37	26	107	41
North Kona	14,184	260	6.02	20	166	74
District Unknown	-	10	-	0	9	1
County of Kaua'i	23,369	1,213	2.74	191	929	93
Waimea-Kekaha	2,916	164	7.44	45	108	11
Kōloa-Po'ipū	2,333	252	5.83	60	176	16
Līhū'e	4,931	224	6.40	4	199	21
Kapa'a-Wailua	7,500	332	5.26	17	290	25
North Shore Kaua'i	2,888	162	7.48	45	105	12
Hanalei-Pā'ele'e	2,802	75	11.17	20	47	8
District Unknown	-	4	-	0	4	0

Note: ^a One case has been excluded at the county level due to the refusal of reporting county residence.

Weighting and Balancing of Demand Survey Data

An analysis was conducted to identify any serious non-response bias in the demand survey data. Disproportionate coverage for several demographic variables was noted, especially in the cell-phone surveys.

Following the procedures developed by The Centers for Disease Control for the Behavioral Risk Factor Surveillance System, with some adaptations based on the weighting procedure applied at Pew Research, SMS has developed a weighting system for multi-frame sample surveys in Hawai'i. The weighting has three components as shown below.

- Sample Weights:** The disproportionate sample design sought equal precision by district, but resulted in an unbalanced sample across districts. Sample weights were designed to statistically adjust survey results for a disproportionate design by weighting survey results to the distribution of the populations from which each county sample was drawn. Weights were constructed by dividing the population estimates by the sample counts on a cell-by-cell basis. This procedure is the same as the weighting procedure used in previous Housing Planning Study Demand Surveys.
- Sample Raking:** The weighting scheme for the housing demand survey in 2016 must also account for multi-frame sampling (a difference in telephone and Internet service available to each household) and the heavier non-sampling error associated with multi-frame sample surveys involving cell phones. Since the exact number of households by type of phone and Internet service, household size, home ownership, and age of respondents, etc., was unknown, the standard methods of post-stratification (statistical adjustment for non-sample error) would not work. The solution was to use one of several methods of sample balancing, or raking as it is better known these days. The method begins with sample weights applied as noted above, and then balances the sample for type of communications service (landline only, landline-cell, landline-Internet, landline-cell-Internet, cell-Internet, and cell only). In the same procedure survey data were simultaneously balanced for disproportionality in other raking variables including: age of respondent, household size, homeownership, phone and Internet service availability, and ethnicity.
- Replicated Weights:** Replication-based weights have been developed to adjust for variance distortion resulting from to complex sample designs. They are required to adjust sample variances used for statistical tests and certain forms of multivariate analysis. Using the replicated weights, users can estimate standard errors for simple estimators like totals or complicated ones like logistic regression parameter estimates. We did not develop replication weights for this dataset. Replication weights can be supplied upon request from survey sponsors.

Sample weights and raked weights were applied in all tabulations developed for and all analyses conducted based on demand survey data. This weighting was necessary to statistically adjust housing demand survey so that the data accurately represent the number of households by district, the size of household, number of children in the household, unit tenure, marital status, age of respondent, as well as landline and cell-phone usage.

DATA TABULATIONS

A. Comparison of 1992, 1997, 2003, 2006, 2011, and 2016 Housing Demand Survey data.

The data on current housing conditions, preferences for new units, qualifications for ownership and rental, and demographic characteristics of households were collected in the same manner for all iterations of the survey. Results are also reported in the same format. With few exceptions, it is possible to compare results for 1992, 1997, 2003, 2006, 2011, and 2016 in detail. The full range of comparisons will require comparing data in this report with the tabulations in *The Hawai'i Housing Policy Study, 1992*; *The Hawai'i Housing Policy Update, 1997*; *The Hawai'i Housing Policy Update, 2003*; *The Hawai'i Housing Policy Update, 2006*; and *The Hawai'i Housing Planning Study, 2011*. This year's report provides a summary of the most important data for all six iterations of the study. Data include:

1. Housing unit condition
2. Housing costs for current units
3. Household composition and crowding
4. Shelter-to-income ratios
5. Intention to move
6. Tenancy preferences
7. Housing unit preferences for renters and buyers
8. Preferred locations of new units for owners and renters
9. Affordable housing costs for new units
10. Financial profiles of potential buyers and renters in all counties
11. Interest in sustainable housing

B. 2016 Survey Results by County.

This subsection presents the 2016 Housing Demand Survey results for the state as a whole and for each of the four counties. In general, the material on current housing characteristics and conditions is presented first, followed by the demographic characteristics of households. Data regarding intention to move and housing preferences is next, and the final tables present the affordability data.

C. 2016 Survey Results for Districts within Counties.

This subsection presents the same data as described above, separately for each county. Within each county's section, demand survey results are shown for the following geographic districts:

- Honolulu:** Primary Urban Center, Central O'ahu, East Honolulu, Ko'olaupoko, Ko'olauloa, North Shore O'ahu, Wai'anae, and 'Ewa
- Maui:** Hāna, Makawao-Pukalani-Kula, Wailuku-Kahului, Paia-Haiku, Kihei-Mākena, West Maui, Moloka'i, and Lāna'i
- Hawai'i:** South Kona to Ka'ū, Puna, North & South Hilo, North Hawai'i, North Kona
- Kaua'i:** Waimea-Kekaha, Koloa-Po'ipū, Līhu'e, Kapa'a-Wailua, North Shore-Kaua'i, Hanapepe-'Ele'ele

APPENDIX

APPENDIX 1: HOUSING DEMAND SURVEY INSTRUMENT

- Q.1** Hello, I'm _____ with SMS Research, a Honolulu research company. We are conducting a survey about housing in Hawai'i. The results will be used to plan for housing needs in the State. Are you an adult resident of Hawai'i? Are you one of the heads of the household?
- Q.2** Please be aware that my supervisor may be taping this interview for internal quality control.
- Q.3** We would like to begin by asking you a few questions to determine what we will ask you during the survey. First, what was your age at your last birthday?
 1 - Under 18 years
 2 - 18 to 21
 3 - 22 to 34
 4 - 35 to 59
 5 - 60 to 74
 6 - 75 or older
 9 - Refused
- Q.4** What island do you currently live on?
 1 - O'ahu
 2 - Maui
 3 - Hawai'i
 4 - Kaua'i
 5 - Moloka'i
 6 - Lāna'i
 9 - Refused
- Q.5** What is your current zip code?
- Q.6** What is your ethnic background?
 01 - Caucasian
 02 - Black or African-American
 03 - Hawaiian or Part-Hawaiian
 04 - Japanese
 05 - Chinese
 06 - Filipino
 07 - Korean
 08 - Vietnamese
 09 - Asian Indian
 10 - Other Asian
 11 - Guamanian or Chamorro
 12 - Micronesian, Chuukese, etc.

- 13 - Samoan
 14 - Other Pacific Islander
 15 - American Indian or Alaska Native
 16 - Hispanic or Latino
 17 - Other
 99 - Don't Know/Refused

- Q.7** Are you or anyone in your household at least 25% Hawaiian?
 1 - Yes
 2 - No
 9 - Refused
- Q.8** Are you a DHHL applicant on the waiting list for Hawaiian Homestead land?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused
- Q.9** Is anyone else in your household on the DHHL waiting list for Hawaiian Homestead land?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused
- Q.10** Are you a DHHL Lessee?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused
- Q.11** Are you living on Hawaiian Homestead land right now?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused
- Q.12** Are you a part of DHHL's Undivided Interest Group who are lessee's soon to be awarded their land?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused

- Q.13** Thank you. Next, I have some questions about your current home. How many bedrooms are there in your home?
 NUMBER OF BEDROOMS: _____
- Q.14** How many bathrooms are there in your home?
 NUMBER OF BATHROOMS: _____
- Q.15** How many other rooms in your home? THE FOLLOWING ROOMS **DO NOT COUNT**:
 > utility rooms - washer/dryer room
 > pantry
 > hallways
 > foyer
 > gallery
 > lanai
 > breezeway
 NUMBER OF "OTHER" ROOMS: _____
- Q.16** Is your home a single-family house, a townhouse, a condo, or an apartment?
 01 - Single-family house
 02 - Townhouse
 03 - Condominium
 04 - Duplex/multiplex
 05 - Apartment
 06 - Co-op
 07 - OTHER
 08 - Don't Know
- Q.17** Do you own or rent your home?
 1 - Own
 2 - Rent
 3 - Occupy without payment
 4 - Homeless
 9 - Refused
- Q.18** Do you own any other types of investment or primary properties?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused
- Q.19** What is your best estimate of the market value for your primary property? This includes the cost of the land and the home.
 1 - Less than \$150,000

- 2 - \$150,000 to \$200,000
 3 - \$200,000 to \$250,000
 4 - \$250,000 to \$350,000
 5 - \$350,000 to \$500,000
 6 - \$500,000 to \$1 million
 7 - More than \$1 million
 9 - Don't Know/Refused

- Q.20** How much is the total monthly mortgage for your home, including any utility payments, maintenance fees or parking? Is it...
 01 - Less than \$200
 02 - \$200 to \$499
 03 - \$500 to \$799
 04 - \$800 to \$1,099
 05 - \$1,100 to \$1,399
 06 - \$1,400 to \$1,699
 07 - \$1,700 to \$1,999
 08 - \$2,000 to \$3,000
 09 - Over \$3,000
 10 - Already paid for
 99 - Don't Know/Refused
- Q.21** What is your best estimate of the market value for your additional properties? This includes the cost of the land and the home.
 1 - Less than \$150,000
 2 - \$150,000 to \$200,000
 3 - \$200,000 to \$250,000
 4 - \$250,000 to \$350,000
 5 - \$350,000 to \$500,000
 6 - \$500,000 to \$1 million
 7 - More than \$1 million
 9 - Don't Know/Refused
- Q.22** How much is the total monthly rent for your home, including any utility payments, maintenance fees or parking? Is it...
 01 - Less than \$200
 02 - \$200 to \$499
 03 - \$500 to \$799
 04 - \$800 to \$1,099
 05 - \$1,100 to \$1,399
 06 - \$1,400 to \$1,699
 07 - \$1,700 to \$1,999
 08 - \$2,000 to \$3,000
 09 - Over \$3,000
 10 - Already paid for
 99 - Don't Know/Refused

Q.23 Do you live in public housing?

- 1 - Yes
- 2 - No
- 8 - Not Sure
- 9 - Refused

Q.24 Do you receive Section 8 assistance?

- 1 - Yes
- 2 - No
- 8 - Not Sure
- 9 - Refused

Q.25 For the following questions, the word "home" means any type of home - either a house, condo, apartment or townhouse. About how old is your home? If you're unsure of the exact age, would you be able to give us an estimate of the year it was built?

NUMBER OF YEARS: ____

Q.26 What year was your home built? Was it...

- 01 - Prior to 1950
- 02 - 1950 to 1959
- 03 - 1960 to 1969
- 04 - 1970 to 1979
- 05 - 1980 to 1989
- 06 - 1990 to 1999
- 07 - 2000 to 2009
- 08 - 2010 or newer
- 88 - Don't Know

Q.27 Do you think it is...

- 1 - Less than 10 years old
- 2 - 10 to 20 years old
- 3 - Or more than 20
- 8 - Don't Know

Q.28 How long have you lived in your current home?

Days _____
Weeks _____
Months _____
Years _____

Q.29 Would you say that your home is large enough for the number of people living there?

- 1 - Yes
- 2 - No
- 8 - Don't Know

Q.30 Would you say that the physical condition of your home is...

- 1 - Excellent
- 2 - Satisfactory
- 3 - Fair
- 4 - Or poor?
- 8 - Don't Know

Q.31 When is the soonest that you would probably move to another home?

- 01 - Less than 6 months
- 02 - 6 months to a year
- 03 - 1 to 2 years
- 04 - 3 years
- 05 - 4 to 5 years
- 06 - 6 to 10 years
- 07 - Over 10 years
- 08 - Probably never
- 88 - Don't Know

Q.32 When you do move, do you expect to stay on the same island, move to a different island, or move out of the state?

- 1 - Stay on same island
- 2 - Move to different island
- 3 - Out of state
- 8 - Don't Know

Q.33 What island would you move to?

- 1 - O'ahu
- 2 - Maui
- 3 - Hawai'i
- 4 - Kaua'i
- 5 - Moloka'i
- 6 - Lāna'i
- 8 - Not Sure yet
- 9 - Refused

Q.34 What are the major reasons that you will be moving out of Hawai'i?

- 1 - Mentioned housing as a reason
- 2 - Did not mention housing
- 8 - Don't Know

Q.35 Do you think you will be buying or renting your next home?

- 1 - Buying
- 2 - Renting
- 3 - Moving in with relative, friends
- 4 - OTHER
- 8 - Don't Know

Q.36 Are you pretty certain that you will buy, or do you think you might rent, instead?

- 1 - Sure to buy
- 2 - Might rent
- 8 - Don't Know

Q.37 What are the main reasons you won't buy a place?

- 01 - Too expensive
- 02 - Won't stay long enough
- 03 - Don't want to buy, prefer rent
- 04 - It's up to someone else
- 05 - Might buy, but probably not
- 06 - Can't afford down payment
- 07 - Don't want to be tied down
- 08 - Can't qualify for loan
- 09 - Can't afford monthly payment
- 10 - Worried about job security
- 11 - Think market is bad now
- 12 - OTHER
- 88 - Don't Know

Q.38 Would you consider renting an affordable housing unit provided by DHHL?

- 1 - Yes
- 2 - No
- 8 - Don't Know

Q.39 Do you intend to buy a home later on in the future?

- 1 - Yes
- 2 - No
- 8 - Don't Know

Q.40 In approximately how many years do you expect to buy a home?

- 01 - None
- 02 - Less than \$5,000
- 03 - \$5,000 to \$14,999
- 04 - \$15,000 to \$24,999
- 05 - \$25,000 to \$39,999
- 06 - \$40,000 to \$59,999
- 07 - \$60,000 to \$99,999
- 08 - \$100,000 or more
- 88 - Don't Know

Q.41 If there were currently homes available that you could afford, would you want to buy one?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

Q.42 About how much can you afford to pay each month for all housing costs, including rent, utilities, maintenance fees, and parking?

- 01 - Less than \$200
- 02 - \$200 to \$499

- 03 - \$500 to \$799
- 04 - \$800 to \$1,099
- 05 - \$1,100 to \$1,399
- 06 - \$1,400 to \$1,699
- 07 - \$1,700 to \$1,999
- 08 - \$2,000 to \$2,499
- 09 - \$2,500 to \$2,999
- 10 - \$3,000 or more
- 99 - Don't Know/Refused

Q.43 About how much money do you have in savings or other sources of money that you could use for a down payment?

- 01 - Less than \$500
- 02 - \$500 to \$999
- 03 - \$1,000 to \$1,999
- 04 - \$2,000 to \$2,999
- 05 - \$3,000 to \$3,999
- 06 - \$4,000 to \$4,999
- 07 - \$5,000 to \$7,499
- 08 - \$7,500 to \$9,999
- 09 - \$10,000 to \$12,499
- 10 - \$12,500 to \$14,999
- 11 - \$15,000 to \$17,499
- 12 - \$17,500 to \$19,999
- 13 - \$20,000 or more
- 88 - Don't Know
- 99 - Refused

Q.44 About how much do you think you would be able to pay as a down payment? Include money from relatives, or from the equity in property you would sell.

- 01 - None
- 02 - Less than \$5,000
- 03 - \$5,000 to \$14,999
- 04 - \$15,000 to \$24,999
- 05 - \$25,000 to \$39,999
- 06 - \$40,000 to \$59,999
- 07 - \$60,000 to \$99,999
- 08 - \$100,000 or more
- 88 - Don't Know

Q.45 About how much would you be able to afford to pay each month for all housing costs if you buy a home?

- 01 - Less than \$200
- 02 - \$200 to \$499
- 03 - \$500 to \$799
- 04 - \$800 to \$1,099
- 05 - \$1,100 to \$1,399

- 06 - \$1,400 to \$1,699
- 07 - \$1,700 to \$1,999
- 08 - \$2,000 to \$2,999
- 09 - \$3,000 to \$3,999
- 10 - \$4,000 or more
- 99 - Don't Know/Refused

- Q.46** Would you be most likely to move to a single-family house, a townhouse, or a condo?
- 1 - Single-family home
 - 2 - Townhouse
 - 3 - Condo
 - 4 - Other
 - 8 - Don't Know
 - 9 - Refused
- Q.47** The next home you move to – Would that most likely be a single-family house, a townhouse, a condo, or an apartment?
- 1 - Single-family home
 - 2 - Townhouse
 - 3 - Condo
 - 4 - Apartment
 - 5 - Other
 - 8 - Don't Know
 - 9 - Refused
- Q.48** If you can't find a house in your price range for monthly rent, would you be willing to move to a townhouse or condo?
- 1 - Yes
 - 2 - No
 - 8 - Don't Know
- Q.49** If you had your choice, in what area would you live? Probe: Are there any other areas you prefer?
- Q.50** How many bedrooms would you like to have in your new home?
- 1 - None - studio
 - 2 - One
 - 3 - Two
 - 4 - Three
 - 5 - Four
 - 6 - Five or more
 - 8 - Don't Know

- Q.51** What is the smallest number of bedrooms you can live with?
- 1 - One
 - 2 - Two
 - 3 - Three
 - 4 - Four
 - 5 - Five or more
 - 8 - Don't Know
- Q.52** How many bathrooms would you like to have in your new home?
- 01 - One
 - 02 - One and one-half
 - 03 - Two
 - 04 - Two and one-half
 - 05 - Three
 - 06 - Three and one-half
 - 07 - Four or more
 - 08 - Don't Know
- Q.53** What is the smallest number of bathrooms you can live with?
- 01 - One
 - 02 - One and one-half
 - 03 - Two
 - 04 - Two and one-half
 - 05 - Three
 - 06 - Three and one-half
 - 07 - Four or more
 - 08 - Don't Know
- Q.54** What is the smallest size house you would be willing to live in?
- 01 - About 800 square feet
 - 02 - 800 to 999 square feet
 - 03 - 1,000 to 1,199 square feet
 - 04 - 1,200 to 1,499 square feet
 - 05 - 1,500 to 1,999 square feet
 - 06 - 2,000 or more square feet
 - 07 - None of the above; I'd prefer a multi-family unit
 - 08 - Don't Know
 - 09 - Refused
- Q.55** Is there any need for any of the following features in your next home?
- 1 - Ramps
 - 2 - Railings
 - 3 - Wheelchair modifications
 - 4 - Bathroom grab bars
 - 5 - Shower seat

- 6 - Emergency call device (to summon help)
 - 7 - None of these
 - 9 - Refused
- Q.56** Do you need these features for someone over the age of 60?
- 1 - Yes
 - 2 - Depends
 - 3 - No
 - 8 - Don't Know
- Q.57** Next, we have a few more questions about your future home. Would you consider buying a housing unit with features designed to meet the needs of senior citizens?
- 1 - Yes
 - 2 - Depends
 - 3 - No
 - 8 - Don't Know
- Q.58** What does it depend on?
- Q.59** Would you consider buying an affordable housing unit for Kūpuna only on DHHL land?
- 1 - Yes
 - 2 - Depends
 - 3 - No
 - 8 - Don't Know
- Q.60** What does it depend on?
- Q.61** Would you consider buying a unit in a multiplex building?
- 1 - Yes
 - 2 - Depends
 - 3 - No
 - 8 - Don't Know
- Q.62** What does it depend on?
- Q.63** Would you consider buying a home in a community or building designated for senior citizens only?
- 1 - Yes
 - 2 - Depends
 - 3 - No
 - 8 - Don't Know
 - 9 - Refused

- Q.64** What does it depend on?
- Q.65** Would you consider buying a home in a community or building where people of all ages live?
- 1 - Yes
 - 2 - Depends
 - 3 - No
 - 8 - Don't Know
 - 9 - Refused
- Q.66** What does it depend on?
- Q.67** Next, we have a few employment questions. Are you currently employed outside your home, for pay?
- 1 - Yes
 - 2 - No
 - 8 - Don't Know
 - 9 - Refused
- Q.68** What is your current employment status?
- 1 - Full time
 - 2 - Part time
 - 3 - Neither
- Q.69** Then are you...
- 1 - Unemployed and looking for work
 - 2 - Retired
 - 3 - Student
 - 4 - Homemaker
 - 5 - Other
 - 9 - Don't Know/Refused
- Q.70** Are there any other adults in your household currently employed full-time outside the home for pay?
- 1 - Yes
 - 2 - No
 - 9 - Don't Know/Refused
- Q.71** What is the zip code at your work place?

- Q.72** How many full-time employed adults are in this household?

- Q.73** Do you commute from home to work or schools at least four days a week, for a distance more than a mile?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

Q.74 Do you use public transportation to get to work or schools at least three times a week?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

Q.75 How many other people in your household commute to work or to school at least four days a week for a distance of more than one mile?

Q.76 How many other people in your household use public transportation to get to work or school at least three times a week?

Q.77 Please think about the commuter in your household who travels the longest distance to get to school or work. On average, how many minutes does it take that person to travel in one direction to their destination?

Q.78 When you move to your next home, do you intend on moving closer to the workplace of someone in the household?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

Q.79 Do you want to move to a place where you are closer to bus stops?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

Q.80 Would you want to move closer to one of the rail stations when they are built?

- 1 - Yes
- 2 - No
- 9 - Don't Know/Refused

Q.81 You're going to buy a new home. You learn that condominium units within walking distance of a rail station are available on O'ahu. How important would that be in your decision on where to move next? Would you say it's an...

- 1 - Extremely important consideration
- 2 - Somewhat important consideration
- 3 - Not very important, or
- 4 - You would never consider moving to a condominium near a rail station
- 8 - Not Sure

Q.82 You're going to rent a new home. You learn that apartments within walking distance of a rail station are available on O'ahu. How important would that be in your decision on where to move next? Would you say it's an...

- 1 - Extremely important consideration
- 2 - Somewhat important consideration
- 3 - Not very important, or
- 4 - You would never consider moving to a condominium near a rail station
- 8 - Not Sure

Q.83 Now, think about having a choice between 2 new homes, both are exactly the same except for the price and location.

For the first home you could pay the price you wanted and travel a shorter amount of time you currently travel to work each day (and, thereby, reduce the amount of time and cost to commute to work).

For the second home, you could pay \$20,000 less and travel twice the time to work.

If you had a choice, would you choose the home with the shorter travel time or the lower purchase price?

- 1 - Shorter travel time
- 2 - Lower priced
- 3 - Not sure
- 9 - Refused

Q.84 One of the new kinds of housing being considered is a sustainable lease that is used to make sure affordable homes stay in the affordable market.

Would you consider buying a leasehold property if there was a nominal monthly payment for the lease that is the lease payment is between \$30 and \$50 a month with only periodic cost of living adjustments for the entire lease term? (Note: Versus a lease rent that is tied to the fair market value of the land and adjusted throughout the term of the lease.)

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

Q.85 Would you consider buying leasehold if the lease term was 60 to 99 years and renewable?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

Q.86 Would you consider buying leasehold if you could pass the home on to your heirs, and they started off with a new 60 to 99 year lease?

- 1 - Yes
- 2 - No
- 8 - Don't Know
- 9 - Refused

Q.87 OK, if all that were true for all sustainable leasehold properties, that is they had a 60 to 99 year lease, with nominal lease payments, and you could pass to your heirs -- Do you think you would buy your next home sustainable leasehold or fee simple?

- 1 - Sustainable Leasehold
- 2 - Fee simple
- 3 - Willing to consider sustainable leasehold
- 8 - Don't Know
- 9 - Refused

Q.88 One way to bring down the cost of a single-family house is to use smaller lot sizes. If you had a choice between a house on a smaller lot or a multifamily unit like a townhouse, which would you prefer?

- 1 - House on a smaller lot
- 2 - Multifamily unit
- 8 - Don't Know

- 9 - Refused

Q.89 Then, what would be the smallest lot size you would consider? Would it be...

- 1 - 3000 - 4000 square feet
- 2 - 4001 - 5000 square feet
- 3 - 5001 - 6000 square feet
- 4 - Or none of the above, I need more than 6,000 feet
- 8 - Don't Know
- 9 - Refused

Q.90 Now we have some questions for statistical purposes. What is your current marital status? Are you...

- 1 - Married
- 2 - A member of an unmarried couple
- 3 - Widowed
- 4 - Divorced
- 5 - Separated
- 6 - Single, never married
- 9 - Don't Know/Refused

Q.91 Including yourself, how many people live in your household?

- 01 - One
- 02 - Two
- 03 - Three
- 04 - Four
- 05 - Five
- 06 - Six
- 07 - Seven
- 08 - Eight
- 09 - Nine
- 10 - Ten or more
- 99 - Don't Know/Refused

Q.92 Of the [##] people in your household, how many are...

- Under 18 years of age . ____
- 18 to 21 . ____
- 22 to 34 . ____
- 35 to 59 . ____
- 60 to 74 . ____
- 75 or older . ____

Q.93 Earlier you said that you are over 60, are you...

- 1 - Under 62
- 2 - 62 or older
- 9 - Refused

Q.94 The people in your household -- are they ALL related to you by blood, marriage or adoption?..OR are there some who are NOT related to you at all?
 1 - ALL are related to me
 2 - Only SOME are related to me
 3 - NONE are related to me
 9 - Don't Know/Refused

Q.95 Are the unrelated individuals a family themselves, or are they single individuals?
 1 - A family or families
 2 - Single individuals
 3 - Both
 9 - Don't Know/Refused

Q.96 How many generations of your family live in your household?
 1 - One
 2 - Two
 3 - Three or more
 8 - Don't Know/Refused

Q.97 Is there anyone living in your household, besides you, who might buy or rent in the next three years -- so you would be in two different households instead of one?
 1 - Yes - someone might move out
 2 - No
 8 - Don't Know

Q.98 Do you think their next home will be in Hawai'i or out of State?
 1 - In Hawai'i
 2 - Out of State
 3 - Some in Hawai'i, some out of State
 9 - Refused

Q.99 Is anybody in your household on active duty in the military?
 1 - Yes
 2 - No
 8 - Don't Know

Q.100 Is anybody in your household disabled?
 1 - Yes
 2 - No
 8 - Don't Know
 9 - Refused

Q.101 Last year at this time, where did you live?
 1 - Same house 1 year ago
 2 - Moved within the same county
 3 - Moved from a different county within same state
 4 - Moved from a different state
 5 - Moved from abroad
 9 - Refused

Q.102 How long have you lived in Hawai'i?
 1 - Less than 1 year
 2 - 1 to 5 years
 3 - 6 to 10 years
 4 - 11 to 20 years
 5 - More than 20 years, not lifetime
 6 - Lifetime
 8 - Don't Know

Q.103 What is your mother's ethnic background?
 01 - Caucasian
 02 - Black or African-American
 03 - Hawaiian or Part-Hawaiian
 04 - Japanese
 05 - Chinese
 06 - Filipino
 07 - Korean
 08 - Vietnamese
 09 - Asian Indian
 10 - Other Asian
 11 - Guamanian or Chamorro
 12 - Micronesian, Chuukese, etc.
 13 - Samoan
 14 - Other Pacific Islander
 15 - American Indian or Alaska Native
 16 - Mixed, not Hawai'ian
 17 - Hispanic or Latino
 18 - Other
 99 - Don't Know/Refused

Q.104 What is your father's ethnic background?
 01 - Caucasian
 02 - Black or African-American
 03 - Hawaiian or Part-Hawaiian
 04 - Japanese
 05 - Chinese
 06 - Filipino
 07 - Korean
 08 - Vietnamese
 09 - Asian Indian
 10 - Other Asian
 11 - Guamanian or Chamorro

12 - Micronesian, Chuukese, etc.
 13 - Samoan
 14 - Other Pacific Islander
 15 - American Indian or Alaska Native
 16 - Mixed, not Hawai'ian
 17 - Hispanic or Latino
 18 - Other
 99 - Don't Know/Refused

Q.105 Are you 50 percent or more Hawaiian?
 1 - Yes
 2 - No
 8 - Not Sure, Don't Know
 9 - Refused

Q.106 Are there any other people in your household who are any part Hawaiian?
 1 - Yes
 2 - No
 8 - Not Sure/Don't Know
 9 - Refused

Q.107 Including yourself, how many people in your household are 50% or more Hawaiian?

Q.108 What was the total 2015 income, before taxes, for all members of your household? Was it . . .
 01 - Less than \$15,000
 02 - \$15,000 to \$24,999
 03 - \$25,000 to \$29,999
 04 - \$30,000 to \$34,999
 05 - \$35,000 to \$39,999
 06 - \$40,000 to \$44,999
 07 - \$45,000 to \$49,999
 08 - \$50,000 to \$59,999
 09 - \$60,000 to \$74,999
 10 - \$75,000 to \$99,999
 11 - \$100,000 to \$124,999
 12 - \$125,000 to \$150,000
 13 - More than \$150,000
 99 - Don't Know/Refused

Q.109 Is your annual income above or below \$###,###? [HUD Levels]
 1 - Above
 2 - Below
 9 - Don't Know/Refused

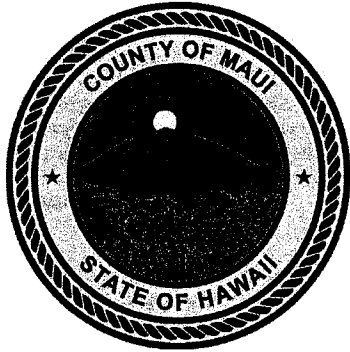
Q.110 How many people in your household are supported on that income?

