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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

September 28, 2015

Mr. Rodger J. Boyd
Deputy Assistant Secretary for
Native American Programs
U. S. Department of Housing and Urban Development
451 Seventh Street, Room 4126
Washington, D.C. 20410

Aloha Mr. Boyd:


RE: Native Hawaiian Housing Block Grant (NHHBG)
2015 Annual Performance Report

In accordance with the 24 CFR Part 1006.410, Performance Report, the Department of Hawaiian Home Lands (DHHL) submits the enclosed Annual Performance Report (APR) for grant numbers 09HBGHI0001, 10HBGHI0001, 11HBGHI0001, 12HBGHI001, 13HBGHI001 and 14HBGHI0001.

On behalf of our beneficiaries, we extend our appreciation for the funding that provides affordable housing opportunities to eligible native Hawaiian families on Hawaiian home lands.

Should you require additional information or clarification, please contact Ms. Niniau Simmons, NAHASDA Manager, at (808) 620-9513 or niniau.simmons@hawaii.gov.

Aloha,


Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

c: (via email) Claudine Allen, Native Hawaiian
Native Hawaiian Program Specialist

Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval, 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

NHHP/APR

Office of Public and Indian Housing

Office of Native American Programs

For DHHL's Use: Native Hawaiian Housing Plan and Annual Performance Report

Grant Number: 14HBGHI0001

Recipient Fiscal Year: 2015

Federal Fiscal Year: 2014

NATIVE HAWAIIAN HOUSING PLAN/ANNUAL PERFORMANCE REPORT

(NAHASDA §§ 803(b)(1), 803(c)(1) and 820(a)(2))

This form meets the requirements for a Native Hawaiian Housing Plan (NHHP) and Annual Performance Report (APR) required by the United States Department of Housing and Urban Development. The information requested does not lend itself to confidentiality.

Regulatory and statutory citations are provided throughout this form as applicable. The Department of Hawaiian Home Lands (DHHL) is encouraged to review these citations when completing the NHHP and APR sections of the form.

Under Title VIII of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.), HUD will provide grants under the Native Hawaiian Housing Block Grant (NHHBG) program to DHHL to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on the Hawaiian Home Lands. To be eligible for the grants, DHHL must submit a NHHP that meets the requirements of the Act. To align the NHHBG program with recent improvements made to the Indian Housing Block Grant program, HUD is requiring DHHL to submit the NHHP to HUD at least 75 days prior to the start of its 12-month fiscal year. The APR is due no later than 60 days after the end of DHHL's fiscal year (24 CFR § 1006.410).

The NHHP and the APR (previously two separate forms) are now combined into one form. The sections pertaining to the NHHP are submitted before the beginning of the 12-month fiscal year, leaving the APR (shaded) sections blank. If the NHHP has been updated or amended, use the most recent version when preparing the APR. After the 12-month fiscal year, enter the results from the 12-month fiscal year in the shaded sections of the form to complete the APR. More details on how to complete the NHHP and APR sections of the form can be found in the body of this form. In addition, DHHL may find it helpful to refer to the IHP/APR form guidance available at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/codetalk/nahasda/guidance until a guidance specific to the NHHP/APR form is made available.

FORM COMPLETION OPTIONS: The NHHP/APR form may be completed either in hard copy or electronically. Hard copy versions may be completed either by hand or typewriter. Alternatively, the form may be completed electronically as it is a Word document. It is recommended that the form be completed electronically because it is more efficient to complete, submit, and review the form. Furthermore, electronic versions of the form may be submitted to HUD as an email attachment. To document official signatures on the electronic version, you should sign a hard copy of the pages and either fax (808-457-4694) that signed page or email (claudine.c.allen@hud.gov) it as an attachment to the Office of Native American Programs – Attention: Claudine Allen in the HUD Honolulu Field Office. The sections of the NHHP that require an official signature are the Cover Page and Sections 13 and 14, if applicable. For the APR, the Cover Page requires an official signature.

The NHHP data is used to verify that planned activities are eligible, expenditures are reasonable, and DHHL certifies compliance with related requirements. The APR data is used to audit the program accurately and monitor DHHL's progress in completing approved activities, including reported expenditures, outputs, and outcomes. This form is exempt from OMB Approval pursuant to 5 CFR 1320.3(4)(c).

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Note: Sections 8 thru 13 are applicable for this current submission.

Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

NHHP/APR**U.S. Department of Housing and Urban Development**

Office of Public and Indian Housing

Office of Native American Programs

COVER PAGE


(1) Grant Number: 14HNBGHI0001

(2) Recipient Fiscal Year: 2015

(3) Federal Fiscal Year: 2014

(4) ☒ Initial Plan (Complete this Cover Page then proceed to Section 1)(5) ☐ Amended Plan (Complete this Cover Page and Section 14)(6) ☐ Annual Performance Report (Complete Items 24-27 and proceed to Section 3)

(7) Name of Recipient: Department of Hawaiian Home Lands		
(8) Contact Person: Niniau K. Simmons, NAHASDA Manager		
(9) Telephone Number with Area Code: 808-620-9513		
(10) Mailing Address: PO Box 1879		
(11) City: Honolulu	(12) State: Hawaii	(13) Zip Code: 96805
(14) Fax Number with Area Code (if available): 808-620-9529		
(15) Email Address (if available): Niniau.Simmons@hawaii.gov		

(16) Tax Identification Number: 99-0266483
(17) DUNS Number: 809935661
(18) CCR/SAM Expiration Date: 09/13/2014
(19) NHHBG Annual Grant Amount: \$10,000,000.00
(20) Name of Authorized NHHP Submitter: Jobie M. K. Masagatani
(21) Title of Authorized NHHP Submitter: Chairman, Hawaiian Homes Commission
(22) Signature of Authorized NHHP Submitter:
(23) NHHP Submission Date: 04/25/14
(24) Name of Authorized APR Submitter: Jobie M. K. Masagatani
(25) Title of Authorized APR Submitter: Chairman, Hawaiian Homes Commission
(26) Signature of Authorized APR Submitter: 
(27) APR Submission Date: 09/30/15

Certification: The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under 18 U.S.C 1001. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

SECTION 1: FIVE YEAR PLAN

The Five Year Plan is intended to cover the Department of Hawaiian Home Lands' (DHHL) long range plans for affordable housing. Each housing plan must contain, for the five-year period beginning with the fiscal year for which the plan is first submitted, the following information.

Five Year Period: 2014 through 2018

MISSION STATEMENT (NAHASDA § 803(b)(2)(A))

A Mission Statement describes the mission of the DHHL to serve the needs of Native Hawaiian low-income families.

Enter the DHHL's Mission Statement here:

To manage the Hawaiian Home Lands trust effectively and to develop and deliver land to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.

GOALS, OBJECTIVES AND PROGRAMS/ACTIVITIES (NAHASDA § 803(b)(2)(B) and (C))

DHHL must provide a statement of the goals, objectives, and programs/activities planned for the beneficiaries over the five year period. The goals are the intended result of the NHHBG activity and are based on the types of outcomes that the DHHL will report in the APR. The objectives are the means or approach that the DHHL will use to reach the goal. The programs/activities are the specific programs/activities that will be funded in order to achieve the goal and the objective.

