

**Grantee: Hawaii**

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

**July 1, 2014 thru September 30, 2014 Performance Report**

---



**Grant Number:**

B-08-DN-15-0001

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

Hawaii

**Contract End Date:**

03/19/2013

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$19,600,000.00

**Grant Status:**

Active

**QPR Contact:**

Glori Ann Inafuku

**LOCCS Authorized Amount:**

\$19,600,000.00

**Estimated PI/RL Funds:**

\$3,000,000.00

**Total Budget:**

\$22,600,000.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

All counties within the State of Hawaii experience a shortage of affordable housing. The housing needs for the Counties of Hawaii, Kaua'i, 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 Eleele, Hanapepe, Kapaa, Kilauea, Wailua-Kapaa, Puhi-Hanamaulu, and Lihue. The County of Maui's areas of greatest need include Kahului, Kihei, Wailuku, Paia, Makawao, Hana, Lahaina, Kula and Puunene.

### Distribution and and Uses of Funds:

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, Kaua'i, 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.



**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

| <b>Overall</b>                          | <b>This Report Period</b> | <b>To Date</b>  |
|---|---------------------------|-----------------|
| Total Projected Budget from All Sources | N/A                       | \$22,089,161.27 |
| Total Budget                            | \$36,201.57               | \$22,089,161.27 |
| Total Obligated                         | \$130,374.72              | \$21,743,969.30 |
| Total Funds Drawdown                    | \$845,103.74              | \$21,395,196.73 |
| Program Funds Drawdown                  | \$0.00                    | \$19,434,946.39 |
| Program Income Drawdown                 | \$845,103.74              | \$1,960,250.34  |
| Program Income Received                 | \$0.00                    | \$2,125,582.54  |
| Total Funds Expended                    | \$845,103.74              | \$21,395,196.73 |
| Match Contributed                       | \$0.00                    | \$13,755.42     |

## Progress Toward Required Numeric Targets

| <b>Requirement</b>                     | <b>Required</b> | <b>To Date</b> |
|--|-----------------|----------------|
| Overall Benefit Percentage (Projected) |                 | 0.00%          |
| Overall Benefit Percentage (Actual)    |                 | 0.00%          |
| Minimum Non-Federal Match              | \$0.00          | \$13,755.42    |
| Limit on Public Services               | \$2,940,000.00  | \$0.00         |
| Limit on Admin/Planning                | \$1,960,000.00  | \$1,017,875.61 |
| Limit on State Admin                   | \$0.00          | \$1,017,875.61 |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

| <b>National Objective</b>     | <b>Target</b>  | <b>Actual</b>  |
|-------------------------------|----------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$4,900,000.00 | \$6,900,000.00 |

## Overall Progress Narrative:



The HHFDC continues to oversee the NSP activities throughout the State of Hawaii. The County of Kauai homebuyer loan program has been successful in providing loans to first time homebuyers at 120% AMI. The 4th lot development property sale is still pending in escrow due to lender concerns with the ground lease document.

## Project Summary

| Project #, Project Title                                 | This Report Period     | To Date                |                        |
|--|------------------------|------------------------|------------------------|
|  | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 001a, Purchase and rehabilitate foreclosed and abandoned | \$0.00                 | \$3,291,312.16         | \$2,423,523.73         |
| 001b, Purchase and rehabilitate foreclosed and abandoned | \$0.00                 | \$4,900,000.00         | \$4,900,000.00         |
| 001c, Purchase and rehabilitate foreclosed and abandoned | \$0.00                 | \$2,000,000.00         | \$2,000,000.00         |
| 001d, Purchase and rehabilitate foreclosed and abandoned | \$0.00                 | \$3,146,728.90         | \$3,146,728.90         |
| 002a, Redevelop demolished or vacant properties          | \$0.00                 | \$5,639,435.08         | \$5,639,435.08         |
| 002b, Redevelop demolished or vacant properties          | \$0.00                 | \$1,200,000.00         | \$813,573.55           |
| 003 Admin, Program Admin                                 | \$0.00                 | \$511,685.13           | \$511,685.13           |
| 004, Homebuyer Loan Program                              | \$0.00                 | \$1,400,000.00         | \$0.00                 |