Q.111 What would you do if you or your family were forced to move out of your home and had no place to live?
 1 - Move in with someone else
 2 - Seek help from public or private agency
 3 - Move to mainland
 4 - Move somewhere else in Hawai'i
 5 - Camp out on beach, in park, etc.
 6 - Be homeless
 7 - Just look for another place
 8 - Other
 88 - Don't Know
 99 - Refused

Q.112 Is anyone living in your home who is not a member of your immediate family, not paying rent, and does not have the resources to buy or rent their own place?
 1 - Yes
 2 - No
 8 - Don't Know

Q.113 How many?

Q.114 Thank you very much for participating in the survey.



**2015 – 2019 CONSOLIDATED PLAN
(AMENDMENT - FINAL)
&
2015 ANNUAL ACTION PLAN**

COUNTY OF MAUI

Alan M. Arakawa

Mayor

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

Consolidated Plan

MAUI COUNTY

1

OMB Control No: 2506-0117 (exp. 06/30/2018)

Executive Summary

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

1. Introduction

The Consolidated Plan (ConPlan) for the period July 1, 2015 through June 30, 2020 (County Fiscal Years 2016 to 2020) represents a blueprint for the planning and administration by the County of Maui (County) of four formula grant programs of the U.S. Department of Housing and Urban Development (HUD). The four formula grant programs are: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Housing Trust Fund (HTF).

The purpose of the ConPlan is to ensure that federal funds are part of an integrated, community-based plan to improve the availability and affordability of decent, safe and sanitary housing; provide a suitable living environment; and expand economic opportunities for low- and moderate-income individuals and families.

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

The County of Maui CDBG program will fund those areas where the Con Plan Priorities (Needs Addressed) and Goals are of a high priority. These areas include public facilities, public services, economic development, infrastructure and affordable housing. Public facilities include homeless facilities, health care facilities, fire safety equipment/apparatus, public safety facilities, senior centers, persons with a disability, youth centers, neighborhood facilities, child care centers, domestic violence facilities, food distribution facilities, solid waste disposal improvements, and parks and recreation facilities. Public services include senior services, services for the disabled, youth services, child care services, transportation services, substance abuse services, employment training, health services, homeless services, public safety, domestic violence, homeownership assistance, and public safety. Economic development includes micro enterprise assistance, commercial/industrial infrastructure development, commercial/industrial acquisition/construction/rehabilitation, economic development assistance to for profits, and economic development technical assistance. Infrastructure includes water/sewer improvements, street improvements, sidewalks, solid waste disposal improvements, flood drain improvements and removal of architectural barriers. Affordable housing portion that is CDBG funded includes downpayment/closing cost, homeownership assistance, site acquisition for the construction of affordable rental housing, site acquisition for the construction of affordable rental housing for special needs population, and rehabilitate affordable rental housing.

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

Consolidated Plan

MAUI COUNTY

2

OMB Control No: 2506-0117 (exp. 06/30/2018)

3. Evaluation of past performance

The County of Maui identified two HUD strategic goals for its CDBG Program in its proposed 2015 - 2019 ConPlan ("Community Development" section of the Consolidated Plan). These goals include (1) strengthen communities and (2) embrace high standards of ethics, management and accountability. Both of these priority goals are established to meet the objective of creating suitable living environments in the County during the ConPlan period.

4. Summary of citizen participation process and consultation process

The Priority Needs is the County's assessment of listed categories that are potentially eligible activities for CDBG assistance. An online survey was conducted in the months of September and October 2014 to define the 2015 - 2019 consolidated plan priorities. The designation of priority needs will be used in the annual planning of the CDBG program, as applicable and appropriate, within the framework of the competitive application process (Request for Proposals) that govern the review, evaluation and selection of projects proposed for funding in the County's AAP filed with HUD.

Prior to preparing the Draft 2015 - 2019 Consolidated Plan, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities including Hana and Moloka'i. A public hearing was also held on Lana'i. The County of Maui CDBG and HOME Programs held public hearings on the following dates, times and places: April 7, 2015, 10:00 AM, Hale Mahaolu, Kaunakakai, Moloka'i; April 9, 2015, 10:00 AM, Lanai Police Station, Lana'i City, Lanai; April 13, 2015, 10:00 AM, Hana Community Center Cafeteria, Building A, Room 2, Hana, Maui; and April 14, 2015, 10:00 AM, County of Maui Transportation Conference Room, Wailuku, Maui. Public notices for the CDBG public hearings were published in The Maui News on March 22, 2015. At the public hearings the development of the 2015 - 2019 Consolidated Plan, the CDBG program and the HOME program were briefly discussed. The CDBG Fact Sheet, which further details the CDBG Program, was available as a handout to all interested attendees. Approximately 16 people were in attendance.

5. Summary of public comments

The Priority Needs is the County's assessment of listed categories that are potentially eligible activities for CDBG assistance. An online survey was conducted in the months of Sept, Oct 2014 and additionally in May 2015 to define the 2015 - 2019 ConPlan priorities. The designation of priority needs will be used in the annual planning of the CDBG program, as applicable and appropriate, within the framework of the competitive application process (Request for Proposals) that govern the review, evaluation and selection of projects proposed for funding in the County's AAP filed with HUD.

Prior to preparing the Draft 2015 AAP, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities, including Hana, Moloka'i and Lana'i. For community development needs, the CDBG Program Office held public hearings on the following dates, times and places: Sept 25, 2014, 2:45 PM, Hale Mahaolu, Kaunakakai, Moloka'i; Sept 30, 2014, 4:45 PM, Helene Hall, Hana, Maui; Oct 9, 2014, 4:45 PM, Velma McWayne Santos Community Center, Wailuku, Maui; Oct 23, 2014, 2:45 PM, Lanai Senior Center, Lana'i. Public notices for the CDBG public hearings were published in The Maui News on Sept 11, 2014 and Sept 28, 2014. Approximately 32 people were in attendance at the CDBG public hearings prior to the County of Maui Community Budget Meetings with no oral or written testimonies submitted. Additionally, the CDBG Program office held five public workshops during Sept and Oct 2014; one in Lana'i, Moloka'i, two in Wailuku, as well as one for the County of Maui Departments prior to the open application period. Notifications of the application workshops were published in The Maui News on Sept 1 and Sept 22, 2014. In addition, individual technical assistance appointments were held with various organizations during the month of Oct 2014 prior to the open application period. To announce the CDBG open application period, which was held from Nov 7, 2014 through Dec 8, 2014, Requests for Proposal (RFP) public notices were published in The Maui News on Oct 24, 2014 and Nov 4, 2014. The RFP was rejected by the Maui County Council and therefore a 2nd RFP was issued which was held from Apr 8, 2015 through May 8, 2015, Requests for Proposal (RFP) public notices were published in The Maui News on Apr 5, 2015 and Apr 12, 2015.

Prior to preparing the Draft 2015 - 2019 ConPlan, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities including Hana and Moloka'i. A public hearing was also held on Lana'i. The County of Maui CDBG and HOME Programs held public hearings on the following dates, times and places: Apr 7, 2015, 10:00 AM, Hale Mahaolu, Kaunakakai, Moloka'i; Apr 9, 2015, 10:00 AM, Lanai Police Station, Lana'i City, Lanai; Apr 13, 2015, 10:00 AM, Hana Community Center Cafeteria, Building A, Room 2, Hana, Maui; and Apr 14, 2015, 10:00 AM, County of Maui Transportation Conference Room, Wailuku, Maui. Public notices for the CDBG public hearings were published in The Maui News on Mar 22, 2015.

Prior to submitting the Final ConPlan and AAP to HUD a public hearing and a 30 day public commenting period was held. The CDBG Program Office held a public hearing on Jun 17, 2015 at 2:00 p.m. in the Mayor's Conference Room, 200 S. High Street, 9th Floor, Wailuku, Maui. The 30 day commenting period began on May 28 to June 26, 2015. Public notices for the public hearing and the commenting period were published in the Maui News on May 27, 2015.

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

None were rejected.

7. Summary

Due to space constraints on IDIS the County of Maui could not fit summary in the AP-12 Participation section thus it is presented here as follows:

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

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

Table 1 – Responsible Agencies

Narrative

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

The County of Maui is a State Recipient for the HOME Program and receives HOME allocations as a pass-through from the State of Hawaii. ESG and HOPWA programs are administered by the State of Hawai'i through the Hawai'i Public Housing Authority (HPHA). Starting in PY 2017, the County of Maui will be a designated State HTF Subgrantee, to develop and preserve affordable rental housing serving extremely low-income (30% AMI) households.

Consolidated Plan Public Contact Information

The contact person is Anthony T. Arakaki, Executive Assistant to the Mayor; email address is cdbg@co.maui.hi.us; phone number is (808) 270-7213; fax number is (808) 270-7159.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

The Maui Homeless Alliance (MHA) is a local chapter of the Hawaii Balance of State, known as Bridging the Gap (BTG). MHA's membership is comprised of homeless service providers, other professionals, units of local and state government, service utilizers, and other community representatives located in Maui County. MHA is a coordinating body that develops recommendations for programs and services to fill gaps in the Continuum of Care (CoC) in the County. MHA also provides direction implementing new or expanded programs while preserving effective existing programs. Their mission is to bring together organizations and individuals dedicated to creating opportunities for compassionate community responses to homelessness through community based planning for the County. MHAs goals are:

1. To create and maintain a CoC that responds to the complex needs of homeless individuals and families.
2. To ensure that homeless persons are treated with dignity and care.
3. To strengthen collaborative work and enable it to leverage increased funding and service delivery.
4. To strengthen collaborative work, while continuing to gain knowledge of the community resources that will serve homeless individuals and families.

The Hawaii Balance of State - Continuum of Care (CoC), is known as Bridging the Gap (BTG). BTG is a geographically based group of relevant stakeholder representatives that carries out the operating and planning responsibilities of the CoC program, as defined in 24 DFR Part 578, Homeless Emergency Assistance and Rapid Transition to Housing: Continuum of Care Program.

As the neighbor island CoC, BTG represents the counties of Hawaii Island, Kauai Island and Maui Island, with one chapter in each of these counties. The local chapters are Maui Homeless Alliance (Maui), Kauai Islands Kauai Community Alliance (KCA) and Hawaii Islands Community Alliance Partners (CAP). BTG responsibility extends beyond the HUD-funded CoC Homeless Assistance Programs (formerly known as Supportive Housing and Shelter Plus Care), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant programs. Our combined participation as BTG is to assist in long term planning and resource development in an effort to end homelessness statewide.

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

The Maui Homeless Alliance (MHA) is a chapter of the Bridging the Gap (BTG) Continuum of Care. It serves as a membership organization for homeless service utilizers and community representatives. This coordinating body develops recommendations for programs and services to fill gaps in the Continuum of Care within Maui County and assist in implementing new or expanded programs while preserving effective existing programs. MHA also provides direction in response to HUDs Continuum of Care annual competition for homeless assistance funds.

All agencies, business, faith-based groups, public offices, and individuals are welcome to participate in MHA. All members must have a commitment to ending homelessness and to creating sustainable housing options. MHA recognizes four membership categories:

1. Continuum of Care Members - Any agency who is, has been, or plans to apply for US housing and Urban Development funds.
2. Community Partner Members - A business, church groups, non-profit, civic group, or other business entity.
3. Individual Members
4. Associate Members (do not pay dues and may not vote)

To retain active membership in good standing, all categories of members must attend at least 75% of the general meetings as well as participate in at least two special events.

Members commit to do the following:

Support the mission, goals, processes, and leadership of MHA as agreed by the members

Send an authorized representative(s) to attend all MHA meeting

Prepare for each meeting by reading all pre-distributed material

Actively participate in all MHA meetings from beginning to adjournment

Join a Committee and actively participate in all committee work

Pay Membership Dues if intending to vote or seek waiver

Share information from MHA with the group or organization represented and obtain feedback for the MHA

Represent MHA at community meetings as needed

Advocate for all those who are homeless, at-risk of becoming homeless, or were formerly homeless

Provide written notification to the MHA Chairperson and/or MHA Organizational Development Chairperson to end agency's membership.

Maui Homeless Alliance Members & Partners:

Aloha House

A cup of Cold Water (member)- A partnership of churches offering donated material goods, food, water to homeless and needy people in some of the more remote areas on Maui.

Behavioral Health Services of Maui/Robert Lancer (member)

Lucas Bruno - Hawaii Paroling Authority (Maui Parole Services, non-voting member)

Social work, Case management, counseling services

Catholic Charities Hawaii (member)

County of Maui Rep: Dept of Human Concerns (member)

County of Maui Parks and Recreation/Rangers

Dept. of Health, Dr. Lorrin Pang (Director, DOH)

Family Life Center (member)

Feed My Sheep (member) - Food Pantry Program

Hoomoana Foundation (member)

Ka Hale A Ka Ola (member)

Kihei Library

Legal Aid Society (member)

Jason Shwartz

Maui Aids Foundation (member)

Maui County Community Police Officers

The Maui Farm - Family supportive service, affordable rental for families in need of supportive services

Maui Food Bank

Maui Job Corp

Maui Memorial Hospital

Mental Health of America (member)

Mental Health Kokua (member)

Maui Economic Opportunity (member)

Maui Public Health Nurse - State/Nan

Salvation Army (member)

St Theresa - Hale Kau Kau (member)

Steadfast Housing (member)

UH Maui College (member)

Veteran Services and SSVF - State

Victoria Cheromcka - RAM

Department of Health / WIC - State

Women Helping Women (member)

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

The Maui Chapter of the Balance of State CoC participates in bi-monthly planning meetings along with the Kaua'i and Hawaii island chapter representatives to develop plans for all CoC programs. The Maui Chapter is represented by the chapter Co-chairs along with the county of Maui government representative. This executive group together with the State Homeless Program develops ESG allocation formulas, performance standards and evaluation outcomes. Policy and procedures for the administration of HMIS are also developed collaboratively by this group.

The Maui Chapter Balance of State CoC holds regular monthly meetings to gather and share information across a wide range of housing, social service agencies, government concerns and private individuals. During these meetings, input is welcomed and solicited in order to ensure full community participation.

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	MAUI COUNTY
	Agency/Group/Organization Type	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?	Direct communication with the organization.
2	Agency/Group/Organization	HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Other government - State
	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?	Direct communication with the organization.
3	Agency/Group/Organization	Hawaii Public Housing Authority
	Agency/Group/Organization Type	Other government - State
	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?	Direct communication with the organization.
4	Agency/Group/Organization	St. Theresa Church
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
5	Agency/Group/Organization	FAMILY LIFE CENTER
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
6	Agency/Group/Organization	Feed My Sheep, Inc.
	Agency/Group/Organization Type	Services-homeless

	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
7	Agency/Group/Organization	Maui AIDS Foundation
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
8	Agency/Group/Organization	Ka Hale A Ke Ola Homeless Resource Center
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization. Maui Economic Opportunity conducted a Community Needs Assessment and prepared a Community Action Plan for their fiscal years 2016 - 2017.
9	Agency/Group/Organization	Maui Economic Opportunity
	Agency/Group/Organization Type	Services-homeless Regional organization Community Development Financial Institution

	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
10	Agency/Group/Organization	STEADFAST HOUSING DEVELOPMENT CORP
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assistance
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
11	Agency/Group/Organization	Women Helping Women
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Victims of Domestic Violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
12	Agency/Group/Organization	Catholic Charities Hawaii
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.

13	Agency/Group/Organization	MENTAL HEALTH KOKUA
	Agency/Group/Organization Type	Services-Children
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
14	Agency/Group/Organization	Mental Health America of Hawaii
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
15	Agency/Group/Organization	LEGAL AID SOCIETY OF HAWAII
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
16	Agency/Group/Organization	Hoomoana Foundation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Business and Civic Leaders

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
17	Agency/Group/Organization	A Cup of Cold Water
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
18	Agency/Group/Organization	Maui Professional Psychology
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
19	Agency/Group/Organization	Realtors Association of Maui
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Business and Civic Leaders
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
20	Agency/Group/Organization	Maui Behavioral Health Services, Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Health

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
21	Agency/Group/Organization	Hawaii Salvation Army
	Agency/Group/Organization Type	Services-homeless
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
22	Agency/Group/Organization	State of Hawaii - Department of Health
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Developmental Disability/Case Management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct communication with the organization.
23	Agency/Group/Organization	HAWAIIAN COMMUNITY DEVELOPMENT BOARD
	Agency/Group/Organization Type	Housing
	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?	Direct communication with the organization.
24	Agency/Group/Organization	ARC OF MAUI COUNTY
	Agency/Group/Organization Type	Housing
	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?	Direct communication with the organization.
25	Agency/Group/Organization	LOKAHI PACIFIC
	Agency/Group/Organization Type	Housing
	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?	Direct communication with the organization.
26	Agency/Group/Organization	The Maui Farm, Inc.
	Agency/Group/Organization Type	Housing
	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?	Direct communication with the organization.
27	Agency/Group/Organization	HALE MAHAOLU EHIKU, INC.
	Agency/Group/Organization Type	Housing
	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?	Direct communication with the organization.
28	Agency/Group/Organization	ALOHA HOUSE, INC.
	Agency/Group/Organization Type	Housing
	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?	Direct communication with the organization.
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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	Bridging the Gap	Bridging the Gap is a union of all three rural county Continuum of Cares (COC) including the Maui Homeless Alliance (MHA), the Kauai Community Alliance (KCA) and the Community Alliance Partners (CAP) for the County of Hawaii.

Table 3 – Other local / regional / federal planning efforts

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

The Maui Homeless Alliance (MHA) is a chapter of the Bridging the Gap (BTG) Continuum of Care. It serves as a membership organization for homeless service utilizers and community representatives. This coordinating body develops recommendations for programs and services to fill gaps in the Continuum of Care within Maui County and assist in implementing new or expanded programs while preserving effective existing programs. MHA also provides direction in response to HUDs Continuum of Care annual competition for homeless assistance funds.

PR-15 Citizen Participation

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

The Priority Needs is the County's assessment of listed categories that are potentially eligible activities for CDBG assistance. An online survey was conducted in the months of Sept, Oct 2014 and additionally in May 2015 to define the 2015 - 2019 ConPlan priorities. The designation of priority needs will be used in the annual planning of the CDBG program, as applicable and appropriate, within the framework of the competitive application process (Request for Proposals) that govern the review, evaluation and selection of projects proposed for funding in the County's AAP filed with HUD.

Prior to preparing the Draft 2015 AAP, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities, including Hana, Moloka'i and Lana'i. For community development needs, the CDBG Program Office held public hearings on the following dates, times and places: Sept 25, 2014, 2:45 PM, Hale Mahaolu, Kaunakakai, Moloka'i; Sept 30, 2014, 4:45 PM, Helene Hall, Hana, Maui; Oct 9, 2014, 4:45 PM, Velma McWayne Santos Community Center, Wailuku, Maui; Oct 23, 2014, 2:45 PM, Lanai Senior Center, Lanai; Public notices for the CDBG public hearings were published in The Maui News on Sept 11, 2014 and Sept 28, 2014. Approximately 32 people were in attendance at the CDBG public hearings prior to the County of Maui Community Budget Meetings with no oral or written testimonies submitted. Additionally, the CDBG Program office held five public workshops during Sept and Oct 2014; one in Lana'i, Moloka'i, two in Wailuku, as well as one for the County of Maui Departments prior to the open application period. Notifications of the application workshops were published in The Maui News on Sept 1 and Sept 22, 2014. In addition, individual technical assistance appointments were held with various organizations during the month of Oct 2014 prior to the open application period. To announce the CDBG open application period, which was held from Nov 7, 2014 through Dec 8, 2014, Requests for Proposal (RFP) public notices were published in The Maui News on Oct 24, 2014 and Nov 4, 2014. The RFP was rejected by the Maui County Council and therefore a 2nd RFP was issued which was held from Apr 8, 2015 through May 8, 2015, Requests for Proposal (RFP) public notices were published in The Maui News on Apr 5, 2015 and Apr 12, 2015.

Prior to preparing the Draft 2015 - 2019 ConPlan, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities including Hana and Moloka'i. A public hearing was also held on Lana'i. The County of

Maui CDBG and HOME Programs held public hearings on the following dates, times and places: Apr 7, 2015, 10:00 AM, Hale Mahaolu, Kaunakakai, Moloka'i; Apr 9, 2015, 10:00 AM, Lanai Police Station, Lana'i City, Lanai; Apr 13, 2015, 10:00 AM, Hana Community Center Cafeteria, Building A, Room 2, Hana, Maui; and Apr 14, 2015, 10:00 AM, County of Maui Transportation Conference Room, Wailuku, Maui. Public notices for the CDBG public hearings were published in The Maui News on Mar 22, 2015.

Prior to submitting the Final ConPlan and AAP to HUD a public hearing and a 30 day public commenting period was held. The CDBG Program Office held a public hearing on Jun 17, 2015 at 2:00 p.m. in the Mayor's Conference Room, 200 S. High Street, 9th Floor, Wailuku, Maui. The 30 day commenting period began on May 28 to June 26, 2015. Public notices for the public hearing and the commenting period were published in the Maui News on May 27, 2015.

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)
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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	Internet Outreach	Non-targeted/broad community	The Priority Needs is the County's assessment of listed categories that are potentially eligible activities for CDBG assistance. An online survey was conducted in the months of September, October 2014 and additionally in May to define the 2015 - 2019 Consolidated Plan priorities prior to going to request for proposals (RPF). We received 97 responses via an online survey from a broad range of individuals and organizations.	Summary of comments received from the public in the months of September and October 2014: Support of revitalization of Wailuku town; theater and classrooms for a theatrical group; transitional housing for victims of domestic violence; search and rescue facilities; landfill equipment; restrooms at Hana beach & ball park; mental health facilities; senior centers; crosswalks; theater and the arts; community centers; and public safety equipment. Support of domestic	No comments were rejected.	https://docs.google.com/forms/d/1-qH9hfkPSNQ5lfcYLe29x-XYIzsnYDFVgVd64gk/viewform

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	A public notice was published in the Maui News on March 22, 2015 to receive comments from the general public on housing and community development needs of the community for the 2015 - 2019 Consolidated Plan via public hearings held on April 7, 2015 on Molokai; April 9, 2015 on Lanai; April 13, 2015 at Hana, Maui; and April 14, 2015 in Wailuku, Maui or via written testimony to the CDBG Program Office by April 15, 2015.	Support of priority needs housing - renter and homeowner for all categories; priority needs housing - non homeless needs for alcohol/drug abuse, elderly, mental illness; priority community development needs - public facility needs for youth centers, health and mental illness facilities; priority community development needs - public service needs for senior, youth, employment/training and health services.	No comments were rejected.	

Consolidated Plan

MAUI COUNTY

25

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community Residents of the island of Molokai.	ConPlan Development: A public hearing was held on April 7, 2015; 10:00 a.m. at the Hale Mahaolu Home Pumehana on the island of Molokai. There were 5 people from the general public in attendance, one CDBG staff member and one HOME staff member present.	Support of a homeless shelter for Molokai; transportation for seniors; senior centers; planning for urban areas; alternative energy; infrastructure for water; financial literacy; homeless services; infrastructure with sidewalk and curbside improvements; improvement of the Pukoo fire station; and infrastructure for ADA Improvements	No comments were rejected.	

Consolidated Plan

MAUI COUNTY

26

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Non-targeted/broad community Residents of the island of Lanai.	ConPlan Development: A public hearing was held on April 9, 2015; 10:00 a.m. at the Lanai Police Station Conference Room on the island of Lanai. There were 1 person from the general public in attendance, two CDBG staff members and one HOME staff member present.	Support for health care facilities; priority housing needs for rental and homeownership; facilities for alcohol, drug abuse, elderly, mental illness and youth centers; public services for senior, youth and employment/training and health.	No comments were rejected.	

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	Public Meeting	Non-targeted/broad community Residents of Hana district on the island of Maui	ConPlan Development: A public hearing was held on April 13, 2015; 10:00 a.m. at the Hana Community Center Cafeteria, Building A, Room 2, Hana on the island of Maui. There were 4 people from the general public in attendance, two CDBG staff members and one HOME staff member present.	Support for affordable housing; senior housing; teacher housing; park and recreation facilities; green waste recycling at the Hana landfill; economic development for the Hana marketplace; public service - social worker for East Maui; facilities for mental health and substance abuse; facilities and services for victims of domestic violence; and facility for public services.	No comments were rejected.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment were based on information provided in pre-populated tables from various sources. One of the sources is the 2010 Census. Another source is the American Community Survey (ACS). The third source is the Comprehensive Housing Affordability Strategy (CHAS) data. The needs assessment were also based from consultation with various non-profit organizations, developers, state and county agencies. Information were also provided from the Hawaii Housing Planning Study, 2011 that was prepared by SMS Marketing and Research, Inc.

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)
6	Public Meeting	Non-targeted/broad community	ConPlan Development: A public hearing was held on April 14, 2015; 10:00 a.m. at the County of Maui Transportation Conference Room, Wailuku on the island of Maui. There were 3 people from the general public in attendance and two CDBG staff members. A CDBG staff member covered the HOME program portion of the agenda.	Support of water infrastructure, parking facilities; historic preservation; affordable housing for people with developmental disabilities; and transportation.	No comments were rejected.	

Table 4 – Citizen Participation Outreach

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

Summary of Housing Needs

The following table (Table 5) reflects data from the 2000 Census and the 2007-2011 American Community Survey (ACS) on population, household and median income for the County of Maui. According to the 2007-2011 ACS data, the County of Maui had a population of 152,964 people and a household of 52,111. The data reflects that the County had an increase of 19% in population and households from the 2000 Census. According to the 2007-2011 ACS data, the median income was \$64,583.

Tables 7 through 12 reflects the Housing Problems for Maui County. The housing problems are defined as households with one of the following four needs:

1. Substandard Housing – lacking complete plumbing or kitchen facilities.
2. Overcrowding – more than one person per room (and none of the above problem).
3. Housing cost burden greater than 30% of income (and none of the above problems).
4. Housing cost burden greater than 50% of income (and none of the above problems).

The most common housing problem in the County of Maui is severe cost burden, where households pay more than 50% their gross income on housing costs. The second most common housing problem in Maui County is cost burden, where households pay more than 30% of their gross income on housing costs.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	128,241	152,964	19%
Households	43,695	52,111	19%
Median Income	\$49,489.00	\$64,583.00	30%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,649	6,603	10,498	6,308	22,054
Small Family Households	2,184	2,490	4,453	2,801	11,464
Large Family Households	347	688	1,103	802	2,858
Household contains at least one person 62-74 years of age	1,211	1,185	1,907	1,253	5,644
Household contains at least one person age 75 or older	1,257	1,081	1,185	460	1,699
Households with one or more children 6 years old or younger	1,206	1,250	1,885	1,249	2,936

Data Source: 2007-2011 CHAS

Table 6 - Total Households Table

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	218	214	311	45	788	97	59	173	24	353
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	179	162	214	169	724	18	4	66	88	176
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	409	355	673	210	1,647	70	105	358	352	885
Housing cost burden greater than 50% of income (and none of the above problems)	2,281	1,402	601	45	4,329	1,153	1,213	1,674	786	4,826
Housing cost burden greater than 30% of income (and none of the above problems)	544	1,044	1,832	493	3,913	386	394	828	857	2,465

	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
Zero/negative Income (and none of the above problems)	173	0	0	0	173	250	0	0	0	250

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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	3,079	2,141	1,795	469	7,484	1,334	1,385	2,260	1,226	6,205
Having none of four housing problems	1,100	1,773	3,422	2,194	8,489	692	1,318	2,994	2,411	7,415
Household has negative income, but none of the other housing problems	173	0	0	0	173	250	0	0	0	250

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,400	1,302	1,442	4,144	489	729	964	2,182
Large Related	185	188	129	502	68	176	406	650
Elderly	932	352	259	1,543	648	564	678	1,890

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	902	1,084	1,079	3,065	459	218	765	1,442
Total need by income	3,419	2,926	2,909	9,254	1,664	1,687	2,813	6,164

Table 9 – Cost Burden > 30%

Data: 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,167	568	189	1,924	412	581	627	1,620
Large Related	185	95	40	320	64	168	248	480
Elderly	663	187	130	980	393	318	384	1,095
Other	773	745	282	1,800	405	200	552	1,157
Total need by income	2,788	1,595	641	5,024	1,274	1,267	1,811	4,352

Table 10 – Cost Burden > 50%

Data: 2007-2011 CHAS
Source:

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	513	527	686	280	2,006	84	80	287	276	727
Multiple, unrelated family households	55	20	150	104	329	4	74	154	182	414
Other, non-family households	60	50	130	0	240	0	0	0	0	0
Total need by income	628	597	966	384	2,575	88	154	441	458	1,141

Table 11 – Crowding Information – 1/2

Data: 2007-2011 CHAS
Source:

	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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

A source of data for estimating the number and type of single person households needing housing assistance was not available for the County of Maui.

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.

According to Women Helping Women, a non-profit organization that assist victims of domestic violence in Maui County indicated that 25 women with no children and 25 women with children are in need of housing assistance.

The County of Maui does not have data available to estimate the number and type of families in need of housing assistance who are disabled or victims of dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problem in the County of Maui is severe cost burden, where households pay more than 50% of their gross income on housing costs. Extremely low-income (households earning 0-30% of the Area Median Income (AMI) renters have the highest rate (55%) of this housing problem in Maui County. Approximately 4,300 renter households and approximately 4,800 homeowner households experience this housing problems.

The second most common housing problem is cost burden, where households pay more than 30% of their gross income on housing costs. Approximately 3,900 renter households and 2,500 homeowner households experience this housing problem.

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

Extremely low-income (households earning 0-30% of the Area Median Income (AMI) renters have the highest rate (55%) with the housing problem of severe cost burden, where households pay more than 50% of their gross income for housing costs.

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

An Individual or family who at risk is characterized as having an annual income below 30% or median family income for the area; and does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter. Individuals and families may have moved because of economic reasons and is living in the home of another because of economic hardship; lives in hotel or motel an the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals.

