



**DRAFT
CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)**

FOR PROGRAM YEAR 2021

(JULY 1, 2021 THROUGH JUNE 30, 2022)

COUNTY OF MAUI

Michael P. Victorino
Mayor

**DRAFT
CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)**

**FOR THE PERIOD
JULY 1, 2021 - JUNE 30, 2022**

**County of Maui
Michael P. Victorino
Mayor**

Submitted to HUD:

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Office of the Mayor, CDBG Program
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Wailuku, Hawaii 96793

Assisting Agency: County of Maui
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Executive Summary: The U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD) provides funding to five formula grant programs: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and the Housing Trust Fund (HTF). CPD seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual reporting requirement of the County of Maui (County), as a grant recipient of federal funds, by which the County must review and report on the progress it has made in carrying out its Consolidated Plan (ConPlan) and Annual Action Plan (AAP) during the previous program year (July 1, 2021 through June 30, 2022). The CAPER must be submitted to HUD by September 30, 2022, 90 days after the close of each program year. The ConPlan is a five-year strategic plan that identifies priority housing and community development needs as well as goals to address these priority needs in the areas of housing, homelessness, and community development for low- and moderate-income families and addresses how the County intends to meet these needs and goals utilizing the funds available through the HUD grant programs in partnership with other County, State and private assistance. As part of the ConPlan each program year, an AAP describes the specific activities and projects the County will undertake with anticipated CDBG, HTF and HOME funds. The ConPlan for projects opened in PY 2021 is for the period of July 1, 2021 through June 30, 2022 which was approved by HUD on July 21, 2020. The 2020 to 2024 Consolidated Plan and the Program Year 2020 Annual Action Plan were amended on July 30, 2020 to include the Housing Trust Fund (HTF). For the amended 2020 - 2024 ConPlan, the County of Maui has embraced the following five HUD strategic goals for its CDBG, HOME and HTF Programs: Increase homeownership opportunities; Promote decent affordable housing; Strengthen communities; Ensure equal opportunity in housing and Embrace high standards of ethics, management and accountability. It is important to note that CDBG is the only CPD formula grant program that HUD administers directly to the County. Other CPD formula grant programs, Home, ESG and HOPWA are administered by the State of Hawaii. Community Development Block Grant Summary: The Community Development Block Grant (CDBG) Program Office, which is a division of the Office of the Mayor, administers the CDBG funds for the County. For the period July 1, 2021 to June 30, 2022, Program Year (PY) 2021, the County received a CDBG allocation of \$1,993,806. On an annual basis, the County's CDBG objectives for the upcoming program year are carefully aligned with its ConPlan long-term goals through a competitive application process (Request for Proposals) that governs the

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acceptance, evaluation and selection of projects proposed for funding in the County's Annual Action Plan (AAP) filed with HUD. For projects falling under the prior ConPlan period (2010 – 2014, 2015-2019 and 2020-2024) please refer to the attached PR03 report.

For Housing Trust Fund Summary please refer to Section CR15 Resources and Investment.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
 Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
DR	Disaster Recovery	CDBG: \$	Other	Other	5000	0	0.00%			
Goal A-1	Non-Housing Community Development	CDBG: \$386,761	Other	Other	25	0	0.00%	6	1	16.67%
Goal ED-1	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	0	0.00%			
Goal ED-2	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%			

Goal HA-1	Provide effective program admin for HOME & HTF prog.	CDBG: \$	Other	Other	2	0	0.00%			
Goal HO-1	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			
Goal HO-2		CDBG: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%			
Goal HR-1	Affordable Housing	CDBG: \$ / Housing Trust Fund: \$2850000	Rental units constructed	Household Housing Unit	7	0	0.00%	120	0	0.00%
Goal HR-2	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	1	0	0.00%			
Goal HR-3	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	7	0	0.00%			
Goal HR-5	Homeless	CDBG: \$	Rental units constructed	Household Housing Unit	1	0	0.00%			
Goal HR-6	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%			
Goal IN-1	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13000	0	0.00%			