Goals May Include:

- | | |
|--|--|
| (1) Reduce over-crowding | (6) Assist affordable housing for college students |
| (2) Assist renters to become homeowners | (7) Provide accessibility for disabled/elderly persons |
| (3) Improve quality of substandard units | (8) Improve energy efficiency |
| (4) Address homelessness | (9) Reduction in crime reports |
| (5) Create new affordable rental units | (10) Other |

Objectives May Include:

- | | |
|--|---|
| (1) [RESERVED – DO NOT USE THIS NUMBER] | (14) Lending subsidies for homebuyers |
| (2) [RESERVED – DO NOT USE THIS NUMBER] | (15) Other homebuyer assistance activities |
| (3) Acquisition of rental housing | (16) Rehabilitation assistance to existing homeowners |
| (4) Construction of rental housing | (17) Tenant based rental assistance |
| (5) Rehabilitation of rental housing | (18) Other Housing Service |
| (6) Acquisition of land for rental housing development | (19) Housing Management Services |
| (7) Development of emergency shelters | (20) Operation and maintenance of NHHBG units |
| (8) Conversion of other structures to affordable housing | (21) Crime Prevention and Safety |
| (9) Other rental housing development | (22) Model Activities |
| (10) Acquisition of land for homebuyer unit development | (23) [RESERVED – DO NOT USE THIS NUMBER] |
| (11) New construction of homebuyer units | (24) Infrastructure to support housing |
| (12) Acquisition of homebuyer units | (25) [RESERVED – DO NOT USE THIS NUMBER] |
| (13) Downpayment/Closing cost assistance | |

Use the sections below to describe the DHHL's goals, objectives, and programs/activities during the five year period.

Goal(s) Number: I	(5) Create new affordable rental units
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Select from the goals listed above.

Objective(s) Number: I(a)	(24) Infrastructure to support housing
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Select from the objectives listed above.

Program/Activity Description: Lai Opua Rent with Option to Purchase, CIP	To build infrastructure for 117 lots for rent with option to purchase program. Contract executed in October 2013 for \$9.8 million and construction begun in the New Year. Once the infrastructure is complete within a year, vertical construction will begin.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: II	(5) Create new affordable rental units
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Select from the goals listed above.

Objective(s) Number: II(a)	(4) Construction of rental housing
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Select from the objectives listed above.

Program/Activity Description: Lai Opua Rent with Option to Purchase, Developer financing	This activity will provide for funding as part of a capital stack to conduct vertical construction of 117 units in Lai Opua, Village 4. RFP/IFB to be published in the 4 th quarter of this current fiscal year with actual construction planned to begin in Spring 2015.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: III	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: III(a)	(15) Other homebuyer assistance activities
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Select from the objectives listed above.

Program/Activity Description: HALE Program – Risk Mitigation	<p>The department began the HALE program pilot in August 2013, with the creation of the NHHBG Loan Review Committee which identified barriers to loan approval and developed risk mitigation efforts to address/remove those barriers. Part of those efforts include financial education; budgeting; and credit repair utilizing free services by the 5 agencies awarded National Mortgage Settlement monies distributed by the Hawaii Attorney General's office.</p> <p>The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:</p>
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	<p>Pending Agreements:</p> <ul style="list-style-type: none"> • Hawaiian Community Assets, 2012 Award, \$312,457; (Assist 75 w/financial counseling & debt reduction grants*) • Maui Habitat, 2012 Award; \$46,990 (Assist 50 families with home ownership training) • Hawaii First Federal FCU, 2012 Award; \$151,398; (Assist 15 families with IDA at 4:1 for home ownership/home repair/renovation) <p>*Clarification received from HUD that eligible activities for debt reduction grants includes short-term subsidies to bring a delinquency current or to pay delinquent utility bills. Examples of non-eligible activities include non-housing related credit card debt or car loan payments.</p>
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: IV	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: IV(a)	(24) Infrastructure to support housing
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Select from the objectives listed above.

Program/Activity Description: East Kapolei IIB, CIP	To build infrastructure for 50 lots in East Kapolei for Undivided Interest lessees. IFB closed in January 2014 with contract execution expected prior to close of state fiscal year 2014.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: V	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: V(a)	(11) New construction of homebuyer units
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Select from the objectives listed above.

Program/Activity Description: East Kapolei IIB, Mortgage financing	To provide NHHBG funded home loans to 10 undivided interest lessee families participating in self-help housing; 30 mortgage loans for turnkey homes in 2015-2016
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VI	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: VI(a)	(14) Lending subsidies for homebuyers
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Select from the objectives listed above.

Program/Activity Description: Down payment assistance for Hoolimalima lessees	To provide down payment assistance to 75 lessees converting to home ownership in Hoolimalima in 2016.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VII	(7) Provide accessibility for disabled/elderly persons
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Select from the goals listed above.

Objective(s) Number: VII(a)	(16) Rehabilitation assistance to existing homeowners
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Select from the objectives listed above.

Program/Activity Description: Home Assistance Program	Under the Home Assistance Program, this goal will allow the department to conduct home repair/renovation/rehabilitation/demolition for eligible lessees on the homestead. To provide deferred payment loans for the elderly and disabled in: Kalamaula/Hoolehua/Kapaakea; Keaukaha-Panaewa; Nanakuli/Waianae; Papakolea/Waimanalo. 50 families have been identified and are in the various stages of qualifying and/or being served.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VIII	(8) Improve energy efficiency
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Select from the goals listed above.

Objective(s) Number: VIII(a)	(16) Rehabilitation assistance to existing homeowners
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Select from the objectives listed above.

Program/Activity Description: Energy retrofits	This goal will provide funding for subrecipients to conduct energy efficiency activities to eligible lessees. The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:
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	<p>Executed Agreements:</p> <ul style="list-style-type: none"> • Council for Native Hawaiian Advancement, 2010 Award: \$180,177; Bal: \$65,090.38 (ex. 07/19/11) • Council for Native Hawaiian Advancement, 2011 Award: \$453,058; Bal: \$453,058 (ex. 01/09/13) <p>Pending Agreements:</p> <ul style="list-style-type: none"> • Council for Native Hawaiian Advancement, 2012 Award: \$380,000
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: IX.	(3) Improve quality of substandard units
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Select from the goals listed above.

Objective(s) Number: IX(a)	(16) Rehabilitation assistance to existing homeowners
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Select from the objectives listed above.

<p>Program/Activity Description: <u>Home Assistance Program</u></p>	<p>This goal will enable subrecipients to conduct home repair/renovation/rehabilitation activities with eligible lessees.</p> <p>The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:</p> <p>Executed Agreements:</p> <ul style="list-style-type: none"> • Nanakuli Housing Corporation, 2011 Award: \$328,850; Bal: \$50,002.88; (Assist 2 lessees) <p>Pending Agreements:</p> <ul style="list-style-type: none"> • Nanakuli Housing Corporation, 2012 Award: \$360,850 (Assist 5 lessees) • Kula Na Poe Hawaii, 2012 Award: \$38,203 (Assist 5 lessees) • Kauai Habitat, 2012 Award: \$300,000 (Assist 6 lessees) • West Hawaii Habitat, 2012 Award: \$158,777 (Assist 6 lessees)
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: X.	(10) Prevent homelessness
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Select from the goals listed above.

Objective(s) Number: X(a)	(18) Other housing service
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Select from the objectives listed above.