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:

An Individual or family who at risk is characterized as having an annual income below 30% or median family income for the area; and does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter. Individuals and families may have moved because of economic reasons and is living in the home of another because of economic hardship; lives in hotel or motel an the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals.

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

Moved in with friends or family; been behind on rent / mortgage payments; moved in with someone to share household expenses; moved because could no longer afford residence; couch surfed; had home foreclosed upon; lived in motel/hotel for an extended period of time and been evicted from rental property.

Discussion

Housing cost burden (paying more than 30% of their gross income) and severe housing cost burden are two risk factors for homelessness. When a households pay more than 30% or even more than 50% of its gross monthly income towards housing costs, the amount of income left to pay for other items such as food and transportation costs decreases. Sudden changes in needs, such as car repairs, medical costs and other emergency needs can cause a missed rent payment or mortgage payment. Extremely low-income households experience the housing cost burden at a higher rate that the households in other income brackets. Creating affordable housing, particular rental housing that is affordable to these

extremely low-income individuals will be important in the coming years to prevent homelessness and loss of housing for these households.

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

HUD defines a disproportionately greater number of housing problem by a racial or ethnic group as when a group experiences housing problem at a rate more than 10% greater than the income group as a whole. The following tables (Tables 13-16) provides data from the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data of the following racial or ethnic group:

1. White
2. Black/African American
3. Asian
4. American Indian, Alaska Native
5. Pacific Islander
6. Hispanic

experiencing any of the following four housing problems:

1. Cost burden (paying more than 30% of their gross income for housing costs).
2. Overcrowding (more than one person per room).
3. Lacking complete kitchen facilities (substandard housing).
4. Lacking complete plumbing facilities (substandard housing).

based on the following income classification:

1. Extremely low-income (0-30% of AMI)
2. Very low-income (between 30% and 50% AMI)
3. Low-income (between 50% and 80% AMI)
4. Moderate income (between 80% and 100%)

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	3,835	785	420
White	1,785	285	315
Black / African American	40	0	0
Asian	750	265	100
American Indian, Alaska Native	20	0	0
Pacific Islander	400	105	0
Hispanic	385	55	4

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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	4,000	1,590	0
White	1,815	460	0
Black / African American	50	20	0
Asian	440	755	0
American Indian, Alaska Native	30	0	0
Pacific Islander	450	120	0
Hispanic	400	34	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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	5,750	3,175	0
White	2,390	995	0
Black / African American	85	80	0
Asian	1,265	1,000	0
American Indian, Alaska Native	0	0	0
Pacific Islander	605	470	0
Hispanic	505	180	0

Table 15 - Disproportionately Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,980	2,505	0
White	1,315	1,070	0
Black / African American	0	15	0
Asian	620	815	0
American Indian, Alaska Native	0	0	0
Pacific Islander	275	150	0
Hispanic	365	110	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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%

Discussion

Black/African American (23.9%); American Indian, Alaska Native (23.9%); and Hispanic (10.6%) households experienced disproportionately greater need in comparison to that needs as a whole at the extremely low-income (0-30% AMI) level. For the very low-income (30%-50% AMI) group, American Indian/Alaska Native (28.5%) and Hispanic (20.7%) experienced disproportionately greater need in comparison to the needs as a whole. Hispanic is the only racial or ethnic group to experience disproportionately greater need in comparison to needs as whole at the low-income (50%-80% AMI) level. At the moderate income (80%-100% AMI level, Pacific Islander (10.7%) and Hispanic (22.5%) experienced disproportionately greater need in comparison to the needs as a whole.

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

The following tables (Tables 17-20) provides data of the following racial or ethnic group: 1) White; 2) Black/African American; 3) Asian; 4) American Indian, Alaska Native; 5) Pacific Islander; 6) Hispanic experiencing one of the following severe housing problems: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) severe overcrowding (more than 1.5 persons per room); and 4) severe cost burden (paying more than 50% of their gross income on housing costs) based on the income classifications: 1) extremely low-income (0-30% AMI); very low-income (30%-50% AMI); low-income (50%-80%); and 4) moderate income (80%-100% AMI).

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	3,190	1,430	420
White	1,645	430	315
Black / African American	0	40	0
Asian	525	495	100
American Indian, Alaska Native	20	0	0
Pacific Islander	330	170	0
Hispanic	280	155	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,915	2,670	0
White	1,295	980	0
Black / African American	45	25	0
Asian	315	875	0
American Indian, Alaska Native	30	0	0
Pacific Islander	320	250	0
Hispanic	290	145	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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	3,545	5,380	0
White	1,250	2,135	0
Black / African American	65	100	0
Asian	870	1,395	0
American Indian, Alaska Native	0	0	0
Pacific Islander	450	620	0
Hispanic	315	370	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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	1,585	3,905	0
White	535	1,855	0
Black / African American	0	15	0
Asian	410	1,030	0
American Indian, Alaska Native	0	0	0
Pacific Islander	200	225	0
Hispanic	160	310	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

At the extremely low-income level, American Indian, Alaska Native (36.7%) is the only racial or ethnic group to experience disproportionately greater need in comparison to the needs as a whole. For the very low-income level, Black/African American (12.1%); American Indian, Alaska Native (47.8%); and Hispanic (14.5%) experienced disproportionately greater need in comparison to the needs as a whole. There is no racial or ethnic group that experienced disproportionately greater need in comparison to the needs as a whole at the low-income level. Pacific Islander (18.1%) is the only racial or ethnic group to experience disproportionately greater need in comparison to the needs as a whole at the moderate income level.

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

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

Introduction:

The following table (Table 21) provides data of the following racial or ethnic group: 1) White; 2) Black/African American; 3) Asian; 4) American Indian, Alaska Native; 5) Pacific Islander; 6) Hispanic experiencing the housing problem of cost burden (paying more than 30% of their gross income for housing costs) based on the following income classifications: 1) <= 30% AMI; 2) 30%-50% AMI; >50% AMI; and 4) no/negative income (not computed).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	28,695	10,425	9,385	430
White	12,205	5,005	4,865	315
Black / African American	155	175	45	0
Asian	8,340	2,350	1,605	100
American Indian, Alaska Native	25	0	50	0
Pacific Islander	2,550	680	740	4
Hispanic	1,625	865	720	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

There is no racial or ethnic group that experienced disproportionately greater need in comparison to the needs as a whole at the <= 30% AMI income level. Black/African American (25.4%) is the only racial or ethnic group to experience disproportionately greater need in comparison to the needs as a whole at the 30%-50% AMI income level. For the >50% AMI income level, American Indian, Alaska Native (47.5) is the only racial or ethnic group to experience disproportionately greater need in comparison to needs as a whole. There is no racial or ethnic group that experienced disproportionately greater need in comparison to the needs as a whole at the no/negative income (not computed) level.

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?

Please see the discussions in Sections NA-15, NA-20 and NA 25 for an explanation on which racial or ethnic group has disproportionately greater need than the needs of that income category as a whole.

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

They do not have needs that are not identified in the discussions in Sections NA-15, NA-20 and NA-25.

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

None of those racial or ethnic groups are located in specific areas or neighborhoods in our community.

NA-35 Public Housing – 91.205(b)

Introduction

Table 22 provides data from PIC (PIH Information Center) on the number of Section Housing Choice vouchers in use. There are 1,386 vouchers in use. Table 23 provides data on the average annual income per voucher. Table 24 provides data from the PIC (PIH Information Center) on the characteristic of the Section 8 Housing Choice Voucher Program residents. Table 25 provides data from the PIC (PIH Information Center) on the race of the voucher resident. Table 26 provides data on the ethnicity of the voucher residents.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers in use	0	0	0	1,386	0	1,372	11	0	0

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	0	0	0	15,419	0	15,394	14,299	0	
Average length of stay	0	0	0	6	0	6	1	0	
Average Household size	0	0	0	2	0	2	1	0	
# Homeless at admission	0	0	0	7	0	6	1	0	
# of Elderly Program Participants (>62)	0	0	0	220	0	213	6	0	
# of Disabled Families	0	0	0	428	0	424	3	0	
# of Families requesting accessibility features	0	0	0	1,386	0	1,372	11	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

Data Source: PIC (PIH Information Center)

Race	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
White	0	0	0	597	0	589	8	0	0	
Black/African American	0	0	0	52	0	51	1	0	0	
Asian	0	0	0	196	0	194	1	0	0	
American Indian/Alaska Native	0	0	0	76	0	76	0	0	0	
Pacific Islander	0	0	0	465	0	462	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

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	0	240	0	239	1	0	0	
Not Hispanic	0	0	0	1,146	0	1,133	10	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

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

The State of Hawaii's Hawaii Public Housing Authority (HPHA) administers the public housing units in the State of Hawaii. There are three families (existing tenants) who have requested and are currently on the waitlist to transfer to a wheelchair accessible unit in the HPHA within Maui County. Of the approximately 1,327 families on one of the applications waitlists within Maui County, eight families have requested a unit with wheelchair accessibility. Two families have requested a unit with special features for individuals with visual impairments, and three families have requested a unit with special features for individuals with hearing impairments. This amounts to less than 1% of the applicants requesting units with accessible features. The HPHA is currently in the process of retrofitting four additional units within Maui County for accessibility. Therefore, the needs of these residents and applicants should be met at the same pace as our demand for non-accessible housing units.

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

The HPHA does not have ample units to accommodate the residents of Public Housing. An applicant may have a wait time of 3 – 5 years before being contacted to be offered a unit. For our public housing residents that need to be in the appropriate bedroom size, it may take years before they are transferred because of the shortage of available units. The HPHA does not administer HCV in the County of Maui.

The County of Maui administers the Section 8 Housing Choice Vouchers Program in Maui County. There is limited rental housing inventory in Maui County and therefore, an immediate need for the Housing Choice Voucher holders are low cost rentals. Another immediate need is the assistance needed to pay for the initial security deposit since many of the Housing Choice Voucher holders lack a savings account.

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

The HPHA does not have ample units to accommodate the population at large. An applicant may have a wait time of 3 – 5 years before being contacted to be offered a unit. For our public housing residents that need to be in the appropriate bedroom size, it may take years before they are transferred because of the shortage of available units.

Discussion

Please above on a discussion of this section.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Number of persons becoming and exiting homelessness each year comprise of a little under 40% of the total homeless clients population in the 2014 fiscal year. Maui County had the largest proportion of newer residents at 22%, with 10% of the total number of adult clients having lived in Hawai'i for 12 months or less prior to program enrollment in the 2014 fiscal year.

As part of the regular intake process, clients were asked a series of questions about how long they were homeless before seeking services. "Recently homeless" was defined as those who experienced homelessness less than one year previous to their receiving homeless services. In Maui County, recently homeless clients made up between 86% of all new clients who completed the intake process for the first time this year.

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):

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.

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

According to the Homeless Service Utilization Report of 2014 – A large proportion of the individuals who benefited from the Homelessness Prevention Program were children under the age of 18 (45%). The majority of clients were part of family households, and were single person households. The three ethnic groups that make up the largest percentage of individuals served were Native / part Hawaiians (39%), Caucasians (20%) and other Pacific Islanders 16%. Other Asians (4%), Marshallese (2%), Micronesians (1%); and Native Americans (1%). Of the adults served 28% were veterans.

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

Describe the characteristics of special needs populations in your community

The following information is provided by the Hawaii Housing Planning Study, 2011 for the State of Hawaii that was prepared by SMS Research and Marketing Services, Inc.

Included in the special needs populations are

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

Elderly and Frail Elderly Persons

Among the 1.36 million residents of the State of Hawaii, approximately 18 percent (241,984 persons) are age 62 or older. An additional 35,376 Hawaii residents will age into the elderly classification within the next two years. As the baby boomers age, elderly person are projected to account for more than one-quarter of Hawaii's population by 2030.

The Hawaii Department of Business Economic Development and Tourism (DBEDT) predicts that by 2030, there will be additional 142,000 elderly households across Hawaii.

A subset of the elderly population, frail elderly are identified as those persons with physical or mental disabilities that may interfere with the ability to independently perform activities of daily living (i.e., bathing, dressing, toileting, and meal preparation). In the State of Hawaii, there are 22,752 households that include one or more frail elderly persons.

Exiting Offenders

When incarcerated offenders are released from one of Hawaii's correctional facilities, housing often their most immediate concern. Although some exiting offenders will return to their pre-imprison residence upon their release, most will be in need of affordable rental housing options.

In 2009, approximately 1,230 offenders entered probation following incarceration. An additional 733 inmates were paroled back into the community.

According to the State Judiciary System, each year there are about 495 probationers in the state who have special housing needs. Of these, 25 percent are drug court probationers, 10 percent are considered "high-risk," and the rest are general probationers. In addition, the Hawaii Paroling Authority reports that approximately 375 people released from prison on parole each year have special housing needs.

Persons with Disabilities

In 2009, there were approximately 130,500 people in the State of Hawaii with a form of disability. This represent approximately 10.6 percent of the State of Hawaii's non-institutionalized population.

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

Among Hawaii residents with disabilities, 45 percent are between the ages 18 and 64 and considered as being of working age. More than half of all persons with disabilities, however, are not in the labor force (53%; 62,300 individuals). Among persons with disabilities in the work force, 14 percent are presently unemployed compared to eight percent of persons without disabilities.

Nearly one-quarter of Hawaii residents with disabilities (23%) lives below the poverty line, compared to only ten percent of those without disabilities in the population. The median income for households with persons with disabilities households statewide was \$59,100, 22 percent lower than the median for households with no disability. The disparity varied by County.

(CONTINUED BELOW)

Describe the characteristics of special needs populations in your community:

Persons with Developmental Disabilities

The Department of Health, Developmental Disabilities Division reported that 3,292 Hawaii residents with developmental disabilities were being served.

In 2008, there were 2,428 adults with Developmental Disabilities/Mental Retardation (DD/MR) living in various residential settings. Of that number, 2,230 lived with their family and 196 lived in settings other than with family. There were 14 individuals who wanted to live independently in their own home (with or without supports), but would require rental subsidy to help pay for rent. These individuals lived with

their family, relatives in an Adult Residential Care Home (ARCH) or Adult Foster Home (AFH) or were homeless, but remained in their current living situation due to limited resources to assist them to live independently.

Persons with HIV/AIDS

Included in this population are persons with acquired immunodeficiency syndrome (AIDS) or related diseases or any condition arising from the syndrome, including infection with human immunodeficiency virus (HIV).

According to the annual HIV/AIDS Surveillance Report issued by the Hawaii State Department of Health at the end of 2010, the cumulative number of individuals diagnosed with HIV/AIDS in Hawaii is 4,209. Of those, 55 percent (2,328 persons) are confirmed living. Due to recent changes in the method for counting HIV and AIDS cases, a notable increase in the number of HIV cases will likely appear in the 2011 report.

The 2008 Hawaii AIDS Clinical Research Program (HACRP) Statewide HIV/AIDS Medical Care Needs Assessment indicates that there are 2,700 confirmed people with HIV living in Hawaii.

Persons with Severe Persistent Mental Illness

According to a report issued by the National Alliance on Mental Illness (NAMI) in 2010, close to 32,000 of Hawaii's residents live with severe mental illness. Of those, about 11,000 are receiving services from the State Department of Health's Adult Mental Health Division (ANHD). While many mentally ill individuals receive treatment from private physicians, it is highly likely that a large number of Hawaii residents with severe mental illness are not receiving treatment or support.

Victims of Domestic Violence

It is estimated that 1 in 4 women with experience domestic violence at some point during her lifetime. With females accounting for half of Hawaii's population of 1.36 million, that is close to 170,000 women subjected to domestic violence. In Hawaii as in the nation, domestic violence is one of the most under-reported crimes so the true number of victims is unknown.

On September 15, 2010, the National Network to End Domestic Violence (NNEDV) conducted a Census of Domestic Violence Services among sixteen agencies in Hawaii that provide services to victims of domestic violence. On that day, 525 Hawaii residents sought assistance. Among them, 253 domestic violence victims (48%) found refuge in emergency shelters or transitional housing provided by domestic violence programs.

The remaining 272 adults and children received non-residential assistance and services, including individual counseling, legal advocacy, and children's support groups. In addition, there were 95 unmet

requests for service during the study period, five of which were for emergency shelter or transitional housing.

(CONTINUED BELOW)

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

Emancipated Foster Youth

Estimates by the Hawaii Department of Human Services in 2010 indicate that 150 youth per year leave the foster care system through emancipation at age 18, and an additional 50 youth leave the system at age 16 for other reasons. The vast majority of these youth (85%) live on Oahu.

Upon exiting the foster care system, some youth may be able to remain with their foster parents or return to living with their immediate or extended family. Many of these young adults, however, transition into tenuous living arrangements, often in substandard and/or overcrowded conditions. National studies suggest that approximately 30 percent of former foster youth will experience homelessness shortly after leaving foster care. When applied to Oahu, this would suggest that between 32 and 45 former foster care youths are at risk for homelessness each year.

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

The following information is provided from the Hawaii Housing Planning Study for the State of Hawaii that was prepared by SMS Research and Marketing Services, Inc.

Elderly and Frail Elderly Person

In 2011, the Housing Demand Survey evaluated the need for specific housing unit among the elderly and frail elderly and frail elderly. The survey found that approximately 38 percent of elderly residents needed housing unit amenities such as ramps, railings, grab bars and emergency call systems.

Not only do the frail elderly need these kinds of quality of life modifications in their homes, they also need to be in close proximity to retail establishments and medical facilities with convenient access to public transportation.

Exiting Offenders

Hawaii currently offers several housing alternatives to exiting offenders. The importance of alternative housing options for exiting offenders is underscored by the results of several recent studies. Offenders participating in halfway house programs were found to commit fewer and less severe offenses during a one-year outcome analysis (at a statistically significant level) than those who did not participate.

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

Persons with Alcohol and Drug Addictions

According to providers, there is a need for more clean and sober housing during the recovery period. The most pressing need is for clean and sober houses for women with children, followed by a similar housing option for single women.

Persons with Disabilities

All of these factors contribute to difficulties finding affordable housing for people with disabilities.

Hawaii households that include a member with a disability are almost evenly divided between homeowners and renters, 58 and 42 percent, respectively. Housing units used by persons with disabilities are most often single-family homes (72%) or apartments (13%).

Statewide, about 19 percent of households with at least one person with disability currently live in public housing. An additional 1,774 households with a member with a disability are on the wait list for public housing units, accounting for 17 percent of the close to 9,000 households on the public housing wait list.

Households with persons with disabilities on public housing wait lists may also be on the wait list for Section 8 housing vouchers. About one-fourth of Hawaii residents with disabilities (21%) receive Section assistance. Nearly 3,000 of the over 17,000 families waiting for Section 8 rental assistance have members with disabilities.

(CONTINUED BELOW)

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

Persons with Developmental Disabilities

Although the process may be in place to address the individual's choice of residential setting, limited resources are available to support their choices, like initial deposits and monthly rent payments. Limited resources for Section 8 vouchers, low cost rentals, and rent subsidies, and high cost of living in Hawaii make it challenging for individuals with DD/MR to obtain housing and living independently.

Persons with HIV/AIDS

The Hawaii AIDS Clinical Research Program (HACRP) survey found that 74 percent of the 2,700 confirmed Hawaii residents with HIV were in need of housing assistance (63% long term and 11% short term). This finding indicates a need for nearly 2,000 housing units.

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

Persons living with HIV/AIDS who do not have stable housing may lack ongoing HIV care and often rely on more costly care from emergency and acute care facilities. They have poorer health outcomes and shorter lives. Stable housing for those people can reduce emergency visits by 35 percent and hospitalization by 57 percent. Housing assistance leads to savings in avoidable health services that more than offset the costs of housing interventions.

Persons with Severe Persistent Mental Illness

Service providers and advocates who work closely with Hawaii mentally ill population note four types of challenges related to finding adequate housing for members of this group.

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

According to the Community Housing Plan 2008-2012 published by the AMHD, approximately 9,600 of the persons with severe and persistent mental illness have extremely low incomes and are in need of housing assistance. Of these, approximately 30 percent (2,880) are living in stabilized housing. Another 2,094 mentally ill persons currently receive AMHD subsidized housing.

Although the need for affordable housing among the remaining 4,626 will be addressed by AMHD's anticipated production of 1,670 units by 2012, nearly 3,000 Hawaii residents with SPMI will still need housing.

(CONTINUED BELOW)

Discussion:

Victims of domestic violence

Many victims of domestic violence are forced to stay with or return to their abusive partners due to a lack of available shelter or affordable housing. One study found that 46 percent of homeless women reported staying in an abusive relationship because they had nowhere else to go.

As communities continue to experience job losses and lower community resources, 75 percent of programs surveyed in the 2010 National Network to End Domestic Violence (NNEDV) study reported a rise in demand for services. At the same time, 94 percent reported funding decreases.

The number of people in need of federal rent subsidies to afford housing outweighs the number of units available, causing some people to remain on the waiting list for years.

Victims and survivors of domestic violence often encounter difficulties finding housing, as their history of abuse may have caused poor employment, credit or rental histories. These individuals need access of safe, adequate, and affordable housing in order to achieve independence and permanently end the cycle of violence.

Emancipated Foster Youth

Most of the 150 youth exiting the foster care system each year need assistance to find or maintain permanent housing. While connections to housing resources have improved, more could be done to support foster youth planning for transition and finding affordable housing.

A number of service providers emphasized the need to create affordable housing for former foster youth and/or improve access to Section 8 housing. The need for more "youth-friendly" independently living programs and group homes that serve the particular needs of foster youth has also been emphasized. Some potentially viable residential alternatives would need to make simple changes to their policies in order to allow youth to work late hours or attend evening courses, for example.

All of the special needs population needs affordable rental housing and/or rental assistance subsidies. Without those, many are at risk of being homeless.

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

Describe the jurisdiction’s need for Public Facilities:

In the 2015 to 2019 County of Maui Consolidated Plan Survey indicated in the General Priorities that there is a high need for Public Facilities. The specific Public Facilities that are in high need include: Homeless Facilities, Health Care Facilities, Mental Health Facilities, Substance Abuse Facilities, Public Safety Facilities, Senior Centers, Facilities for Persons with a Disability, Youth Centers, Neighborhood Facilities, Child Care Centers, Domestic Violence Facilities, Food Distribution Facilities, Solid Waste Disposal Improvements, and Parks and Recreation Facilities not to include ADA improvements.

How were these needs determined?

The results of the 2015 to 2019 County of Maui Consolidated Plan Survey which was conducted in the months of September and October 2014 and during the public hearings in April 2015.

Describe the jurisdiction’s need for Public Improvements:

In the 2015 to 2019 County of Maui Consolidated Plan Survey indicated in the General Priorities that there is a high need for Infrastructure Improvements. The specific Infrastructure Improvements that are in high need include: Water/Sewer Improvements, Street Improvements, Sidewalks, Solid Waste Disposal Improvements and Flood Drain Improvements, and removal of architectural barriers from parks and recreational facilities.

How were these needs determined?

The results of the 2015 to 2019 County of Maui Consolidated Plan Survey which was conducted in the months of September and October 2014 and during the public hearings in April 2015.

Describe the jurisdiction’s need for Public Services:

In the 2015 to 2019 County of Maui Consolidated Plan Survey indicated in the General Priorities that there is a high need for Public Services. The specific Public Services that are in high need include: Senior Services, Services for the Disabled, Youth Services, Child Care Services, Transportation Services, Substance Abuse Services, Employment Training, Health Services, Homeless Services, Public Safety, Domestic Violence and Homeownership Assistance.

How were these needs determined?

The results of the 2015 to 2019 County of Maui Consolidated Plan Survey which was conducted in the months of September and October 2014 and during the public hearings in April 2015.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The County of Maui have 828 housing units that were developed with federal, state and County of Maui funds for families earning 50% to 80% of AMI. The availability of units does not meet the needs of the population. The County needs a total of 2,791 housing units for families earning less than 30% of AMI and 120% of AMI.

The County of Maui have 23,938 owner-occupied and renter-occupied units with at least one condition which is 91.9% of the total number units. A condition is one of the following four housing problems: 1) lacking kitchen facilities; 2) lacking plumbing facilities; 3) overcrowding (more than one person per room); and 4) cost burden of at least 30 percent.

While 42% of owner-occupied units were built in 1980, 44% of the renter-occupied units were built before 1980. These units may be at risk of falling into poor condition due to age (built before 1980).

Units built before 1978 contains lead-based paint. The County of Maui have 12,603 of owner-occupied households and 9,603 of renter households that may be at risk of lead-based paint hazard problems.

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

Introduction

Table 26 provides data from the 2007-2011 ACS on residential properties by unit number.

Table 27 provide data from the 2007-2011 ACS on unit size by tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	39,549	57%
1-unit, attached structure	3,265	5%
2-4 units	6,553	9%
5-19 units	9,024	13%
20 or more units	11,193	16%
Mobile Home, boat, RV, van, etc	70	0%
Total	69,654	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	413	1%	1,689	8%
1 bedroom	1,558	5%	4,692	22%
2 bedrooms	5,532	18%	8,203	38%
3 or more bedrooms	22,862	75%	7,162	33%
Total	30,365	99%	21,746	101%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

There are 316 units assisted with federal program (HOME Program funds). Of the 316 HOME assisted units, 200 units were assisted with State Program (Rental Housing Trust Fund) and with local funds. It serves small and large families, elderly, disabled and targeted to family earning 50% of AMI. Of the 316 units assisted with federal program, 23 units are for elderly earning 50-80% of AMI, 10 units are for physically disabled earning 50 to 80% of AMI, 15 units are the mentally challenged earning 50% or less of the AMI, 20 are for small families earning 50-80% of the AMI, 27 are for families earning 80% of AMI, 16 are for families earning 80% of AMI and 7 are for families earning 80% of AMI and 4 are for small

families earning 50-80% of AMI. There are 196 federal public housing units and 32 state public housing units. The State used federal programs to develop a 62 unit project for families earning 60 or less of the AMI, 18 unit project for families earning 60% or less of the AMI. The State also used state funds to develop 184 unit project for families earning 60% of the AMI. The County of Maui developed a 20 unit project using County funds for families earning 60% or less of the AMI.

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

The County of Maui does not expect any units to be lost from its affordable housing inventory for any reason, such as expiration of Section 8 contracts.

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

No, according to the Hawaii Housing Planning Study, 2011 that was prepared by SMS Marketing and Research, Inc., the availability of housing units does not meet the needs of the population. Please see the tables in section MA-15 on the number of units and type of units that are needed in the four counties and the State of Hawaii for 2010 to 2016.

Describe the need for specific types of housing:

According to the Hawaii Housing Policy Study, 2011 that was prepared by SMS Marketing and Research, Inc., one conclusion of the 2011 modeling exercise supports major conclusions of every housing study and blue ribbon housing task force conducted in Hawaii for the last twenty years – what we need is more affordable rental housing.

Please see the tables in Section MA-15 on the number and type of units that are needed in the four counties and the State of Hawaii for 2010 to 2016.

Discussion

See above

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

Introduction

Table 27 and Table 28 below reflect the cost of both owner and renter-occupied housing in the County of Maui. The data for these tables are provided from the 2000 Census and the 2007-2011 American Community Survey (ACS).

Table 30 reflects on the number of units that are affordable to the various household income groups. The data for this table is provided from the 2007-2011 CHAS.

Table 31 reflect the High and Low HOME rents and the Fair Market Rent.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	241,900	594,400	146%
Median Contract Rent	716	1,166	63%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,307	15.2%
\$500-999	5,916	27.2%
\$1,000-1,499	7,342	33.8%
\$1,500-1,999	3,299	15.2%
\$2,000 or more	1,882	8.7%
Total	21,746	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,833	No Data
50% HAMFI	4,929	350
80% HAMFI	14,094	1,368
100% HAMFI	No Data	2,364
Total	20,856	4,082

Table 30 – Housing Affordability

Data Source: 2007-2011 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
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the Hawaii Housing Planning Study, 2011 that was prepared by SMS Marketing and Research, Inc., there is not sufficient housing households at all income levels. The following table provide data of needed housing units by HUD Income Classification for the Counties and the State of Hawaii for 2012-2016.

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

According to the Hawaii Housing Planning Study, 2011 for the State of Hawaii that was prepared by SMS Marketing and Research, Inc.; the median sales price for a single family home for the State of Hawaii was \$513,300. Among the four counties, it was highest in the City and County of Honolulu at \$570,000 and the lowest in the County of Hawaii at \$224, 500. It was \$415,000 for the County of Maui and the County of Kauai. With the high cost of housing in Hawaii, there is a great need for affordable housing units.

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

According to the Hawaii Housing Planning Study, 2011 for the State of Hawaii that was prepared by SMS Marketing and Research, Inc., the median Monthly Rent Amount for the State of Hawaii was \$1,431. Among the four counties, it was highest for the City and County of Honolulu at \$1,582 and lowest for the County of Hawaii at \$871. It was \$1,122 for the County of Maui and \$1, 447 for the County of Kauai.

The Median Monthly Rent Amount for the County of Maui at \$1,122 is higher than the Fair Market, High and Low HOME rent for the efficiency (0 bedroom) and one bedroom units. It is higher than the Low HOME for the two bedroom unit. The Median Monthly Rent Amount is lower than the Fair Market and High HOMERent for the three bedroom and four bedroom units. It is lower for the Low HOME Rent for the three bedroom and four bedroom units.

The need for more affordable housing rental units makes this a high priority need in the County of Maui. The County of Maui is always looking for ways to purchase land or have donated to develop affordable housing rental housing units. The County also uses HOME Program funds with its Affordable Housing Fund Program to develop or to acquire sites or acquire rental housing projects.