Goal IN-2	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%			
Goal PF-1	Affordable Housing Public Housing Homeless	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1009	157	15.56%
Goal PF-1	Affordable Housing Public Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0.00%			
Goal PF-2	Non-Homeless Special Needs	CDBG: \$228,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	0	0.00%			
Goal PF-3	Non-Housing Community Development	CDBG: \$1,132,045	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	23000	0	0.00%	1047	720	68.77%
Goal PF-4	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18000	0	0.00%			

Goal PF-5	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18000	0	0.00%			
Goal PF-5	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		7910	0	0.00%
Goal PF-6	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	0	0.00%			
Goal PF-7	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	0	0.00%			
Goal PS-1	Affordable Housing Non-Housing Community Development	CDBG: \$1104733 / Other: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
Goal PS-1	Affordable Housing Non-Housing Community Development	CDBG: \$1104733 / Other: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			

Goal PS-1	Affordable Housing Non-Housing Community Development	CDBG: \$1104733 / Other: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		100	0	0.00%
Goal PS-1	Affordable Housing Non-Housing Community Development	CDBG: \$1104733 / Other: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		400	0	0.00%
Goal PS-1	Affordable Housing Non-Housing Community Development	CDBG: \$1104733 / Other: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		100	0	0.00%
Goal PS-1	Affordable Housing Non-Housing Community Development	CDBG: \$1104733 / Other: \$	Homelessness Prevention	Persons Assisted	0	0		500	99	19.80%
Goal PS-2	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

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 2021, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>.

In 2020, an amendment to the 2019 Annual Action Plan was executed to include CARES Act CDBG-CV funds to provide rental assistance and mortgage assistance to individuals and families affected by the coronavirus pandemic.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HTF
White	36	0
Black or African American	0	1
Asian	72	2
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	612	3
Total	720	6
Hispanic	0	0
Not Hispanic	32,354	6

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The County has adopted the State's Affirmative Action plan as contained in the State's CAPER. The County has provided a copy of the plan to all of its recipients.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,933,806	1,737,754
Housing Trust Fund	public - federal	2,250,000	0
Other	public - federal	1,350,000	0

Table 3 - Resources Made Available

Narrative

Under the CDBG allocation 100% will be expended on projects that will benefit low- and moderate-income individuals and families. The HOME and HTF funds were expended in PY2020 on the Kaiwahine Villages rental project in South Maui, but are reported in the PY 2021 CAPER due to the fact that the project was not closed out in IDIS until PY 2021.

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 2021, which is available at the CDBG Program Office and on the County of Maui website at <http://www.mauicounty.gov/mayor/community>.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Hana	28		
Island of Maui	72		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Narrative

HOME and HTF funds are received from the State of Hawaii, Hawaii Housing Finance and Development Corporation (HHFDC) on a rotational basis with the Counties of Hawaii, Kauai, and Maui.

This PY 2021 CAPER is reporting the HOME and HTF funds from the PY 2017 allocation that were committed to the Kaiwahine Villages rental project in South Maui. \$2,250,000 HOME funds and \$1,350,000 HTF funds were spent on this project. The project was occupied towards the end of PY 2020 and closed out in IDIS in PY 2021.

Under the rotation, Maui County received an allocation of HOME funds in PY 2020 of \$2,850,000.00. PY 2020 funds were committed to the following activities: \$450,000.00 to a COVID-19 Tenant Based Rental Assistance Program, \$1,734,200.00 to Kaiaulu O Halelea 64 – a 64 unit multifamily rental project located in Kihei, Maui, Hawaii, \$515,800.00 to Kaiaulu O Halelea 56 – a 56 unit multifamily rental project located in Kihei, Maui Hawaii, and \$150,000.00 to County Administration. The County expects to receive its next HOME funding in PY2023.