<p>Program/Activity Description: <u>HALE Program – Loss Mitigation</u></p>	<p>HALE also addresses loss mitigation efforts by the department for those lessees with guaranteed/insured loans or direct loans by utilizing the same 5 agencies that received the aforementioned National Mortgage Settlement monies and supplementing with contracted services.</p>
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	<p>The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:</p> <p>Executed Agreements:</p> <ul style="list-style-type: none"> Helen Wai, 2013 Award, \$150,000; Bal: \$130,938 (Assist 75 lease cancellation families) <p>Pending Agreements:</p> <ul style="list-style-type: none"> Hawaiian Community Assets, 2012 Award, \$312,457; (Assist 75 w/financial counseling & debt reduction grants*) <p>*Clarification received from HUD that eligible activities for debt reduction grants includes short-term subsidies to bring a delinquency current or to pay delinquent utility bills. Examples of non-eligible activities include non-housing related credit card debt or car loan payments.</p>
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

SECTION 2: HOUSING NEEDS

(NAHASDA § 803(c)(2)(B))

- (1) **Type of Need:** Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Native Hawaiian families (columns B and C) and non-low-income Native Hawaiian families, including non-Native Hawaiian essential families [809(a)(2)(B) and (C)] (column D) eligible to be served by DHHL.

(A) Type of Need	Check All That Apply		
	(B) Low-Income Native Hawaiian Families on Hawaiian Home Lands	(C) Low-Income Native Hawaiian Families on Wait List	(D) Non-Low- Income Native Hawaiian Families
(1) Overcrowded Households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Renters Who Wish to Become Owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Homeless Households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(6) College Student Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(7) Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(8) Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(9) Infrastructure to Support Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- (2) **Other Needs.** (Describe the "Other" needs below. Note: this text is optional for all needs except "Other.):

The Hawaiian Homes Commission Act of 1920, as amended, established the Hawaiian Home Lands Trust and defined the population eligible to reside on Hawaiian home lands as those native Hawaiians with at least 50% Hawaiian blood and their successors or assignees of less than 50% Hawaiian blood. With approximately 8,832 leases on homesteads stretching from Hawaii Island unto Kauai, the Department of Hawaiian Home Lands was created to assist the commission meet its fiduciary obligations.

In 2003 and 2008, DHHL contracted with SMS Research & Marketing Services, Inc. (SMS) to update the Beneficiary Needs Survey conducted in 1995. While a new study is being procured for later this year, for the purposes of this plan information will be utilized from the 2008 study which addresses both DHHL beneficiaries and applicants.

The native Hawaiian subset for the purpose of this plan is determined as follows:

8,335	Lessees residing on the DHHL lands — as of February 28, 2014 ¹
26,926	Unduplicated waitlist as of June 30, 2013 ²
32,460	Estimated Potential Applicants based on SMS 2006 respondents ³
67,721	Total native Hawaiian individuals/households

By applying the SMS 2008 Beneficiary/Applicant Study and the SMS 2006 Applicant Study percentage estimates, we anticipate the following NAHASDA eligible native Hawaiian households as follows:

4,243	Lessees residing on the DHHL Lands – 8,335 x 50.9%
12,494	Applicants – 26,926 x 46.4% (to determine 80% AMI)
17,366	Potential Applicants – 32,460 (SMS 2006 Study) x 53.5%
34,103	Total native Hawaiian households eligible for NAHASDA

If we extrapolate and say that the average DHHL turnkey home is \$350,000, then the sufficient funding amount for NAHASDA would look like this:

12,494	Applicants – 26,926 x 46.4%
17,366	Potential Applicants – 32,460 (SMS 2006 Study) x 53.5%
29,860	x \$350,000 = \$10,451,000,000.00 sufficient funding for NAHASDA

(3) Planned Program Benefits. *(Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs. NAHASDA § 803(c)(2)(B)):*

Given these housing needs, the department will focus the use of the NHHBG funds developing the supply of affordable housing units and then prepare the applicant lessee for home ownership. The department has also committed to using NHHBG funding to rehabilitate existing units as part of its Home Assistance Program. In addition, the department continues to provide necessary technical assistance to developing the capacity of partnering entities in order for them to successfully carryout and administer NHHBG funds within the timeline articulated in their agreements.

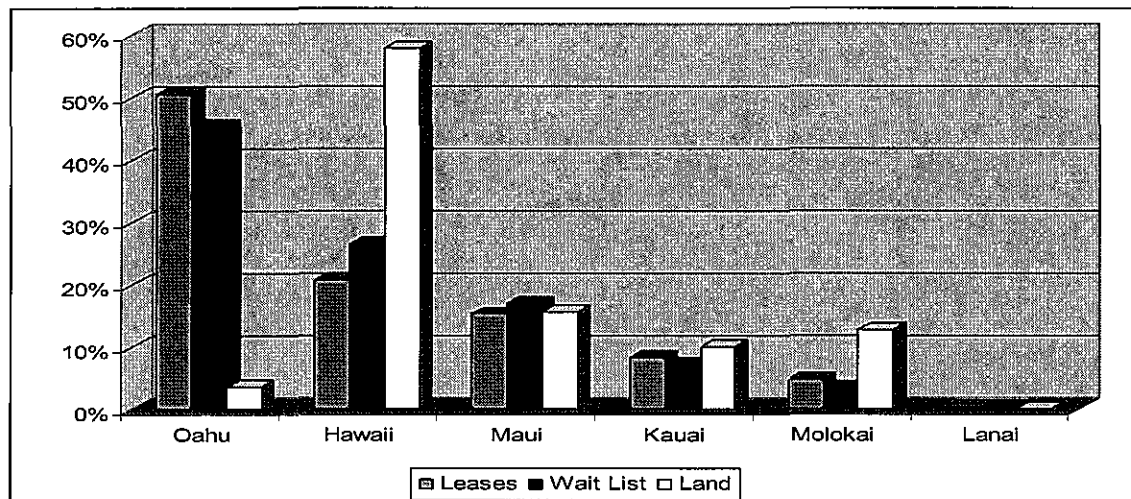
Geographic Distribution. *(Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families, including the needs for various categories of housing assistance. NAHASDA § 803(c)(2)(B)(i)):*

1 Homestead Services Division, 03/17/14 Commission submittal. Includes lessees residing on residential, agricultural and pastoral lots, one lessee per lease, one house per lease/lot, as applicable. 977 Undivided Interest lessees omitted.

2 DHHL website Application Wait List as of June 30, 2013.

3 The SMS 2006 Housing Policy Study included a category for native Hawaiians with at least 50% blood quantum and not DHHL lessees or applicants.

According to the 2000 Census, 73% of the state's population resides on the island of Oahu. Likewise, approximately 63% of all Native Hawaiians⁴, 62% of all DHHL applicants, and 64% of all DHHL potential applicants⁵ in the state reside on the island of Oahu. As current figures reflect, 47% of homestead residential applications⁶ are for Oahu. Hawaii Island follows at second with 26%. The lessee, wait list and actual acreage distribution are as follows:



Island	Residential Leases as of 02/28/14		Residential Wait List as of 06/30/13 ⁸		Home Land Acreage as of 2008 Annual Report	
	Number	Percent	Number	Percent	Number	Percent
Oahu	4,225	51%	10,238	47%	7,495	3.69%
Hawaii	1,710	21%	5,643	26%	117,550	57.84%
Maui	1,277	15%	3,629	17%	31,796	15.65%
Kauai	699	8%	1,598	7%	20,565	10.12%
Molokai	397	5%	755	3%	25,769	12.68%
Lanai	29	<1%	66	<1%	50	0.02%
Total	8,337	100.00%	21,929	100.00%	203,225	100.00%

The data indicates that there is high demand for residential homesteads on the island of Oahu, an island with the second lowest Trust land holdings. The bulk of the Trust's lands are located on the island of Hawaii where residential waitlist numbers indicate it has the second highest demand. Based on the Trust's continued focus on building out East Kapolei IIB and Kakaina in Waimanalo, there also is room to continue the discussion of multi-family, condominium style development in the Trust property's urban core (the former Bowl a Drome) and in Kapolei near the existing rail development (transit oriented development).

