

**COUNTY OF MAUI 2023 REQUEST FOR PROPOSALS
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
and
HOME-AMERICAN RESCUE PLAN (ARP)**

Request for Proposals

Notice is hereby given that the County of Maui through the Housing Division of the Department of Housing and Human Concerns is seeking proposals from qualified applicants for the development of HOME and HOME-ARP Program-eligible projects. This is a reissuance of a previous RFP.

The County of Maui anticipates receiving approximately \$2,250,000.00 in HOME Program funds, approximately \$450,000.00 in HOME Program Community Housing Development Organization (CHDO) set-aside funds, and \$1,947,568 in HOME-ARP funds from HUD through the Hawaii Housing Finance and Development Corporation (HHFDC). These are estimated amounts as the funds have not yet been allocated from HUD or HHFDC. **All HOME, HOME-ARP and CHDO Program funds are subject to availability. The County reserves the right to offer additional HTF funds as a supplement to projects awarded through this RFP process.**

The HOME Program-eligible or HOME-ARP-eligible projects that are selected for funding will be included in the County and State's AAP for Program Year 2023 (July 1, 2023 to June 30, 2024).

Proposal applications will be available in both paper and digital form beginning February 28, 2023. For a digital copy please contact Regina.Freeman@co.maui.hi.us or pick one up [Monday – Friday (except holidays) (7:45 a.m. to 4:30 p.m.)] at:

Housing Division
2065 Main Street, Suite 108
Wailuku, Hawaii 96793
Phone: (808) 270-7351 Fax: (808) 270-6284

To be considered with the initial round of applicants, proposal applications must be received by the Housing Division no later than 4:00 p.m. (Hawaii Standard Time) on April 15, 2023. Applications received subsequent to the deadline will be reviewed after the initial round of applications are reviewed, subject to the availability of funds.

Questions about the proposal applications should be directed to the Housing Division at the address or telephone/fax numbers shown above.

HOME Investment Partnership Program

The HOME Investment Partnerships (HOME) Program is a federal housing block grant program enacted into law under the Cranston-Gonzalez National Affordable Housing Act of 1990. In providing a broad range of low-income housing activities, the general purpose of the HOME Program is to fulfill three specific goals:

- To expand the supply of decent, safe, sanitary, and affordable housing, with the primary focus on rental housing, for very-low and low-income Americans;
- To strengthen the abilities of states and units of general local government to design and implement strategies for achieving adequate supplies of decent, affordable housing; and
- To encourage public, private, and non-profit partnerships in addressing affordable housing needs.

HOME Project Requirements: HOME projects must meet all of the provisions of 24 Code of Federal Regulations (CFR) Part 92. The projects must be targeted to families earning 80% or below of the County of Maui’s median family income as established by HUD, and be consistent with the goals, objectives and activities listed in the County’s 5 year Consolidated Plan. The entity must also complete an environmental review for the project in accordance to 24 CFR Part 58 and Chapter 343, Hawaii Revised Statute. HOME projects are subject to a minimum 5 – 20 year period of affordability depending on the type of activity and amount of funding.

CHDO Project Requirements: CHDO funds are a set-aside of 15% of the HOME Program allocation that are reserved for rental or homebuyer development projects controlled by nonprofit organizations that meet the CHDO requirements as defined in 92.2 of the HOME Rule. In addition to all other HOME Program requirements, CHDO projects must meet the requirements at 92.300 of the HOME Rule.

HOME-American Rescue Plan Program

On March 11, 2021 the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARP”) was signed into law, which provided funding to address the impacts of the COVID-19 pandemic on the economy, public health, State and local governments, individuals and businesses. To address the need for homelessness assistance and services, Congress appropriated \$5 billion in ARP funds under section 3205 to be administered through HOME in a program identified as the HOME-American Rescue Plan of “HOME-ARP.”

HOME-ARP Project Requirements: The Act authorizes four activities that must primarily benefit qualifying populations, including: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. However, only applications that develop affordable housing that serves the Qualifying Populations will be considered.

Qualifying Populations are individuals or families as those that are: (1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (“McKinney-Vento”); (2) at risk of homelessness, as defined in section 401 of McKinney-Vento; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or (4) part of other populations where providing supportive services or assistance would prevent a family’s homelessness or would serve those with the greatest risk of housing instability.

The HOME-ARP Program follows HOME rules, except as modified by Notice CPD-21-10 and related Waivers. HOME-ARP projects are subject to a 15-year Compliance Period.

For each HOME, HOME-ARP and CHDO project: 1) The entity must have an All Appropriate Inquiry (AAI) and a Phase 1 Site Assessment completed; 2) Construction must commence within 12 months from commitment of the funds (execution of agreement); 3) All project or program funds needs to be expended, and construction completed within 48 months of commitment; 4) The eligible entity needs to have commitment/reservation letters for all of its project or program funding in place and be viable for at least the period of affordability or compliance period.

Lori Tsuhako, Acting Director
Department of Housing and Human Concerns

(MN: February ____, 2023)