Under this current rotation, the County received an HTF allocation of \$2,850,000. The County receives the funds on a three year rotational basis with the other non-metropolitan counties of Kauai and Hawaii. PY 2020 funds were committed to the following activities: \$1,160,672.00 to Kaiaulu O Halelea 64, \$1,539,328.00 to Kaiaulu O Halelea 56, and \$150,000.00 to County Administration. The County expects to receive its next HTF funding in PY 2023.

The County of Maui Department of Housing and Human Concerns conducted an open application period and invited eligible entities to propose housing projects that would meet the criteria of HOME and HTF funding and align with the goals established in the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. Any eligible entity with a proposed activity that would take place within the County of Maui, including the islands of Maui, Molokai, and Lanai, were invited to respond. The County reviewed the applications received and based on the timeliness and project readiness of the proposed activities and selected Kaiaulu O Halelea 64 and Kaiaulu O Halelea 56 to receive HOME and HTF awards.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The PY 2020 HOME and HTF funds allocated to the Kaiaulu O Halelea 64 and Kaiaulu O Halelea 56 projects were leveraged against a variety of resources, including:

- County Affordable Housing Funds - \$1,508,558 allocated to Halelea 64 and \$3,025,442 allocated to Halelea 56
- Tax credit equity - \$33,375,478 allocated to Halelea 64 and \$17,478,009 allocated to Halelea 56
- Deferred developer fee - \$3,054,000 allocated to Halelea 64 and \$2,403,991 allocated to Halelea 56
- Rental Housing Revolving Funds - \$10,890,480 allocated to Halelea 64 and \$10,500,000 allocated to Halelea 56

The County has an excess match of \$15,931,081.27 which will be carried forward into PY 2022.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	18
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	18

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	18
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	18

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Three natural disasters hindered the project time line for Kaiwahine – a 120 unit rental project in Kihei. Delays continued until the last building was turned over in April of 2020. Project construction was completed in May, 2020 and residents began moving in immediately, however insurance paperwork and reconciliation of costs with the bank prevented project close out in IDIS before 30 June 2020. All units were fully occupied by the end of June 2020.

The Section 8 program maintained a high percentage of voucher utilization – consistently remaining above 96% utilization as of June 2020. The County has completely cleared the old wait list, has subsequently opened a new list in January, 2021, and has begun calling up applicants from the wait list to fill vouchers which have become available through normal attrition of participants in the program over the past years.

Housing Trust Fund Summary: The Housing Division, which is a division of the Department of Housing and Human Concerns, administers the HTF funds for the County. The County receives the funds on a three year rotational basis with the other non-metropolitan counties of Kauai and Hawaii. In those years in which the County receives funding, the Housing Division solicits projects aligned with the County ConPlan long-term goals through a competitive application process (Request for Proposals) as outlined in our approved allocation plan, which governs the acceptance, evaluation and selection of projects proposed for funding in the County’s Annual Action Plan (AAP).

Discuss how these outcomes will impact future annual action plans.

The County is putting increased emphasis on building affordable rental projects. The County anticipates Kaiaulu O Halelea 64 and Kaiaulu O Halelea 56, an affordable rental project totaling 120 units in north Kihei to be completed in March, 2022. Phase I (64 units) of the Kaiaulu O Halelea project and Phase II (56 units) of the Kaiaulu O Halelea project will receive HTF funding.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	0	6
Low-income	0	12	0
Moderate-income	0	0	0
Total	0	12	6

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Family Life Center (FLC), the Salvation Army Lahaina Outpost, Care Hawaii, Ka Hale A Ke Ola Homeless Resource Centers (KHAKO), and Mental Health Kokua (MHK) are the primary outreach providers for the County of Maui. All providers utilize the evidenced based Coordinated Entry System and Homeless Management Information System database to quickly move the unsheltered into emergency shelters or a permanent housing situation. Their adherence to the Housing First ideology is the key to the successes made in Maui County.

In FY 2021, there were 303 households entered into the Coordinated Entry System via these outreach programs.