Discussion

The data in the table on the needed units by HUD Income Classification by Counties and the State of Hawaii for 2012-1016 shows that the County of Maui needs a total of 2,791 units with most of the units needed in the 50% to 80% category at 924 or 33.1%. The data in the table on the needed units by Housing Demand Survey Income Classification by Counties and the State of Hawaii for 2012 -2016 shows the County of Maui needs a total of 2,703 units with most of the units needed in the less than \$30k income category at 1000 units or 37.0%.

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

Introduction

Table 32 provides data from 2007-2011 ACS on the number of units with one, two, three or four conditions. It shows that out of 30,365 owner-occupied households and 21,746 renter-occupied households, that at least 13,266 (44%) of owners and 10,672 (49%) of renters had at least one housing condition.

Table 33 provides data from the 2007-2011 CHAS data on the number of units built during certain time period.

Definitions

A "condition" of unit means one of the following:

- A housing unit lacking kitchen facilities
- A housing unit lacking plumbing facilities
- A housing unit that is overcrowded (more than one person per room)
- A housing unit with a cost burden of at least 30 percent

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,266	44%	10,672	49%
With two selected Conditions	1,120	4%	1,592	7%
With three selected Conditions	74	0%	147	1%
With four selected Conditions	0	0%	20	0%
No selected Conditions	15,905	52%	9,315	43%
Total	30,365	100%	21,746	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,449	18%	3,170	15%
1980-1999	12,313	41%	8,913	41%
1950-1979	10,788	36%	8,303	38%
Before 1950	1,815	6%	1,360	6%
Total	30,365	101%	21,746	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 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	12,603	42%	9,663	44%
Housing Units build before 1980 with children present	3,125	10%	2,644	12%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 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 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age of the housing stock in the County of Maui will continue to have a significant impact on general housing conditions in the area. While only 12,603 (42%) owner occupied units were built before 1980, a larger percentage (44%) of renter-occupied housing units, 9,633 may be at risk of falling into poor condition due to age (built before 1980). As housing ages, maintenance costs rise, which can present significant costs for low and moderate income tenants who are not able to maintain close communications with their landlords or property managers who may be out of state when repairs are needed. Furthermore, greater demand for the CDBG and HOME funded rehabilitation program may call for larger funding allocations to meet these requests.

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

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health. HUD regulations regarding lead-based paint apply to all federally assisted housing. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. Lead is a highly toxic metal that may cause a range of health problems for adults and especially children.

Low-income households that earn between 0-80% Area Median Income (AMI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. Based on the 2007-2011 ACS data for the number of housing units by tenure and year built, for distribution of housing units by age and tenure, the County of Maui has 12,603 (42%) of owner households and 9,663 (44%) of renter households that may be at risk of lead-based paint hazard problems.

Discussion

See above for a discussion on this section.

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

Introduction

This Section covers the Public and Assisted Housing. There are currently 228 public housing units in Maui County that is administered by the State of Hawaii's Hawaii Public Housing Authority. The County of Maui does not administer any public housing units. It only administers 1,464 Section 8 Housing Choice Vouchers. Currently, the County of Maui has 1,250 families leased up and a wait list of 3,007 families.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available				1,464			0	0	0
# of accessible units									

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
 Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIN 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:

There are currently 228 public housing units in Maui County. There is the Kahekili Terrace A & B with 82 units; David Malo Circle with 18 units; Makani Kai Hale with 29 units; Piilani Homes which is an elderly project with 42 units and Kahale Mua-Federal and State with 57 units. The number of applicants on the waitlist for these units is approximately 1,327.

Public Housing Condition

Public Housing Development	Average Inspection Score
Kahekili Terrace (including David Malo Circle, Piilani Homes, Makani Kai and Kahale Mua (Federal))	62

Table 37 - Public Housing Condition

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

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

The Hawaii Public Housing Authority (HPHA) serves low-income families in public housing. The HPHA's strategy for improving the living environment for these residents is to continually provide decent, sanitary and safe housing for all tenants.

The Hawaii State Legislature passed a law prohibiting smoking in public housing, which went into effect on June 16, 2014. Under this law, smoking is prohibited at all federally or state assisted public housing projects inside each individual housing unit, all common areas, community facilities and within the area that is 20 feet away from any building, door, window or entrance.

Discussion:

See above

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

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	25	0	176	1	0
Households with Only Adults	109	0	176	39	0
Chronically Homeless Households	0	0	0	28	0
Veterans	0	0	0	7	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - 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

Homeless service programs serve both individuals and families. Persons in families are defined as those who are accompanied by at least one other household member at program entry. Persons in families made up the greatest proportion of both Shelter Program and Rapid Rehousing Program clients. Unaccompanied individuals made up the greatest proportion of Outreach Program users.

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.

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

Introduction

This section covers Special Needs Facilities and Services.

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

See Section NA-45 Non-Homeless Special Needs Assessment for the supportive housing needs for the Special Needs population.

If the HPHA could partner with mental health services (supportive services) or provide on-site case workers that treat/monitor these individuals, the monitoring may enable the individuals to live independently and be in compliance with their rental agreement.

In the future, we need to look into providing housing for the elderly or frail elderly to age in place, but still be independent.

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

According to the Department of Health, a case worker is required to be assigned to a person returning from mental and physical health institution which will insure they receive appropriate supportive housing.

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 County of Maui will not be receiving HOME Program funds and therefore, do not have any plans to undertake during the next year to address housing and supportive services needs with respect to persons who are not homeless but have other special needs. The County will be receiving HOME Program funds in PY 2017 and plans to use those funds for the development of an elderly housing project.

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))

The County of Maui is not an entitlement or consortia grantee.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are many factors which have contributed to the shortage of housing and consequently, the lack of affordability in housing in the State. Included are demographic changes, market forces, changes in federal housing policy, changes in federal tax policy, and development constraints (including lack of “reasonably priced”, developable land; lack of infrastructure; high development costs; government regulations; community opposition; and growing environmental requirements).

Tax Policy - Taxes add to the cost of privately-sponsored housing production. The 4% general excise tax is levied on rental receipts, construction materials, and personal services, such as architectural and engineering fees.

Mini Davis-Bacon Requirements – Act 294, SLH 1990, requires that HHFDC and the counties comply with the prevailing wage requirements of the State Labor Department for any project receiving tax credits or other assistance under the provisions of Chapter 201H, HRS.

Land Use Controls – Land use in the State is regulated by both the State and the counties. The State Land Use Law (Chapter 205, HRS), passed in 1961, was the nation’s first attempt at statewide land use planning and remains an integral part of the State’s growth management process. The counties are granted authority to develop comprehensive plans – under the County Organization Law (Chapter 46, HRS).

There are four State land use districts – urban, agricultural and conservation. Counties have sole jurisdiction in the urban district; the State and counties jointly manage the rural and agricultural districts; and the State has principal jurisdiction over the conservation district. The State’s unique land use control system has a highly significant influence on the housing market because it affects the timing, location and extent of urban land available for housing development.

Zoning Ordinances – Zoning is largely a county function in the State. Each local government adopts zoning ordinances. Recent zoning principles indicate that a compact community lessens the financial burden of providing services to the inhabitants. Currently, planning efforts have concentrated on creating “sustainable communities” which is not reinforced by the current zoning standards.

Building Codes – Development code requirements can increase the cost of housing development in various ways.

Fees and Charges – The County General Plans set the broad policies for the long-range development of the counties. The policies address major areas of concern including population, economic activity, housing, physical development and urban design, government operations, and fiscal management.

Lack of infrastructure – New residential development often occurs in areas that were formerly used for agricultural purposes. These areas lack major off-site infrastructure such as water, sewer, drainage, roadway, and utility systems.

Lack of Resources to Develop Affordable Housing – Without adequate resources, thousands of needed affordable housing units will not be built. The bottom line is that it is very expensive to build homes affordable to extremely-low and low-income families, particularly in the state.

The rental income from low-income housing is insufficient to cover the development costs. Gap financing is critical to develop new, affordable rental units. Generally, low income housing tax credits can cover 50% of the project costs, private financing covers 25% of the project costs, and gap financing is needed for the final 25% of the project costs. The State Rental Housing Trust Fund has been the primary source of gap equity financing. Unfortunately, applications for funding from the trust fund far exceed the balance.

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

Introduction

The County of Maui 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	1,699	1,875	3	4	1
Arts, Entertainment, Accommodations	21,629	21,022	36	40	4
Construction	3,350	2,829	6	5	-1
Education and Health Care Services	7,323	5,818	12	11	-1
Finance, Insurance, and Real Estate	2,768	2,325	5	4	-1
Information	914	699	2	1	-1
Manufacturing	1,305	1,027	2	2	0
Other Services	2,986	2,681	5	5	0
Professional, Scientific, Management Services	2,699	1,802	5	3	-2
Public Administration	0	0	0	0	0
Retail Trade	9,555	8,664	16	16	0
Transportation and Warehousing	3,239	2,821	5	5	0
Wholesale Trade	1,807	1,341	3	3	0
Total	59,274	52,904	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	85,351
Civilian Employed Population 16 years and over	78,363
Unemployment Rate	8.19
Unemployment Rate for Ages 16-24	27.22
Unemployment Rate for Ages 25-65	5.64

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	14,675
Farming, fisheries and forestry occupations	2,476
Service	9,975
Sales and office	19,004
Construction, extraction, maintenance and repair	8,730
Production, transportation and material moving	3,773

Table 41 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	50,504	72%
30-59 Minutes	16,574	23%
60 or More Minutes	3,464	5%
Total	70,542	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,274	527	2,091
High school graduate (includes equivalency)	20,076	2,235	4,809
Some college or Associate's degree	23,359	1,492	5,155

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	18,747	639	3,265

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	79	285	517	1,275	3,094
9th to 12th grade, no diploma	1,571	1,471	1,046	2,316	1,398
High school graduate, GED, or alternative	5,058	6,799	6,852	13,475	6,025
Some college, no degree	3,627	4,751	5,191	11,857	3,245
Associate's degree	617	1,848	2,412	4,045	741
Bachelor's degree	716	4,096	3,809	7,644	2,739
Graduate or professional degree	0	1,029	1,431	4,671	1,744

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,993
High school graduate (includes equivalency)	31,128
Some college or Associate's degree	32,960
Bachelor's degree	42,740
Graduate or professional degree	51,968

Table 45 - Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The County of Maui's major sectors of employment are arts, entertainment and accommodations; retail trade; and education and health services.

Describe the workforce and infrastructure needs of the business community:

In the County of Maui there are 85,351 individuals in the labor force with an unemployment rate is 8.19%. The highest occupations by sectors of employment are in the service industry which includes sales and office and management, business and financial. According to the County of Maui 2015 to 2019 Consolidated Plan Survey that was done in September and October 2014 indicated that there is a high need for commercial/industrial infrastructure and training for small businesses to support the creation of jobs for low and moderate income individuals.

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.

CDBG will be used to facilitate employment training to expand and train workforce and improve skills and work readiness.

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

Accordingly the highest group of employed people are those that have some college, associates degree or attained a bachelors degree or higher, thus this correlates that a higher educational attainment increases the chance of finding employment.

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 an initiative designed to stimulate job growth in Hawai'i called Volunteer Internship Program (VIP). The 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.

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.

Small businesses are the backbone of Maui County's economy. According to the 2004 Maui County Comprehensive Economic Development Strategy (CEDS), 88 percent of Maui firms employ fewer than 20 people. The State Department of Business, Economic Development and Tourism (DBEDT) estimates that the County has an additional 15,000 self-employed jobs, that are not included in the official labor force data. 17 Small businesses with an average of 12 employees each account for about 3,500 business establishments on Maui. CDBG will be used to facilitate employment training for small businesses to expand and train and improve skills and work readiness for those individuals of low to moderate income.

Discussion

See above

MA-50 Needs and Market Analysis Discussion

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

There is no areas where households with multiple housing problems are concentrated. The definition of concentration is a large amount of something in one place.

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

There are no areas in the jurisdiction where racial or ethnic minorities are concentrated. The definition of concentration is a large amount of something in one place. The low-mod areas are where the low-income families are concentrated and those areas are Molokai, parts of Kahului, parts of Wailuku and Lahaina, Haiku and Hana.

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.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Community Development Block Grant (CDBG) was created by Title I of the Housing and Community Development Act of 1974 (Public Law 93-383). It is the Federal Government's primary program for promoting community revitalization throughout the country.

The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, it is one of the longest continuously run programs at the U.S. Department of Housing and Urban Development (HUD). The program provides annual grants on a formula basis to 1209 general units of local government and States. The formula, as established by HUD, is based on the County's population, the extent of poverty and the extent of housing overcrowding.

Maui County has participated in the CDBG Program since its inception in 1974. Maui County allocates its CDBG funds utilizing an evaluation and selection methodology that was established in 2003. The projects are selected annually via an open, competitive application process, with a structured rating methodology utilizing pre-determined evaluation factors and scoring parameters performed by an independent selection panel. This comprehensive process ensures an objective, equitable and credible approach for the selection of projects. Detailed information on our process is available at <http://www.mauicounty.gov/mayor/community>.

The County's Consolidated Plan (ConPlan) is a five-year strategic plan that addresses the County's housing and community development needs and funding priorities. Its purpose is to ensure jurisdictions receiving federal assistance adequately direct and plan for housing and community development-related needs of low- and moderate-income persons in a way that improves the availability and affordability of decent, safe and sanitary housing in a suitable living environment as well as expands economic opportunities. The ConPlan is the key opportunity for the Administration and Council to set the direction of the CDBG project priorities for the next five years. The needs and funding priorities identified in Maui County's ConPlan are based primarily on community input and citizen participation.

In addition to serving as a strategic plan for the County's priorities for the HUD programs, the ConPlan is also used as a decision-making tool for the County and serves to assist HUD in assessing the County's annual progress in meeting its ConPlan objectives. As such, projects seeking CDBG funding must be consistent with the ConPlan and address a priority housing or community development need as well as fulfill a housing or community development goal as outlined in the ConPlan.

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

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

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

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

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	General Priorities - Housing - Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Goal HR-1 Goal HR-2 Goal HR-5 Goal HR-6
	Description	General Priorities - Housing - Rental Housing
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
2	Priority Need Name	General Priorities - Housing - Homeowner Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	

	Associated Goals	Goal HO-1 Goal HO-2
	Description	General Priorities - Housing - Homeowner Housing
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
3	Priority Need Name	General Priorities - Spec. Housing - Elderly
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Goal HR-3 Goal HR-4
	Description	General Priorities - Special Needs Housing (Non-Homeless) - Elderly
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
4	Priority Need Name	General Priorities - Spec. Housing - Per with AIDS
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with HIV/AIDS

	Geographic Areas Affected		
	Associated Goals		
	Description	General Priorities - Special Needs Housing (Non-Homeless) - Persons with AIDS	
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.	
5	Priority Need Name	General Priorities - Spec. Housing - Disabled Per.	
	Priority Level	High	
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities	
	Geographic Areas Affected		
	Associated Goals	Goal HR-3 Goal HR-4	
	Description	General Priorities - Special Needs Housing (Non-Homeless) - Persons with Disabilities	
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.	
	6	Priority Need Name	General Priorities - Homelessness - Individuals
		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 Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
Geographic Areas Affected	
Associated Goals	Goal PF-1
Description	General Priorities - Homelessness - Homeless Individuals
Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
7	
Priority Need Name	General Priorities - Homelessness - Families
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
Geographic Areas Affected	
Associated Goals	Goal PF-1
Description	General Priorities - Homelessness - Families
Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
8	
Priority Need Name	General Priorities - Comm. Devel. - Public Faci.
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 Other
Geographic Areas Affected	
Associated Goals	Goal PF-1 Goal PF-2 Goal PF-3 Goal PF-4 Goal PF-5 Goal PF-6 Goal PF-7
Description	Development - General Priorities - Community Public Facilities

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
9	Priority Need Name	General Priorities - Comm. Devel. - Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal IN-1 Goal IN-2
	Description	General Priorities - Community Development - Infrastructure
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
10	Priority Need Name	General Priorities - Comm. Devel. - Public Service
	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 Other
	Geographic Areas Affected
	Associated Goals Goal PS-1 Goal PS-2
	Description General Priorities - Community Development - Public Services
	Basis for Relative Priority Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
11	Priority Need Name General Priorities - Comm. Devel. - Economic Devel
	Priority Level High

	Population Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Non-housing Community Development Other
	Geographic Areas Affected
	Associated Goals Goal ED-1 Goal ED-2
	Description General Priorities - Community Development - Economic Development
	Basis for Relative Priority Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
12	Priority Need Name General Priorities - Comm. Devel. - Planning
	Priority Level High
	Population Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected
	Associated Goals Goal A-1 Goal HA-1
	Description General Priorities - Community Development - Planning

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
13	Priority Need Name	Public Facility - Senior Centers
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate facilities for seniors.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
	14	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
Geographic Areas Affected		

	Geographic Areas Affected	
15	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate facilities for persons with a disability.
	Basis for Relative Priority	
	Priority Need Name	Public Facility - Homeless Facility
	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 Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Goal PF-1
	Description	Acquire, construct or rehabilitate facilities for homeless persons and families.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
16	Priority Need Name	Public Facility - Youth Centers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate facilities for the youth.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
17	Priority Need Name	Public Facility - Neighborhood Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	

	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate neighborhood facilities.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
18	Priority Need Name	Public Facility - Child Care Centers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate child care facilities.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
19	Priority Need Name	Public Facility - Health Care Facilities
	Priority Level	High

	Population Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development Other
	Geographic Areas Affected
	Associated Goals Goal PF-2
	Description Acquire, construct or rehabilitate health care facilities.
	Basis for Relative Priority
20	Priority Need Name Public Facility - Mental Health Facilities
	Priority Level High
	Population Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development Other
	Geographic Areas Affected

	Associated Goals Goal PF-2
	Description Acquire, construct or rehabilitate mental health facilities.
	Basis for Relative Priority Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
21	Priority Need Name Public Facility - Parks and Recreation Facilities
	Priority Level High
	Population Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected
	Associated Goals Goal PF-7
	Description Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
	Basis for Relative Priority Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
22	Priority Need Name Public Facility - Parking Facilities
	Priority Level Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Acquire, construct or rehabilitate vehicular parking facilities.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.
23	Priority Need Name	Public Facility - Fire Safety Equipment/Apparatus
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-3
	Description	Acquire public fire safety equipment/apparatus - MEDIUM priority in designated Program Years 2015 and 2018.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need for the general category of Other Public Facility Need: Public Safety, whereas public comments indicate that public safety infrastructure (acquire, construct or rehabilitate) takes precedence over that of public safety equipment acquisition. Therefore public safety infrastructure (acquire, construct or rehabilitate) will be classified as a HIGH priority, whereas public safety equipment acquisition will be classified as a MEDIUM priority for the 2015 to 2019 County of Maui Consolidated Plan with concentration in Program Years 2015 and 2018.
24	Priority Need Name	Public Facility - Abused/Neglected Children Facil.
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Acquire, construct or rehabilitate facilities for abused/neglected children.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.
25	Priority Need Name	Public Facility - Non Res. Historic Preservation
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Non residential historic preservation.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.
26	Priority Need Name	Public Facility - Substance Abuse Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Alcohol or Other Addictions Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-2
	Description	Acquire, construct or rehabilitate substance abuse facilities.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
27	Priority Need Name	Public Facility - Public Safety Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-4
	Description	Acquire, construct or rehabilitate public safety (Fire and Police) facilities - HIGH priority.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need for the general category of Other Public Facility Needs: Public Safety, whereas public comments indicate that public safety infrastructure (acquire, construct or rehabilitate) takes precedence over that of public safety equipment acquisition. Therefore public safety infrastructure (acquire, construct or rehabilitate) will be classified as a HIGH priority, whereas public safety equipment acquisition will be classified as a MEDIUM priority for the 2015 to 2019 County of Maui Consolidated Plan.
28	Priority Need Name	Public Facility - Domestic Violence Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate domestic violence facilities.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
29	Priority Need Name	Public Facility - Food Distribution Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PF-5
	Description	Acquire, construct or rehabilitate food distribution facilities.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
30	Priority Need Name	Infrastructure - Water/Sewer Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal IN-1
	Description	Construct or rehabilitate water/sewer infrastructure.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
31	Priority Need Name	Infrastructure - Street Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other

	Geographic Areas Affected	
	Associated Goals	Goal IN-1
	Description	Construct or rehabilitate infrastructure related to street improvements.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
32	Priority Need Name	Infrastructure - Sidewalks
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal IN-1
	Description	Construct or rehabilitate infrastructure related to sidewalks.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
33	Priority Need Name	Infrastructure - Solid Waste Disposal Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal IN-1 Goal PF-6
	Description	Solid waste disposal improvements.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
34	Priority Need Name	Infrastructure - Flood Drain Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal IN-1
	Description	Construct or rehabilitate flood drain infrastructure.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
35	Priority Need Name	Infrastructure - Removal of Architectural Barriers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal IN-2
	Description	Removal of architectural barriers from parks and recreational facilities.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a high priority need and community and input from the community.
36	Priority Need Name	Public Services - Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Non-housing Community Development Other

	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for senior services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
37	Priority Need Name	Public Services - Services for the Disabled
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Services for persons with a disability
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
38	Priority Need Name	Public Services - Youth Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for youth services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
39	Priority Need Name	Public Services - Child Care Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for child care services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.

40	Priority Need Name	Public Services - Transportation Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for transportation services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
41	Priority Need Name	Public Services - Substance Abuse Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Alcohol or Other Addictions Non-housing Community Development Other
	Geographic Areas Affected	

	Associated Goals	Goal PS-1
	Description	Support for substance abuse services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
42	Priority Need Name	Public Services - Employment Training
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for employment training services
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
43	Priority Need Name	Public Services - Health Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for health services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
44	Priority Need Name	Public Services - Lead Hazard Screening
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Support for lead hazard screening services.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.
45	Priority Need Name	Public Services - Homeless 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 Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for homeless services.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
46	Priority Need Name	Public Services - Public Safety
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1 Goal PS-2
	Description	Acquire public emergency/safety equipment.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
47	Priority Need Name	Public Services - Domestic Violence
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for domestic violence services.

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
48	Priority Need Name	Public Services - Homeownership Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal PS-1
	Description	Support for homeownership assistance.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
	49	Priority Need Name
Priority Level		Low
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other

	Geographic Areas Affected	
	Associated Goals	
	Description	Economic development - commercial/industrial land acquisition/disposition
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.
50	Priority Need Name	Econ. Development - Comm./Indust. Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal ED-2
	Description	Economic Development - Commercial/industrial infrastructure development
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
	51	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal ED-2
	Description	Economic Development - Commercial/Industrial Acquisition/Construction/Rehabilitation
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
52	Priority Need Name	Econ. Development - Other Commercial/Industrial
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	
	Description	Economic Development - Other commercial/industrial

	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a low priority need.
53	Priority Need Name	Econ. Development - Assistance to For Profit
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal ED-2
	Description	Economic Development - Assistance to for profits
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
54	Priority Need Name	Econ. Development - Technical Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development Other

	Geographic Areas Affected	
	Associated Goals	Goal ED-2
	Description	Economic Development - Technical Assistance
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
55	Priority Need Name	Econ. Development - Micro-enterprise Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal ED-1
	Description	Economic development - micro-enterprise assistance
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.
56	Priority Need Name	Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Goal A-1
	Description	Provide effective and efficient program administration.
	Basis for Relative Priority	Results of the online 2015 to 2019 County of Maui Consolidated Plan Survey indicating a medium to high priority need.

Narrative (Optional)

The Priority Needs is the County's assessment of listed categories that are potentially eligible activities for CDBG assistance. An online survey was conducted in the months of September and October 2014 to define the 2015 - 2019 consolidated plan priorities.

Prior to preparing the Draft 2015 - 2019 Consolidated Plan, a series of public hearings were held to involve private citizens and to solicit input on housing, homeless and community development needs. In its efforts to encourage comments and views from low and moderate-income persons, the County held public hearings in low-income communities including Hana and Moloka'i. A public hearing was also held on Lana'i. The County of Maui CDBG and HOME Programs held public hearings on the following dates, times and places: April 7, 2015, 10:00 AM, Hale Mahaolu, Kaunakakai, Moloka'i; April 9, 2015, 10:00 AM, Lanai Police Station, Lana'i City, Lanai; April 13, 2015, 10:00 AM, Hana Community Center Cafeteria, Building A, Room 2, Hana, Maui; and April 14, 2015, 10:00 AM, County of Maui Transportation Conference Room, Wailuku, Maui. Public notices for the CDBG public hearings were published in The Maui News on March 22, 2015. At the public hearings the development of the 2015 - 2019 Consolidated Plan, the CDBG program and the HOME program were briefly discussed. The CDBG Fact Sheet, which further details the CDBG Program, was available as a handout to all interested attendees. Approximately 16 people were in attendance.

The designation of priority needs will be used in the annual planning of the CDBG program, as applicable and appropriate, within the framework of the competitive application process (Request for Proposals) that govern the review, evaluation and selection of projects proposed for funding in the County's AAP filed with HUD.

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)	The high leve of cost burden among many very low-income households and long waiting list for the Section 8 Housing Choice Voucher Program with no call outs.
TBRA for Non-Homeless Special Needs	The high level of cost burden among many very low-income households, including non-homeless special needs populations and long wait list of non homeless special needs applicants for the Section 8 Housing Choice Voucher Program with no call outs.
New Unit Production	The age of the housing stock, low vacancy; many Section 8 Housing Choice Voucher Program voucher holders' inability to find units within the payment standard; and long waiting list at existing public and low-income housing projects.
Rehabilitation	Age of housing stock.
Acquisition, including preservation	Homewoners want to sell their affordable housing units which were part of the County's affordable housing requirement at the time the sale values are high.

Table 48 – Influence of Market Conditions

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

Introduction

The County of Maui, in developing this 2015 Annual Action Plan during the fall of 2014, assumed that its 2015 entitlement revenue will exactly mirror actual 2014 allocations from HUD. On February 10, 2015 the United States Department of Housing and Urban Development announced that the County of Maui's PY 2015 CDBG allocation is \$1,711,591 where no program income is expected.

The County of Maui through the State of Hawaii's Hawaii Housing Finance and Development Corporation (HHFDC) will receive an allocation of \$1,425,000 in Program Year 2017 Housing Trust Funds (HTF).

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,711,591	0	0	1,711,591	6,846,364	On February 10, 2015 the United States Department of Housing and Urban Development announced that the County of Maui's 2015 CDBG allocation is \$1,711,591 where no program income is expected.

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

Table 49 - 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

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

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

None

Discussion

These revenue estimates were developed in the fall of 2014 based on media and other reports from Washington D. C. regarding an agreement among the Congressional leadership and the White House for a continuing resolution.

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
MAUI COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	

Education	X	X	X
Employment and Employment Training	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 51 - 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)

The services provided by Maui County include all of the traditional programs to address homelessness, including homelessness prevention, outreach, emergency and transitional shelters and housing placement. The State’s Homeless Programs Office has been supporting administrative changes to reflect systems of care. These changes include requiring the use of the VI-SPDAT (Vulnerability Index-Service Prioritization Assistance Decision Tool) and being a part of the Balance of State COC, “Bridging the Gap”, which besides Maui County, includes Kauai County and Hawaii Island County.

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

As the Balance of State COC, Bridging the Gap (BTG), the challenge to implement a coordinated entry system when we are separated by the ocean. Maui County has begun to foster a stronger consortium under the BTG. The move for a stronger institutional structure has been triggered in part by the swelling of homeless and special needs numbers during Hawaii’s increasing economic condition that has priced the most vulnerable of our population out of the housing and rental market. The BTG is well-represented on the Hawaii Interagency Council on Homelessness (HICH). Maui County as a rural county, has far less infrastructure (and resources) but still must address homelessness as it occurs in our community.

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

Maui County, is made up of three islands – Maui, Molokai and Lanai. Recent initiatives from HUD (Housing and Urban Development) has allowed our homeless service system access to additional

technical assistance resources. HEARTH ACT requirements have spurred a strengthening of our state's Continuum of Care.

Although there is much that needs to be done to fully implement systemic changes, a higher level of awareness, cooperation and collaboration among all service systems is being achieved.