## Activities

**Project # / Title:** 001a / Purchase and rehabilitate foreclosed and abandoned

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

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

**Activity Category:**

Acquisition - general

**Project Number:**

001a

**Projected Start Date:**

05/11/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Kauai County Housing Agency

**Activity Status:**

Under Way

**Project Title:**

Purchase and rehabilitate foreclosed and abandoned

**Projected End Date:**

06/18/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Kauai County Housing Agency

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

N/A

**To Date**

\$2,690,110.59

**Total Budget**

\$0.00

\$2,690,110.59

**Total Obligated**

\$0.00

\$2,690,110.59

**Total Funds Drawdown**

\$0.00

\$2,690,110.59

**Program Funds Drawdown**

\$0.00

\$2,103,041.13

**Program Income Drawdown**

\$0.00

\$587,069.46

**Program Income Received**

\$0.00

\$1,513,641.83

**Total Funds Expended**

\$0.00

\$2,690,110.59

Kauai County Housing Agency

\$0.00

\$2,690,110.59

**Match Contributed**

\$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 1% from the current market-appraised value of the home. 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 HUD’s 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 Kauai’s LELP, which provides an inventory of permanently affordable housing units. The County of Kaua’i 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:

This activity has been completed; there are no homes remaining in the County's inventory to rehab or re-sell. Program Income continues to be received from the leasehold fee payments made to the County. Payments received for the quarter have been recorded by the County but will be receipted in DRGR and reported in the next quarterly report.

### Accomplishments Performance Measures

|                 | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
|                 | Total              | Total                              |
| # of Properties | 0                  | 7/6                                |

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 7/6                                |
| # of Singlefamily Units | 0                  | 7/6                                |

### Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |         |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod |
| # of Households    | 0                  | 0   | 0     | 0/0                                | 6/6 | 7/6   | 85.71   |
| # Owner Households | 0                  | 0   | 0     | 0/0                                | 6/6 | 7/6   | 85.71   |

### 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    |        |





|                                 |   |
|---------------------------------|---|
| <b>Grantee Activity Number:</b> | <b>HI-NSP-007K</b>                              |
| <b>Activity Title:</b>          | <b>County of Kauai / Program Administration</b> |

**Activity Category:**

Administration

**Project Number:**

001a

**Projected Start Date:**

05/11/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

Kauai County Housing Agency

**Activity Status:**

Under Way

**Project Title:**

Purchase and rehabilitate foreclosed and abandoned

**Projected End Date:**

03/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hawaii Housing Finance and Development Corporation

| <b>Overall</b>                                     | <b>Jul 1 thru Sep 30, 2014</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b>     | N/A                            | \$601,201.57   |
| <b>Total Budget</b>                                | \$36,201.57                    | \$601,201.57   |
| <b>Total Obligated</b>                             | \$12,558.25                    | \$563,759.82   |
| <b>Total Funds Drawdown</b>                        | \$0.00                         | \$506,190.48   |
| <b>Program Funds Drawdown</b>                      | \$0.00                         | \$320,482.60   |
| <b>Program Income Drawdown</b>                     | \$0.00                         | \$185,707.88   |
| <b>Program Income Received</b>                     | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                        | \$0.00                         | \$506,190.48   |
| Hawaii Housing Finance and Development Corporation | \$0.00                         | \$506,190.48   |
| <b>Match Contributed</b>                           | \$0.00                         | \$0.00         |

**Activity Description:**

Administration of Neighborhood Stabilization Program by the Kauai County Housing Agency.

