

**Grantee: Hawaii State Program**

**Grant: B-08-DN-15-0001**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-DN-15-0001

**Obligation Date:****Grantee Name:**

Hawaii State Program

**Award Date:****Grant Amount:**

\$19,600,000.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

All counties within the State of Hawaii experience a shortage of affordable housing. The housing needs for the Counties of Hawaii, Kauai, and Maui are described in the State of Hawaii's Consolidated Plan for Program Years 2005-2010 and Action Plan for Program Year 2008-2009. The housing needs for the City and County of Honolulu are described in the City's Consolidated Plan for Program Years 2005-2010 and Action Plan for Program Year 2008-2009, which are incorporated by reference and may be viewed by consulting the links below:

[http://www.honolulu.gov/budget/consol\\_plan\\_+2006\\_2010.pdf](http://www.honolulu.gov/budget/consol_plan_+2006_2010.pdf)

<http://www.honolulu.gov/budget/final14thyractionplan.pdf> Hawaii's economy typically lags one to two years behind the mainland United States. HUD's foreclosure rate for Hawaii was estimated at 2.3%, which is low compared to foreclosure rates on the mainland. Instead of relying solely on HUD's risk scores, the State considered a combination of factors for purposes of identifying areas of greatest need for NSP funding: 1) Census tracts with a higher HUD estimated foreclosure and abandonment risk score; 2) Trends in the local housing market and economy. While a census tract may not have a high HUD risk score, home foreclosures in the State of Hawaii are on the rise due to job losses, rising costs, declining property values, and the effects of a weakened economy; 3) County assessments of local communities and neighborhoods most likely to experience the effects of an increased number of foreclosures; and 4) The impact of an NSP activity or project in meeting the housing needs of households of low-, moderate-, or middle-income (LMMI) and in stabilizing an LMMI neighborhood. Areas include neighborhood hot spots with relatively high percentages of loans that are seriously delinquent, concentrations of subprime loans, or variable interest rate subprime loans that reset in 2008. Declining residential sales volume and resale prices exert additional pressure on the risk for foreclosure, particularly for homeowners with variable interest rate subprime loans that reset in 2008. The increase in unemployment in all counties will also add to the potential for foreclosure. In the City and County of Honolulu, areas of greatest need include Waianae, Hauula, Ewa Beach, Waipahu, Waialua-Mokuleia, Kapolei, Kahuku, Laie, Kaaawa, Waimanalo, Kaneohe, Wahiawa, Mililani, Mililani, Pearl City, Aiea, and portions of Honolulu. The County of Hawaii's areas of greatest need include Papaikou-Wailea, Hilo, Kalaoa, Kaunakakai, Kealahou, Kailua-Kona, Kahului-Kaunakakai, Naalehu, Pahoa, Mountain View, Keaau, Waikoloa, Holualoa, Captain Cook, Volcano, Honokaa, Kapaau, and Paauilo. In the County of Kauai, areas of greatest need include Elele, Hanapepe, Kapaa, Kilauea, Wailua-Kapaa, Puhi-Hanamalu, and Lihue. The County of Maui's areas of greatest need include Kahului, Kihei, Wailuku, Paia, Makawao, Hana, Lahaina, Kula and Puunene.

## Recovery Needs:

Of the four county jurisdictions in the State, the City and County of Honolulu has the highest population. However, every county jurisdiction has been impacted by foreclosures, regardless of population size. Based on the State of Hawaii's needs assessment, the state selected projects that were serving communities in areas of greatest need, regardless of jurisdiction.

The HHFDC worked closely with the City and County of Honolulu and the Counties of Hawaii, Kauai, and Maui to identify eligible uses of the NSP funds. In identifying activities to be funded under NSP, HHFDC also considered the capability of an entity to effectively administer the NSP and the ability of the NSP funds to be used for a particular

activity within the required 18-month time period.

