

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>County of Maui</u> PHA Code: <u>HI004</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u>																														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>-0-</u> Number of HCV units: <u>1,464</u>																														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																														
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:									
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the County of Maui is to be a contributing partner with lower income persons and families by assisting them in securing decent, safe, and affordable housing that will enhance their self-esteem and contribute to their success in meeting life's many challenges. The County of Maui will endeavor to promote adequate and affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination. We are committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups, we will provide opportunities for those we serve, to become self-sufficient. We will strive to provide quality, affordable housing and services in an efficient and creative manner. The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.																														

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Management, Housing and Special Needs Issues:

Goals:

1. Increase homeownership opportunities.
2. Promote decent and affordable housing.
3. Strengthen communities.
4. Embrace high standards of ethics, management and accountability.
6. Manage the County of Maui's Section 8 Housing Choice Voucher (HCV) Program in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives:

1. Leverage HOME funds to construct 33 for-sale housing units. Increase participation in the Section 8 Homeownership Program. Progress - HOME funds will provide down payment/closing cost assistance for 5 first-time homeowners and CDBG funds will be utilized to assist 100 first-time homeowners. One Section 8 family is currently being assisted under the Housing Choice Voucher Homeownership Option Program and another family's homeownership is scheduled for assistance in June, 2010.
2. HOME funds will be leveraged to construct 92 affordable rental housing units. CDBG funds will be leveraged to acquire a site for the construction of 40 of the 92 affordable rental housing units. HOME funds will also be leveraged to construct 44 affordable rental housing units with appropriate supportive service systems for special needs populations. CDBG funds will be leveraged to acquire a site for the construction of 24 of the 44 affordable rental units. CDBG funds will be utilized to rehabilitate 50 existing affordable rental housing units.
3. HOME funds will be leveraged to provide 10 transitional housing units for homeless families and victims of domestic violence or other special needs populations.
4. The County of Maui will strive to effectively administer the HOME Program as measured by the timely commitment and expenditure of funds. HOME funds will also be used to conduct a housing study in order to measure progress and obtain data on housing needs and conditions.
7. The County of Maui's Housing Choice Voucher Program shall maintain a budget utilization rate of at least 95% for the year. During the last fiscal year, the County's budget utilization rate was 100.66% of their budget authority from HUD.

Tenant-based Housing Issues:

Goals:

1. Manage the County of Maui's Section 8 Housing Choice Voucher Program in an efficient and effective manner, thereby qualifying as a High Performer or Standard Performer under HUD's SEMAP.
2. Expand the range and quality of housing choices available to participants in the County of Maui's tenant-based assistance program.
3. Manage the County of Maui's tenant-based assistance program in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives:

1. The County of Maui will strive to obtain a Section 8 Management Assessment Program (SEMAP) rating of High Performer or Standard Performer from HUD. The County of Maui had a rating of Standard Performer for the most recent SEMAP assessment from HUD.
2. The County of Maui shall make their Housing Choice Voucher Program more marketable to the community as evidenced by an increase in Landlord participation in the program and one where landlords will call the Housing Division office with units available for rent. Progress - During the past year, calls to the Housing Division office from landlords requesting tenants for their rental units have increased 20-fold, due to some effort by the Housing Division, but mainly due to the downturn in the local economy resulting in an extremely soft rental market. The abundance of rental units available on the open market has temporarily eliminated any need to actively market the program to property owners.
3. The County of Maui shall maintain a budget utilization rate of at least 95% for the year. During the last fiscal year, the County's budget utilization rate for the Housing Choice Voucher Program was 100.66% of budget authority (the amounts over the budget authority was covered by program reserves). The County of Maui's HCV Program did not have any audit findings in the County's last single audit.
4. The County of Maui shall maintain the amount of time it takes to inspect a new unit (5 business days or less) at all times. The County has maintained this standard throughout the past fiscal year. In the few isolated cases where this standard was not met, it was for inspections on the island of Molokai where it is not feasible/cost efficient to have an inspector fly over to conduct inspections every week. An inspector flies over approximately every other week so in these isolated cases, the inspections were always within 10 business days of the requested date of an inspection.

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Homelessness Issues:

Goals:

1. Strengthen communities.
2. Promote decent affordable housing.

Objectives:

1. Emergency Shelter Grant (ESG) funds will be used in conjunction with other funds to provide funding for operations and essential services to providers of emergency shelters and domestic violence shelters. These shelters will provide 9,500 safe nights of sleep and assist 1,850 persons to transition to permanent housing.
2. ESG agencies will transition 1,850 homeless persons into permanent housing as an integral activity. HOPWA funds will pay a portion of the market rental unit costs for 125 unit years for homeless and homeless-at-risk persons with HIV/AIDS. HOPWA funds will also support the provision of housing information and rent/deposit assistance services to persons with HIV/AIDS so that 500 out of the 1,250 who receive services will attain permanent housing.

Community Development Issues:

Goals:

1. Address public facility needs.
2. Improve infrastructure.
3. Address public service needs.
4. Support economic development activities.