4 Taken from Aloha Counts by County, Alu Like 2003

5 Taken from SMS 2006 Study

6 DHHL website Application Wait List as of June 30, 2013.

7 Ibid.

8 Ibid.

SECTION 3: PROGRAM DESCRIPTIONS

(NAHASDA § [803(c)(2)(A)], [802(c)], [820(b)], 24 CFR §1006.410(b)(2) and (3))

Planning and Reporting on Program Year Activities

For the NHHP, the purpose of this section is to describe each program that will be operating during the 12-month fiscal year. Each program must include the eligible activity, its planned outputs, intended outcome, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output. The first column in the table below lists all eligible activities, the second column identifies the output measure for each eligible activity, and the third column identifies when to consider an output as completed for each eligible activity. Copy and paste text boxes 1.1 through 1.10 as often as needed so that all of your planned programs are included.

For the APR, the purpose of this section is to describe your accomplishments, actual outputs, actual outcomes, and any reasons for delays.

Eligible Activities May Include (citations below reference sections in NAHASDA)

Eligible Activity	Output Measure	Output Completion
(1) RESERVED – DO NOT USE THIS NUMBER		
(2) RESERVED – DO NOT USE THIS NUMBER		
(3) Acquisition of Rental Housing [810(b)(1)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [810(b)(1)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [810(b)(1)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [810(b)(1)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [810(b)(1)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [810(b)(1)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [810(b)(1)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [810(b)(1)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [810(b)(1)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]	Units	All work completed and unit passed final inspection

(17) Tenant Based Rental Assistance [810(b)(2)]	Households	Count each household once per year
(18) Other Housing Service [810(b)(2)]	Households	Count each household once per year
(19) Housing Management Services [810(b)(3)]	Households	Count each household once per year
(20) Operation and Maintenance of NHHBG-Assisted Units [810(b)(3)]	Units	Number of units in inventory at Fiscal Year End
(21) Crime Prevention and Safety [810(b)(4)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(22) Model Activities [810(b)(5)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(23) RESERVED – DO NOT USE THIS NUMBER		
(24) Infrastructure to Support Housing [810(b)(1)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(25) RESERVED – DO NOT USE THIS NUMBER		

Outcome May Include:

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (NHHHP) and 1.5 (APR)

NHHP: PLANNED FISCAL YEAR ACTIVITIES (NAHASDA § 803(c)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2014-1, 2014-2, 2014-3, etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer 1, homebuyer 2, etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3, etc. The programs under the second eligible activity would be numbered as 2.1, 2.2., 2.3, etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133¹ audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

¹DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

I. Program Name and Unique Identifier: 2014 Capital Improvement Project –Lai Opua (AHP I)

1.1 Program Description (*This should be the description of the planned program.*):

To build infrastructure for 117 lots for rent with option to purchase program at Lai Opua Village. Contract executed in October 2013 for \$9.8 million and construction begun in the New Year. Once the infrastructure is complete within a year, vertical construction will begin.

1.2 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(24) Infrastructure to Support Housing [810(b)(1)]

1.3 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(7) Create new affordable rental units

Describe Other Intended Outcome (*Only if you selected "Other" above.*):

1.4 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

(7) Create new affordable rental units

Describe Other Actual Outcome (*Only if you selected "Other" above.*):

1.5 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

117 undivided interest lessees will have the opportunity to participate in the rent with option to purchase being offered at Lai Opua.

1.6 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*):

This activity covers the cost of the infrastructure for each of the 117 lots and prepares the site for individual home units.

1.7 APR: (*Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3).*):

Infrastructure for 117 lot development in Lai Opua completed.

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
0	0	0	0	0	0

This activity is reported as "dollars spent" on Uses of Funding Table

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

Infrastructure development proceeded at a fast past since contract execution at the beginning of the fiscal year until June. Program was not behind schedule.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

Would not change the housing plan as a result of this experience.

II. Program Name and Unique Identifier: 2014 Capital Improvement Project –East Kapolei IIB (AHP II)**1.1 Program Description** *(This should be the description of the planned program.):*

To build infrastructure for 50 lots in East Kapolei. Bidding closed at the end of January 2014 with contract execution expected prior to June 30th of this year. Award estimated at \$9.2 million.

1.2 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(24) Infrastructure to Support Housing [810(b)(1)]

1.3 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(2) Assist renters to become homeowners

Describe Other Intended Outcome *(Only if you selected "Other" above.):***1.4 Actual Outcome Number** *(In the APR identify the actual outcome from the Outcome list.):*

(2) Assist renters to become homeowners

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.5 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):

50 undivided interest lessees will be assisted in becoming home owners.

1.6 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

This activity covers the cost of the infrastructure for each of the 50 lots and prepares the site for individual home units.

1.7 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

Instead of the planned 50 lots, the department was able to complete infrastructure for 160 lots in East Kapolei IIB. Bids opened in February 2014 and Notice to Proceed issued on October 6, 2014. Scheduled completion date was August 2, 2015. Project cost: \$8.2 million in NAHASDA and \$2.8 million is USDA-Rural Development.

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
0	0	0	0	0	0

This activity is reported as "dollars spent" on Uses of Funding Table

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

Project is on time.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

Will not change its housing plan as a result of this experience.

III. Program Name and Unique Identifier: Developer Financing – Lai Opua (AHP III)

1.1 Program Description (This should be the description of the planned program.):

This activity will provide for funding as part of a capital stack to conduct vertical construction of 117 units in Lai Opua, Village 4. RFP/IFB to be published in the 4th quarter of this current fiscal year with actual construction planned to begin in Spring 2015.

1.2 Eligible Activity Number (Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(4) Construction of Rental Housing [810(b)(1)]

1.3 Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(7) Create new affordable rental units

Describe Other Intended Outcome (Only if you selected "Other" above.):

1.4 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

(7) Create new affordable rental units

Describe Other Actual Outcome (Only if you selected "Other" above.):

1.5 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):

117 undivided interest lessees will be assisted through the vertical construction of their home in Lai Opua.

1.6 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

This activity covers the cost of the vertical construction for each of the 117 lots.

1.7 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

The department was not yet ready to issue an RFP for developer financing. Throughout this fiscal year, the department utilized its technical assistance services to analyze its past experience with rental unit development and await a presentation on that analysis. The goal is to understand leveraging options available and how to best proceed with lessee readiness thru homebuyer education preparation.

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
2	0	0			

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

The department realized that to best leverage federal funds, it should look to its past experience with its Hoolimalima development in Kapolei. As a result, technical assistance from the HUD provider was sought and an analysis of the department's past experience was done. Result of that analysis will be present to the department upon completion.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None.

IV. Program Name and Unique Identifier: HALE Program – Risk Mitigation (AHP IV)

1.1 Program Description (*This should be the description of the planned program.*):

HALE means “house” in Hawaiian. When staff met last year to resurrect the former homebuyer education program the department had over two years ago, the decision was made to utilize the mana'o, or meaning, of the Hawaiian word. As a result, the simplest of kaona (hidden meaning) was used by agreeing that the letters were not an acronym but, instead, the mission of the Trust simplified to a single thought and word. The HALE Program has two branches: 1) Risk Mitigation, in the form of homebuyer education services; and 2) Loss Mitigation, in the form of lease cancellation/foreclosure prevention services. This first activity will deal with Risk Mitigation.

The department began the HALE program pilot in August 2013, with the creation of the NHHBG Loan Review Committee which identified barriers to loan approval and developed risk mitigation efforts to address/remove those barriers. Part of those efforts include financial education; budgeting; and credit repair utilizing free services by the 5 agencies awarded National Mortgage Settlement monies distributed by the Hawaii Attorney General's office.