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	Goal PF-1	2015	2019	Homeless		General Priorities - Comm. Devel. - Public Faci. General Priorities - Homelessness - Families General Priorities - Homelessness - Individuals Public Facility - Homeless Facility		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
2	Goal PF-2	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities Public Facility - Mental Health Facilities Public Facility - Substance Abuse Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
3	Goal PF-3	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Fire Safety Equipment/Apparatus		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 23000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Goal PF-4	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Public Safety Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
5	Goal PF-5	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Child Care Centers Public Facility - Domestic Violence Facilities Public Facility - Food Distribution Facilities Public Facility - Neighborhood Facilities Public Facility - Persons with a Disability Public Facility - Senior Centers Public Facility - Youth Centers		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18000 Persons Assisted
6	Goal PF-6	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Infrastructure - Solid Waste Disposal Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Goal PF-7	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Parks and Recreation Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Goal PS-1	2015	2019	Affordable Housing Non-Housing Community Development		General Priorities - Comm. Devel. - Public Service Public Services - Child Care Services Public Services - Domestic Violence Public Services - Employment Training Public Services - Health Services Public Services - Homeless Services Public Services - Homeownership Assistance Public Services - Public Safety Public Services - Senior Services Public Services - Services for the Disabled Public Services - Substance Abuse Services Public Services - Transportation Services Public Services - Youth Services		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Goal PS-2	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Service Public Services - Public Safety		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
10	Goal ED-1	2015	2019	Non-Housing Community Development		Econ. Development - Micro- enterprise Assistance General Priorities - Comm. Devel. - Economic Devel		Businesses assisted: 20 Businesses Assisted
11	Goal ED-2	2015	2019	Non-Housing Community Development		Econ. Development - Assistance to For Profit Econ. Development - Comm./Indust. Acq/Const/Rehab Econ. Development - Comm./Indust. Infrastructure Econ. Development - Technical Assistance General Priorities - Comm. Devel. - Economic Devel		Jobs created/retained: 20 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Goal IN-1	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Infrastructure Infrastructure - Flood Drain Improvements Infrastructure - Sidewalks Infrastructure - Solid Waste Disposal Improvements Infrastructure - Street Improvements Infrastructure - Water/Sewer Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13000 Persons Assisted
13	Goal IN-2	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Infrastructure Infrastructure - Removal of Architectural Barriers		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
14	Goal A-1	2015	2019	Other		General Priorities - Comm. Devel. - Planning Planning		Other: 25 Other
15	Goal HO-1	2015	2019	Affordable Housing		General Priorities - Housing - Homeowner Housing		Homeowner Housing Added: 1 Household Housing Unit
16	Goal HO-2	2015	2019	Affordable Housing		General Priorities - Housing - Homeowner Housing		Homeowner Housing Added: 10 Household Housing Unit
17	Goal HR-1	2015	2019	Affordable Housing		General Priorities - Housing - Rental Housing		Rental units constructed: 7 Household Housing Unit
18	Goal HR-2	2015	2019	Affordable Housing		General Priorities - Housing - Rental Housing		Rental units constructed: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Goal HR-3	2015	2019	Affordable Housing		General Priorities - Spec. Housing - Disabled Per. General Priorities - Spec. Housing - Elderly		Rental units constructed: 7 Household Housing Unit
20	Goal HR-4	2015	2019	Affordable Housing		General Priorities - Spec. Housing - Disabled Per. General Priorities - Spec. Housing - Elderly		Rental units constructed: 1 Household Housing Unit
21	Goal HR-5	2015	2019	Homeless		General Priorities - Housing - Rental Housing		Rental units constructed: 1 Household Housing Unit
22	Goal HR-6	2015	2019	Affordable Housing		General Priorities - Housing - Rental Housing		Rental units rehabilitated: 5 Household Housing Unit
23	Goal HA-1	2015	2019	Other		General Priorities - Comm. Devel. - Planning		Other: 2 Other

Table 52 - Goals Summary

Goal Descriptions

1	Goal Name	Goal PF-1
	Goal Description	Acquire, construct or rehabilitate buildings to serve homeless persons and families.
2	Goal Name	Goal PF-2
	Goal Description	Acquire, construct or rehabilitate health facilities including substance abuse and mental health services to benefit predominately low- and moderate-income persons.

3	Goal Name	Goal PF-3
	Goal Description	Acquire public fire safety equipment/apparatus to benefit low- and moderate-income communities limited to Program Years 2015 and 2018.
4	Goal Name	Goal PF-4
	Goal Description	Acquire, construct and/or rehabilitate public safety (Fire and Police) facilities to benefit low- and moderate-income communities.
5	Goal Name	Goal PF-5
	Goal Description	Acquire, construct or rehabilitate facilities including child care, domestic violence, food distribution and other social service facilities that benefit predominately low- and moderate-income persons.
6	Goal Name	Goal PF-6
	Goal Description	Acquire, construct or rehabilitate county service facilities, including landfills, to benefit low- and moderate-income communities.
7	Goal Name	Goal PF-7
	Goal Description	Acquire, construct or rehabilitate county parks and recreational facilities to benefit low- and moderate-income communities - improvements not to include ADA.
8	Goal Name	Goal PS-1
	Goal Description	Support child care, substance abuse, employment training, homeless, domestic violence, homeowner assistance, recycling and other health and social services for low and moderate-income persons.
9	Goal Name	Goal PS-2
	Goal Description	Acquire public emergency/safety equipment in low- and moderate-income areas.
10	Goal Name	Goal ED-1
	Goal Description	Provide additional micro-enterprise training in low- and moderate-income areas designated as enterprise zones.

Consolidated Plan

MAUI COUNTY

141

OMB Control No: 2506-0117 (exp. 06/30/2018)

11	Goal Name	Goal ED-2
	Goal Description	Support economic development activities that create/retain jobs for low- and moderate-income persons in areas designated as enterprise zones.
12	Goal Name	Goal IN-1
	Goal Description	Construct or rehabilitate infrastructure, including water/sewer, solid waste disposal and flood drainage, in low- and moderate-income communities.
13	Goal Name	Goal IN-2
	Goal Description	Remove architectural barriers from parks and recreational facilities.
14	Goal Name	Goal A-1
	Goal Description	Provide effective and efficient program administration which may include planning costs that are not inclusive of the 20% of the annual grant amount.
15	Goal Name	Goal HO-1
	Goal Description	HOME funds only, for informational purposes only - no CDBG funding: HOME funds will be utilized to construct affordable for-sale housing.
16	Goal Name	Goal HO-2
	Goal Description	Combined HOME and CDBG funding: HOME and CDBG funds will be utilized to provide downpayment/closing cost and homeownership assistance.
17	Goal Name	Goal HR-1
	Goal Description	HOME funds (for informational purposes only) and HTF - no CDBG funding: HOME funds and HTF will be utilized to construct affordable rental housing.
18	Goal Name	Goal HR-2
	Goal Description	Combined HOME, HTF and CDBG funding: HOME, HTF and CDBG funds will be utilized to acquire site for the construction of affordable rental housing.

Consolidated Plan

MAUI COUNTY

142

OMB Control No: 2506-0117 (exp. 06/30/2018)

19	Goal Name	Goal HR-3
	Goal Description	HOME funds only, for informational purposes only - no CDBG funding: HOME funds will be utilized to construct rental housing for special needs population.
20	Goal Name	Goal HR-4
	Goal Description	Combined HOME and CDBG funding: HOME and CDBG funds will be utilized for site acquisition to be used for the construction of rental housing for special needs populations.
21	Goal Name	Goal HR-5
	Goal Description	HOME funds only, for informational purposes only - no CDBG funding: HOME funds will be utilized to construct transitional housing units.
22	Goal Name	Goal HR-6
	Goal Description	CDBG funds will be utilized to rehabilitate affordable rental housing.
23	Goal Name	Goal HA-1
	Goal Description	HOME and HTF funds only, for informational purposes only - no CDBG funding: Provide effective program administration for the HOME and HTF program.

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)

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)

N/A. No Section 504 voluntary compliance agreement in place.

Activities to Increase Resident Involvements

Each housing project holds monthly Resident Community Meetings to discuss community concerns, management, etc.

Additionally, a Resident Advisory Board, made up of federal public housing residents and a section 8 tenant-based housing assistance recipient, meet monthly to assist and make recommendations to HPHA regarding the development of the public housing agency plan.

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

No

Plan to remove the ‘troubled’ designation

Does not apply, See above.

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

Barriers to Affordable Housing

There are many factors which have contributed to the shortage of housing and consequently, the lack of affordability in housing in the State. Included are demographic changes, market forces, changes in federal housing policy, changes in federal tax policy, and development constraints (including lack of “reasonably priced”, developable land; lack of infrastructure; high development costs; government regulations; community opposition; and growing environmental requirements).

Tax Policy - Taxes add to the cost of privately-sponsored housing production. The 4% general excise tax is levied on rental receipts, construction materials, and personal services, such as architectural and engineering fees.

Mini Davis-Bacon Requirements – Act 294, SLH 1990, requires that HHFDC and the counties comply with the prevailing wage requirements of the State Labor Department for any project receiving tax credits or other assistance under the provisions of Chapter 201H, HRS.

Land Use Controls – Land use in the State is regulated by both the State and the counties. The State Land Use Law (Chapter 205, HRS), passed in 1961, was the nation’s first attempt at statewide land use planning and remains an integral part of the State’s growth management process. The counties are granted authority to develop comprehensive plans under the County Organization Law (Chapter 46, HRS).

There are four State land use districts – urban, agricultural and conservation. Counties have sole jurisdiction in the urban district; the State and counties jointly manage the rural and agricultural districts; and the State has principal jurisdiction over the conservation district. The State’s unique land use control system has a highly significant influence on the housing market because it affects the timing, location and extent of urban land available for housing development.

Zoning Ordinances – Zoning is largely a county function in the State. Each local government adopts zoning ordinances. Recent zoning principles indicate that a compact community lessens the financial burden of providing services to the inhabitants. Currently, planning efforts have concentrated on creating “sustainable communities” which is not reinforced by the current zoning standards.

Building Codes – Development code requirements can increase the cost of housing development in various ways.

Fees and Charges – The County General Plans set the broad policies for the long-range development of the counties. The policies address major areas of concern including population, economic activity, housing, physical development and urban design, government operations, and fiscal management.

Lack of infrastructure – New residential development often occurs in areas that were formerly used for agricultural purposes. These areas lack major off-site infrastructure such as water, sewer, drainage, roadway, and utility systems.

Lack of Resources to Develop Affordable Housing – Without adequate resources, thousands of needed affordable housing units will not be built. The bottom line is that it is very expensive to build homes affordable to extremely-low and low-income families, particularly in the state.

The rental income from low-income housing is insufficient to cover the development costs. Gap financing is critical to develop new, affordable rental units. Generally, low income housing tax credits can cover 50% of the project costs, private financing covers 25% of the project costs, and gap financing is needed for the final 25% of the project costs. The State Rental Housing Trust Fund has been the primary source of gap equity financing. Unfortunately, applications for funding from the trust fund far exceed the balance.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The County has 5 initiatives underway to aid in the reduction of affordable housing barriers as follows: 1.) Processing applications pursuant to Chapter 201H, HRS: The County will continue to support the development of affordable housing project by processing applications pursuant to Chapter 201H, HRS which authorizes the County to expedite the approval process for the development of affordable housing projects that are exempt from statutes, ordinances, charter provisions and rules relating to the planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon. 2.) Residential Workforce Housing Policy: The County’s affordable housing initiative was enhanced by the creation and implementation of the Residential Workforce Housing Policy (Chapter 2.96, Maui County Code). The purpose of this policy is to encourage the provision and maintenance of residential workforce housing unity, for both purchase and rental, to meet the needs of very low income (50% or less of the County’s median family income) to gap income households (141% to 160% of the County’s median family income, as established by HUD) for the workforce, students and special housing target groups. Under certain situations, developments are required to provide a certain percentage (40% or 50% of the total number of units) of residential workforce housing units for very low income to gap income households. In lieu of providing residential workforce housing units, the residential workforce housing requirement may be satisfied by pay a fee or providing land. 3.) Affordable Housing Fund Program: The County’s affordable housing initiative was also enhanced by the creation and implementation of the Affordable Housing Fund Program. All moneys paid to the County in lieu of providing residential workforce housing units, any County Council appropriations to the fund and all moneys donated to the County for affordable housing projects are deposited in the Affordable Housing Fund. The fund is to be used for the provision and expansion of affordable housing and suitable living environments for residents of very low income (50% or less of the County’s median family income as adjusted by HUD) to moderate income (101% to 120% of the County’s median family income as adjusted by HUD), including the rehabilitation of existing structures, land planning, design and constructions. 4.) The HOME Program: The County will continue its partnership

with non-profit agencies by allocating its share of HOME funds to projects that develop affordable housing for low-income households. 5.) Expanding the CDBG Program: The County has identified opportunities to utilize CDBG funds to develop and support affordable housing for low and moderate income households. These opportunities include the acquisition of land for the construction of affordable rental housing, rehabilitation of affordable rental housing and homeowner assistance.

SP-60 Homelessness Strategy – 91.215(d)

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

Maui County is very limited to the number of outreach personnel on our islands. Mental Health Kokua and Family Life Center provides outreach on Maui Island. Trust is foremost in providing the care the homeless require. It is a slow process to convince the chronically homeless to do an intake and be housed. Many do not have wages to speak of and therefore are very limited in their care. Most have mental health issues and securing a case manager usually holds up the “process” of getting them on special programs and housing.

Addressing the emergency and transitional housing needs of homeless persons

Maui County has continued to engage with Federal, State and Local partners, and with non-profits working in the system to address homelessness. Some key systemic changes have been made and will continue to be refined in order to address the emergency and transitional housing needs of homeless persons. These include:

- Adoption of a common assessment tool; the VI-SPDAT. (Vulnerability Index-Service Prioritization Decision Assistance Tool)
- State’s leadership in developing a cohesive, coordinated outreach effort.

Continue to dialogue regarding the “lack” of emergency and transitional housing

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.

Maui County, as part of the Continuum of Care – Bridging the Gap, receives state funds to create a system of care for needy individuals and families at a broad range of Area Median Income (AMI). Federal Emergency Solutions Grant funds are restricted to those at 30% of AMI, yet there are many people who earn between 30-60% of AMI who need and would benefit from assistance. The State’s programs, including the Housing Placement Program and State Homeless Emergency Grant program are geared to address those who are in this income level.

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

Maui County continues to work with the State Hawaii Interagency Council on Homelessness (HICH), to create “common ground” solutions between large public systems such as hospitals, prisons, and mental institutions regarding resource allocation and discharge planning both for the homeless and non-homeless population.

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

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

1. An action to address and reduce Lead-Based Paint (LBP) hazards are incorporated within the housing activities that are funded with federal funds by the County of Maui. Each organization or agency that receives HOME Investment Partnership (HOME) Program or Community Development Block Grant (CDBG) funds is required to comply with LBP regulatory requirements within the programs that they are funded with and the requirements are incorporated in the grant agreements.
2. The County assist educating the public on the hazards of LBP by providing informational materials to Section 8 Housing Choice Voucher Program participants (applicants, tenants, landlords, etc.).

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

Action number is related to the extent of lead poisoning and hazards in that each organization or agency that receives HOME Program or CDBG funds is required to comply with lead-based paint regulatory requirements within the programs that they are funded with. If the activity that the organization or agency performs triggers lead-based paint, then that organization or agency needs to comply with the LBP regulatory requirements within the programs that they are funded with.

Action number is related to the extent of lead poisoning and hazards in that by providing informational materials on LBP hazards to Section 8 Housing Choice Voucher Program participants makes them aware of the hazards of LBP and that action needs to be taken if they are aware of the home they live in or own and rent out has lbp and the paint is chipping or peeling.

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

Action number 1 whereby the organization or agency that receive HOME Program or CDBG funds are required to comply with LBP regulatory requirements within the program that they receive funds for are written in the grant agreement.

Action number 2 informational material on LBP hazards to Section 8 Housing Choice Voucher Program participants is written in the Section 8 procedures.

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

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

The County's strategy for reducing the number of poverty level families is to provide a continuum of care and opportunities for self-empowerment which lead to self-sufficiency and economic independence. Continuum of care means that a broad range of services are provided which are directed at meeting different levels of need as individuals move up the ladder of self-sufficiency. These needs range from basic needs for food, clothing, shelter, and health care; then transitional housing arrangement, treatment of substance abuse, family counseling and other social needs; and finally, needs for permanent housing, life skill, social support networks, and employment.

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

It is coordinated with the homelessness, special needs population and housing. Homelessness would set up these families with continuum of care and provided these families with their basic needs and into transitional housing and to employment and into permanent housing.

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

MONITORING PLAN

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

HOME Program Monitoring

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

CDBG Program Monitoring

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

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

1. Quarterly submission of program monitoring reports throughout the period of project implementation disclosing detailed financial and quantifiable information on activities, beneficiaries, and accomplishments;
2. Annual submission of performance reports and financial audits upon project completion;

3. Compliance with federal procurement requirements, environmental review requirements, labor standard and wage compliance provisions, and other applicable federal program requirements; and

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

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

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

CONTINUED at AP-90 Program Specific Requirements, Discussion Section

Expected Resources

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

Introduction

The County of Maui, in developing this 2015 Annual Action Plan during the fall of 2014, assumed that its 2015 entitlement revenue will exactly mirror actual 2014 allocations from HUD. On February 10, 2015 the United States Department of Housing and Urban Development announced that the County of Maui's PY 2015 CDBG allocation is \$1,711,591 where no program income is expected.

The County of Maui through the State of Hawaii's Hawaii Housing Finance and Development Corporation (HHFDC) will receive an allocation of \$1,425,000 in Program Year 2017 Housing Trust Funds (HTF).

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

Anticipated Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,711,591	0	0	1,711,591	6,846,364	On February 10, 2015 the United States Department of Housing and Urban Development announced that the County of Maui's 2015 CDBG allocation is \$1,711,591 where no program income is expected.

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

Table 53 - Expected Resources - Priority Table

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

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

{RFP} process.

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

None

Discussion

These revenue estimates were developed in the fall of 2014 based on media and other reports from Washington D. C. regarding an agreement among the Congressional leadership and the White House for a continuing resolution.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Goal PF-1	2015	2019	Homeless		Public Facility - Homeless Facility	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1530 Persons Assisted
2	Goal PF-2	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities	CDBG: \$499,226	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8032 Persons Assisted
3	Goal PF-3	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. Public Facility - Fire Safety Equipment/Apparatus	CDBG: \$900,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5806 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Goal PF-5	2015	2019	Non-Housing Community Development		General Priorities - Comm. Devel. - Public Faci. General Priorities - Spec. Housing - Disabled Per. General Priorities - Spec. Housing - Elderly Public Facility - Child Care Centers Public Facility - Persons with a Disability Public Facility - Senior Centers	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 145 Persons Assisted
5	Goal A-1	2015	2019	Other		General Priorities - Comm. Devel. - Planning Planning	CDBG: \$312,365	Other: 5 Other
6	Goal HR-6	2015	2019	Affordable Housing		General Priorities - Housing - Rental Housing		Rental units rehabilitated: 119 Household Housing Unit

Table 54 -- Goals Summary

Goal Descriptions

1	Goal Name	Goal PF-1
	Goal Description	Acquire, construct or rehabilitate buildings to serve homeless persons and families.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	Ho'olehua Molokai Pumper
2	Lanai Community Health Center LCHC Facility
3	Planning Costs (Mandatory Program Requirements for Consolidated Plan)
4	County of Maui CDBG Program Administration
5	Lanai Community Health Center LCHC Facility - Alternate
6	Ka Hale A Ke Ola Homeless Resource Center's Renewal Project - Alternate
7	Mental Health Kokua Iao House Rehabilitation - Alternate
8	Maui Family Support Services Ka 'ie 'ie Child Development Center - Alternate
9	ARC of Maui County ARC Group Home Rehabilitation/Improvement Project - Alternate
10	Lokahi Pacific Hale Lohaki Elua Rehabilitation Project - Alternate
11	Hale Mahaolu Ewalu Senior Housing Project - Alternate
12	Hale Mahaolu Lahaina Surf Preservation - Alternate
13	Mental Health Kokua 133 Market Street- Alternate
14	Hana Health Rehabilitation and Support Center - Alternate

Table 55 – Project Information

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

The distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2015, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

2	Goal Name	Goal PF-2
	Goal Description	Acquire, construct or rehabilitate health facilities including substance abuse and mental health services to benefit predominately low- and moderate-income persons.
3	Goal Name	Goal PF-3
	Goal Description	Acquire public fire safety equipment/apparatus to benefit low- and moderate-income communities.
4	Goal Name	Goal PF-5
	Goal Description	Acquire, construct or rehabilitate facilities including child care, domestic violence, food distribution and other social service facilities that benefit predominately low- and moderate-income persons.
5	Goal Name	Goal A-1
	Goal Description	Provide effective and efficient program administration which may include planning costs that are not inclusive of the 20% of the annual grant amount. 1. Mandated studies by HUD to fulfill 2015-2019 Consolidated Plan requirements (preparation of Analysis of Impediments To Fair Housing Choices and Housing Study). Studies are being coordinated on a state-wide basis and each county shall share in the costs for a total of \$8,000. 2. CDBG Administration for a total of \$304,365 at 17.8% which is not to exceed 20% of the annual grant amount.
6	Goal Name	Goal HR-6
	Goal Description	CDBG funds will be utilized to rehabilitate affordable rental housing.

AP-38 Project Summary
Project Summary Information

1	Project Name	Ho'olehua Molokai Pumper
	Target Area	
	Goals Supported	Goal PF-3
	Needs Addressed	General Priorities - Comm. Devel. - Public Faci. Public Facility - Fire Safety Equipment/Apparatus
	Funding	CDBG: \$900,000
	Description	Funding is requested for acquisition of a pumper apparatus for the Ho'olehua, Maunaloa, Kalae, Kualapuu and Ke Nani Kai communities of central and west Molokai which is an eligible activity under 24 CFR 570.201(c) and who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i). County of Maui 2010 Census Data: DISTRICT: East Molokai (Kaunakakai) TRACT: 031700 BLKGRP: 1 LOWMOD UNIV: 884 LOWMOD: 620 LOWMOD PCT: 70.1% BLKGRP: 2 LOWMOD UNIV: 1493 LOWMOD: 1118 LOWMOD PCT: 74.9% BLKGRP: 3 LOWMOD UNIV: 708 LOWMOD: 525 LOWMOD PCT: 74.2% BLKGRP: 4 LOWMOD UNIV: 575 LOWMOD: 323 LOWMOD PCT: 56.2% BLKGRP: 5 LOWMOD UNIV: 1012 LOWMOD: 680 LOWMOD PCT: 67.2% TOTAL LOWMOD UNIV: 4672 TOTAL LOWMOD: 3266 TOTAL LOWMOD PCT: 69.9% DISTRICT: West Molokai (Hoolehua) TRACT: 031800 BLKGRP: 1 LOWMOD UNIV: 1548 LOWMOD: 997 LOWMOD PCT: 64.4% BLKGRP: 2 LOWMOD UNIV: 1021 LOWMOD: 746 LOWMOD PCT: 73.1% TOTAL LOWMOD UNIV: 2569 TOTAL LOWMOD: 1743 TOTAL LOWMOD PCT: 67.8%
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funding is requested for acquisition of a pumper apparatus for the Ho'olehua, Maunaloa, Kalae, Kualapuu and Ke Nani Kai communities of central and west Molokai which is an eligible activity under 24 CFR 570.201(c) and who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i). County of Maui 2010 Census Data: DISTRICT: East Molokai (Kaunakakai) TRACT: 031700 BLKGRP: 1 LOWMOD UNIV: 884 LOWMOD: 620 LOWMOD PCT: 70.1% BLKGRP: 2 LOWMOD UNIV: 1493 LOWMOD: 1118 LOWMOD PCT: 74.9% BLKGRP: 3 LOWMOD UNIV: 708 LOWMOD: 525 LOWMOD PCT: 74.2% BLKGRP: 4 LOWMOD UNIV: 575 LOWMOD: 323 LOWMOD PCT: 56.2% BLKGRP: 5 LOWMOD UNIV: 1012 LOWMOD: 680 LOWMOD PCT: 67.2% TOTAL LOWMOD UNIV: 4672 TOTAL LOWMOD: 3266 TOTAL LOWMOD PCT: 69.9% DISTRICT: West Molokai (Hoolehua) TRACT: 031800 BLKGRP: 1 LOWMOD UNIV: 1548 LOWMOD: 997 LOWMOD PCT: 64.4% BLKGRP: 2 LOWMOD UNIV: 1021 LOWMOD: 746 LOWMOD PCT: 73.1% TOTAL LOWMOD UNIV: 2569 TOTAL LOWMOD: 1743 TOTAL LOWMOD PCT: 67.8%
2	Project Name	Lanai Community Health Center LCHC Facility
	Target Area	
	Goals Supported	Goal PF-2
	Needs Addressed	General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities
	Funding	CDBG: \$499,226
	Description	Funding is requested for the final phase of the Lanai Community Health Center capital improvement project - CDBG funds will be used for acquisition and installation of real property equipment and improvements that are permanently affixed and integral to the public facility which is an eligible activity under 24 CFR 570.201(c) who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i). Partially funded project at \$499,226 of the \$629,543 requested. The balance of \$130,317 becomes the first alternate project. County of Maui 2010 Census Data: DISTRICT: Lanai TRACT: 031600 BLKGRP: 1 LOWMOD UNIV: 2151 LOWMOD: 1083 LOWMOD PCT: 50.3% BLKGRP: 2 LOWMOD UNIV: 1031 LOWMOD: 734 LOWMOD PCT: 71.2% TOTAL LOWMOD UNIV: 3182 TOTAL LOWMOD: 1817 TOTAL LOWMOD PCT: 57.1%
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding is requested for the final phase of the Lanai Community Health Center capital improvement project - CDBG funds will be used for acquisition and installation of real property equipment and improvements that are permanently affixed and integral to the public facility which is an eligible activity under 24 CFR 570.201(c) who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i). Partially funded project at \$499,226 of the \$629,543 requested. The balance of \$130,317 becomes the first alternate project. County of Maui 2010 Census Data: DISTRICT: Lanai TRACT: 031600 BLKGRP: 1 LOWMOD UNIV: 2151 LOWMOD: 1083 LOWMOD PCT: 50.3% BLKGRP: 2 LOWMOD UNIV: 1031 LOWMOD: 734 LOWMOD PCT: 71.2% TOTAL LOWMOD UNIV: 3182 TOTAL LOWMOD: 1817 TOTAL LOWMOD PCT: 57.1%
3	Project Name	Planning Costs (Mandatory Program Requirements for Consolidated Plan)
	Target Area	
	Goals Supported	Goal A-1
	Needs Addressed	General Priorities - Comm. Devel. - Planning
	Funding	CDBG: \$8,000
	Description	Mandated studies by HUD to fulfill 2015-2019 Consolidated Plan requirements which includes the preparation of the Analysis of Impediments To Fair Housing Choices and Housing Studies. The studies are being coordinated on a state wide basis and each county shall share in the costs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Mandated studies by HUD to fulfill 2015-2019 Consolidated Plan requirements which includes the preparation of the Analysis of Impediments To Fair Housing Choices and Housing Studies. The studies are being coordinated on a state wide basis and each county shall share in the costs.
4	Project Name	County of Maui CDBG Program Administration
	Target Area	
	Goals Supported	Goal A-1
	Needs Addressed	General Priorities - Comm. Devel. - Planning Planning
	Funding	CDBG: \$304,365
	Description	CDBG Program Administration as defined under 24 CFR 570.206.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The County of Maui will utilize CDBG funds in accordance with 24 CFR 570.206 for the general administrative and management functions, including program administration, coordination, monitoring and evaluation; record-keeping and reporting requirements to ensure effective and timely project administration in accordance with applicable HUD regulations. Funding will also be used toward planning and capacity building assistance and unanticipated additional expenses of eligible activities within project scope of previously approved projects. The County of Maui CDBG program plans its Consolidated and Annual Action Plan by conducting public hearings as mandated by the Citizens Participation Plan. The County of Maui CDBG program also conducts capacity building assistance through outreach into the community by conducting application workshops for the public to build an understanding of the County of Maui CDBG process including, but not limited to, meeting the requirements of the County of Maui Consolidated Plan; being an eligible activity and meeting a national objective; how to apply for CDBG funding; and the compliance requirements. The County of Maui CDBG program intends to reprogram excess CDBG administrative funds to previously approved CDBG projects with unanticipated additional expenses of eligible activities within the project scope.
5	Project Name	Lanai Community Health Center LCHC Facility - Alternate
	Target Area	
	Goals Supported	Goal PF-2
	Needs Addressed	General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities
	Funding	:

Description	CDBG funding \$130,317.00. Funding is requested for the final phase of the Lanai Community Health Center capital improvement project - CDBG funds will be used for acquisition and installation of real property equipment and improvements that are permanently affixed and integral to the public facility which is an eligible activity under 24 CFR 570.201(c) who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i). First alternate of the funding balance at \$130,317 of the \$629,543 requested. County of Maui 2010 Census Data: DISTRICT: Lanai TRACT: 031600 BLKGRP: 1 LOWMOD UNIV: 2151 LOWMOD: 1083 LOWMOD PCT: 50.3% BLKGRP: 2 LOWMOD UNIV: 1031 LOWMOD: 734 LOWMOD PCT: 71.2% TOTAL LOWMOD UNIV: 3182 TOTAL LOWMOD: 1817 TOTAL LOWMOD PCT: 57.1%
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Funding is requested for the final phase of the Lanai Community Health Center capital improvement project - CDBG funds will be used for acquisition and installation of real property equipment and improvements that are permanently affixed and integral to the public facility which is an eligible activity under 24 CFR 570.201(c) who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i). First alternate of the funding balance at \$130,317 of the \$629,543 requested. County of Maui 2010 Census Data: DISTRICT: Lanai TRACT: 031600 BLKGRP: 1 LOWMOD UNIV: 2151 LOWMOD: 1083 LOWMOD PCT: 50.3% BLKGRP: 2 LOWMOD UNIV: 1031 LOWMOD: 734 LOWMOD PCT: 71.2% TOTAL LOWMOD UNIV: 3182 TOTAL LOWMOD: 1817 TOTAL LOWMOD PCT: 57.1%
6	
Project Name	Ka Hale A Ke Ola Homeless Resource Center's Renewal Project - Alternate
Target Area	
Goals Supported	Goal PF-1

Needs Addressed	General Priorities - Homelessness - Individuals General Priorities - Homelessness - Families Public Facility - Homeless Facility
Funding	:
Description	CDBG funding \$920,980.00. Rehabilitation of the Ka Hale A Ke Ola Homeless Resource Center facility to include wastewater lift station replacement, fire prevention system upgrade with the installation of an adequate backflow prevention device and the rehabilitation of Phase 2 of KHAKE's renewal project consisting of the rehabilitation of Building 4 and Building 7 for a total of 16 studios and 16 two-bedroom units. Ka Hale A Ke Ola Homeless Resource Center is a comprehensive resource center that provides emergency shelter and transitional housing for homeless. The rehabilitation of the Ka Hale A Ke Ola Homeless Resource Center is an eligible activity under 24 CFR 570.201(c).
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Rehabilitation of the Ka Hale A Ke Ola Homeless Resource Center facility to include wastewater lift station replacement, fire prevention system upgrade with the installation of an adequate backflow prevention device and the rehabilitation of Phase 2 of KHAKE's renewal project consisting of the rehabilitation of Building 4 and Building 7 for a total of 16 studios and 16 two-bedroom units. Ka Hale A Ke Ola Homeless Resource Center is a comprehensive resource center that provides emergency shelter and transitional housing for homeless. The rehabilitation of the Ka Hale A Ke Ola Homeless Resource Center is an eligible activity under 24 CFR 570.201(c).
7	
Project Name	Mental Health Kokua Iao House Rehabilitation - Alternate
Target Area	
Goals Supported	Goal PF-1
Needs Addressed	General Priorities - Homelessness - Individuals
Funding	:

	Description	CDBG funding \$17,500.00. Rehabilitation of the lao House which is a special needs group home serving homeless persons with mental illness and chemical dependency to include roofing, plumbing and concrete work which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of Mental Health Kokua are presumed to benefit those that are of low and moderate income as defined under 24 CFR 570.208(a)(2)(i)(A).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of the lao House which is a special needs group home serving homeless persons with mental illness and chemical dependency to include roofing, plumbing and concrete work which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of Mental Health Kokua are presumed to benefit those that are of low and moderate income as defined under 24 CFR 570.208(a)(2)(i)(A).
8	Project Name	Maui Family Support Services Ka 'ie 'ie Child Development Center - Alternate
	Target Area	
	Goals Supported	Goal PF-5
	Needs Addressed	General Priorities - Comm. Devel. - Public Faci. Public Facility - Child Care Centers
	Funding	:
	Description	CDBG funding \$244,851.00. Funding is requested to rehabilitate the Ka 'ie 'ie Child Development Center to expand and enhance services to 3-5 year old children which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of the Ka 'ie 'ie Child Development Center are those defined as a limited clientele where at least 51 percent of the clientele are of low to moderate income as defined under 24 CFR 570.208(a)(2)(i)(B).
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding is requested to rehabilitate the Ka 'ie 'ie Child Development Center to expand and enhance services to 3-5 year old children which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of the Ka 'ie 'ie Child Development Center are those defined as a limited clientele where at least 51 percent of the clientele are of low to moderate income as defined under 24 CFR 570.208(a)(2)(i)(B).
9	Project Name	ARC of Maui County ARC Group Home Rehabilitation/Improvement Project - Alternate
	Target Area	
	Goals Supported	Goal PF-5
	Needs Addressed	General Priorities - Spec. Housing - Disabled Per. Public Facility - Persons with a Disability
	Funding	:
	Description	CDBG funding \$580,859.00. The rehabilitation of 6 group homes at various locations to include interior and exterior upgrades and installation of solar PV systems which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of the ARC of Maui County are presumed to benefit those that are of low and moderate income as defined under 24 CFR 570.208(a)(2)(i)(A).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The rehabilitation of 6 group homes at various locations to include interior and exterior upgrades and installation of solar PV systems which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of the ARC of Maui County are presumed to benefit those that are of low and moderate income as defined under 24 CFR 570.208(a)(2)(i)(A).