**Location Description:**

County of Kauai

**Activity Progress Narrative:**

The Kauai County Housing Agency continues to administer the NSP activities for the county. Staff has been monitoring and inspecting the Haina property as well as working with the potential lenders.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**





## Beneficiaries Performance Measures

No Beneficiaries 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

---

**Project # / Title: 002b / Redevelop demolished or vacant properties**

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

**Activity Title: Kauai / Waimea Eleee Kauai / LMMI**

**Activity Category:**

Construction of new housing

**Project Number:**

002b

**Projected Start Date:**

05/11/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Kauai County Housing Agency

**Activity Status:**

Under Way

**Project Title:**

Redevelop demolished or vacant properties

**Projected End Date:**

06/18/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Kauai County Housing Agency

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

**To Date**

N/A

\$1,200,000.00

**Total Budget**

\$0.00

\$1,200,000.00

**Total Obligated**

\$0.00

\$1,174,433.31

**Total Funds Drawdown**

\$103.74

\$1,156,046.55

**Program Funds Drawdown**

\$0.00

\$813,573.55

**Program Income Drawdown**

\$103.74

\$342,473.00

**Program Income Received**

\$0.00

\$611,940.71

**Total Funds Expended**

\$103.74

\$1,156,046.55

Kauai County Housing Agency

\$103.74

\$1,156,046.55



Match Contributed

\$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 Kauai's 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:**

The sale of the 4th property is still pending in escrow due to lender concerns over the County's ground lease document. The homebuyer is seeking a loan from other private lenders. The Kauai County Housing Agency is monitoring and conducting inspections of the property to prevent any potential problems.

**Accomplishments Performance Measures**

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 3/3                                |
| # of Singlefamily Units | 0                  | 3/3                                |

**Beneficiaries Performance Measures**

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |         |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod |
| # of Households    | 0                  | 0   | 0     | 0/0                                | 1/3 | 3/3   | 33.33   |
| # Owner Households | 0                  | 0   | 0     | 0/0                                | 1/3 | 3/3   | 33.33   |

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|-----------------------|--------|
|-----------------------|--------|



|                             |        |
|-----------------------------|--------|
| NSP                         | \$0.00 |
| Total Other Funding Sources | \$0.00 |

**Project # / Title: 004 / Homebuyer Loan Program**

**Grantee Activity Number: HI-NSP-008**  
**Activity Title: County of Kauai NSP Homebuyer Loan Program**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

004

**Projected Start Date:**

09/11/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Kauai County Housing Agency

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Loan Program

**Projected End Date:**

06/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Kauai County Housing Agency

| Overall  | Jul 1 thru Sep 30, 2014 | To Date        |
|--|-------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$1,400,000.00 |
| <b>Total Budget</b>                            | \$0.00                  | \$1,400,000.00 |
| <b>Total Obligated</b>                         | \$117,816.47            | \$1,117,816.47 |
| <b>Total Funds Drawdown</b>                    | \$845,000.00            | \$845,000.00   |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$845,000.00            | \$845,000.00   |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00         |
| <b>Total Funds Expended</b>                    | \$845,000.00            | \$845,000.00   |
| Kauai County Housing Agency                    | \$845,000.00            | \$845,000.00   |
| <b>Match Contributed</b>                       | \$0.00                  | \$0.00         |

**Activity Description:**

This activity will provide financing for the purchase of permanent housing structures that will be occupied by first-time homebuyers whose incomes are at or below 120% AMI. Funds will be used to provide loans for homeownership assistance through primary (first) and gap (second) mortgages for single-family, income-eligible households.

**Location Description:**

Target areas for the County of Kauai as defined by NSP.



### Activity Progress Narrative:

As reported last quarter, the Kauai County Housing Agency closed two homebuyer loans for properties located at 4734 Opu Road, Kalaheo, HI and 4972 Laukona St., Lihue, HI. With HUD TA assistance PI funds were drawn for the activity. The County has recorded loan payments received as PI but it will be receipted in DRGR and reported in the next quarterly report.

### Accomplishments Performance Measures

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 2                  | 2/4                                |
| # of Singlefamily Units | 2                  | 2/4                                |

### Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |         |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod |
| # of Households    | 0                  | 0   | 2     | 0/0                                | 0/0 | 2/4   | 0.00    |
| # Owner Households | 0                  | 0   | 2     | 0/0                                | 0/0 | 2/4   | 0.00    |

### 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    |        |