The County of Maui provided funding for outreach services in FY 2021 to FLC (\$140,000), The Salvation Army (\$180,000), MHK (\$95,000 which includes psychosocial rehab), and KHAKO. The County provided funding for a Mobile Hygiene Unit with associated staffing to KHAKO in the amount of \$202,806.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2021, Maui County recorded 380 household members entering into emergency shelters which equates to 261 singles and 119 individual household family members. The two (2) main shelters within the county are Family Life Center and Ka Hale A Ke Ola (KHAKO) Homeless Resource Centers.

There were 100 individual household member placements into transitional housing (KHAKO is the sole provider of TH).

Maui County has historically provided a substantial amount of financial support to maintain our safety net for the homeless population. In FY 2021 the County provided \$652,000 in direct funding to KHAKO for shelter operations at their Wailuku and West Maui facilities. Additional funding of \$192,337 is provided to Mental Health Kokua for a Safe Haven program that specifically addresses the shelter need for those homeless with severe and persistent mental illness.

In response to the COVID-19 pandemic, the County of Maui set-up a 24-unit pallet home emergency shelter within a County park. The premise for this emergency shelter was to provide a safe place for the unsheltered individuals and families that were at a higher risk of contracting the COVID-19 virus. These would include, but were not limited to, those over 60 years old and/or with pre-existing health conditions that would make them more susceptible to the disease. The County operated and managed the facility for the initial 6 months and, subsequently, Family Life Center took over the operations and management facility thereafter.

Maui County also contributes to the homeless service system through its participation in the Maui Homeless Alliance, the local chapter of the Continuum of Care known as Bridging the Gap. Maui County takes the lead in coordinating efforts to address the numerous homeless encampments in our community and propel unsheltered individuals and households into engagement with services. By working with various County and State agencies, and with the private land owners, the Homeless Division has been able to compassionately address encampments and assist in assertive outreach activities. These efforts have yielded positive outcomes for those individuals and family households that are willing to engage with the providers for housing resources and other services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Maui County has been effectively administering its County-funded Rental Assistance Program (RAP) to maintain residents in housing and prevent homelessness. Agencies that are utilizing and managing these funds include, Maui Economic Opportunity, Ka Hale A Ke Ola, Women Helping Women and Family Life Center. County funding for the RAP in FY 2021 is \$2,618,797. These funds help with past, current and/or future bills to eligible households for assistance of up to \$2,500 a month. Payments are made directly to landlords for rent or utility service providers for water, sewer, gas, electricity, and internet service.

In addition to funding provided by the County of Maui to prevent homelessness, the County also assumed responsibility for administering federal funds from the US Treasury for rental and utility assistance for those individuals/families. The County of Maui received approximately \$43 million to assist eligible households with rental and utility costs, addressing arrears as far back as March, 2021 for those directly impacted by COVID-19. On May 10, 2021, the County began accepting applications to the its MERA (Maui Emergency Rental Assistance) Program.

Various homeless services agencies work closely with health care providers, correctional entities, and the foster care system/judiciary, to address individuals that may be at risk to becoming homeless upon exit from each respective system or facility. There has been increased involvement

with health care providers and health insurance providers to provide more comprehensive plans to prevent individuals released from health care facilities into unsheltered homelessness. The County is committed to continue working with our partners to improve discharge processes to achieve desired outcomes.

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 is dedicated to the utilization of the Housing First Initiative's Coordinated Entry System (CES), which places a high focus on housing the most vulnerable by priority in the most expedited manner possible. The CES has been in operation for nearly five (5) years in Maui County.

In FY 2021, 134 chronically homeless household individuals were placed into permanent supportive housing units, including families, veterans, and youth. The CES also has a focus on reducing the number of days from intake to placement in permanent housing. As the CES evolves and acclimates to the needs of the community, the number of placements and length of time to get into placements have steadily improved. Reducing the length of stay in emergency shelters is a primary focus of our County's system of care.

The County of Maui consistently participates in the Neighbor Island Continuum of Care (CoC) known as Bridging the Gap. The County also continues to play a key role in the Maui Homeless Alliance (MHA), Maui's CoC chapter, working toward improving collaboration and coordination of services with a focus on public education and engagement. Representation from the MHA has been actively involved with advocating for the needs of the community's homeless population at the State Legislative level. The MHA is a strong supporter of increasing the inventory of truly affordable housing within the County.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's CAPER for PY 2021 for additional information regarding Public Housing within the County.