NSP funds will be used in the City and County of Honolulu for the redevelopment of vacant properties in Waianae and Ewa, producing 2 affordable rental housing projects. NSP funds used in these projects will meet the NSP requirement that 25% of the NSP allocation be used for households with incomes at or below 50% AMI. In the County of Hawaii, NSP funds will be used for the redevelopment of a vacant property in Kailua-Kona, to produce an affordable rental housing project. In the counties of Kauai and Maui, NSP funds will be used county-wide for the purchase and rehabilitation of abandoned or foreclosed homes and residential properties, to provide homeownership opportunities to LMMI households. The County of Kauai will also use NSP funds for the redevelopment of 3 vacant parcels in Waimea and Eleele, producing homeownership opportunities for LMMI households.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$23,100,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$19,600,000.00
<b>Program Funds Drawdown</b>	\$524,535.48	\$567,506.05
<b>Obligated CDBG DR Funds</b>	\$524,535.48	\$567,506.05
<b>Expended CDBG DR Funds</b>	\$524,535.48	\$567,506.05
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Minimum Overall Benefit Percentage</b>	\$99.99	\$0.00
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$2,940,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,960,000.00	\$79,987.09
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

For the quarter ending September 30, 2009, the Hawaii Housing Finance and Development Corporation continues working with CPD representatives in HUD's Honolulu field office and its grantees to administer the Neighborhood Stabilization Program.

On September 16 and 17 HHFDC program staff attended federal labor standards compliance training sponsored by HUD.

To date, HFDC has executed contracts or agreements with each of its grantees. Notice to Proceed has been issued to each of the activities.

## Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Seawind Apts	\$0.00	\$0.00	\$3,500,000.00	\$0.00
002, Ewa Villages	\$0.00	\$0.00	\$2,000,000.00	\$0.00
003, Kaloko	\$0.00	\$0.00	\$4,887,800.00	\$0.00
004, Waimea Eleele	\$0.00	\$0.00	\$1,326,000.00	\$0.00
005, Kauai A/R	\$0.00	\$0.00	\$2,949,000.00	\$0.00
006, Maui A/R	\$0.00	\$397,061.59	\$3,000,000.00	\$397,061.59
007, Program Admin	\$0.00	\$127,473.89	\$1,937,200.00	\$170,444.46
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** HI-NSP-001

**Activity Title:** Seawind Apts

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

001

**Project Title:**

Seawind Apts

**Projected Start Date:**

02/28/2009

**Projected End Date:**

06/30/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Housing Solutions Incorporated

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$7,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP grant funds will be used to construct 20 units in a 50-unit affordable rental project on vacant land leased from the State of Hawaii in Waianae. The Waianae area has the highest rate of loans in foreclosure and real estate owned, and a concentration of subprime loans. The Waianae neighborhood area's estimated foreclosure rate is 4.5%, with a risk score of 7 and an unemployment rate of 4.2%. Phase I of the project is funded by HOME Investment Partnership Act funds from the City & County of Honolulu, and Economic Development Initiative grant funds, and consists of thirty two-bedroom units. Phase II will consist of twenty studio units; NSP funds will be used for Phase II. The project will include offices, a conference room, a computer center and lanai area. The project is supported by the Waianae Neighborhood Board and has approval of exemptions from development requirements pursuant to Resolution 08-161, adopted August 20, 2008. A construction contract has been awarded and permits are expected shortly. Because the project does not include tax credit or bank financing, construction will not be delayed due to current economic and tightened credit conditions. All 20 units in Phase II of the project will target families whose incomes do not exceed 50% AMI, with rents at \$831 per month. NSP funds for this project will be counted towards the total amount required to meet the NSP low-income housing requirement that funds benefit households with incomes that do not exceed 50% AMI. Program income would only be generated should there be net income after operating expenses are deducted from the gross income. Any program income generated would be returned to the HHFDC for other NSP-eligible uses. At a minimum, the project will be kept affordable for a 20-year period which will be ensured through a recorded use restriction on the property, required with the use of HOME funds. In addition, the 50-year land lease from the State of Hawaii requires the property to be used solely to provide rental housing opportunities to families whose incomes do not exceed 60% of the area median income, with preference given to people and families who are in need of transitional housing.

**Location Description:**

Census Tract 97.01. Vacant site on Kauioakalani Place (TMK: 8-5-028-044), Waianae, Hawaii. The site is mauka of the Waianae Neighborhood Community Center.

**Activity Progress Narrative:**

For the quarter ending September 30, 2009, the project is in predevelopment. Housing Solutions, Inc. (HSI) has received \$6,373,895 in HOME funds from the City and County of Honolulu and a \$497,050 EDI grant to fund this project. HSI has applied for \$3,000,000 in grant funding from a private foundation. HSI has executed its construction contract. HSI is working with its contractor to coordinate the construction of this project.