10	Project Name	Lokahi Pacific Hale Lohaki Elua Rehabilitation Project - Alternate
	Target Area	
	Goals Supported	Goal HR-6
	Needs Addressed	General Priorities - Housing - Rental Housing
	Funding	:
	Description	CDBG funding \$226,600.00. Rehabilitation of the Hale Lokahi Elua to include the interior and exterior rehabilitation which is an eligible activity under 24 CFR 570.202(a). The primary beneficiaries of the Hale Lokahi Elua are those defined as a limited clientele where at least 51 percent of the housing units are occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of the Hale Lokahi Elua to include the interior and exterior rehabilitation which is an eligible activity under 24 CFR 570.202(a). The primary beneficiaries of the Hale Lokahi Elua are those defined as a limited clientele where at least 51 percent of the housing units are occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
11	Project Name	Hale Mahaolu Ewalu Senior Housing Project - Alternate
	Target Area	
	Goals Supported	Goal PF-5
	Needs Addressed	General Priorities - Spec. Housing - Elderly Public Facility - Senior Centers
	Funding	:

	Description	CDBG funding \$1,500,000.00. Funding is requested for the Senior center and site preparation for the Hale Mahaolu Senior Housing Project in the Kulamalu Subdivision with affordable housing for the elderly, a place dedicated for senior activities and related supportive services which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of the Hale Mahaolu Senior Center are elderly persons, a clientele who are generally presumed to be principally low and moderate income persons as defined under 24 CFR 570.208(a)(2)(i)(A). In addition, at least 51 percent of the housing units in the Hale Mahaolu Senior Housing will be occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding is requested for the Senior center and site preparation for the Hale Mahaolu Senior Housing Project in the Kulamalu Subdivision with affordable housing for the elderly, a place dedicated for senior activities and related supportive services which is an eligible activity under 24 CFR 570.201(c). The primary beneficiaries of the Hale Mahaolu Senior Center are elderly persons, a clientele who are generally presumed to be principally low and moderate income persons as defined under 24 CFR 570.208(a)(2)(i)(A). In addition, at least 51 percent of the housing units in the Hale Mahaolu Senior Housing will be occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
	12	Project Name
Target Area		
Goals Supported		Goal HR-6
Needs Addressed		General Priorities - Housing - Rental Housing
Funding		:

	Description	CDBG funding \$400,000.00. Rehabilitation of Lahaina Surf Apartments to include asbestos removal which is an eligible activity under 24 CFR 570.202(a). The primary beneficiaries of the Lahaina Surf Apartments are those defined as a limited clientele where at least 51 percent of the housing units are occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of Lahaina Surf Apartments to include asbestos removal which is an eligible activity under 24 CFR 570.202(a). The primary beneficiaries of the Lahaina Surf Apartments are those defined as a limited clientele where at least 51 percent of the housing units are occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
13	Project Name	Mental Health Kokua 133 Market Street- Alternate
	Target Area	
	Goals Supported	Goal PF-1
	Needs Addressed	General Priorities - Homelessness - Individuals General Priorities - Homelessness - Families Public Facility - Homeless Facility
	Funding	:
	Description	CDBG funding \$148,000.00. CDBG funds will be used for pre-development activity to rehabilitate the existing space at 133 Market Street in Wailuku to create low income housing for homeless persons with mental illness and chemical dependency which is an eligible activity under 24 CFR 570.202(a)(1). At least 51 percent of the housing units will be occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds will be used for pre-development activity to rehabilitate the existing space at 133 Market Street in Wailuku to create low income housing for homeless persons with mental illness and chemical dependency which is an eligible activity under 24 CFR 570.202(a)(1). At least 51 percent of the housing units will be occupied by tenants with low and moderate income as defined under 24 CFR 570.208(a)(3) low and moderate income housing.
14	Project Name	Hana Health Rehabilitation and Support Center - Alternate
	Target Area	
	Goals Supported	Goal PF-2
	Needs Addressed	General Priorities - Comm. Devel. - Public Faci. Public Facility - Health Care Facilities
	Funding	:
	Description	CDBG funding \$800,000.00. Pre-development work the Hana Health Rehabilitation and Support Center in Hana which is an eligible activity under 24 CFR 570.201(c) and who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i).County of Maui 2010 Census Data: DISTRICT: Lanai TRACT: 031600 BLKGRP: 1 LOWMOD UNIV: 2151 LOWMOD: 1083 LOWMOD PCT: 50.3% BLKGRP: 2 LOWMOD UNIV: 1031 LOWMOD: 734 LOWMOD PCT: 71.2% TOTAL LOWMOD UNIV: 3182 TOTAL LOWMOD: 1817 TOTAL LOWMOD PCT: 57.1%
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

Planned Activities	<p>Pre-development work the Hana Health Rehabilitation and Support Center in Hana which is an eligible activity under 24 CFR 570.201(c) and who are residents in a particular area where at least 51 percent of the residents are of low to moderate income as defined under 24 CFR 570.208(a)(1)(i).</p> <p>County of Maui 2010 Census Data: DISTRICT: Lanai TRACT: 031600 BLKGRP: 1 LOWMOD UNIV: 2151 LOWMOD: 1083 LOWMOD PCT: 50.3% BLKGRP: 2 LOWMOD UNIV: 1031 LOWMOD: 734 LOWMOD PCT: 71.2% TOTAL LOWMOD UNIV: 3182 TOTAL LOWMOD: 1817 TOTAL LOWMOD PCT: 57.1%</p>
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AP-50 Geographic Distribution – 91.220(f)

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

The County does not allocate funds based on geographic areas. The distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2015, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County does not allocate funds based on geographic areas. The distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2015, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

Discussion

The County does not allocate funds based on geographic areas. The distribution of CDBG funds is based on the priority needs and objectives identified in the County of Maui ConPlan. The CDBG funds are allocated on an annual basis utilizing a competitive, open application process in which proposals are evaluated and rated for program eligibility, fulfillment of County priorities and objectives, need, impact and other considerations pursuant to the County of Maui CDBG Program Project Evaluation & Rating System. This CDBG evaluation and rating process is outlined in the CDBG Program Request for Proposals Application Packet for PY 2015, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will not receive any HOME Programs funds in PY 2015 and therefore will not be funding projects.

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Type
Discussion

The number of households supported through Rental Assistance is from the Section 8 Housing Choice Voucher Program.

AP-60 Public Housing – 91.220(h)

Introduction

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

HPHA will continue to implement programs of modernization; increase affordable housing count by pursuing mixed finance redevelopment through public-private partnerships; enforcement the no smoking policy; pursue no trespassing law 24 hours; and continue to work with law enforcement to address security concerns.

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

PMMSB staff attends resident meetings to encourage and provide information on the benefits of becoming involved as active participants in Resident Associations, the Resident Advisory Board (RAB), a Resident Board member and Grievance Hearing Officers. The outreach does include posting of notices, word of mouth and the rent insert.

HPHA has a Self-Sufficiency program, limited to 25 participants to enable tenant's to work towards homeownership. At the start of the program, goals are set, supportive services and individual training is provided to ensure program compliance. An earned income baseline is established during their initial interview and all future increases in earned income are credited to the family's FSS escrow account.

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

Does not apply. The HPHA is not designated as troubled.

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

Introduction

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State's PY 2015 Annual Action Plan for additional information on Homeless Programs.

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

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

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State's PY 2015 Annual Action Plan for additional information on Homeless Programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State's PY 2015 Annual Action Plan for additional information on Homeless Programs.

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

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State's PY 2015 Annual Action Plan for additional information on Homeless Programs.

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

Homeless Programs in the County are administered by DHS-BESSD. Please refer to the State's PY 2015 Annual Action Plan for additional information on Homeless Programs.

Discussion

In addition to DHS-BESSD funding the Maui County anticipates appropriating \$2,515,658 in the County General Funds for homeless programs. The County provided funding for the following activities during FY2015 to address the needs of the homeless.

1. \$328,500 - Maui Economic Opportunity, Inc Subsidized Rental Assistance Program for low-income families who are at-risk of becoming homeless.
2. \$640,000 – Ka Hale A Ke Ola Resource Centers Outreach, counseling, educational services, subsidized rental assistance program, maintenance and operations.
3. \$75,000 – Hale Kau Kau provides emergency meals and meals for the homebound
4. \$548,650 – Family Life Center outreach, housing, case management, subsidized rental assistance, services for families or individuals homeless or at-risk of homelessness.
5. \$365,000 – Women Helping Women subsidized rental assistance and program
6. \$134,000 – Salvation Army Outreach and basic support services for homeless
7. \$75,000 – Legal Aid Society for at-risk of becoming homeless
8. \$95,000 – Mental Health Kokua Outreach for homeless and special population needs
9. \$254,508 – Maui Farm Strengthening Program

The County also has an established Affordable Housing Program which provides grant opportunities to local non-profit and for-profit agencies to increase housing opportunities for low to moderate income families within the Maui County.

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

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County has 5 initiatives underway to aid in the reduction of affordable housing barriers as follows: 1.) Processing applications pursuant to Chapter 201H, HRS: The County will continue to support the development of affordable housing project by processing applications pursuant to Chapter 201H, HRS which authorizes the County to expedite the approval process for the development of affordable housing projects that are exempt from statutes, ordinances, charter provisions and rules relating to the planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon. 2.) Residential Workforce Housing Policy: The County's affordable housing initiative was enhanced by the creation and implementation of the Residential Workforce Housing Policy (Chapter 2.96, Maui County Code). The purpose of this policy is to encourage the provision and maintenance of residential workforce housing unity, for both purchase and rental, to meet the needs of very low income (50% or less of the County's median family income) to gap income households (141% to 160% of the County's median family income, as established by HUD) for the workforce, students and special housing target groups. Under certain situations, developments are required to provide a certain percentage (40% or 50% of the total number of units) of residential workforce housing units for very low income to gap income households. In lieu of providing residential workforce housing units, the residential workforce housing requirement may be satisfied by pay a fee or providing land. 3.) Affordable Housing Fund Program: The County's affordable housing initiative was also enhanced by the creation and implementation of the Affordable Housing Fund Program. All moneys paid to the County in lieu of providing residential workforce housing units, any County Council appropriations to the fund and all moneys donated to the County for affordable housing projects are deposited in the Affordable Housing Fund. The fund is to be used for the provision and expansion of affordable housing and suitable living environments for residents of very low income (50% or less of the County's median family income as adjusted by HUD) to moderate income (101% to 120% of the County's median family income as adjusted by HUD), including the rehabilitation of existing structures, land planning, design and constructions. 4.) The HOME Program: The County will continue its partnership with non-profit agencies by allocating its share of HOME funds to projects that develop affordable housing for low-income households. 5.) Expanding the CDBG Program: The County has identified opportunities to utilize CDBG funds to develop and support affordable housing for low and moderate income households. These opportunities include the acquisition of land for the construction of affordable rental housing, rehabilitation of affordable rental housing and homeowner assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

HOME, CDBG, and County funds, such as the Affordable Housing Fund, are utilized for the development and rehabilitation of affordable housing, as well as services such as homebuyer education and first-time homebuyer assistance to foster and maintain affordable housing with the County.

Actions planned to reduce lead-based paint hazards

The State Department of Health (DOH) provides surveillance, technical assistance and consultation in collaboration with medical providers who screen and manage elevated blood levels in children. Medical case management includes nutritional and developmental assessment with lead hazard reduction education. Since September, 2008, the DOH's Environmental Health Administration collects and monitors the data received from private laboratories and maintains reports of both children and adult blood lead results. For the period of September 1, 2007 to August 31, 2008, Hawaii's incidence rate for elevated blood lead levels was less than one-half of one percent of the children screened. The incidence rate continued for the period of September 1, 2008 to May 4, 2009. During PY 2014, the County will continue to assist in educating the public on the hazards of lead-based paint by providing informational materials to Section 8 participants and the County's tenants and landlords, as requested.

Actions planned to reduce the number of poverty-level families

The County's strategy for reducing the number of poverty level families is to provide a continuum of care and opportunities for self-empowerment which leads to self-sufficiency and economic independence. Continuum of care means that a broad range of services are provided, which are directed at meeting various levels of need as individuals move towards greater self-sufficiency. These needs range from basic needs for food, clothing, shelter, and health care; then transitional housing arrangement, treatment of substance abuse, family counseling and other social needs; and finally, needs

for permanent housing, life skills, social support networks, and employment.

Actions planned to develop institutional structure

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

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

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

Program Specific Requirements

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

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. No program income is expected.

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.	80.00%

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).

STATE ALLOCATION PLAN

The Hawaii Housing Finance and Development Corporation (HHFDC) is a designated HTF Grantee for the State of Hawaii. HHFDC's HTF Allocation Plan has received approval from HUD for allocating HTF funds to the counties. HHFDC's Allocation Plan requires HTF projects to be selected and awarded through an HTF Application issued by the counties. The County of Maui ("County") is a designated HTF Subgrantee.

DISTRIBUTION OF FUNDS

The County will receive an allocation of \$1,425,000 in PY 2017 HTF funds. The HTF allocation includes \$1,350,000 in program funds, and \$75,000 for administrative and planning expenses. The County's Consolidated Plan identifies a substantial need for new affordable rental housing. Consequently, the County will invest PY 2017 HTF funds for rental housing activities. The County expects to implement rental projects through a third-party Recipient (e.g. owner; developer) that meets the eligibility requirements described herein. The annual distribution is described below:

- a. County will retain \$75,000 of the HTF annual allocation for allowable administrative and planning expenses.
- b. The balance of the HTF annual allocation will be provided to Recipient(s) selected through the

County's HTF Application.

c. The HTF Program requires the commitment of funds within 24 months of HUD's execution of the HTF Grant Agreement. In order to meet this requirement, the County must commit funds by the commitment date established in the Subgrantee Agreement.

ELIGIBLE ACTIVITIES AND EXPENSES

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

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

APPLICATION AND AWARD PROCESS

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

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

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

ELIGIBLE RECIPIENTS

An organization, agency or other entity (including a public housing agency, or a for-profit entity, or a nonprofit entity) is eligible to apply for HTF assistance as an owner or developer to carry out an HTF-assisted project. An HTF Recipient must:

- a. Make assurances to the County that it will comply with the requirements of the HTF program during the entire period that begins upon the selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- b. Demonstrate the ability and financial capacity to undertake, comply and manage the eligible activity;
- c. Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements

and regulations of such programs; and

d. Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct and manage an affordable multifamily rental housing development.

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

SELECTION CRITERIA

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

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

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

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

d. **Financially Feasible Project (Max. 25 pts.)** – Project pro forma to cover a minimum 30-year HTF affordability period and include rents that are affordable to extremely low-income households. Priority to be given for projects with extended affordability periods and project-based rental assistance; and

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

A minimum score of 50 points (out of the 100 total points) must be scored in order to be recommended for the award of HTF funds. Successful Recipient(s) will receive a Notice of Award, which will state that the County's intent to award HTF funds is subject to approval by the approving authorities of the County, HHFDC, and HUD.

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

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

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

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

1. **Market Assessment** - A market assessment of the housing needs of extremely low income individuals to be served by the project must be submitted as a part of the application.

2. **Site Control** – Evidence of site control shall be submitted with the application for HTF funds.

3. **Capital Needs Assessment (For projects acquiring an existing property)** – A Capital Needs Assessment of the property shall be submitted with the application.

4. **Proforma Criteria:**

a. **Debt Service Ratio (DSR) for Projects with hard debt service requirements:** Project is required to evidence a DSR of no less than 1.15x on all hard debt service requirements for the first 15 years.

b. **Debt Service Ratio for Projects with no hard debt service requirements:** Project is required to evidence a positive Net Operating Income throughout the 30-year pro forma period.

c. **Hard Debt Service Requirement:** Defined as scheduled regular and periodic principal and/or interest payments of project loan obligations made for its direct benefit, as evidenced by a note and loan agreement.

d. Applicants are required to support all hard debt service loans and terms with executed lenders' commitment letters, letters of interest, or term sheets.

5. **Underwriting Criteria and Requirements:** Applicants are required to use the following parameters and assumptions in the preparation of the project pro forma:

a. **Annual Income Inflation Rate of 2% for first 15 years and Annual Expense Inflation Rate of 3% for first 15 years.**

b. **Annual Income Inflation Rate of 2% and Annual Expense Inflation Rate of 2% for the remaining term of affordability.**

c. **Vacancy Rate of no less than 5%.**

d. **Annual Replacement Reserve Allocation of no less than \$300 per unit per year.**

6. **Phase I Environmental Site Assessment**

7. **Developer Fee** – For new construction, the maximum developer fee is 15% of total development

costs or \$3,750,000 (whichever is less).

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

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

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

Selection Criteria:

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).

Selection Criteria:

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

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

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

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

0 = \$141,088.00

1 = \$161,738.00

Consolidated Plan

MAUI COUNTY

191

OMB Control No: 2506-0117 (exp. 06/30/2018)

2 = \$196,672.00

3 = \$254,431.00

4+ = \$279,285.00

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

Selection Criteria:

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

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

Yes

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

Yes

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for

Consolidated Plan

MAUI COUNTY

192

OMB Control No: 2506-0117 (exp. 06/30/2018)

the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

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

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

N/A

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

N/A

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

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

N/A

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

N/A

Discussion:

MONITORING CONTINUED from SP-80 Monitoring - 91.230

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

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

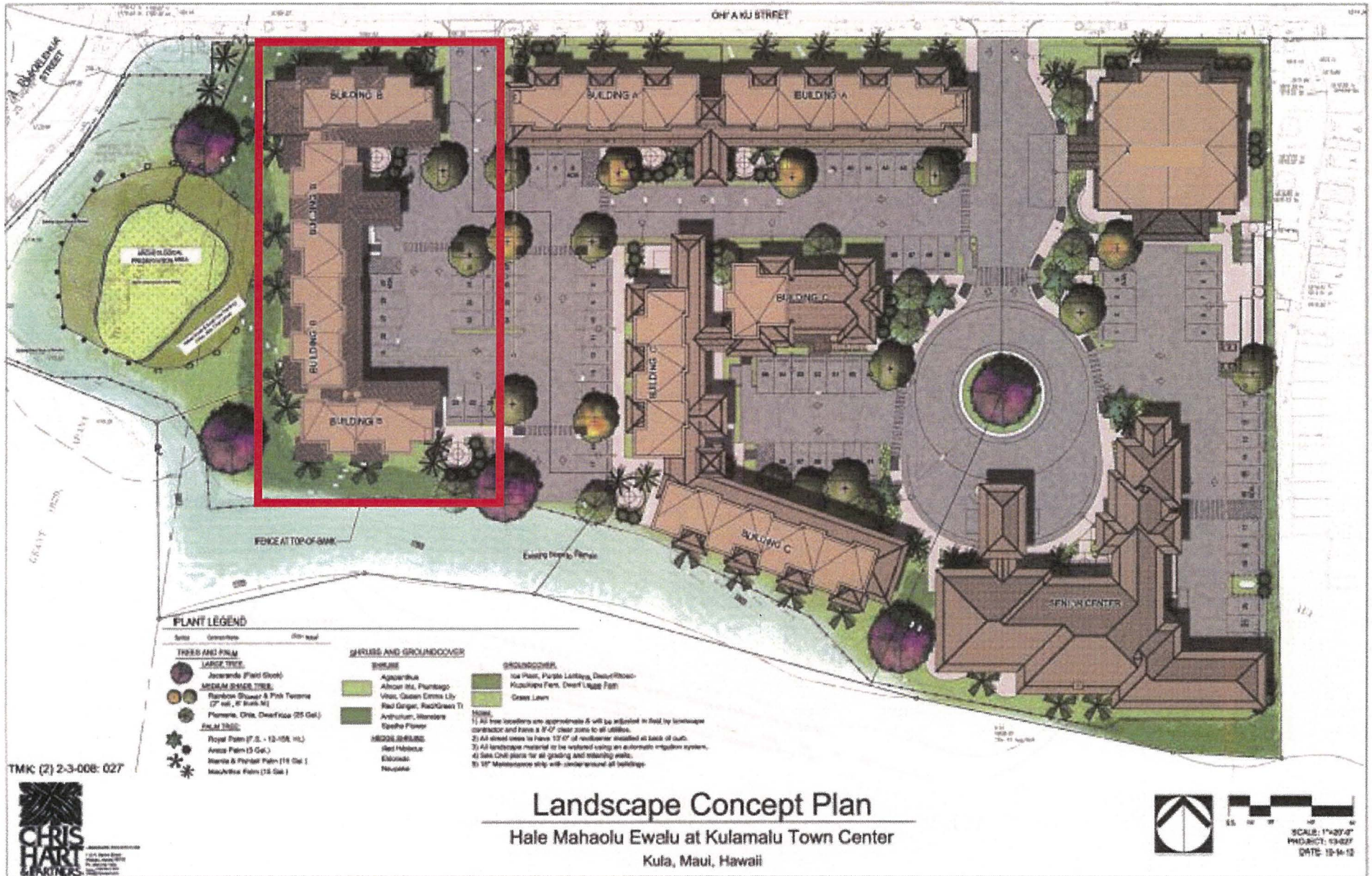
County and HUD requirements are included as standard terms and conditions in the contractual Subrecipient Agreement that is executed with the subrecipient. The monitoring of subrecipients is conducted with the objective of determining the adequacy of performance in relation to the respective Subrecipient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

Funds are disbursed through the use of standard payment request forms. Forms must be properly completed with a breakdown of expenditures. Expenditures are reviewed and verified against the

approved budget line items and the project scope pursuant to the executed Subrecipient Agreement. Each payment request must also be accompanied with appropriate supporting documentation. Any revisions to budget items must be approved prior to the disbursement of funds, with the Subrecipient Agreement amended, if warranted and as advised by the County of Maui Department of Corporation Counsel.

The time period and duration for which subrecipients are subject to monitoring shall be determined by the requirements of the Subrecipient Agreement and the scope of activity funded by the CDBG Program.

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



HALE MAHAOLU EWALU II

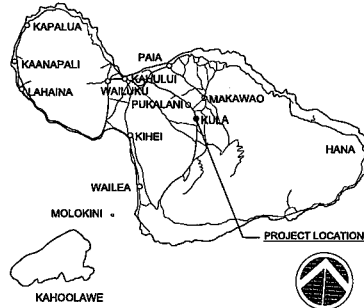
at Kulamalu

OHIA KU STREET
KULA, MAUI, HAWAII
TMK: (2)2-3-066 : 019 & 020

SYMBOL LEGEND

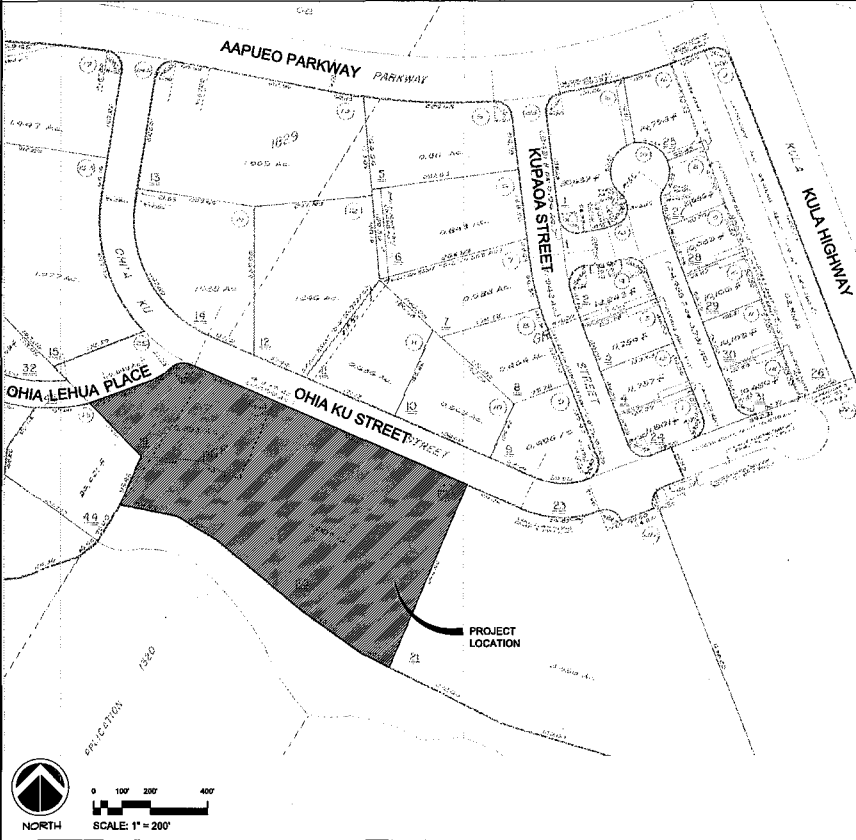
	CONCRETE WALL
	CPI WALL
	METAL STUD WALL
	METAL STUD WALL W/ INSULATION
	DOOR NUMBER
	DRAWING NUMBER
	SHEET NUMBER
	DRAWING NUMBER
	SHEET NUMBER
	DRAWING NUMBER
	SHEET NUMBER
	DISCIPLINE
	DETAILS ON DRAWING

LOCATION MAP



NOTE: LOCATION MAP IS NOT TO SCALE.

