

Grantee: Hawaii

Grant: B-08-DN-15-0001

July 1, 2016 thru September 30, 2016 Performance Report



Grant Number:

B-08-DN-15-0001

Obligation Date:

03/19/2013

Award Date:

Reviewed and Approved

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/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:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$22,089,161.27
Total Budget	\$0.00	\$22,089,161.27
Total Obligated	\$0.00	\$22,063,594.58
Total Funds Drawdown	\$0.00	\$21,954,235.18
Program Funds Drawdown	\$0.00	\$19,600,000.00
Program Income Drawdown	\$0.00	\$2,354,235.18
Program Income Received	\$20,397.96	\$2,508,842.18
Total Funds Expended	\$0.00	\$21,954,235.18
Match Contributed	\$0.00	\$13,755.42

Progress Toward Required Numeric Targets

Requirement	Required	To Date
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	\$1,111,731.11
Limit on State Admin	\$0.00	\$1,111,731.11

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$6,900,000.00

Overall Progress Narrative:



The NSP activities throughout the State of Hawaii have been successfully completed. All NSP program funds have been fully disbursed. The County of Kauai homebuyer program continues to generate program income through loan payments.

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	\$2,454,242.70
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	\$134,334.64



Activities

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, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,400,000.00
Total Budget	\$0.00	\$1,400,000.00
Total Obligated	\$0.00	\$1,400,000.00
Total Funds Drawdown	\$0.00	\$1,309,878.47
Program Funds Drawdown	\$0.00	\$134,334.64
Program Income Drawdown	\$0.00	\$1,175,543.83
Program Income Received	\$20,397.96	\$142,619.16
Total Funds Expended	\$0.00	\$1,309,878.47
Kauai County Housing Agency	\$0.00	\$1,309,878.47
Match Contributed	\$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:

There were no loans issued this reporting period.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

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	0/0	4/4	0.00
# Owner Households	0	0	0	0/0	0/0	4/4	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	