1.2 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(18) Other Housing Service [810(b)(2)]

1.3 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(2) Assist renters to become home owners

Describe Other Intended Outcome (*Only if you selected "Other" above.*):

1.4 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

(2) Assist renters to become home owners

Describe Other Actual Outcome (*Only if you selected "Other" above.*):

1.5 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

HALE's risk mitigation services will serve the following projects statewide, assisting beneficiaries to become credit qualified:

Kauai: 13 Habitat lessees, Piilani Mai Ke Kai

Molokai: 6 Habitat lessees, Kalamaula

Oahu: 10 Kanehili lessees for turnkey units

Oahu: 17 Kakaina lessees for self-help units

Oahu: 13 Kakaina lessees for turnkey units

Hawaii: 3 Habitat lessees, Lai Opua

Hawaii: 5 Habitat lessees, Lalamilo

Hawaii: 117 Lai Opua Lessees, Village 4

Total: 184 lessees

1.6 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

In the past year, the department has discovered that many lessees who are attempting to qualify for homestead offerings simply do not have the credit to do so. Many of these lessees have taken homebuyer education courses that have had no impact to their behavior and as a result, for example, within six months of pre-qualifying for a self-help loan, they are debt ridden and not on a budget.

The creation of the NHHBG Loan Review committee sought to aid the NAHASDA Mortgage Specialist by providing the professional expertise of a group that would do the following:

- Review the barriers being experienced by the applicant lessee
- Identify mitigation strategies to minimize the risk to the NHHBG portfolio

In piloting the above example, the mortgage specialist could develop a personal relationship with each loan applicant; assess their family strengths/weaknesses and then engage with the Loan Review team to develop risk mitigation strategies. Three families in West Hawaii were referred to Hawaii First FCU (after attempts to refer the families to other providers failed) and received free credit repair/budget counseling. Within a span of three months or so they were able to fix their credit, develop a monthly budget and move into their homes at Lai Opua over the holidays. The Department realizes that our families need intensive handholding and frequent follow up by service providers in order to have the statewide projects identified in 4.6 realized.

The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:

Pending Agreements:

- Hawaiian Community Assets, 2012 Award, \$312,457; (Assist 75 w/financial counseling & debt reduction grants*)
- Maui Habitat, 2012 Award; \$46,990 (Assist 50 families with home ownership training)
- Hawaii First Federal FCU, 2012 Award; \$151,398; (Assist 15 families with IDA at 4:1 for home ownership/home repair/renovation)

*Clarification received from HUD that eligible activities for debt reduction grants includes short-term subsidies to bring a delinquency current or to pay delinquent utility bills. Examples of non-eligible activities include non-housing related credit card debt or car loan payments.

1.7 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

HALE services provided financial literacy orientation meetings for a total of 40 families: 30 in the La'i Opua project and 10 families in the Pi'ilani Mai Ke Kai project.

Executed Contracts:

- Hawaiian Community Assets, 2012 Award, \$312,457; (Assist 75 w/financial counseling & debt reduction grants*)
This contract was able to assist 0 lessees with home ownership counseling this fiscal year.
- Maui Habitat, 2012 Award; \$46,990 (Assist 50 families with home ownership training)
This contract was able to assist 24 families with home ownership training in this fiscal year.

Pending Contracts:

- Hawaii First Federal FCU, 2012 Award; \$151,398; (Assist 15 families with IDA at 4:1 for home ownership/home repair/renovation)

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
0	184	0		86	

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

No.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

V. Program Name and Unique Identifier: HALE Program – Loss Mitigation (AHP V)

1.1 Program Description (*This should be the description of the planned program.*):

HALE means “house” in Hawaiian. When staff met last year to resurrect the former homebuyer education program the department had over two years ago, the decision was made to utilize the mana’o, or meaning, of the Hawaiian word. As a result, the simplest of kaona (hidden meaning) was used by agreeing that the letters were not an acronym but, instead, the mission of the Trust simplified to a single thought and word. The HALE Program has two branches: 1) Risk Mitigation, in the form of homebuyer education services; and 2) Loss Mitigation, in the form of lease cancellation/foreclosure prevention services. This second activity related to HALE will deal with Loss Mitigation.

NHHBG staff have been active participants of the department’s Delinquency (DQ) Committee since its inception a year ago. Utilizing meetings with local/mainland banks and mortgage companies; research on best practices for loss mitigation; and piloting the East Hawaii Loss Mitigation products have resulted in the initial strategies currently being studied for implementation. At present, the department currently offers two distinct types of loans: external loans (247, 184A, USDA-RD, etc.) and direct loans (with Trust or NHHBG monies). While the 03/18/14 Delinquency Report compiled by HSD shows the direct loan portfolio at an alarming 23.9% delinquent (approximately \$15 million), it is the FHA Insured Loan portfolio that causes the greatest consternation: just 12% (342 loans) delinquent but representing approximately \$43 million in external loans that are on the path to defaulting back to the Trust.

In order to attempt to mitigate this problem, staff has met with each of the 5 agencies who received National Mortgage Settlement monies to educate them on this portfolio and to ask for their assistance in providing free services to our beneficiaries. Training of department staff in foreclosure prevention was done in early November 2013 and ongoing NeighborWorks trainings are being held for staff, subrecipients, and community stakeholders so that mitigation education can be found in every homestead community. The plan includes reaching out to these defaulting beneficiaries and secure their cooperation in preventing their external loan from defaulting. Where staff have heard from these service providers about the external lenders failing to provide loss mitigation services as defined by the current HUD memorandum of agreement, documentation of such and the Chairman’s active involvement in seeking to address this issue at the federal level will aid in diverting and/or reducing the amount of external loans defaulting back to the Trust.

NHHBG funded loss mitigation options that are being planned for include:

- Temporary financial assistance, short term
- Direct loan forbearance, interest rate reduction, and/or deferment
- Development of the HALE loss mitigation team

1.2 Eligible Activity Number (Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(18) Other Housing Service [810(b)(2)]

1.3 Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(12) Other

Describe Other Intended Outcome (Only if you selected "Other" above.):

To maintain a lessee in his/her own home.

1.4 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

(12) Other

Describe Other Actual Outcome (Only if you selected "Other" above.):

Lessees who were delinquent in their mortgage payments were kept in their own homes and provided financial counseling services.

1.5 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):

The lessees listed on the department's monthly statewide report who are delinquent 30+ days or more are eligible for loss mitigation services under HALE.

1.6 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

- Temporary financial assistance, short term
- Direct loan forbearance, interest rate reduction, and/or deferment
- Counseling and advocacy assistance for external loan lessees
- Counseling and advocacy assistance for direct loan lessees in the lease cancellation process

5 Local Agencies Receiving Funds from National Mortgage Settlement:

- Legal Aid Society of Hawaii
- Hawaii Home Ownership Center
- Consumer Credit Counseling Services
- Hale Mahaolu
- Hawaiian Community Assets

Executed Agreements:

- Helen Wai, 2013 Award, \$150,000; Bal: \$130,938 (ex. 07/03/13; 75 lease cancellation families)

Pending Agreements:

- Hawaiian Community Assets, 2012 Award, \$312,457; (Assist 75 w/financial counseling & debt reduction grants*)

*Clarification received from HUD that eligible activities for debt reduction grants includes short-term subsidies to bring a delinquency current or to pay delinquent utility bills. Examples of non-eligible activities include non-housing related credit card debt or car loan payments.

