

HOUSING RESOURCES: HAWAII 2020

Fair Market Rentals

County	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Fair Market Rental Percentile
Hawaii	\$931	\$1,085	\$1,429	\$1,800	\$1,936	40%
Honolulu	\$1,473	\$1,640	\$2,160	\$3,116	\$3,792	40%
Kalawao	\$1,275	\$1,394	\$1,759	\$2,496	\$2,846	40%
Kauai	\$1,226	\$1,519	\$1,881	\$2,595	\$3,212	40%
Maui	\$1,275	\$1,394	\$1,759	\$2,496	\$2,846	40%

Source: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020state_summary.odn

The 2020 SSI Independent Living payment for a single individual in Hawaii is \$783/month. The cost of fair market rentals for a studio or one-bedroom unit significantly exceeds the SSI payment across all counties making housing unaffordable in the State. Rental subsidies or access to rental assistance is needed to meet the high rental costs in Hawaii. Also, landlords typically require a security deposit equal to the first month's rent to acquire the rental. To apply for affordable rentals, many property managers require income of at least 2 to 3 times the rental cost to qualify for the unit.

HUD Continuum of Care (CoC) FY 2019 (Homeless funding)

CoC Number	Sponsor Name	Program	Amount
HI-500	Consolidated HIHR PH 1 FY 2019	CoCR	\$314,875
	Eha 2019	CoCR	\$416,623
	FLC Family PSH FY 2019	CoCR	\$149,925
	FLC Ohana One FY 2019	CoCR	\$555,205
	HI-500 BTG Planning Project FY 2019	CoC	\$76,286
	HMIS FY 2019	CoCR	\$141,205
	HOPE Rapid Re-Housing Project FY 2019	CoCR	\$72,822
	Kaahale Group Home 2019	CoCR	\$27,203
	Kaulana Group Home 2019	CoC	\$42,926
	Kukui FY 2019	CoC	\$514,609
	Kulalani Group Home 2019	CoCR	\$45,322
	New HMIS FY 2019	CoC	\$31,638
	Ulu Wini DV Assistance FY 2019	CoCR	\$145,161
	HI-500	TOTAL	\$2,533,800
HI-501	2019 PH Ohana	CoCR	\$568,401
	Anuenue Pathway to Housing	CoC	\$464,509
	CONSOLIDATED PH 2019	CoCR	\$4,794,268
	DV Bonus Coordinated Entry Project FY 2019	CoC	\$153,852
	Ekolu Group Homes 2019	CoCR	\$122,278
	Family PSH Leeward Oahu Year 4	CoCR	\$331,897
	Hale Ola - New DV Bonus Project	CoC	\$264,608
	Headway House 2019	CoCR	\$214,395
	HI – 501 CES FY 2019	CoCR	\$300,000
	HI – 501 CoC Planning Application FY 2019	CoC	\$276,329
	HI – 501 HMIS FY 2019	CoCR	\$124,462
	HI – 501 HMIS FY 2019 Expansion	CoC	\$75,538
	Permanent Supportive Housing	CoCR	\$268,553
	Project Hale Noho (Promoting Housing Stability)	CoC	\$387,099
Safe Haven	CoCR	\$837,716	

	WIN Housing Domestic Violence Survivors with Comfort Pets	CoC	\$172,998
	Youth Housing Collaborative Y3	CoCR	\$268,243
	HI – 501	TOTAL	\$9,625,146
	HAWAII TOTAL		\$12,158,946

<https://files.hudexchange.info/resources/documents/2019-hawaii-coc-grants.pdf>

HUD FY 2019 Consolidated Plan Allocations for Hawaii

Name	CDBG	HOME	ESG	HOPWA	HTF19
Hawaii County	\$2,646,713	0	0	0	0
Honolulu County	\$8,018,590	\$2,835,738	\$681,808	\$635,213	0
Kauai County	\$695,071	0	0	0	0
Maui County	\$1,830,988	0	0	0	0
Hawaii Non-entitlement	0	\$3,005,732	\$449,445	\$266,237	\$3,000,000
TOTAL					

HUD FY2019 hi

Community Development Block Grant (CDBG): acquisition, construction, rehabilitation from non-residential structures for residential use, energy improvements, water efficiency improvements, testing for lead based paint. Public services include employment and job training, health care and substance abuse services, child care, crime prevention, fair housing counseling, neighborhood revitalization

HOME Investment Partnerships Program (HOME): build, buy and renovate, demolish dilapidated housing to make way for HOME assisted development, making building accessible, provide rental subsidies to eligible households, provide tenant based rental assistance contracts for up to 2 years. Participating jurisdictions must match every dollar of HOME fund with 25 cents from nonfederal sources.

Housing Opportunities for Persons with AIDS (HOPWA): housing assistance and supportive services for low income people with HIV/AIDS and their families.

Emergency Solutions Grant (ESG): services related to emergency shelter and street outreach, emergency shelter operation and renovation, short term and medium-term rental assistance for individuals who are homeless or at risk of homelessness, housing relocation and stabilization services.

Housing Trust Fund (HTF): production, preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF assisted units will be required to have a minimum of affordability period of 30 years.