Objectives:

1. CDBG funds will be used in conjunction with other funds to acquire, construct or upgrade:
 - facilities to predominantly serve homeless persons and families. Two facilities are anticipated to be upgraded during the ConPlan.
 - health services and medical treatment facilities, including substance abuse and mental health services, to predominantly serve low- and moderate-income persons. Five health-related facilities are anticipated to be constructed or upgraded during the ConPlan, including facilities in Hana, Lanai, and Molokai.
 - public safety facilities. To protect the public's safety and welfare, one police and three fire facilities are anticipated to be constructed or upgraded during the ConPlan period in Hana, Lanai, and Molokai. These facilities will service residents in these areas where at least 51% of the residents are low- and moderate-income.
 - facilities that include child care, youth activities, domestic violence, food distribution and other social service facilities that benefit predominantly low- and moderate-income persons. Four facilities are anticipated to be constructed or upgraded during the ConPlan period.
 - facilities to benefit low- and moderate-income persons. Two facilities are anticipated to be constructed or upgraded during the ConPlan period. These facilities will service all residents in an area where at least 51% of the residents are low- and moderate-income.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

2. CDBG funds will be used in conjunction with other funds to construct or upgrade infrastructure, including water/sewer, solid waste disposal and flood drainage in low- and moderate-income communities. Two infrastructures projects are anticipated to be funded during the ConPlan period.
3. CDBG funds will be used in conjunction with other funds to support and promote improved and increased public services for seniors, child care, substance abuse, employment/training, homeless, domestic violence, homeowner assistance, recycling and other health and social services for low- and moderate-income persons. Three projects are anticipated to be funded during the ConPlan period.
4. CDBG funds will be used in conjunction with other funds to provide additional micro-enterprise training in low- and moderate-income areas. Twenty (20) micro-enterprises are anticipated to be provided with training during the ConPlan period.
5. CDBG funds will be used in conjunction with other funds to support economic development activities that create jobs for low- and moderate-income persons. Twenty (20) full-time jobs are anticipated to be created or retained, of which at least 51% will be filled by low- and moderate-income individuals during the ConPlan period.

Equal Opportunity Issues:

Goals:

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
2. Operate the County of Maui in full compliance with all Equal Opportunity laws and regulations.
3. The County of Maui shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objectives:

1. The County of Maui shall promote to and assist minority populations in applying for and taking advantage of the tenant-based rental assistance program. The County of Maui has continued to have its waiting list to enable families to continue to apply for tenant-based assistance. At the present time, there are 2,593 families on the County's Housing Choice Voucher Program waiting list.
2. The County of Maui shall expand housing opportunities for its disabled residents by applying for funding specifically targeted for the disabled. The County of Maui will be applying for additional funding under HUD's Mainstream Program.

Fiscal Responsibility Issues:

Goals:

1. Provide effective and efficient program administration by developing plans that will assist in anticipating community needs and achieve the maximum community benefits and improvements for the County.
2. Ensure full compliance with all applicable standards and regulations, including government generally accepted accounting principles.

Objectives:

1. The County of Maui shall operate so that income exceeds expenses every year. The tenant-based housing assistance program has always been operated in a fiscally responsible manner and has never experienced any negative balance in its Administrative Fee reserves.
2. The County's effectiveness will also be measured by the timely commitment and expenditure of funds.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Approximately 4,142 new units are needed in Maui County to meet overall housing demand. This estimate of housing need include the existing "pent up" demand for housing which is assumed to be satisfied over 20 years, as well as anticipated demand based on the formation of new households. The following estimates are based on a Housing Supply/Demand Model which was formulated as part of the Hawaii Housing Policy Study, 2006 Update:

% of Median Income

<30%	1,093 households
30-50%	696 "
50-80%	732 "
80-120%	724 "
120-140%	106 "
140-180%	485 "
>180%	305 "
Total	4,142 households

Households with incomes at 80% of the HUD median income and below are estimated to be in need of rental housing and households with incomes between 80% and 140% of the HUD median income are estimated to be in need of affordable for-sale housing. 46% of all households in the County of Maui have housing problems. 55% of households with incomes between 50%-80% of median have problems, 69% of households with incomes between 30%-50% of median have problems, and 74% of households with incomes below 30% of median have problems.

Large related households, both renters and homeowners, show the highest rates of housing problems. Housing affordability is a problem. 32% of Hawaii's households were cost-burdened, with housing costs that exceed 30% of their income. Nearly 33% of all owners and 35% of all renters in the County of Maui were cost-burdened.

9.0

There are currently 2,593 total families on the Section 8 Housing Choice Voucher Program's Waiting List.

1,778	Extremely low income families	(68.6% of total families)
815	Very low income families	(31.4% of total families)
1,420	Families with children	(54.8% of total families)
245	Elderly families	(9.5% of total families)
770	Families with disabilities	(29.7% of total families)

Race/Ethnicity:

Pacific Islander	1,079 families	(41.6% of total families)
White	954 families	(36.8% of total families)
Asian	293 families	(11.3% of total families)
American Indian/Alaska Native	91 families	(3.5% of total families)
Black/African American	91 families	(3.5% of total families)
Other	85 families	(3.3% of total families)

Elderly and Frail Elderly Households. In 2000, 9% of older adults resided in the County of Maui. Projections indicate that by the year 2015, 11% of older adults in the state will be residing in Maui County. In Maui County, there is an estimated annual need for nearly 260 units for elderly households to the year 2030. About 59% of that demand will be for purchased units and the rest will be for rentals.