- On July 17, 2009, the HHFDC executed its NSP contract with Housing Solutions, Inc. (HSI) for the development of this project.
- On July 27, 2009, A Notice to Proceed was issued by the HHFDC for this project.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/20	0/0	0/20

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$3,500,000.00
Total Other Funding Sources	\$3,500,000.00

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**Grantee Activity Number:** HI-NSP-002

**Activity Title:** Ewa Villages

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

002

**Project Title:**

Ewa Villages

**Projected Start Date:**

07/01/2009

**Projected End Date:**

08/31/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Hui Kauhale, Inc.

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP grant funds will be used to construct eight units in a 140-unit affordable rental project on vacant land in Ewa, Oahu. The Ewa / Ewa Beach area has a high rate of loans in foreclosure and real estate owned, high concentrations of subprime loans, and a high rate of variable interest subprime loans scheduled to reset in 2008. The Ewa / Ewa Beach neighborhood area is a LMMI area, with a foreclosure risk score of 4 and an unemployment rate of 4.2%. Construction of the project will be in two phases. The project will consist of 140 one-, two-, and three-bedroom affordable rental units serving the following income groups: PHASE NO. OF UNITS % OF UNITS INCOME GROUP Phase I 4 6% 30% AMI 18 29% 50% AMI 41 65% 60% AMI 1 Resident Mgr. Phase II 4 5% 30% AMI 19 25% 50% AMI 52 70% 60% AMI 1 Resident Mgr. TOTAL 140 NSP funds for this project will be counted towards the total amount required to meet the NSP low-income housing requirement that funds benefit households with incomes that do not exceed 50 percent AMI. Program income would only be generated should there be net income after operating expenses are deducted from the gross income. Any program income generated would be returned to the HHFDC for other NSP-eligible uses.

**Location Description:**

Census Tract 86.05. Vacant site on Renton Road, Ewa, Hawaii, TMK: (1) 9-1-017-076 and 077

**Activity Progress Narrative:**

For the quarter ending September 30, 2009 the project is in predevelopment. Hui Kauhale Inc. (HKI) is working with various government agencies to subdivide the property and ultimately receive its permits that will allow the project to start construction. HKI has received a commitment for Rental Housing Trust Fund loan of \$12,758,240. HKI is actively working to secure financing through the sale of tax-exempt bonds and Federal and State Low Income Housing Tax Credits.

- On June 15, 2009, the HHFDC executed its NSP contract with Hui Kauhale Inc for the development of this project.
- On August 11, 2009, A Notice to Proceed was issued by the HHFDC for this project.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8

# of Households benefitting	0	0	0	0/8	0/0	0/8
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### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** HI-NSP-003

**Activity Title:** Kaloko

**Activity Category:**

Construction of new housing

**Project Number:**

003

**Projected Start Date:**

10/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Kaloko

**Projected End Date:**

06/30/2010

**Responsible Organization:**

County of Hawaii, Office of Housing and Community

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,887,800.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,887,800.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The County of Hawaii is proposing to use NSP funds for the development of eight affordable rental units in a 96-unit multi-family project called the Kaloko Housing Program (KHP). The KHP project site is in the West Hawaii Census Tract 215.01, an area with a high HUD foreclosure and abandonment risk score. The KHP facility will include approximately 24 transitional housing units and 72 affordable rental units, a warehouse, a self-contained wastewater treatment plant and a community center. The NSP funds will also be used to pay for a proportionate share of the Community Center, the on- and off-site construction, flood, sewer and storm drain improvements, access roads, sidewalks, landscaping and parking. The eight multi-family affordable rental units will be designed into a building containing four rental units upstairs and four rental units downstairs. All units will be rented to households with incomes that do not exceed 120% AMI. Program income would only be generated should there be net income after operating expenses are deducted from the gross income. Any program income generated would be returned to the HHFDC for other NSP-eligible uses. A Federal and State Environmental Assessment (EA) for the Kaloko Rental Housing Project (KRHP) is being completed and will be amended to include the NSP funding. The County is preparing to publish the EA for public review and comment. The expected project start of construction will be in November 2009 which will meet the NSP requirement of obligating NSP funds in 18 months. Prior to the completion of KHP, the County will lease KHP to a non-profit organization for a minimum of 20 years for its management and day-to-day operations. The OHCD will monitor the lease and the non-profits management and record-keeping requirements, which will be in accordance with applicable government and other program rules and requirements. The OHCD will incorporate into its lease that the project shall remain affordable for not less than 20 years to meet the NSP affordability requirements. The affordable rental units will provide long-term affordable rentals near the urban core areas to households with incomes that do not exceed 120% AMI, providing ready access to employment, education and other essential resources. Increased access will also reduce household transportation costs, alleviate commute time, and increase time spent with family.