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

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's CAPER for PY 2021 for additional information regarding Public Housing within the County.

Actions taken to provide assistance to troubled PHAs

The Hawaii Public Housing Authority (HPHA) is responsible for the development and operation of all public housing projects within the County. Please refer to the State's CAPER for PY 2021 for additional information regarding Public Housing within the County.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The County works with developers to help move projects forward in several ways. Developers may propose projects that include a minimum of 51% workforce units through the Hawaii Revised Statutes 201H-038 process or alternatively may propose projects that are 100% workforce projects through the Maui County Code Chapter 2.97 process that allows for fast track development of said projects. Additionally, Maui County Code Chapter 2.96 supports the development of additional workforce units by means of inclusionary zoning requirements.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Lack of funding continues to be a major obstacle to meeting the County's underserved needs. During the reporting period, the County allocated local grant funds in the amount of \$12,420,363 to community social service organizations that provide programs to the underserved communities. In addition, the County continued to work with the local housing providers and the private sector to effectively and efficiently develop affordable housing to meet the needs of the homeless and special needs population.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The State Department of Health (DOH) provides surveillance, technical assistance and consultation in collaboration with medical providers who screen and manage elevated blood lead levels in children. Medical case management includes nutritional and developmental assessment with lead hazard reduction education. During PY 2021, the County continued 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 in our lease-up packet, and as requested.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County of Maui's Rental Assistance Program helps families establish financial stability through temporary rental assistance and case management support services. The County of Maui also completed a rehabilitation project of a County-owned property, utilizing state Dwelling Unit Revolving Funds (DURF) and 'Ohana Zone funds, which provides housing and wrap-around services for twelve homeless families, who were selected through the Continuum of Care and moved in to the property in April 2021. As of June 2022, all 12 units are fully-occupied and are serving 57 formerly homeless individuals. The project includes the possibility of increasing density to house additional individuals and families in the future.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County of Maui continues to participate in Bridging the Gap, which is the Continuum of Care uniting all three rural county homeless alliances and has been designated as the primary planning and decision-making body. 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 2021 CAPER. Please refer to the State’s CAPER for additional information regarding the Continuum of Care, the allocation of ESG and HOPWA funds, and the operation and administration of HMIS.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In addition to the County’s participation in Bridging the Gap and funding provided to social service organizations, the County continues to partner with housing organizations, both public and private to help increase housing opportunities in Maui County. These partnerships have included Habitat for Humanity, Lokahi Pacific, Na Hale O Maui, and Hale Mahaolu to increase housing units today and in the immediate term, as well as working with private developers to bring a continuing supply of housing units to our County in the long term. To ensure an integrated approach to addressing its community development and housing needs, the County of Maui’s CDBG Program Manager and HOME/HTF Program Coordinator participated in statewide meetings, seminars, and conferences to plan and evaluate the community and housing needs and the performance measures for the CDBG and HOME Programs. The County’s Continuum of Care group met monthly to review and coordinate statewide initiatives relative to homelessness; the Interagency Council on Homelessness met quarterly to coordinate statewide strategies and provide access to current information on homeless programs and services; and the County of Maui’s Coordinated Homeless Response Team met monthly to coordinate proactive and immediate solutions to acute homelessness issues affecting public health and safety. The County also participated in the monthly statewide housing administrators meeting to review work in progress, plan and collaborate on housing development initiatives and activities. Furthermore, key County departments met regularly to coordinate efforts, resolve and expedite issues, and facilitate progress in meeting County requirements in order to encourage affordable housing in project developments.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The County of Maui engaged in the following activities in attempt to remove impediments and to affirmatively further Fair Housing in Program Year 2021:

1. Provided assistance to the Equal Opportunity Specialist of the U.S. Department of Housing and Urban Development (HUD) by receiving housing discrimination complaints and forwarding all pertinent information to Legal Aid Society of Hawaii, the Hawaii Civil Rights Commission and/or HUD.