1.7 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

Executed Agreements:

- Helen Wai, 2013 Award, \$150,000; Bal: \$130,938 (ex. 07/03/13; 75 lease cancellation families)
 - 69 cases
 - 3 paid current
 - 14 complying with plan
 - 5 paying but missed a few payments
 - 3 on goal to qualify for streamline plan
 - 1 failed the workout plan
 - 1 not compliant – did not respond to service provider
 - 42 in case management working towards compliance
- Hawaiian Community Assets, 2012 Award, \$312,457; (Assist 75 w/financial counseling & debt reduction grants*)
 - 13 cases
 - 2 in payment plan
 - 3 in workout plan
 - 2 in modification process
 - 4 still working with Service Provider on a variety of solutions
 - 1 withdrew from service
 - 1 lease cancelled

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
0	70	0		82	

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))
No.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None.

VI. Program Name and Unique Identifier: Homeowner Financing (AHP VI)

1.1 Program Description (*This should be the description of the planned program.*):

This program will utilize statewide contracts with eligible native CDFI credit unions to deploy financing for the housing projects identified in AHP IV (1.5) above. Still in the planning stage, this activity should see a Request for Proposal released at the beginning of the state's fiscal year with planned contract execution by early 2015. The deployment of NHHBG monies to federal depository institutions means a high level of compliance with regulatory requirements common in the credit union industry while disseminating loan origination and servicing duties to the communities where the homesteads are located.

1.2 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]

1.3 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(2) Assist renters to become homeowners

Describe Other Intended Outcome (*Only if you selected "Other" above.*):

1.4 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

(2) Assist renters to become homeowners

Describe Other Actual Outcome (*Only if you selected "Other" above.*):

1.5 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

The lessees of the following projects will be targeted for assistance. While not all may receive assistance in the 12 month timeframe, we are estimating that given the length of time for program planning, procurement, and service delivery design, at least 10 families should receive home loans thru this program.

Kauai: 13 Habitat lessees, Piilani Mai Ke Kai

Molokai: 6 Habitat lessees, Kalamaula

Oahu: 10 Kanehili lessees for turnkey units

Oahu: 17 Kakaina lessees for self-help units

Oahu: 13 Kakaina lessees for turnkey units

Hawaii: 3 Habitat lessees, Lai Opuu

Hawaii: 5 Habitat lessees, Lalamilo

Hawaii: 117 Lai Opuu Lessees, Village 4

Total: 184 lessees

1.6 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

Financing for home loans statewide utilizing NHHBG funds for projects afore-mentioned. Native CDFI FCUs who are awarded funding would provide loan origination and servicing and be able to utilize payments collected as a revolving loan fund to make new loans to NHHBG eligible beneficiaries. The department will also continue to make direct loans utilizing NHHBG funds for those project outlined in 1.5 and the Home Assistance Program.

1.7 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

The Department made the following direct loans to eligible lessees:

Home Assistance Program: 15

Self Help Financing: 16

Packaged Home: 0

The Department continues to work with the State's Procurement Office and Budget & Finance to conduct a Request for Proposal to eligible financial institutions

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
10	0	0	31		

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

None.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None.

VII. Program Name and Unique Identifier: Energy Retrofits (AHP VII)

1.1 Program Description (This should be the description of the planned program.):

This program reduces monthly costs to the lessee by providing energy saving retrofits.

1.2 Eligible Activity Number (Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]

1.3 Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(2) Assist renters to become homeowners

Describe Other Intended Outcome (Only if you selected "Other" above.):

1.4 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

(2) Assist renters to become homeowners

Describe Other Actual Outcome (Only if you selected "Other" above.):

1.5 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):

Eligible lessees residing on department's trust lands are eligible for assistance.

1.6 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:

Executed Agreements:

- Council for Native Hawaiian Advancement, 2010 Award: \$180,177; Bal: \$65,090.38 (ex. 07/19/11; 18 families)
- Council for Native Hawaiian Advancement, 2011 Award: \$453,058; Bal: \$453,058 (ex. 01/09/13; 60 families)

Pending Agreements:

- Council for Native Hawaiian Advancement, 2012 Award: \$380,000 (19 families)

1.7 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

Executed Agreements:

- Council for Native Hawaiian Advancement, 2010 Award: \$180,177; Bal: \$65,090.38 (ex. 07/19/11; 18 families)
Contract expired December 31, 2013 and serviced 11 families with energy retrofits. 7 families could not participate due to non-compliance with lease terms.
- Council for Native Hawaiian Advancement, 2011 Award: \$453,058; Bal: \$453,058 (ex. 01/09/13; 60 families)
Supplemental contract routing for extension of Time of Performance. Families are going thru the compliance process: Certification of Eligibility, Environmental Review Record.

Pending Agreement:

- Council for Native Hawaiian Advancement, 2012 Award: \$380,000 (19 families)

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
35	0		0		

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

The compliance process is two-fold and cumbersome: confirming lessee eligibility with Department lease requirements and then completing the compliance process as outlined in 24 CFR Part 58. On average, it takes almost 9 months to go through these compliance requirements.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None.

VIII. Program Name and Unique Identifier: Home Assistance Program (HAP) (AHP VIII)**1.1 Program Description** *(This should be the description of the planned program.):*

This program covers the department's attempt to address substandard, aging housing on the homelands. The policies and procedures for HAP were passed at the July 2013 meeting of the commission on Kauai. Using its existing partnerships with community agencies, the goal is to service the beneficiary lessees of: Kalamaula/Hoolehua/Kapaakea; Keaukaha-Panaewa; Nanakuli/Waianae; Papakolea/Waimanalo; West Hawaii & Kauai. There are already 50 families identified or being served at present by the department and another 24 families set to be helped with pending agreements.

1.2 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]

1.3 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.4 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.5 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Families determined and identified by HAP or subrecipient staff as eligible will be assisted. This includes the 20 families who were waiting for help from the C&C of Honolulu program and Molokai Community Services Council.

1.6 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Deferred payment loans, as defined by HAP or the respective subrecipient agreement, will be provided. For the former, the maximum amount is \$100,000.

The following subrecipients have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:

Executed Agreements:

- Nanakuli Housing Corporation, 2011 Award: \$328,850; Bal: \$50,002.88; (ex. 12/06/12; 2 lessees)

Pending Agreements:

- Nanakuli Housing Corporation, 2012 Award: \$360,850 (Assist 5 lessees)
- Kula Na Poe Hawaii, 2012 Award: \$38,203 (Assist 5 lessees)
- Kauai Habitat, 2012 Award: \$300,000 (Assist 6 lessees)
- West Hawaii Habitat, 2012 Award: \$158,777 (Assist 6 lessees)

1.7 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

The Department executed 15 home repair deferred, no payment loans in this period.

Executed Agreements:

- Nanakuli Housing Corporation, 2011 Award: \$328,850; Bal: \$50,002.88; (ex. 12/06/12; 2 lessees)
- Nanakuli Housing Corporation, 2012 Award: \$360,850 (Assist 5 lessees)
- Kula Na Poe Hawaii, 2012 Award: \$38,203 (Assist 5 lessees); contract expired and lessees transferred to DHHL's program.
- West Hawaii Habitat, 2012 Award: \$158,777 (Assist 6 lessees); the original contract was for lands in the Former Waikoloa Maneuver Area in Puukapu/Kuhio Village. As a result of HUD's freeze on the use of NHHBG funds in that area, the lessees in this contract were served with other funds.

Pending Agreements:

- Kauai Habitat, 2012 Award: \$300,000 (Assist 6 lessees); this contractor has not yet signed the contract and is trying to decide what to do.

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
24			15		

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

Subrecipient families are moving through the home repair eligibility process and obtaining the necessary compliance documents to be able to receive the federal funding.