**Location Description:**

Census Tract 215.01. The Koloko Rental Housing Project will be constructed on part of a vacant parcel owned by the County of Hawaii. The site is located north of Kaloko Industrial Park, off Hina Lani Street in Kailua-Kona, Hawaii. TMK: (3)7-3-009-055.

**Activity Progress Narrative:**

The Kaloko Rental Housing project is currently in predevelopment. The County of Hawaii, Office of Housing and Community Development is in the process of procuring its design consultant for this project. The project is funded with a \$475,000 Economic Development Initiative grant and has \$7.5 million in funding from County General Obligation bond.

- State Recipient Agreement between the HHFDC and the County of Hawaii, Office of Community Development was executed on June 12, 2009.
- The Notice to Proceed was issued on July 15, 2009.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** HI-NSP-004

**Activity Title:** Waimea Eleele Kauai

**Activity Category:**

Construction of new housing

**Activity Status:**

Planned

**Project Number:**

004

**Project Title:**

Waimea Eleele

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/31/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Kauai County Housing Agency

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,326,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,326,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$12,550.24	\$12,550.24
<b>Expended CDBG DR Funds</b>	\$12,550.24	\$12,550.24
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Permanent structures will be constructed and occupied by households whose incomes do not exceed 120% AMI (low-, moderate-, and middle-income, or LMMI). The benefit to income-qualified persons is that LMMI households will be able to purchase homes to serve as their primary residence. In this activity, three single family homes will be built on land that has been vacant for over 15 years. The vacant lots have a blighting effect on the surrounding neighborhood. Residential development of the lots will help to stabilize the neighborhood. The homes will be sold through the County of Kauais Limited Equity Leasehold Program (LELP), which provides an inventory of permanently affordable housing units. The County of Kauai will retain fee ownership of all properties and sell the leasehold interest to buyers under 99-year leases. There will be a separate document which will mandate a minimum NSP affordability period of 15 years for the units. Every buyer will be required to receive and complete eight hours of counseling provided by a HUD-approved counseling agency retained by the County of Kauai. Curriculum will include such topics as budgeting, understanding credit, mortgage loan basics, home selection criteria, money management, and avoiding default and foreclosure. The HHFDC will allow the County of Kauai to retain program income generated from this NSP activity. Program income will be used for the purchase, rehabilitation and sale of additional foreclosed real estate. Construction plans for the three homes have been drawn, and building and zoning permits have been approved. The total cost of constructing the home is estimated at \$442,000, a total of \$1,326,000 for the 3 homes.

**Location Description:**

a. Census Tract 409.00. Waimea, TMK (4)1-2-008-007. b. Census Tract 407.00. Eleele Nani, TMK (4) 2-1-009-074. c. Census Tract 407.00. Eleele Nani, TMK (4) 2-1-009-077.

**Activity Progress Narrative:**

As of September 30, 2009, the project is in predevelopment.

Publication for Invitation for Bid for a contractor to build the homes was published on July 24, 2009. The Bid opening was extended October 8, 2009.

- State Recipient Agreement was executed between the HHFDC and the County of Kauai, Kauai County Housing Agency on May 11, 2009.
- Notice to Proceed was issued on May 12, 2009.

Note: \$12,550.24 in obligated and expended funds reflect Administrative Expense. A correction was made in October to disburse the funds from HHFDC's Administrative Expense activity.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/0	0/3

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** HI-NSP-005

**Activity Title:** Kauai Acquisition, Rehabilitation & Sales

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Planned

**Project Number:**

005

**Project Title:**

Kauai A/R

**Projected Start Date:**

03/02/2009

**Projected End Date:**

06/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Kauai County Housing Agency