2. The County has participated in quarterly Fair Housing Coordinator meetings to work in tandem with jurisdictional partners in identifying and responding to impediments. These partners include representatives from HUD, the Hawaii Civil Rights Commission, Legal Aid Society, Hawaii Housing Finance and Development Corporation, Department of Hawaiian Homelands, City and County of Honolulu, Hawaii County, and County of Kauai. A series of free, online seminars on Fair Housing topics was presented during April 2022, 104 attendees from Maui County registered to attend these seminars.

3. The impediment regarding insufficient enforcement of fair housing laws is addressed by providing a direct link to the Fair Housing website of US Department of Housing and Urban Development (HUD) and Hawaii Civil Right Commission's filing a complaint web page to provide direct access to those whose Fair Housing rights might have been violated. During PY 2021, the County's Fair Housing website received 1,037 site visits.

The County of Maui Fair Housing Coordinator received 28 inquiries directly via phone or email communications. Resources on fair housing laws were shared with all inquirers.

CR-40 - Monitoring 91.220 and 91.230

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

MONITORING PLAN

The County oversees projects assisted with CDBG, HOME and HTF funds through the agreed upon Affordability Period in accordance with HUD Program regulations. The CDBG Program Office is responsible for the monitoring of CDBG funded projects and the Housing Division, Department of Housing & Human Concerns is responsible for the monitoring of HOME and HTF funded projects. Following is a description of the respective monitoring activities conducted by these two agencies:

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

MONITORING CONTINUED

HOME Program Monitoring

The Housing Division monitors its HOME Program assisted projects during project development and implementation, as well as during the appropriate affordability period. During the period of affordability and in accordance with Section 92.504(d)(1), the County will conduct site visits of its HOME Program recipients to ensure compliance with Section 92.251 of 24 CFR 92. County's ongoing oversight of HOME rental projects includes desk reviews of annual reports required by Owners and periodic on-site inspection.

Housing Trust Fund Program Monitoring

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Consolidated Annual Performance and Evaluation Reports - The County will provide citizens with reasonable notice and opportunity to comment on Consolidated Annual Performance and Evaluation Reports (CAPER) relative to the Consolidated Plan.

1. Prior to submitting final CAPERs to HUD, the County will conduct a public hearing for the purpose of obtaining citizens' views and comments. Notice of the public hearing will be published in a newspaper(s)

of countywide publication or other means authorized by HUD and posted on the County's website. The notice will also include the following locations where copies of the proposed CAPER may be examined: the County's CDBG Program Office as well as the Housing Division Office of the Department of Housing and Human Concerns. Written comments relative to program performance will be received by the County for a period of not less than 15 days after the date of notice. The County will consider any comments or views of citizens received in writing, or orally at the virtual public hearing, in preparing the CAPER. A summary of these comments or views, including a summary of any comments or views not accepted and the reasons therefore, will be attached to the CAPER.

2. The virtual public hearing may be held in conjunction with other public hearings required by this Citizen Participation Plan; however, the period for receiving comments relative to CAPERs will be as described in the paragraph above.

CAPER Citizen's Participation: The virtual public hearing was held on August 24, 2022 at 9:00 a.m. thru Bluejeans.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

None

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

The County of Maui identified the Kaiaulu O Halelea 64 (Phase 1 of 2) and Kaiaulu O Halelea 56 (Phase 2 of 2) projects in Kihei to receive HTF funds, with the Hale O Pi'ikea, also in Kihei, as an alternate project. In PY2020, the County of Maui committed its PY 2020 and a portion of PY2019 HTF funds toward the Kaiaulu O Halelea 64 and Kaiaulu O Halelea 56 Projects. Construction estimated to begin in PY 2021. The County of Maui's PY2017 Kawaihine Village Phase II project was completed in PY2020.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	6	0	0	6	0	6
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

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