IX. Program Name and Unique Identifier: Model Activities (AHP IX)

1.1 Program Description (*This should be the description of the planned program.*):

This activity assists in the promotion of health and safety and development of community.

1.2 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(22) Model Activities [810(b)(5)]

1.3 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(12) Other

Describe Other Intended Outcome (*Only if you selected "Other" above.*): Kailapa Community Association, the model activity award will purchase equipment for Certified Emergency Response Team comprised of community members. This equipment will be used in natural disasters such as earthquake, wildfire or tsunami.

1.4 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

(12) Other

Describe Other Actual Outcome (*Only if you selected "Other" above.*): Kailapa Community Association, the model activity award will purchase equipment for Certified Emergency Response Team comprised of community members. This equipment will be used in natural disasters such as earthquake, wildfire or tsunami.

1.5 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

Kailapa Community Association in Kawaihae received HUD approval of its Model Activity in February 2014. This approval was the result of the HHC February 2013 approval of the 2012 NAHASDA Community Grants cycle. The community's proposal was to purchase emergency equipment for Certified Emergency Response Team to allow for the team to respond quickly to emergency situations.

1.6 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*):

The following subrecipient have/will have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:

Executed Agreement:

- Kailapa Community Association, HUD approved 02/2014, \$46,905; balance:

1.7 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)).

1.8: Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year

This activity will be reported on the Uses of Funding Table

1.9: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

No.

1.10: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

(1) Program Name and Unique Identifier: 2014 Capital Improvement Project – Lalamilo (AHP X)

(2) Program Description (*This should be the description of the planned program.*):

Lālāmilo Housing Phase 2A, Increment 1 consists of approximately 80 residential lots. Infrastructure construction in progress. Estimated construction completion in Fall 2015. House construction to follow, but is dependent upon DHHL budget and number of interested and qualified lessees.

(3) Eligible Activity Number (*Select one activity from the Eligible Activities list in Section 3. Do not combine homeownership and rental housing in one activity, so that when units are reported in the APR they are correctly identified as homeownership or rental.*):

(24) Infrastructure to Support Housing [810(b)(1)]

(4) Intended Outcome Number (*Select one Outcome from the Outcome list in Section 3.*):

(2) Assist renters to become homeowners

Describe Other Intended Outcome (*Only if you selected "Other" above.*)

(5) Actual Outcome Number (*Select one Outcome from the Outcome list in Section 3.*):

(2) Assist renters to become homeowners

Describe Other Actual Outcome (Only if you selected "Other" above.):

(6) Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median income should be included as a separate program within this Section.):

81 undivided interest lessees will be assisted in becoming home owners.

(7). Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

This activity covers the cost of the infrastructure for each of the 81 lots and prepares the site for individual home units.

(8). APR: (Describe the accomplishments for the APR in the 12-month fiscal year. In accordance with 24 CFR § 1006.410(b)(2) and (3), provide an analysis and explanation of cost overruns or high unit costs.):

Infrastructure for the site is nearly complete with an anticipated end date of August 31, 2015. A total of \$775,000 was expended in this project during the fiscal year.

(9). Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year
81					

(10). APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

SECTION 4: AFFORDABLE HOUSING RESOURCES

This section of the NHHP is designed to provide the public with basic background information on the characteristics shaping DHHL's affordable housing programs. Each portion of the text below has several required components that must be discussed. DHHL is encouraged to carefully review the instructions for each section and provide text covering all required elements.

Housing Market (NAHASDA § 803(c)(2)(D)(i) and (ii)) (Describe the key characteristics of the housing market in the State of Hawaii, currently, and in the period of time covered by the plan. Include a description of the availability of housing from other public sources and private market housing, and how this supply of housing affected the DHHL's program/activity choices.):

Wages remain relatively low in Hawai'i making housing affordability a major issue for residents of the state. Because wages remain low, families living in Hawai'i often work more than one job to make ends meet. The SMS Study of 2006 indicated that 44% of all households in the state were at or below 80% of median income. According to the same report, even families with household incomes between 120% and 140% of median income in Hawai'i require affordable housing units given the high costs of housing.

Almost one fourth (22.7%) of all Hawai'i residents pay over 40% of their monthly household income toward their shelter costs and approximately one third (34%) pay over 30% of their monthly household income toward their shelter costs. However, when examined closer it is clear that those households with income levels below 80% of the area median income are more likely to be paying over 30% of their household income toward shelter costs. More specifically, for all households in the state that are at or below 80% of area median income levels, about half (52.22%) pay over 30% of their monthly income toward shelter costs and approximately 38.33% pay over 40% of their monthly income toward shelter costs. As stated previously, shelter to income ratios are higher for native Hawaiian households in that 45.5% pay over 40% of their monthly household income toward their shelter costs whereas only 36.6% of non-native households pay over 40% of their monthly household income toward shelter costs.

The department currently sits as a member partner on the Legislature's Affordable Housing Think Tank and the Governor's Interagency Council on Homelessness. At a recent briefing for the state legislature, all state housing agencies attended to provide a schedule of upcoming housing activities/unit count. It was plainly see that the department's NHHBG funded mortgage loans provide single family housing for the same or lower price than a studio in a multi-family high rise built by another housing agency in the urban core. Without NHHBG funding, the department would be unable to build or finance housing for the 80% area median income (AMI) or below target population.

Cooperation (NAHASDA § 803(c)(2)(D)(iii) (Describe the structure, coordination, and means of cooperation between DHHL and other relevant partners and organizations [including private nonprofit organizations experienced in the planning and development of affordable housing] in the development, submission, or implementation of its housing plan. In addition, DHHL must indicate if it plans to use loan guarantees under Section 184A of the Housing and Community Development Act of 1992 and any other housing assistance provided by the Federal Government.):

The department currently partners with a number of housing agencies and organizations either thru subject matter meetings or formal MOUs or agreements. Included in each of the activities of the plan above were the names of the organizations currently or about to receive, monies from the NHHBG.

The Section 184A Loan Guarantee Program, which is similar to the Section 184 Loan Guarantee Program giving Native Americans access to private mortgage financing by providing loan guarantees to lenders, was implemented in 2007. Currently, Home Street Bank and Bank of Hawai'i are approved lenders for the Section 184 A loan program.

DHHL has been utilizing the FHA 247 loan program since 1987. Almost \$390 million in mortgage loans are outstanding through the FHA 247 loan program to lessees on Hawaiian home lands. Also available is the FHA 203K program for rehabilitation of homes. The Veterans Affairs direct loan, Rural Development (U.S. Department of Agriculture) loan programs, Federal Home Loan Bank (Seattle) Affordable Housing Program grants and low-income housing tax credits are other financing options and tools utilized on Hawaiian home lands.

Demolition and Disposition (NAHASDA § 803(c)(2)(D)(viii), 24 CFR 1006.101(b)(4)(viii) (Describe any planned demolition or sale of NHHBG-assisted housing units, or any other demolition or disposition that will be carried out with NHHBG funds. Be certain to include a financial analysis of the proposed demolition, the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition.):

There are no 1937 Act housing on Hawaiian home lands. The DHHL does not anticipate demolishing any units funded by the NHHBG.