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,949,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,949,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$77,907.13	\$77,907.13
<b>Expended CDBG DR Funds</b>	\$77,907.13	\$77,907.13
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity will provide six permanent housing structures, all of which will be occupied by households whose incomes do not exceed 120% AMI. The benefit to income-qualified persons is that LMMI households will be able to purchase homes to serve as their primary residence. The County will buy approximately six or more housing units from bank owned (foreclosed) real estate. The housing units to be purchased shall not have been built before 1978. Foreclosed properties will include property for which the mortgage or tax foreclosure is complete - - i.e., after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law. Depending on the area and circumstance, the County will purchase units at a minimum discount of 5% from the current market-appraised value of the home, but in the end, the County will have an aggregate discount of 15% as required. Such discounts will ensure that buyers are paying below-market value for the home. The current market-appraised value will be determined through an appraisal completed within 60 days prior to an offer to purchase. NSP administrative funds will be required to obtain these appraisals. If necessary, the County will rehabilitate the unit pursuant to Chapter 12, Building Code of the County Code, which was recently amended by Ordinance No. 857. The Ordinance adopted the 2003 Edition of the International Building Code and International Residential Code for One- and Two-Family Dwellings of the International Code Council, Incorporated. The units will also meet HUDs housing quality standards for habitability. The property will then be sold to an eligible household as a primary residence. The sales price shall be equal to or less than the cost to acquire and rehabilitate the home up to a decent, safe and habitable condition. The sales price may include sales and closing costs. All sales will be through the County of Kauais LELP, which provides an inventory of permanently affordable housing units. The County of Kauai will retain fee ownership of all properties and sells the leasehold interest to buyers under 99-year leases. There will be a separate document which will mandate a minimum NSP affordability period of 15 years for the units. Every buyer will be required to receive and complete eight hours of counseling provided by a HUD-approved counseling agency retained by the County of Kauai. Curriculum will include such topics as budgeting, understanding credit, mortgage loan basics, home selection criteria, money management, and avoiding default and foreclosure. The HHFDC will allow the County of Kauai to retain and utilize program income generated from NSP activities. Program income will be used for the purchase and rehabilitation of additional foreclosed homes in subsequent phases until all funds are utilized or the program time limit is reached, at which time any remaining NSP funds will be returned.

**Location Description:**

This activity will take place island-wide as foreclosed properties become available. However, the County of Kauai will place priority on the acquisition of properties in areas with higher foreclosure rates including Kapaa, Koloa, Kalaheo, Lihue and Princeville.

**Activity Progress Narrative:**

For the quarter ending September 30, 2009, the program has acquired 1 home. The home was acquired on August 30, 2009. The county is working with a qualified buyer to purchase this home. The cost of the acquisition was \$220,429.22. The County of Kauai will request disbursement of NSP funds to reimburse expenses associated with the acquisition in the next quarter. During this quarter, the County of Kauai inspected 12 properties. Made 6 offers for properties, 5 of which were rejected.

- State Recipient Agreement was executed between the HHFDC and the County of Kauai, Kauai County Housing Agency on May 11, 2009.
- Notice to Proceed was issued on July 8, 2009.

Note: \$77,907.13 in obligated and expended funds reflect Administrative Expense. A correction was made in October to disburse the funds from HHFDC's Administrative Expense activity.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/0	0/6
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/6