VICINITY MAP



SCALE: 1" = 200'

PROJECT DIRECTORY

Owner: Hale Mahaolu
200 Hina Avenue
Kahului, HI 96732
Tel.: (808) 872-4100
Fax: (808) 872-4120
Contact: Grant Chun
Email: gchun@halemahaolu.org

Planning: Munokyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793
Tel.: (808)244-2015
Fax: (808)244-8729
Contact: Colleen Suyama
Email: colleen@mhpplanning.com

Land Surveyor: Austin Teasdale & Associates, Inc.
1871 Wahi Pa Loop, Suite A
Wailuku, HI 96793
Tel.: (808)244-8044
Contact: Adrienne Wong, PE
Email: awong@atahawaii.com

Civil: Sato & Associates, Inc.
2115 Waiola Street
Wailuku, HI 96793
Tel.: (808)244-9285
Fax: (808)244-5303
Contact: Michael Ishikawa, PE
Email: miakikawa@satoandassociates.com

Landscaping: Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, HI 96793
Tel.: (808)242-1955
Fax: (808)242-1956
Contact: David Sereida
Email: dsereida@chpmmaui.com

Architect: Riecke Sunland Kono Architects, Ltd.
PO Box 1627
Kahului, HI 96733-1627
Tel.: (808) 877-7688
Fax: (808) 877-3073
Contact: Earl Kono
Email: esk@rskarchitects.com

Structural: Gholkar & Associates, Inc.
95 Lunalilo Street
Wailuku, HI 96793
Tel.: (808)243-2248
Contact: Sateh Gholkar, PE

Mechanical: Prepose Engineering Systems, Inc.
1314 South King Street, Suite 617
Honolulu, HI 96814
Tel.: (808) 591-8175
Fax: (808) 595-0479
Contact: Amado Prepose, PE
Email: amokd@preposeeng.com

Electrical: ECS, Inc.
615 Piikoi Street, Suite 207
Honolulu, HI 96814
Tel.: (808) 591-8181
Fax: (808) 591-9098
Contact: Glenn Karamatsu, PE
Email: mail@ecshawaii.com

Fire Protection: S.S. Dannaway Associates, Inc.
501 Sumner Street, Suite 421
Honolulu, HI 96817
Tel.: (808) 526-0019
Fax: (808) 537-5385
Contact: Jay Higashi
Email: J.Higashi@ssdafire.com

ABBREVIATIONS

A	ANCHOR BOLT	GBW	GYPSUM WALL BOARD
AC	AIR CONDITIONING	GYPSO	GYPSUM BOARD
ACCUA	ACOUSTICAL	H	HIGH
ADA	AMERICANS WITH DISABILITIES ACT	HB	HOSE BIB
ADJ	ADJUSTABLE	HW	HARDWARE
A.F.F.	ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
A.H.U.	AIR HANDLING UNIT	HGRZ	HORIZONTAL
AL	ALUMINUM	HR	HOUR
ALT.	ALTERNATE	I.D.	INSIDE DIAMETER
APPROX.	APPROXIMATE	INT.	INTERIOR
ARCH.	ARCHITECTURAL	JT.	JOINT
BLDG.	BUILDING	J.M.	JAMBORETTA
BLKG.	BLOCKING	LAV.	LAVATORY
BM	BENCHMARK	MAX	MAXIMUM
BOT.	BOTTOM	MCHL	MECHANICAL
CBM.	CERAMIC	MET.	METAL
CER.	CERAMIC	MZZ	MEZZANINE
CLG.	CLEAR	MIN.	MINIMUM
CLR.	CLEAR	MISC.	MISCELLANEOUS
C.M.U.	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
C.O.	CLEAN OUT	N.C.	NOT IN CONTRACT
COL.	COLUMN	NO. OR #	NUMBER
CONC.	CONCRETE	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CONT.	CONTINUOUS	O.C.	ON CENTER
DEPT.	DEPARTMENT	P.T.D.R.	PAPER TONEL DISPENSER RECEPTACLE
DET.	DETAIL	PLYWD.	PLYWOOD
D.F.	DRINKING FOUNTAIN	R.F.	REFRIGERATOR
DIA.	DIAMETER	RECO.	RECORDED
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	S.C.	SOLID CORE
DWG.	DRAWING	S.C.D.	SEAT COVER DISPENSER
EACH	EACH	SCHED.	SCHEDULE
E.F.S.	EXTERIOR FINISH SYSTEM	S.D.	SOAP DISPENSER
E.A.	EXPANSION JOINT	S.F.	SCAFFOLD FOOT
EL.	ELEVATION	SECT.	SECTION
ELEC.	ELECTRICAL	S.G.	SAFETY GLASS
ELEV.	ELEVATOR	S.M.	SMAKER
EMERG.	EMERGENCY	SL	SLOPE
EQ.	EQUIPMENT	SQ.	SQUARE
E.W.C.	ELECTRIC WATER COOLER	STR.	STRUCTURAL
F.E.C.	FIRE EXTINGUISHER CABINET	STL.	STANDARD
F.D.	FLOOR DRAIN	TRK	TRUCK
F.D.C.	FIRE DEPT. CONNECTION	T.P.H.	TOILET PAPER HOLDER
F.F.	FLOOR FINISH	TRYP.	TYPICAL
F.F.P.	FIBERGLASS REINFORCED PANEL	U.O.N.	UNLESS OTHERWISE NOTED
FT.	FOOT -60 FEET	V.C.T.	VENT COMPOSITION TILE
FTD.	FOOTING	VEND.	VENDING
FURR.	FURNISHING	W	WITH
GA.	GAUGE	W.C.	WATER CLOSET
GLV.	GLAZED	W.R.	WATER RESISTANT

**RIECKE
SUNLAND
ARCHITECTS
KONO**

3150 HOLENALE DRIVE
PO BOX 1627
KAHULUI, MAUI, HAWAII 96733-1627
TELEPHONE: (808) 877-6666



THIS WORK
WAS PREPARED
BY ME OR
UNDER MY
SUPERVISION
AS THE DESIGN
OR PROFESSIONAL
WAL BE
UNDER MY
OBSERVATION

HALE MAHAOLU EWALU II

at Kulamalu
OHIA KU STREET
KULA, MAUI, HAWAII

TMK: (2) 2-3-066 : 019 & 020

TITLE SHEET

REVISED
BY DOCUMENTS

T.B.D

T-1.0

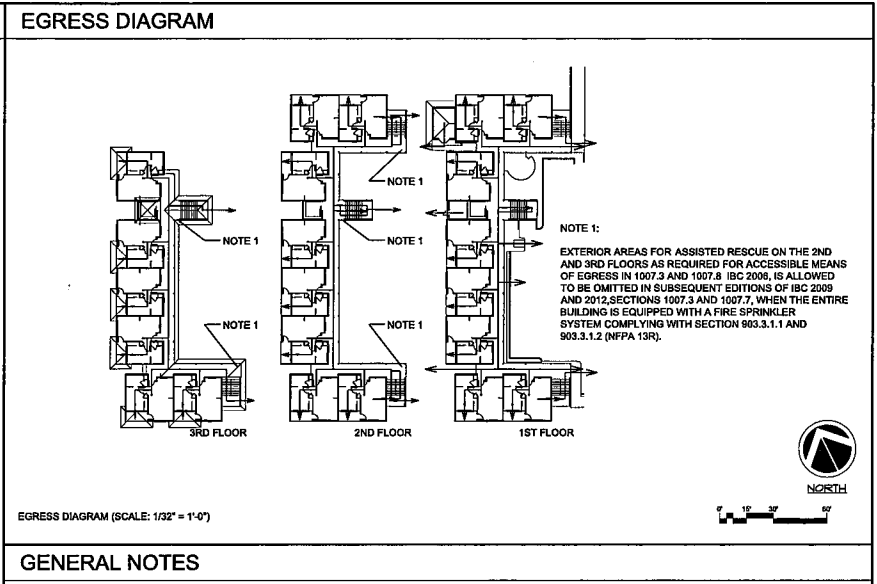
PROJECT NO: 2019-005
DATE: FEBRUARY 2, 2019

PROJECT INFORMATION	
BUILDING ADDRESS:	OHIA KU STREET KULA, MAUI, HAWAII
BUILDING OWNER:	HALE MAHAOLU 200 HINA AVE. KAHALULU, HAWAII 96732-1800
TAX MAP KEY:	(2)-3-066-0198-020
LOT AREA:	3.898 ACRES
COUNTY ZONING:	P-1 PUBLIC/QUASI-PUBLIC DISTRICT
STATE LAND USE DES.:	STATE URBAN DISTRICT
FLOOR AREA RATIO:	NOT APPLICABLE UNDER P-1 ZONING
LOT COVERAGE:	NOT APPLICABLE UNDER P-1 ZONING
FLOOD ZONE:	X (FIRM PANEL 1500030825E)
SEWER:	SEWER (HAWAII WATER SERVICE)
BUILDING AREA:	16,636 S.F.
PARKING:	(SEE PARKING SUMMARY)

OCCUPANCY LOAD SUMMARY						
ROOM OCCUPANCY	AREA (SF)	SF PER PERSON	NO. OF PERSONS	NO. OF REQ. EXITS	WIDTH (ft.)	
Unit 101 (201 Sim.)	648	200 gross	3	1	0.6	
Unit 102 (202 Sim.)	655	200 gross	3	1	0.6	
Unit 103 (203 & 303 Sim.)	648	200 gross	3	1	0.6	
Unit 104 (204 & 304 Sim.)	655	200 gross	3	1	0.6	
Unit 105 (205 & 305 Sim.)	655	200 gross	3	1	0.6	
Unit 106 (206 & 306 Sim.)	648	200 gross	3	1	0.6	
Unit 107 (207 & 307 Sim.)	648	200 gross	3	1	0.6	
Unit 108 (208 & 308 Sim.)	648	200 gross	3	1	0.6	
Mechanical Room (1st Floor)	210	-	-	-	-	
Electrical Room (1st Floor)	110	300 gross	1	1	0.2	
Total Occupants 1st Floor			25			
Total Occupants 2nd Floor			18			
Total Occupants 3rd Floor			24			
TOTAL OCCUPANT LOAD:			67			

PARKING SUMMARY	
RESIDENTIAL BUILDING B:	19,636 SQUARE FEET - 22 DWELLING UNITS
REQUIRED PARKING PER M.C.C. 19.39.A:	
2 STALLS PER UNIT x 22 DWELLING UNITS = 44 REQUIRED PARKING STALLS	
2 LOADING SPACES REQUIRED PER 19.36.A.190(P-1 ZONING & >10,000 SQ.FT.)	
*REQUIRED PARKING PER PROPOSED 201H EXEMPTION:	
1 STALL PER UNIT x 22 DWELLING UNITS = 22 REQUIRED PARKING STALLS	
0 LOADING SPACES FOR RESIDENTIAL BUILDINGS	
PARKING PROVIDED:	21 PARKING STALLS 1 ADA PARKING STALL 22 TOTAL PARKING STALLS
	0 LOADING SPACES PROVIDED

CODE SUMMARY	
Applicable Codes:	<ol style="list-style-type: none"> International Building Code, 2006 Edition <ol style="list-style-type: none"> Modified by Ordinance #3928, 2012 Uniform Plumbing Code, 2008 Edition <ol style="list-style-type: none"> Modified by Ordinance #3923, 2012 National Electrical Code, 2009 Edition <ol style="list-style-type: none"> Modified by Ordinance #3828, 2010 Uniform Fire Code, 1997 Edition <ol style="list-style-type: none"> Modified by Ordinance #3394, 2008 International Energy Conservation Code, 2009 Edition <ol style="list-style-type: none"> Modified by Ordinance #3865, 2009
Accessibility Standards:	<ol style="list-style-type: none"> 2010 ADA Standards for Accessible Design <ol style="list-style-type: none"> Department of Justice, September 15, 2010 Fair Housing Act Design Manual <ol style="list-style-type: none"> Barrier Free Environments, Inc. for: The U.S. Department of Housing and Urban Development, August 1986, Revised April 1998 Uniform Federal Accessibility Standards
Project Description:	A new three story residential apartment building with twenty-two, one bedroom & one bathroom apartment dwelling units.
OCCUPANCY GROUP:	R-2 (Residential) - IBC 310.1
TYPE OF CONSTRUCTION:	V-B
ALLOWABLE AREA:	7,000 S.F. - IBC Table 503 (per floor) 3,780 S.F. - Frontage (IBC 506.2) 10,780 - Total Allowable Per Floor 19,636 S.F. (all floors)
BUILDING AREA:	16,636 S.F.
MAXIMUM HEIGHT:	40 ft./2 stories
INCREASE PER IBC 504.2:	80 ft./3 stories
ACTUAL HEIGHT:	40'-6"
FIRE SPRINKLER SYSTEM:	NFPA 13R
FIRE EXTINGUISHERS:	Provided, see plan for locations
OCCUPANCY LOAD REQUIREMENT:	67
MINIMUM EXITS (2 REQUIRED):	3 provided
Fire Resistive Requirements for Type V-B Construction: (2006 IBC, Table 601)	<ol style="list-style-type: none"> Structural Frame: 0 hr. Bearing walls, Exterior: 0 hr. Bearing walls, Interior: 0 hr. Nonbearing walls and partitions, Exterior: 0 hr. Nonbearing walls and partitions, Interior: 0 hr. Floor Construction: 0 hr. Roof Construction: 0 hr.
Egress Width:	Egress width = total occupant load x 0.2 (2006 IBC, Table 1005.1) 13.4 inches = 67 x 0.2
Distance to Exits:	The maximum length of exit access travel shall not exceed the distances given in 2006 IBC Table 1016.1. (250 ft. with NFPA 13R fire sprinkler system) The maximum travel distance in this building is 121 feet.
Egress Doors:	Where this section requires a minimum clear width of 32 inches and a door opening includes 2 door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches. (2006 IBC Section 1008.1.1) The width of the egress door is 3 feet.
Egress doors shall be side-hinged swinging. Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy. (2006 IBC Section 1008.1.2)	
Wind Data:	Effective Wind Speed: 90 mph Exposure Category: C Topographic Factor (KzT): 1.0



GENERAL NOTES	
1.	Contractor shall verify all dimensions, elevations, and existing conditions prior to construction. In the event of a discrepancy within the Drawings, or between Drawings and Specifications, or within the Specifications, immediately bring the discrepancy to the attention of the Architect or Engineer for a decision before proceeding with the particular work involved. Work carried out disregarding these instructions is subject to removal and replacement at the expense of the Contractor.
2.	The existence and location of utilities and structures as shown on these Drawings are from the latest available records but are not guaranteed as to the accuracy or the existence of other obstacles which may be encountered during the course of the Work. The Contractor shall be responsible and shall pay for all damages to existing utilities as a result of his work. The Contractor must exercise proper care during demolition to prevent damage to utilities.
3.	The Contractor shall observe and comply with all Federal, State and local laws required for the protection of public health, safety and environmental quality. All work shall comply with applicable State and local ordinances and regulations. The 2006 Edition of the International Building Code (IBC) as amended shall apply.
4.	The General Contractor shall ensure the integrity of the construction site during and off construction hours. A construction schedule shall be agreed upon with the Owner as to working hours and any special construction needs during the project.
5.	The Contractor, at his own expense, shall keep the Project and its surrounding areas free from dust nuisance. The work shall be in conformance with the air pollution standards and regulations of the State Department of Health.
6.	The Contractor shall provide, install and maintain all necessary signs, lights, flares, barricades, markers, cones and other protective facilities and shall take all necessary precautions for the protection, convenience and safety of the public. Contractor shall be solely responsible for all means and methods.
7.	The Contractor shall be responsible for any damage occurring as a result of the contract work. Repairs shall be made to the satisfaction of the owner.
8.	All rubbish created from and by the construction project shall be the responsibility of the Contractor to dispose of off site. The site shall be kept orderly and free of dangerous materials.
9.	This Project shall be designed and constructed to conform with the accessibility requirements of the Americans with Disabilities Act.
10.	Fire safety during construction, alteration, or demolition shall be in accordance with 1997 Uniform Fire Code, Article 87.

COUNTY OF MAUI
MAUI COUNTY CODE, CHAPTER 16.16A ENERGY CODE

To the best of my knowledge, this project's design is in general conformance to Chapter 16.16A Energy Code for:

BUILDING COMPONENT SYSTEMS

Signature: _____ Date: _____
Name: EARL H. KONO, AIA
Title: ARCHITECT
License No.: AR-4455

STATEMENTS: All work shall be done in accordance with the International Building Code, except to the extent that the International Building Code and local laws conflict with a state or federal law.

Date Plotted: 1/26/2016 8:28 AM
File Name: T:\PROJECTS\2012-2013 Hales Mahalo\101 Ewalu II CAD\Sheet\A-1 T-1 TITLE SHEET.dwg

DATE: FEBRUARY 2, 2018
PROJECT NO.: 2013-035

RES. BUILDING 'B'

T-2.3

DATE: FEBRUARY 2, 2018
PROJECT NO.: 2013-035

HALE MAHAOLU EWALU II
at Kulamalu
OHIA KU STREET
KULA, MAUI, HAWAII

T.M.C.K. (2)-3-066-019-6-000

PROJECT INFORMATION, CODE SUMMARY, GENERAL NOTES

REWORK
BID DOCUMENTS

THE WORK
HAS BEEN
PREPARED
BY ME OR
UNDER MY
SUPERVISION
AND I AM
A LICENSED
PROFESSIONAL
ARCHITECT
IN THE
STATE OF
HAWAII

RECOMMENDED BY ENGINEER

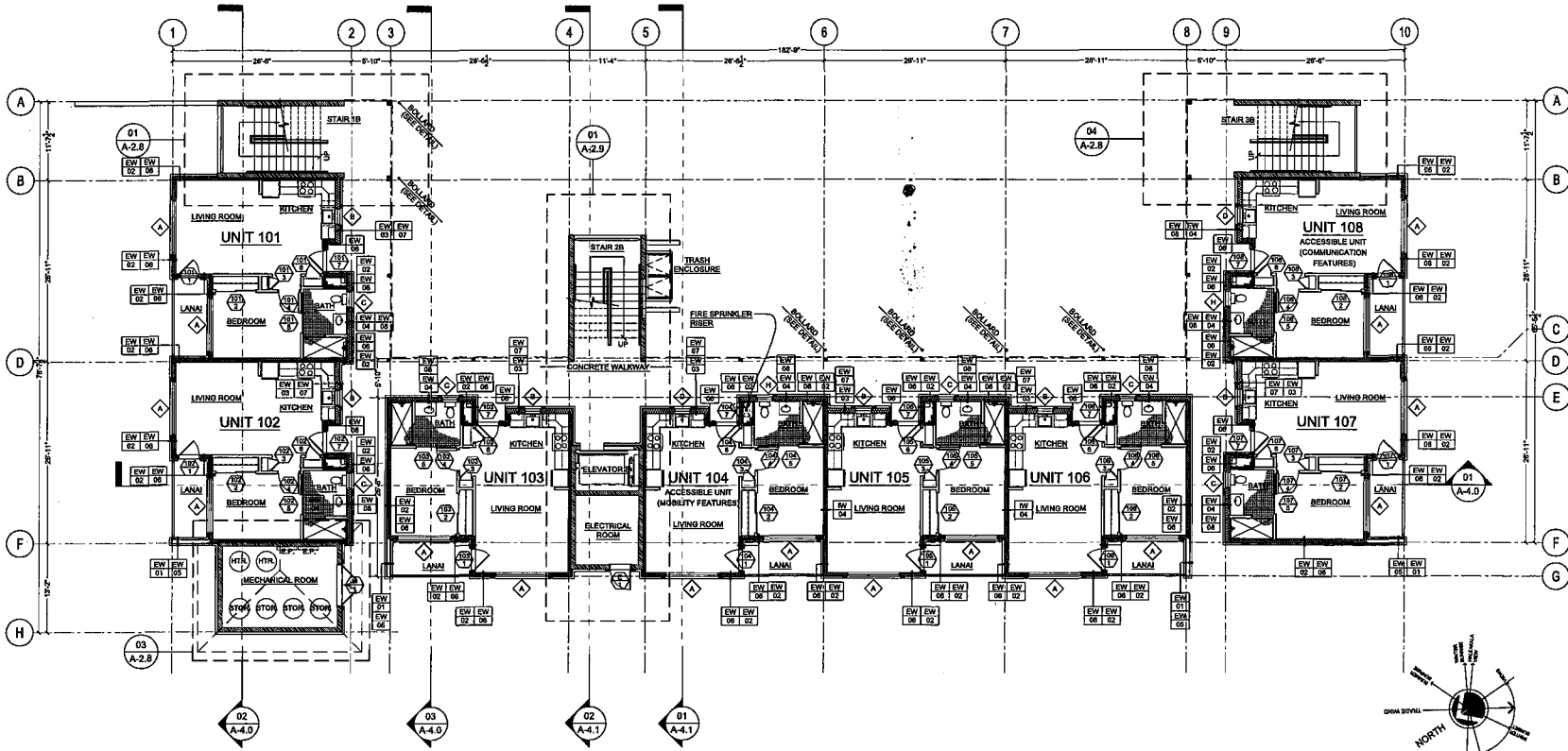
RECKE
SUNNLAND
KONO
ARCHITECTS
LTD.

3100A WAIKOLEA DRIVE 300
KULA, MAUI, HAWAII 96731-6277
PO BOX 1627
KULA, MAUI, HAWAII 96731-6277
PHONE: (808) 671-7606

Date Plotted: 1/26/2018 8:20 AM
 File Name: T:\PROJECTS\2012\02 Hale Mahaolu\01 Ewa II CAD\DWG\A-2-1-1.dwg

01 RESIDENTIAL BUILDING B - FIRST FLOOR PLAN

1/8" = 1'-0"



**RIECKE
 SUNNLAND
 ARCHITECTS
 LTD. KONO**

1500 MAHALA, SUITE 200
 PO BOX 1427
 MAHALA MAUI, HAWAII 96753-1427
 TELEPHONE: (808) 937-2488



THIS WORK
 WAS PREPARED
 BY ME OR
 UNDER MY
 SUPERVISION
 AND I AM A
 LICENSED
 PROFESSIONAL
 ENGINEER
 IN THE STATE OF
 HAWAII

**HALE MAHAOLU EWALU II
 at Kulamalu**

CHINA ST. STREET
 KULA MAUI, HAWAII

T.M.K.: (2) 2 - 5 - 086 - 019 & 020

BUILDING B - 1ST FLOOR PLAN

REVISIONS:
 NO. DOCUMENTS

T.B.D

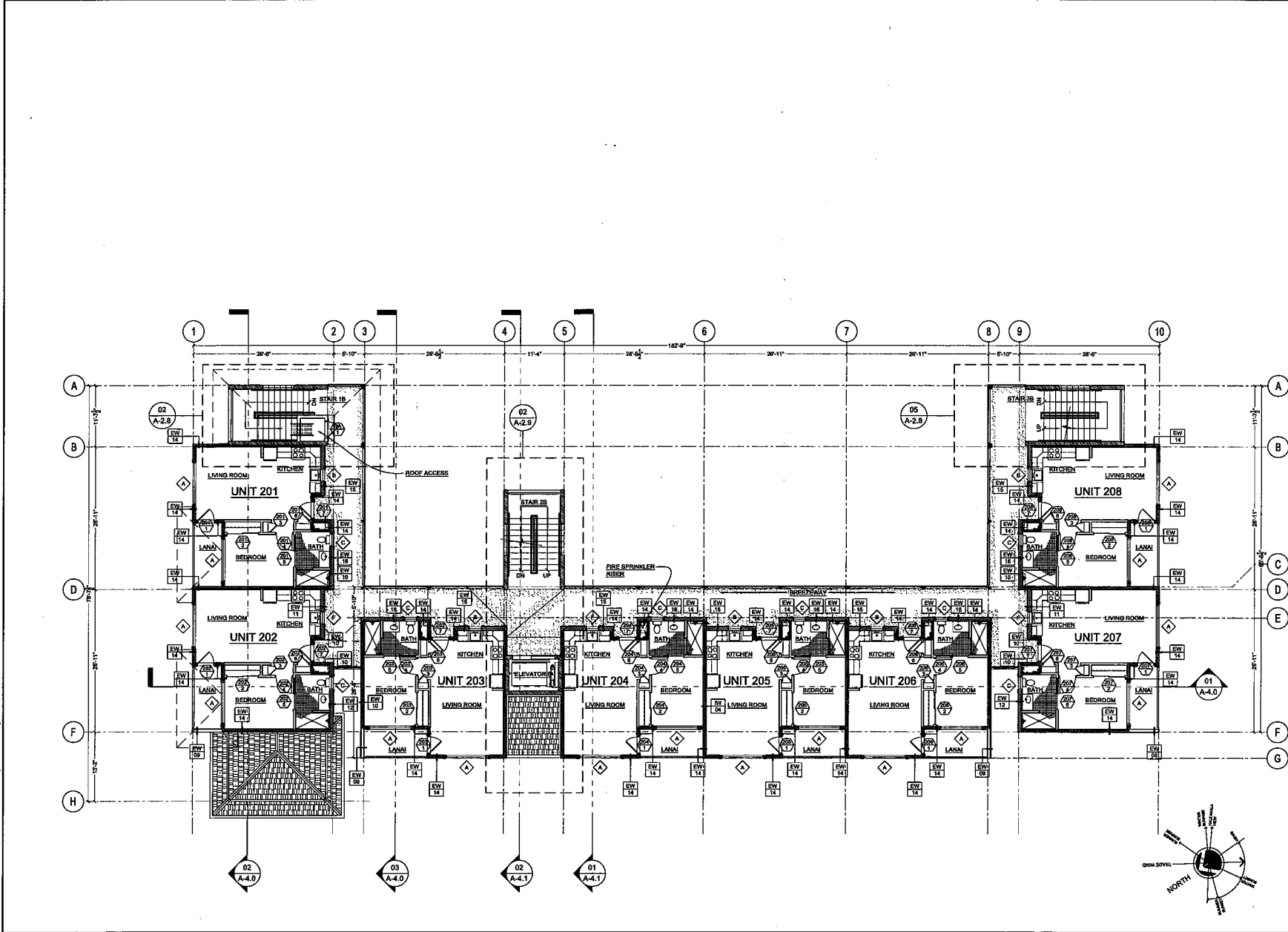
**RES. BUILDING 'B'
 A-2.1**

PROJECT NO.: 2012-025

DATE: FEBRUARY 2, 2018

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Date Plotted: 1/26/2018 8:20 AM
 File Name: T:\PROJECTS\0115_001 Hale Mahaolu\02 Ewalu II CAD\BIB\A-2 PLAN.dwg



01

RESIDENTIAL BUILDING B - SECOND FLOOR PLAN

1/8" = 1'-0"

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RES. BUILDING 'B'
A-2.2

PROJECT NO: 2010-055
 DATE: FEBRUARY 2, 2015

T.B.D
 REVISIONS:
 NO DOCUMENTS

HALE MAHAOLU EWALU II
 at Kulamalu

OWA KULU STREET
 KULA, MAUI, HAWAII

T.M.K.: (2)-2-3-006-019 & 020

BUILDING B - 2ND FLOOR PLAN

THIS WORK
 WAS PREPARED
 BY ME OR
 UNDER MY
 SUPERVISION
 OR UNDER
 CLOSE
 SUPERVISION
 AND I AM A
 LICENSED
 ARCHITECT
 UNDER THE
 BOARD OF ARCHITECTURE
 OF THE STATE OF HAWAII



**RIECKE
 SUNLAND
 KONO**
 ARCHITECTS, LTD.

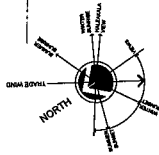
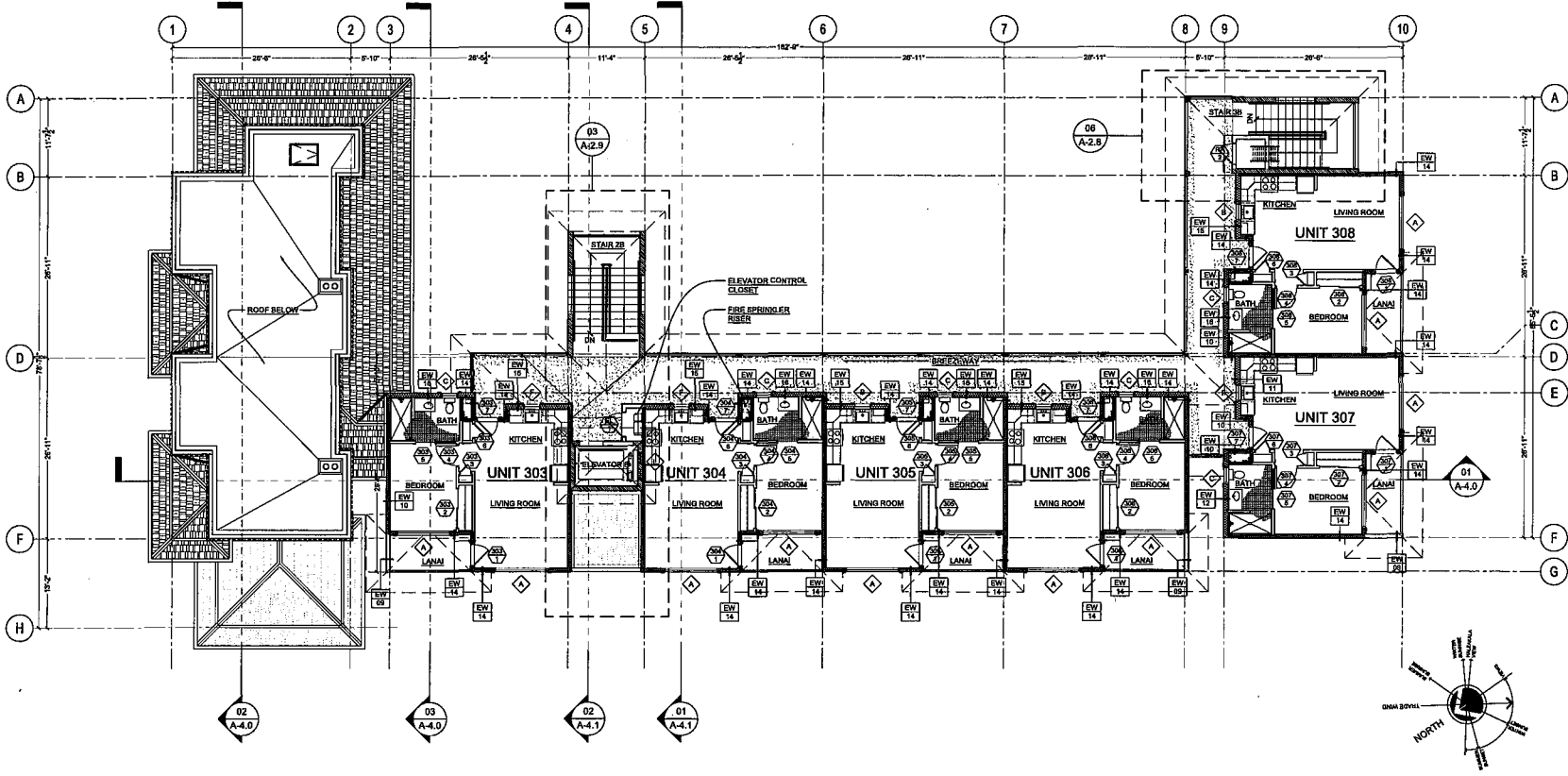
3120 MAHOLE DRIVE, SUITE 200
 PO BOX 1027
 KAWAHA, MAUI, HAWAII 96731-1027
 TELEPHONE: (808) 877-9688

Drawn: 1/20/2018 8:19 AM
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01

RESIDENTIAL BUILDING B - THIRD FLOOR PLAN

1/8" = 1'-0"



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RES. BUILDING 'B'
A-2.3

PROJECT NO: 817-605
 DATE: FEBRUARY 2, 2018

REVISED
 BID DOCUMENTS

T.S.D

HALE MAHAOLU EWALU II

at Kulumalu

OHIA IUI STREET
 KULA, MAUI, HAWAII

T.M.K. (0)2-3-088: 019 & 020

BUILDING B - 3RD FLOOR PLAN

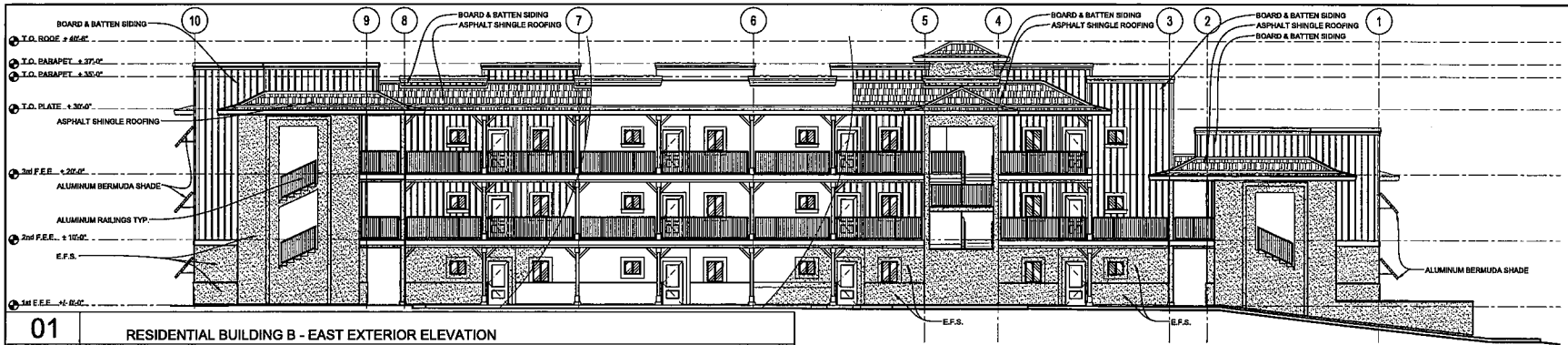
THIS WORK
 WAS PREPARED
 BY ME OR
 UNDER MY
 SUPERVISION
 AND I AM A
 LICENSED ARCHITECT
 IN THE STATE OF
 HAWAII.



