

STATE OF HAWAII
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
SUBSTANTIAL AMENDMENT TO THE
PY2011 ACTION PLAN

This substantial amendment to the State of Hawaii's PY2011 Action Plan represents a re-allocation of HOME funds in the amount of \$1,050,279 from the County of Maui to the County of Hawaii.

In the PY2011 Action Plan, approved by HUD on July 15, 2011, the Hawaii Housing Finance and Development Corporation (HHFDC) allocated PY2011 HOME grant funds of \$750,279 and prior years' HOME funds of \$300,000 to the County of Maui for a Tenant-Based Rental Assistance (TBRA) program to assist low- and moderate-income families. As the County of Maui was unable to establish the program or commit funds to another eligible project, HHFDC de-obligated the funds in January 2013.

In accordance with HHFDC's order of priority for released funds, activities were sought from HHFDC's remaining recipients, the Counties of Hawaii and Kauai. HHFDC reviewed activities proposed by both counties and determined that the County of Hawaii's construction of the final phase of the Na Kahua Hale O Ulu Wini (Ulu Wini) project was the most efficient use of the funds, and could meet the deadline of July 15, 2013.

The County of Hawaii will utilize \$1,050,279 for vertical construction of the final phase of the Ulu Wini project, consisting of twenty two-bedroom units, ten of which will be HOME-assisted. The first two phases of the project are complete and provides 40 two-bedroom transitional and long-term affordable rental units. The third phase, consisting of 36 two-bedroom units, is currently under construction with expected completion in the Spring of 2013. When completed, the Ulu Wini project will provide 96 low-income families and individuals with access to decent, affordable housing. The final phase of the project can meet the commitment deadline of July 15, 2013 and will provide ten HOME-assisted rental units upon completion.

On March 1, 2013, a Notice of Public Comment was published in newspapers statewide, and posted to HHFDC's website at <http://hawaii.gov/dbedt/hhfdc>, to accept comments from the public on the proposed re-allocation of HOME funds to the County of Hawaii's Ulu Wini project. The 30-day comment period ended on March 31, 2013. HHFDC received no public comments on the proposed amendment.

The PY2011 Action Plan is amended to reflect the re-allocation of PY2011 HOME funds of \$750,279 and prior years' HOME funds of \$300,000 to the County of Hawaii's Na Kahua Hale O Ulu Wini project. References to the allocation of funds to the County of Maui's TBRA program are deleted. Appendix A of the PY2011 Action Plan is also amended to replace the County of Maui's TBRA program information sheet with the attached Ulu Wini information sheet. All other aspects of the PY2011 Action Plan remain the same. This amendment to the PY2011 Action Plan was approved by HHFDC on April 1, 2013.

Project Name: HOME Na Kahua Hale O Ulu Wini, fka Kaloko Housing Project (County of Hawaii)						
Description:	IDIS Project #: UOG Code: 150001					
The County of Hawaii's OHCD will develop the final phase of Na Kahua Hale O Ulu Wini project, fka the Kaloko Housing Project, consisting of 24 transitional units, 72 affordable rental units, an administration building, a warehouse and sewage treatment plant. OHCD will utilize PY2011 funds for the construction costs of 20 two-bedroom rental units for low-income households, 10 of which will be HOME-assisted.						
Location: Kailua-Kona, Hawaii TMK (3) 7-3-009-055 Off of Hinalani Street, North of Kaloko Industrial Park	Priority Need Category Select one: Rental Housing ▼ Explanation: Performance Measurement Model Obj. #: HR-1 Goal: Promote decent affordable housing. Problem/Need: Shortage of affordable rental units for low-moderate income families. Activity: Construct affordable rental housing. Output: 10 HOME-assisted affordable rental housing units.					
Expected Completion Date: 2/28/2014	Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Specific Objectives						
1, Increase the supply of affordable rental housing ▼						
2, ▼						
3, ▼						
Project-level Accomplishments	10 Housing Units ▼	Proposed	10	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
200 unit years of affordability in rental housing.		Completion and occupancy of rental units.				
12 Construction of Housing 570.201(m) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 1	HOME ▼	Proposed Amt.	\$214,573	Other County Funds ▼	Proposed Amt.	\$7,575,117
		Actual Amount			Actual Amount	
	Other NSP1, EDI ▼	Proposed Amt.	\$9,412,800	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	2	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	HOME	▼	Proposed Amt.	\$750,279	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	HOME	▼	Proposed Amt.	\$300,000	Fund Source:	▼	Proposed Amt.	
	Prior Years' HOME		Actual Amount				Actual Amount	
	10 Housing Units	▼	Proposed Units	10	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 3	HOME	▼	Proposed Amt.	\$914,000	Fund Source:	▼	Proposed Amt.	\$2,375,117
			Actual Amount		County		Actual Amount	
	Fund Source:	▼	Proposed Amt.	\$4,401,635	Fund Source:	▼	Proposed Amt.	\$1,209,525
	NSP3		Actual Amount		Federal		Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 4	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	