Persons with Disabilities. Data from the U.S. Census Bureau, 2005-2007 American Community Survey, estimates that 13.3% or 152,663 of Hawaii's 1,147,845 population 5 years and over have one or more disabilities. As many as 11,100 persons with severe and persistent mental illness are in need of housing assistance, based on their income. The Adult Mental Health Division estimates that there are approximately 1,500 homeless persons with severe and persistent mental illness who are not accounted for in their database. Virtually all these individuals are in need of housing assistance.

Chronically Homeless. Approximately 24.4% of Maui's 581 unsheltered homeless persons are chronically homeless.

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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><u>Strategies:</u></p> <ol style="list-style-type: none"> 1. Maintain/increase Section 8 lease-up by maintaining /increasing payment standards to a level that will enable families to rent throughout the County of Maui's jurisdiction. 2. measures to ensure families assisted by the County of Maui have access to affordable housing, regardless of unit size required. 3. Maintain/Increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. 4. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies. 5. Apply for additional Section 8 units should they become available. 6. affordable housing resources in the community through the creation of mixed finance housing. 7. Pursue housing resources other than Section 8 tenant-based assistance. 8. Target available assistance to families at or below 30% of AMI and try to exceeds HUD federal targeting requirements. 9. Adopt rent policies to support and encourage work. 10. Apply for special-purpose vouchers targeted to the elderly, families with disabilities, and families with special needs should they become Available. 11. Affirmatively market to local non-profit agencies that assist families with disabilities. 12. Increase awareness of the County of Maui's resources among families of races and ethnicities with disproportionate needs. 13. Conduct activities to affirmatively further fair housing by counseling Section 8 families as to the location of units outside areas of poverty or Minority concentration and assist them to locate those units. Marketing the Section 8 Program to owners outside areas of poverty or minority concentration. <p><u>Factors that influenced the County of Maui's selection of the strategies it will pursue:</u></p> <ol style="list-style-type: none"> 1. Funding constraints. 2. Staffing constraints. 3. Limited availability of sites for assisted housing. 4. Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the County of Maui. 5. Influence of the housing market on the County of Maui programs. 6. Community priorities regarding housing assistance. 7. Results of consultation with local or state government, residents, the resident advisory board, and advocacy groups. <p><u>Financial Resources:</u></p> <ol style="list-style-type: none"> 1. The financial resources that are anticipated to be available to the County of Maui for the support of programs administered by the County of Maui during the plan year are as follows: <table style="margin-left: 40px;"> <tr> <td>\$17,770,872</td> <td>Annual Contributions for Section 8 Housing Choice Voucher Program</td> </tr> <tr> <td>1,911,932</td> <td>Community Development Block Grant</td> </tr> <tr> <td>999,573</td> <td>HOME Program</td> </tr> <tr> <td>\$20,682,377</td> <td>Total Resources</td> </tr> </table>	\$17,770,872	Annual Contributions for Section 8 Housing Choice Voucher Program	1,911,932	Community Development Block Grant	999,573	HOME Program	\$20,682,377	Total Resources
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <ol style="list-style-type: none"> 1. The County of Maui has managed its existing rental assistance program in an efficient and effective manner and qualified as a standard performer in its most recent SEMAP performance rating. The County's Section 8 Housing Choice Voucher Program had no audit findings in the most recent single audit of the County of Maui. The HCV Program's budget utilization rate for the fiscal year ended June 30, 2009 was 100.66% of budget authority (the amounts over 100% of budget authority was covered by program reserves). 2. Fair share vouchers were not available during fiscal year 2010 and the County of Maui was not granted any vouchers for its application for Family Unification Program (FUP) vouchers under HUD's FY2008 NOFA. However, the County's application for Administrative Fee Funding for Housing Choice Voucher Family Self-Sufficiency Program Coordinator Salaries was approved and \$68,000 in funding was granted to the County of Maui to support 1 (one) HCV/FSS position. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The basic criteria the County of Maui will use for determining a "Substantial Deviation" from its 5-Year Plan and for determining a "Significant Amendment or Modification" to its Annual Plan will be as follows:</p> <ol style="list-style-type: none"> 1. Any changes to the County's admission policies for the Department of Housing and Urban Development's (HUD's) Section 8 Housing Choice Voucher Program; 2. Any changes to the County's organization of the Section 8 Program's waiting list; and 3. Any addition(s) of a new program(s) within the Section 8 Program, such as a Project-basing Program. <p>An exception to the above definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p>
	<p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>Form HUD-50077 for the County of Maui will be submitted with signature by mail.</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>n/a</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>n/a</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>n/a</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>n/a</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendation</p> <p>No comments on the County of Maui's PHA Plan were received from the Resident Advisory Board.</p> <p>(g) Challenged Elements</p> <p>No element of the County of Maui's PHA Plan has been challenged.</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>n/a</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>n/a</p>