STATE OF HAWAII
 DEPARTMENT OF COMMERCE
 LICENSE NO. 8281

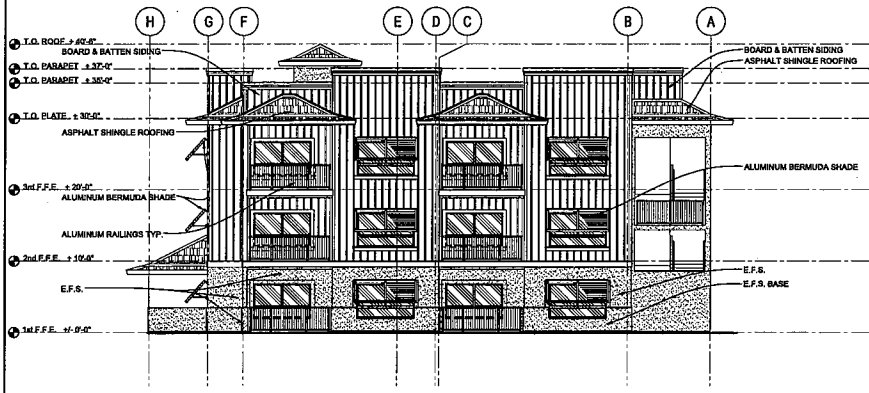
**RIECKE
 SUNLAND
 KONO**
 ARCHITECTS, LTD.

1515 KAPALANE, SUITE 200
 PO BOX 1827
 KAPALANE, MAUI, HAWAII 96731-1827
 TELEPHONE: 808-717-9600



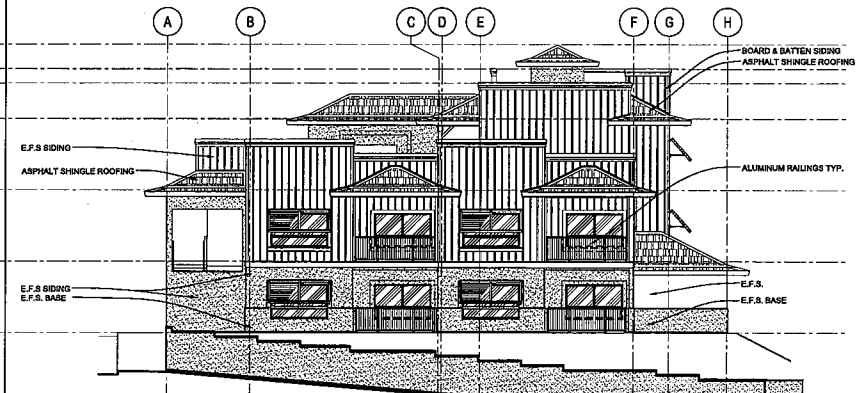
01 RESIDENTIAL BUILDING B - EAST EXTERIOR ELEVATION

1/8" = 1'-0"



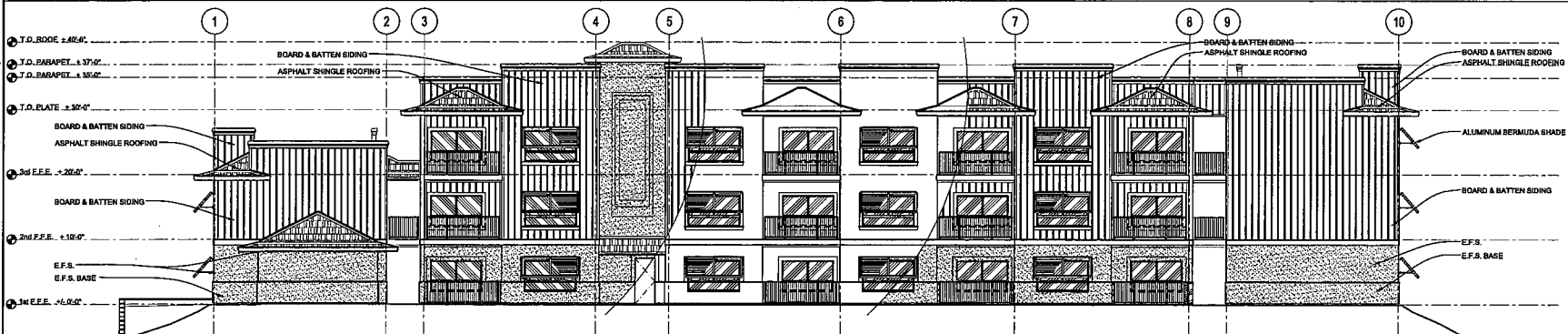
02 RESIDENTIAL BUILDING B - SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"



03 RESIDENTIAL BUILDING B - NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



04 RESIDENTIAL BUILDING B - WEST EXTERIOR ELEVATIONS

1/8" = 1'-0"

Date Plotted: 1/26/2018 8:22 AM
 File Name: T:\PROJECTS\17012-005 Hale Mahaolu Ewalu II CAD\Bldg_A3 SECT ELEV.dwg

**RIECKE
SUNNLAND
ARCHITECTS
KONO**

17012-005
HALE MAHAOLU Ewalu II
PROJECT
TELEPHONE: (808) 937-1427



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE PROVISIONS OF THE HAWAIIAN ARCHITECTURE ACT OF 1961, AS AMENDED.

HALE MAHAOLU EWALU II

at **Kulamalu**

OHIA KU STREET
KONA, HAWAII, HAWAII

T.M.K.: (2)12-3-086: 019 & 020

BUILDING B - EXTERIOR ELEVATIONS

REVISIONS
BID DOCUMENTS

T.A.D.

**RES. BUILDING 'B'
A-3.0**

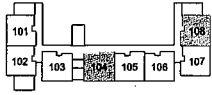
PROJECT NO: 2018-005

DATE: FEBRUARY 2, 2018

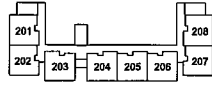
© 2018 Riecke Sunnland Kono Architects, Ltd.

ADA ACCESSIBLE UNITS - BUILDING B

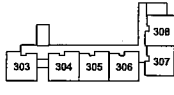
BUILDING	RESIDENTIAL DWELLING UNITS WITH MOBILITY FEATURES (2010 ADAAG 233.3.1.1)	RESIDENTIAL DWELLING UNITS WITH COMMUNICATIONS FEATURES (2010 ADAAG 233.3.1.2)	REMARKS
RESIDENTIAL BUILDING B	UNIT 104 - 1 BEDROOM UNIT	UNIT 108 - 1 BEDROOM UNIT	ALSO PROVIDE COMMUNICATIONS FEATURES
22 TOTAL UNITS x 8% MOBILITY = 1 UNIT REQUIRED			ALSO PROVIDE MOBILITY FEATURES
22 TOTAL UNITS x 2% COMMUNICATIONS = 1 UNIT REQD.			



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN



THIRD FLOOR KEY PLAN

ACCESSIBLE UNITS NOTES:

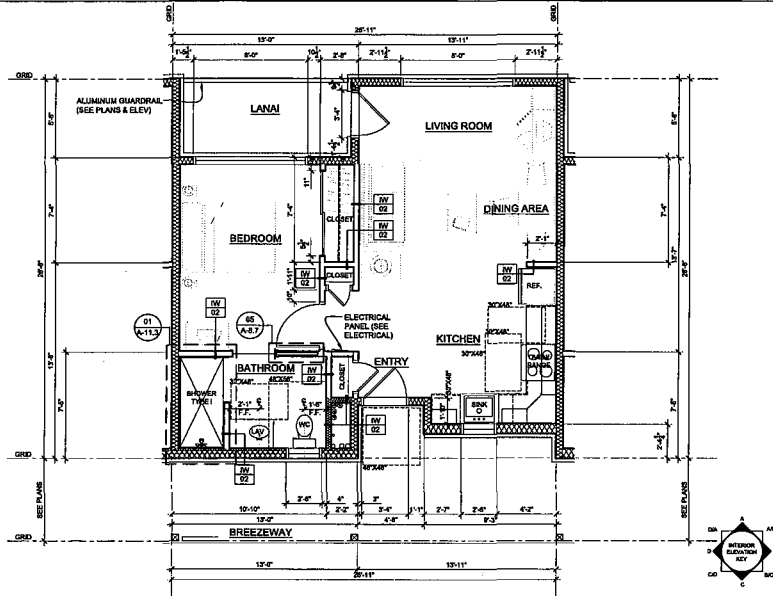
- ALL RESIDENTIAL UNITS NOT LISTED IN THE ABOVE SCHEDULE ARE TO MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT DESIGN MANUAL.
- ALL RESIDENTIAL UNITS ARE TO MEET THE REQUIREMENTS OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS.
- ALL RESIDENTIAL UNITS NOT RECEIVING COMMUNICATIONS FEATURES ARE TO HAVE CONDUIT AND JUNCTION BOXES INSTALLED TO ACCOMMODATE FUTURE INSTALLATION.

FINISH SCHEDULE

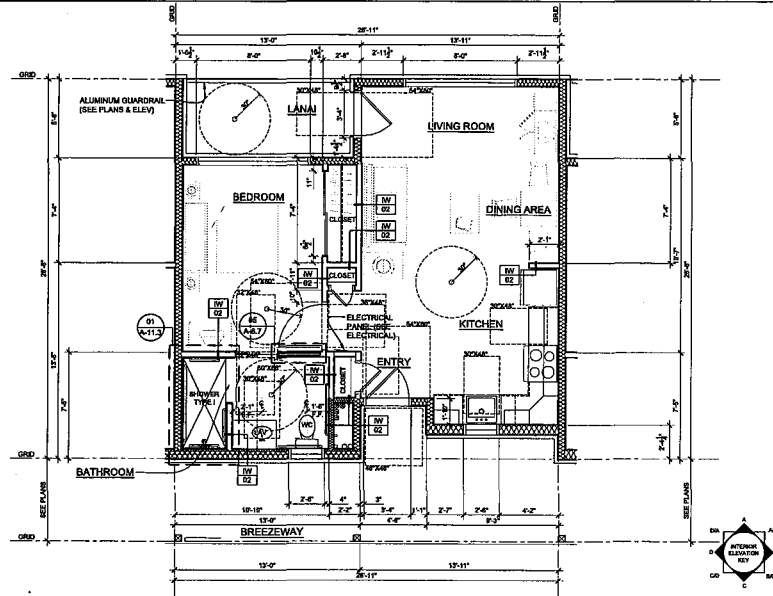
DESCRIPTION	FLOOR	BASE	WALLS	CEILING	REMARKS
ENTRY	1	1	1	1	
ENTRY CLOSET	1	1	1	1	
KITCHEN	1	1	1	1	
LIVING ROOM / DINING AREA	1	1	1	1	
BATHROOM	1	1	1	1	
BEDROOM	1	1	1	1	
BEDROOM CLOSET	1	1	1	1	
LANAI	1	1	1	1	REFER TO EXTERIOR ELEVATIONS
CLOSET	1	1	1	1	

MATERIAL / FINISH

- NO FINISH / PRE-FINISHED
- ① PAINT - LATEX BASE / FLAT
- ② PAINT - LATEX BASE / EGG SHELL
- ③ PAINT - LATEX BASE / SEMI GLOSS
- ④ PAINT - LATEX BASE

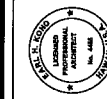


02 ONE BEDROOM UNIT PLAN - FHA UNITS



01 ONE BEDROOM UNIT PLAN - ADA ACCESSIBLE UNITS

RIECKE SUNNLAND ARCHITECTS LTD. KONO



THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF HAWAII.

HALE MAHAOLU EWALU II at Kula
 OHA KUI STREET
 KULA, MAUI, HAWAII
 T.M.A.C. (2) 2 - 3 - 888 - 018 & 020

TYPICAL ONE BEDROOM UNIT PLANS

REVISED BD DOCUMENTS T.B.D

RES. BUILDING 'B' A-6.0

PROJECT NO: 2012-035
 DATE: FEBRUARY 2, 2018

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2019 to June 30, 2020

Applicant: Hale Mahaolu

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9. New Construction - Building	650,000	5,439,034	2,090,695	750,000
10. Contingency	39,625	446,486		
11. Building Permits		10,000	10,000	
12. Water // Sewer Source Fees	43,246	107,875		1,132
13. Architect // Engineering // Arch Monitor		320,766	125,000	
14. Interim Cost - Construction Interest		465,746		
15. Financing Fees			157,555	
16. Soft Costs (Mkt Study, Good Faith, etc)	117,129	55,458	116,750	
17. LIHTC Syndication				
18. Developers Fees		604,635		
19. Project Reserves		150,000		
20				
TOTAL OTHER CURRENT EXPENSES	850,000	7,600,000	2,500,000	751,132
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
TOTAL (A+B+C+D+E)	850,000	7,600,000	2,500,000	751,132
SOURCES OF FUNDING	Budget Prepared By:			
(a) Total State Funds Requested	Candis Wilkinson		808-872-4100	
(b) Total Federal Funds Requested	Name (Please type or print)		Phone	
(c) Total County Funds Requested	<i>Grant Chun</i>		1/15/19	
(d) Total Private/Other Funds Requested	Signature of Authorized Official		Date	
TOTAL BUDGET	Grant Chun, Executive Director			
	Name and Title (Please type or print)			

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2019 to June 30, 2020

Applicant: Hale Mahaolu

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not Applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2019 to June 30, 2020

Applicant: Hale Mahaolu

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2017-2018	FY: 2018-2019	FY:2019-2020	FY:2019-2020	FY:2020-2021	FY:2021-2022
PLANS (Other Development Expense)		772473	200000			
LAND ACQUISITION		152253				
DESIGN		445766				
CONSTRUCTION		9480640	650000			
EQUIPMENT	0	0	0	0		
TOTAL:		10,851,132	850,000			
JUSTIFICATION/COMMENTS:						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Hale Mahaolu

Contracts Total: 10,817,254

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)	CONTRACT VALUE
1	County of Maui Affordable Housing Fund	7/1/2018-6/30/2019	Housing	Maui	2,500,000
2	Low Income Housing Tax Credits	1/1/2019-12/31/2020	HHFDC	U.S.	7,567,254
3	Federal Home Loan Bank of Des Moines	1/1/2018 - 12/31/2020	FHLBDM	U.S.	750,000
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30					

Housing Development Experience

Name:

Hale Mahaolu

Page 1 of 3

	Name of Property, Address	Capacity of Applicant/ Developer	Type of Project	City, State	Number of Units		Financing/ Subsidy Program Utilized	Status of Project
					Affordabl e	Market		
1	Hale Mahaolu Akahi: 300 W. Wakea Avenue, Kahului, Hawaii 96732	Developer/Owner/ Managing Agent	Elderly	Kahului, Hawaii		110	HUD Section 202 Direct Loan	Operating since 1969
2	Hale Mahaolu Elua: 200 Hina Avenue, Kahului, Hawaii 96732	Developer/Owner/ Managing Agent	Elderly	Kahului, Hawaii	180@80%		HUD Section 202 Direct Loan	Operating since September 1976
3	Hale Mahaolu Lahaina Surf: 1037 Waine'e Street Lahaina, Hawaii 96761	Owner/Managing Agent	Family	Lahaina, Hawaii	22@30% 89@80%		HUD 236	Operating since November 1972
4	Home Pumehana: (Kolapa Place) P.O. Box 100 Kaunakakai, Hawaii 96748	Developer/Owner/ Managing Agent	Elderly	Kaunakakai, Molokai	80@80% 5@50%		HUD Section 202	Operating since September 1976
5	Luana Gardens II: 615 West Papa Avenue Kahului, Hawaii 96732	Owner/Managing Agent	Family	Kahului, Hawaii	59@50%		FmHA Section 515	Operating since June 1983
6	Luana Gardens III: 711 Kamehameha Avenue Kahului, Hawaii 96732	Owner/Managing Agent	Family	Kahului, Hawaii	62@50%		FmHA Section 515	Operating since July 1983
7	Komohana Hale: 120 Leoleo Street Lahaina, Hawaii 96761	Managing Agent	Family	Lahaina, Hawaii	20@80%		County of Maui	Operating since June 1991
8	Hale Mahaolu Ekolu: 717 Maka'ala Drive Wailuku, Hawaii 96793	Developer/Owner/ Managing Agent	Elderly	Waiehu, Hawaii	41@80%		Section 202 Direct Loan	Operating since November 1992

Housing Development Experience

Name:

Hale Mahaolu

Page 2 of 3

	Name of Property, Address	Capacity of Applicant/ Developer	Type of Project	City, State	Number of Units		Financing/ Subsidy Program Utilized	Status of Project
					Affordable	Market		
9	Hale Mahaolu Eha: 1057 Makawao Avenue Makawao, Hawaii 96768	Developer/Owner/ Managing Agent	Elderly	Makawao, Hawaii	39@50%		Section 202 Capital Advance	Operating since June 1995
10	Hale Mahaolu Elima: 11 Mahaolu Street Kahului, Hawaii 96732	Developer/Owner/ Managing Agent	Elderly	Kahului, Hawaii	59@50%		Section 202 Capital Advance	Operating since February 1998
11	Hale Kupuna 'O Lanai: 1144 Ilima Avenue Lanai City, Lanai 96763	Developer/Owner/ Managing Agent	Elderly	Lanai City, Hawaii	24@50%		USDA-RD Section 515 Loan	Operating since August 1998
12	Hale Mahaolu Eono: 810 Kelaweia Street Lahaina, Hawaii 96761	Developer/Owner/ Managing Agent	Elderly	Lahaina, Hawaii	29@50%		HUD Section 202 Capital Advance & USDA-RD Section 515	Operating since April 2003
13	Hale Mahaolu Eono (5): 810 Kelaweia Street Lahaina, Hawaii 96761	Developer/Owner/ Managing Agent	Elderly	Lahaina, Hawaii	5@50%		HUD Section 202 Capital Advance	Operating since July 2004
14	Hale Mahaolu Ehiku, L.P. 56 Ehiku Street Kihei, Hawaii 96753	Managing Agent	Elderly	Kihei, Hawaii	30@60% 4@30%		CDBG LIHTC/USDA-RD Section 515 Loan	Operating since May 2007

Housing Development Experience

Name:

Hale Mahaolu

Page 3 of 3

	Name of Property, Address	Capacity of Applicant/ Developer	Type of Project	City, State	Number of Units		Financing/ Subsidy Program Utilized	Status of Project
					Affordabl e	Market		
15	Hale Mahaolu Ehiku 1B 56 Ehiku Street Kihei, Hawaii 96753	Managing Agent	Elderly	Kihei, Hawaii	15@50%	5	Section 202 Capital Advance/ HOME/FHLB/Dowling Co./Weinberg Foundation/BoH Foundation, Hawaii State Legislature	Operating since September 2010
16	Hale Mahaolu Ehiku II, L.P. 56 Ehiku Street Kihei, Hawaii 96753	Managing Agent	Elderly	Kihei, Hawaii	30@50% 29@60%		LIHTC/Section 202 Capital Adv/USDA-RD Section 515 Loan/HOME	Operating since January 2011
17	Wailuku Senior Living dba Lokenani Hale	Managing Agent	Elderly	Wailuku, Hawaii	4@30% 57@50%		LIHTC/Rental Housing Trust Fund (Perm Financing), Dwelling Unit Revolving Fund (Interim Financing)	Operating since August 2009
18	Kulamalu Hale 65 Ohia Ku Street Pukalani, Hawaii 96768	Managing Agent	Family	Pukalani, Hawaii	10@50% 45@80-120%		AHF, HOME	Operating since September 2017
19	Hale Mahaolu Ewalu Phs I	Developer/Owner/ Managing Agent	Elderly	Pukalani, Hawaii	2@30% 6@50% 30@60%		LIHTC/Rental Housing Revolving Fund, Affordable Housing Fund, Grant in Aid, BoH, Private Funding	Groundbreaking April 2017 Completion January 2019 (est)

Affordable Housing Management Experience

The following is a listing of the housing sites Hale Mahaolu currently owns and/or manages along with the supportive services programs.

Housing Experience

Project Name: Hale Mahaolu Akahi
Address: 300 West Wakea Avenue, Kahului, Hawaii 96732
Occupancy Start: December 1969
Number of Units: 111
Type of Units: 0-BR: 12, Alcove: 69, 1-BR: 29, Manager 2BR: 1
Financing: Section 202 Direct Loan
Assistance: Section 8 Existing Housing
(Section 23 Leased Housing – Conversion)
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Hale Mahaolu Elua
Address: 200 Hina Avenue, Kahului, Hawaii 96732
Occupancy Start: February 1980
Number of Units: 180
Type of Units: 1-Br: 179, Manager 3BR: 1
Financing: Section 202 Direct Loan
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Hale Mahaolu Lahaina Surf
Address: 1037 Waine'e Street, Lahaina, Hawaii 96761
Occupancy Start: November, 1972
Number of Units: 112
Type of Units: 1-BR: 22, 2-BR: 76, 3-BR: 13, Manager 3BR: 1
Financing: Section 236
Assistance: Section 8 (20 units LMSA)
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Description of Owner's Housing Experience – Page 2

Project Name: Home Pumehana
Address: Kolapa Place, P.O. Box 100, Kaunakakai, Molokai, Hawaii 96748
Occupancy Start: September 1976, May 1999
Number of Units: 80, 5
Type of Units: 1-BR: 84, Manager 3BR: 1
Financing: Section 202
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Luana Gardens II
Address: 615 West Papa Avenue, Kahului, Hawaii 96732
Occupancy Start: June 1983
Number of Units: 60
Type of Units: 1-BR: 10, 2-BR: 20, 3-BR: 20, 4-BR: 9 + Manager
Financing: FmHA Section 515
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Luana Gardens III
Address: 711 Kamehameha Avenue, Kahului, Hawaii 96732
Occupancy Start: July 1983
Number of Units: 62
Type of Units: 2-BR: 62
Financing: FmHA Section 515
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Hale Mahaolu Ekolu
Address: 717 Maka'ala Drive, Wailuku, Hawaii 96793
Occupancy Start: November 1992
Number of Units: 42
Type of Units: 0-BR: 10, 1-BR: 31, Manager 1-BR: 1
Financing: Section 202 Direct Loan
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Description of Owner's Housing Experience – Page 3

Project Name: Hale Mahaolu Eha
Address: 1057 Makawao Avenue, Makawao, Hawaii 96768
Occupancy Start: June 1995
Number of Units: 40
Type of Units: 1-BR: 39; Manager 1-BR: 1
Financing: Section 202 Capital Advance
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Hale Mahaolu Elima
Address: 11 Mahaolu Street, Kahului, Hawaii 96732
Occupancy Start: February 1998
Number of Units: 61
Type of Units: 1-BR: 59, Manager 1-BR: 1
Financing: Section 202 Capital Advance
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Hale Kupuna 'O Lanai
Address: 1144 Ilima Avenue, Lanai City, Hawaii 96763
Occupancy Start: August 1998
Number of Units: 24
Type of Units: 1-BR: 23, Manager 1-BR: 1
Financing: USDA-RD Section 515 Loan
Assistance: Rural Housing Service Rental Assistance (RA)
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: Hale Mahaolu Eono & Eono (5)
Address: 810 Kelaweia Street, Lahaina, Hawaii 96761
Occupancy Start: April 2003
Number of Units: 35 (Eono 30; Eono (5) 5)
Type of Units: 1-BR: 29, Manager 2-BR: 1
Financing: USDA-RD Section 515 Loan & Section 202 Capital Advance (HUD)
Assistance: Rural Housing Service Rental Assistance (RA) & Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Description of Owner's Housing Experience – Page 4

Project Name: **Hale Mahaolu Ehiku, L.P.**
Address: 56 Ehiku St, Kihei, Hawaii 96753
Occupancy Start: July 2007
Number of Units: 34
Type of Units: 1-BR: 34
Financing: USDA-RD Section 515 Loan, LIHTC
Assistance: Rural Housing Service Rental Assistance (RA)
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: **Hale Mahaolu Ehiku 1B**
Address: 56 Ehiku St, Kihei, Hawaii 96753
Occupancy Start: September 2010
Number of Units: 21
Type of Units: 1-BR: 20, Manager 3-BR: 1
Financing: Section 202 Capital Advance, HOME Funds, FHLB, Dowling Co.,
Weinberg Foundation, Bank of Hawaii Foundation, Hawaii State
Legislature
Assistance: Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: **Hale Mahaolu Ehiku II, L.P.**
Address: 56 Ehiku St, Kihei, Hawaii 96753
Occupancy Start: January 2011
Number of Units: 60
Type of Units: 1-BR: 60
Financing: LIHTC, Section 202 Capital Advance, USDA-RD Section 515 Loan, HOME
Assistance: Rural Housing Rental Assistance (RA), Section 8
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Project Name: **Wailuku Senior Living dba Lokenani Hale**
Address: 1889 Loke Street, Wailuku, Hawaii 96793
Managed: August 1, 2009
Number of Units: 61
Type of Units: 1-BR: 60, Manager 1-BR: 1
Financing: Low Income Housing Tax Credits and Hawaii Housing Finance and
Development Corporation (HHFDC) Rental Housing Trust Fund (Perm
Financing), (HHFDC) Dwelling Unit Revolving Fund (Interim Financing)
Owner's Contact Information: Byron Ooka, General Partner
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Description of Owner's Housing Experience – Page 5

Project Name: **Komohana Hale**
Address: 120 Leoleo Street, Lahaina, Hawaii 96761
Management Term: June 1991 – Present
Number of Units: 20
Type of Units: 1-BR: 20
Financing: County of Maui
Assistance: None
Owner's Contact Information: County of Maui
Housing Division
2065 Main Street #108
Wailuku, Hawaii 96793

Project Name: **Kulamalu Affordable Housing Project**
Address: 65 Ohia Ku Street, Pukalani, Hawaii 96768
Occupancy Start: August 2017
Number of Units: 56
Type of Units: 1-BR: 16, 2-BR: 40
Financing: HOME, AHF, County of Maui
Assistance: None
Owner's Contact Information: County of Maui
Housing Division
2065 Main Street #108
Wailuku, Hawaii 96793

Project Name: **Hale Mahaolu Ewalu Phase I**
Address: Ohia Ku Street, Pukalani, Hawaii 96768
Occupancy Start: February 2019 (estimated)
Number of Units: 38
Type of Units: 1-BR: 36, 2-BR: 2
Financing: AHF, County of Maui Project Based Section 8, State of Hawaii GIA, FHLBDM, LIHTC, Weinberg Foundation, CDBG
Owner's Contact Information: Hale Mahaolu
Grant Chun, Executive Director
200 Hina Avenue, Kahului, Hawaii 96732
Phone: (808) 872-4100 Fax: (808) 872-4120

Supportive Service Experience

Program: Congregate Housing Service Program (CHSP)
Start: 1980
Program Type: Dietetic meals, chore service, and personal care
Client Type: Elderly

Program: Meals (Kitchen)
Start: October 1990
Program Type: Nutritious, dietetic meals
Client Type: Elderly

Program: Personal Care
Start: 1984
Program Type: Personal care services (bathing, grooming, hygiene, cooking, cleaning, etc.)
Client Type: Primarily frail elderly

Program: Housing/Homeownership Counseling
Start: 1988
Program Type: Homebuyer education, reverse mortgage, delinquent mortgage counseling.
Client Type: General Program

Hale Mahaolu - Organizational Flow Chart