Public Housing Authority Name	Address	Housing Choice Vouchers	Public Housing Units
Big Island Housing Office	600 Wailoa Street Hilo, HI 96720 Phone: (808) 933-0474		
County of Hawaii Office of Housing & Community Development Section 8 Division	1990 Kinoole St., Suite 105 Hilo, HI 96770 Phone: (808) 959-4642 East Hawaii: 50 Wailuku Dr.	2,009: County of Hawaii Housing Choice Vouchers	

Phone: (808) 959-4642 Fax: (808) 959-9308	Hilo, HI 96720 Phone: (808) 961-8379 West Hawaii: 74-544 Ane Keohokalole Hwy bldg. B 2nd floor Kailua-Kona, HI 96740 Phone: (808) 323-4300		
Oahu Public Housing Authority Office Phone: 832-5961 Phone: 832-6040 (Section 8)	1002 N. School Street, Bldg L P.O. Box 17907 Honolulu, HI 96817 Phone: (808) 832-5961	1,762: HUD Housing Choice Vouchers 164: Non-Elderly Disabled Vouchers 466: Veterans Affairs Supportive Housing 268: State Rent Supplement Program	6,270 statewide 85 properties 5,406 (HUD subsidized) 864 (state- unsubsidized)
City and County of Honolulu Dept. of Community Services	715 S. King Street, Rm 311 Phone: (808) 768-7762	3,750: City & County Housing Choice Vouchers	
Kauai Housing Office	4726 Malu Road Kapaa, HI 96746 Phone: (808) 821-6951		
Kauai County Housing Agency	4444 Rice Street, Suite 330 Lihue, HI 96766 Phone: (808) 241-4440	1,345: County of Kauai Housing Choice vouchers	
Maui Housing Office	2015 Holowai Place, P.O. Box 885 Wailuku, HI 96793 Phone: (808) 243-5001		
Maui County Dept. of Housing & Human Concerns, Housing Division Phone: (808) 270-7751 Fax: (808) 270-7829	Maui County 35 Lunalilo Street, Suite 400 Wailuku, HI 96793 Phone: (808) 270-1751	1,464: County of Maui Housing Choice Vouchers	50: Project Based Section 8

Hawaii Public Housing Authority Annual Report FY 2017

Hawaii Public Housing Authority houses “low income” families earning 80% Area Median Income (AMI) or less. In Honolulu, for a family of 4 household incomes is \$93,280.

No less than 40% of the federal family public housing units are restricted to “extremely low income” families earning 30% AMI or less.

The 85 properties are grouped into 17 asset management projects. 8 asset management property are managed by state employees while 8 are managed by private contractors. One asset management project is provided subsidy under a mixed finance redevelopment. There are 6,270 units across the state. 5,406 of the units are HUD subsidized while 864 units are state funded. Unit sizes range from studios to five bedrooms.

Hawaii Public Housing Authority identified ten properties near the planned Honolulu Authority for Rapid Transportation (HART) for re-development into a series of public private partnership venture of mixed income communities.

Special Purpose Vouchers

The commonly known "Section 8" or Housing Choice Vouchers (HCV) is a HUD program intended to provide rental assistance for units that tenants choose in the private rental market. Assistance is provided through tenant-based vouchers. Hawaii Public Housing Authority also administers other tenant based special vouchers including Non-Elderly Disabled (NED) vouchers, Veterans Affairs Supportive Housing (VASH) and State Rent Supplement Program.

Type of Voucher	Number Administered	Average Housing Assistance Payment	Average Tenant Payment
Section 8	1,722	\$1,112	\$419
NED	155	\$1,035	\$262
VASH	460	\$865	\$295
State Rent Supplement	444	\$408	\$579
Total	2,660		

HPHA Annual Report FY 2019

State Hawaii Public housing Authority Section 8 office applications remain closed. Wait list of 4,500 individuals. Hawaii Public Housing Section 8 office is in the process of updating and purging wait list.
HPHA Planner 2/3/20

City and County of Honolulu Section 8 office closed applications and continues to work through their wait list of 1,359.
City and County of Honolulu Section 8 office 2/5/20

11/15/19 The U.S. Department of Housing and Urban Development awarded \$850,000 to Hawaii to help the state combat homelessness as it relates to people with disabilities. The \$850,000 in federal funds will go straight to the state Public Housing Authority. The aid was provided through the Housing and Urban Development's Section 811 Mainstream Housing Choice Voucher Program, which provides funding to housing agencies that cater to people with disabilities that are homeless or at risk of being homeless, aren't elderly, and are transitioning out of institutional settings. The funds came from the Consolidated Appropriations Act of 2018, which set aside \$505 million for HUD's voucher program to create community-based housing opportunities.

12/17/19 U.S. Department of Housing and Urban Development awarded 25 Family Unification Plan (FUP) vouchers to support foster children exiting foster care into housing. Family Unification Program is a partnership between Housing Urban Development (HUD) and Child Welfare Services. Youth must be at least 18 years of age and no more than 24 years of age who left foster care within 90 days and are considered homeless or at risk of becoming homeless at age 16 or older. A FUP voucher issued to a youth may only be used to provide housing assistance for the youth for a maximum of 36 months.