## Activity Locations

Address	City	State	Zip
4914 Aliali Road	Kapaa	NA	96746

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** HI-NSP-006

**Activity Title:** Maui Acquisition, Rehabilitation & Sales

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Planned

**Project Number:**

006

**Project Title:**

Maui A/R

**Projected Start Date:**

03/02/2009

**Projected End Date:**

06/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Na Hale O Maui

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,000,000.00
<b>Program Funds Drawdown</b>	\$397,061.59	\$397,061.59
<b>Obligated CDBG DR Funds</b>	\$397,061.59	\$397,061.59
<b>Expended CDBG DR Funds</b>	\$397,061.59	\$397,061.59
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NHOM is a 501(c)(3) nonprofit organization. It is prepared to track, analyze, inspect, acquire, rehabilitate, and resell foreclosed homes in the County of Maui suitable for workforce housing, and negotiate discounted acquisitions from lenders who have REOs that have already completed the foreclosure process or deed in lieu process. Funds generated by resale of the foreclosed homes will be used of the purchase and rehabilitation of additional foreclosed homes until all funds are utilized or until the program expiration date, at which time any remaining funds will be returned. The affordability of the abandoned and foreclosed homes will be preserved by converting them to community land trust homes that remain affordable. Na Hale O Maui (NHOM) will provide long-term stewardship of the rehabilitated affordable homes by holding title to the underlying land in trust and providing the homeowner with a renewable 99-year ground lease that contains an equity-sharing resale formula that preserves affordability for future qualified buyers. NHOM has an established project affordability criteria that requires land trust homes to be at least 25% below market value for a comparable fee simple home, which will guide their resale pricing for the benefit of low-, moderate-, and middle-income buyers. The resale price will not exceed the cost to acquire, rehabilitate, and dispose of the home. In addition to compliance with rehabilitation standards previously described, NHOM will utilize the rehabilitation standards set forth in the HUD Nationally Applicable Recommended Rehabilitation Provisions (NARRP) 1997 and the Uniform Building Code 1997 Edition as amended by the County of Maui. Every NSP-assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from Hale Mahaolu, a Maui-based, HUD-approved housing counseling agency before obtaining a mortgage loan. During the first year of operation, NHOM anticipates acquiring and rehabilitating approximately 13 homes using NSP funds. All of the homes will be sold to households with incomes that do not exceed 120% AMI, as required by the NSP program. The HHFDC will allow NHOM to retain program income generated from NSP activities. Funds generated by resale of the rehabilitated foreclosed homes will be used for the purchase and rehabilitation of additional foreclosed homes in subsequent phases until all funds are utilized or the program time limit is reached, at which time any remaining NSP funds will be returned.

**Location Description:**

Abandoned and foreclosed homes will be targeted in the high risk foreclosure areas of Kihei, Kahului, Lahaina and Wailuku. Specifically, activity will be focused in the following census tracts: Census Tract 307.02 (North Kihei); Census Tracts 311.01, 311.02 311.03 and 312 (Dream City-Maui Lani, Kahului); Census Tracts 314.01 and 314.02 (Lahaina); and Census Tracts 309.02 and 309.03 (North Wailuku/Waiehu).

**Activity Progress Narrative:**

For the quarter ending September 30, 2009, the program funded the acquisition of 1 property. The program made 3 offers to purchase homes and all of which were accepted. Of the 3 accepted offers, Na Hale O'Maui (NHOM) cancelled one offer during its due diligence period.

NHOM has been actively tracking foreclosures in Maui.

- The NSP contract between the HHFDC and NHOM was executed on April 29, 2009.
- The Notice to Proceed was issued on August 3, 2009.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/13
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/0	0/0	0/13
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/13

## Activity Locations

Address	City	State	Zip
37 Poniu Circle	Wailuku	NA	96793

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** HI-NSP-007

**Activity Title:** Program Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

007

**Project Title:**

Program Admin

**Projected Start Date:**

09/29/2008

**Projected End Date:**

12/31/2013

**National Objective:**

N/A

**Responsible Organization:**

Hawaii Housing Finance and Development Corporation

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,937,200.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,937,200.00
<b>Program Funds Drawdown</b>	\$127,473.89	\$170,444.46
<b>Obligated CDBG DR Funds</b>	\$37,016.52	\$79,987.09
<b>Expended CDBG DR Funds</b>	\$37,016.52	\$79,987.09
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP Program Administration. HHFDC = \$980,000 Kauai County Housing Agency = \$470,800 Hawaii County, Office of Housing and Community Development = \$486,400

**Location Description:**

not applicable

**Activity Progress Narrative:**

The HHFDC continues to work with HUD and each of its contractors and recipients to implement the Neighborhood Stabilization Program.

HHFDC staff attended training for Federal Labor Standards in September.

HHFDC staff has actively worked with all of its Developers and State Subrecipients to monitor progress and provide technical assistance. On September 22, 2009, HHFDC program staff participated in an on-site technical assistance meeting for Na Hale O'Maui conducted by Rebecca Borja, HUD CPD representative.

HHFDC program staff met with Na Hale O Maui (NHOM) in September on Maui to coordinate the acquisition of foreclosed properties. The NHOM is working to close its second acquisition of a foreclosed home in October.

HHFDC met with both the Hui Kauhale, Inc. and Housing Solutions, Inc. to provide technical assistance to develop their rental properties.

The HHFDC has also has met with the County of Hawaii to discuss the Kaloko transitional housing project on the island of Hawaii.

Note: \$77,907.13 from Kauai's Acquisition, Rehabilitation and Sale activity and \$12,550.24 from the Waimea, Eleele Kauai lot development activity obligated and expended reflect Administrative Expense. A correction was made in October to disburse the funds from HHFDC's Administrative Expense activity.

**Performance Measures**

**No Performance Measures found.**

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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