Coordination (NAHASDA § 803(c)(2)(D)(ix) *(Describe how DHHL will coordinate with partners to promote employment and self-sufficiency opportunities for residents of affordable housing.):*

The State of Hawai'i Department of Human Services (DHS) administers individual and family financial assistance programs that provide cash payments to help individuals and families meet their basic needs. The programs include Temporary Assistance to Needy Families (TANF), Temporary Assistance to Other Needy Families (TAONF), General Assistance (GA), Aid to the Aged, Blind and Disabled (AABD) and the Food Stamps program. Medical assistance is provided through the Hawai'i QUEST and Medicaid fee-for-services programs. Vocational rehabilitation services are provided to persons with disabilities. Whenever the DHHL staff is made aware of a lessee in need, the families are referred to DHS or to an appropriate non-profit service provider.

Safety (NAHASDA § 803(c)(2)(D)(x)) *(Describe how DHHL will promote crime prevention and resident involvement in affordable housing.):*

The DHHL continues to coordinate efforts with the Police Narcotics Division, the Sheriff's Office and the Attorney General's Office—Investigative Division to do surveillance and to evict the offending occupants whenever there is evidence of drug problems or other crimes in the homestead areas. If investigation results in a conviction, the lessee is taken to a contested case hearing for lease cancellation.

Community meetings are held monthly across the state and in coordination with the Hawaiian Homes Commission meetings. This provides the members of the community to be informed and to provide to voice their concerns to the Commission.

Capacity (NAHASDA § 803(c)(2)(D)(xi)) *(Describe the structure, capacity, and key personnel of the entities that will carry out the program/activities of the housing plan.):*

The DHHL was created by the State Legislature in 1960 to administer the Hawaiian home lands program and manage the Hawaiian home lands trust. The DHHL is one of eighteen principal agencies of the Executive Branch of the State of Hawai'i.

The DHHL serves native Hawaiians or individuals of at least 50% Hawaiian blood, as defined by the Hawaiian Homes Commission Act of 1920, as amended, and their successors and assigns. These native Hawaiians are the beneficiaries of the Hawaiian home lands trust consisting of a land trust of over 200,000 acres, settlement monies from the State for the mismanagement of trust lands, funds received from the State general fund for a portion of its operating costs, and revenues and earnings from the land leasing program.

The DHHL is governed by a nine-member board of commissioners headed by the Chairman, who also serves as the executive officer of the DHHL. The Governor of the State of Hawai'i appoints each commissioner and Chairman to a four-year term. The terms of the commissioners are staggered.

Currently, there are 99 full time employees in DHHL with six offices statewide. DHHL's main administrative office is located in Kapolei, Oahu and the five (5) district offices are located on neighbor islands. There are two (2) district offices on the Big Island, one in Hilo (East Hawai'i) and one in Waimea (West Hawai'i), Hawai'i; one (1) district office in Līhu'e, Kauai; one (1) district office in Wailuku, Maui; and one (1) district office in Kalama'ula, Moloka'i. DHHL is organized into five offices and three divisions under the Hawaiian Homes Commission and Office of the Chairman. The various offices and divisions are described as follows:

Office of the Chairman (OCH) — 20 staff members

The Office of the Chairman consists of the Chairman of the Hawaiian Homes Commission, who is also the Director of Department of Hawaiian Home Lands; the NAHASDA Manager, NAHASDA Program Specialist; and other administrative and support staff. The Enforcement and Compliance Office also fall within the OCH.

Administrative Services Office (ASO) – 7 staff members

The Administrative Services Office provides DHHL staff support in the areas of personnel, budgeting, program

evaluation, information and communication systems, risk management, facilities management, clerical services and other administrative services. This office also provides support services in preparation of legislative proposals and testimonies, coordinates the preparation of reports to the legislature and facilitates the rule-making process.

Fiscal Office (FO) – 14 staff members

The Fiscal Office provides accounting support for DHHL. One accountant is dedicated to the NHHBG.

Planning Office (PO) - 5 staff members

The Planning Office conducts research and planning studies required in the development of policies, programs, and projects to benefit native Hawaiians. The PO coordinates and develops the Regional Plans, administers the Native Hawaiian Development Program, provides capacity building training for homestead organizations, and provides community based grants for the implementation of Regional priority projects, community based economic development, and membership development.

Information and Community Relations Office (ICRO) – 4 staff members

The Information and Community Relations Office disseminates information to the public on Department issues, oversees community relations with the various homestead communities and coordinates DHHL's ceremonies. They also publish DHHL's annual reports to the State Legislature.

Homestead Services Division (HSD) – 25 staff members

HSD is composed of three branches: 1) Homestead Applications, 2) District Operations, 3) Loan Services. HSD is the largest division in DHHL, has staff on all islands, and services more than 20,000 applicants and 8,000 lessees on five islands.

Land Management Division (LMD) – 9 staff members

LMD is responsible for managing Hawaiian home lands that are not used for homestead purposes. Unencumbered lands are managed and disposed of for long and short term uses in order to generate revenues and keep the lands productive while minimizing the occurrence of vegetative overgrowth, squatting or illegal dumping. LMD is responsible for properly managing the lands in DHHL's inventory.

Land Development Division (LDD) – 16 staff members

LDD is charged with the responsibility of developing trust lands for homesteading and income-producing purposes. This is accomplished through the development of properties for residential, agricultural, pastoral, and economic development uses. LDD has three operating branches: 1) Design and Construction – concentrating on the design and construction of off-site and on-site improvements for the various subdivisions; 2) Master-Planned Community – expediting the construction of housing options through partnerships with private sector and exploring other housing opportunities; and 3) Housing Projects – makes offerings and processes award selections.

The following is a listing of the key personnel responsible for the implementation of DHHL and NAHASDA assisted programs:

Hawaiian Homes Commission (HHC)

Jobie M.K. Masagatani, Chairman

Leimana DaMate, West Hawaii Commissioner

Wallace "Wally" Ishibashi, East Hawaii Commissioner

Doreen Napua Gomes, Maui Commissioner

Gene Ross Davis, Molokai Commissioner

J. "Kama" Hopkins, Oahu Commissioner

Michael P. Kahikina, Oahu Commissioner

Renwick Tassill, Oahu Commissioner

Patricia "Patsy" Sheehan, Kauai Commissioner

Department of Hawaiian Home Lands

Jobie M. K. Masagatani, Director

Darrell Young, Deputy to the Chairman

Derek Kimura, HHL Executive Assistant
 Kamana'o Mills, Special Assistant
 Dreana Kalili, Policy & Program Analyst
 Linda Chinn, Land Management Division Administrator
 Sandra S. Pfund, Land Development Division Administrator
 Rodney Lau, Administrative Services Officer
 James Pao, Fiscal Management Officer
 Warren Kasashima, HHL Accountant III (NAHASDA)
 Darrell Yagodich, Planning Program Manager
 Niniau Simmons, Manager (NAHASDA)
 Trisha Paul, Program Specialist (NAHASDA)
 Dawnelle Forsythe, Compliance Specialist (NAHASDA)
 Juan Garcia, Homestead Services District Supervisor III
 Louis Hao, East Hawaii Homestead District Supervisor
 James Du Pont, West Hawaii Homestead District Supervisor II
 Halealoha Ayau, Molokai Homestead District Supervisor II
 Isaac Takahashi, Homestead Housing Specialist VI
 Dean Oshiro, Housing Services Division Administrator
 Sharon Mendoza, HHL Mortgage Loan Specialist (NAHASDA)
 Michelle Hitzeman, Housing Specialist (NAHASDA)
 Carol Ann Takeuchi, Housing Specialist (NAHASDA)
 Nadine Pomroy, Clerk (NAHASDA)

(2) Estimated Sources or Uses of Funding (NAHASDA § 803(c)(2)(C)). *(Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):*

While the department will be providing NHHBG funds to the procured developer for the vertical construction described in AHP III, it does not know at this time the other resources the vendor may utilize as part of the capital stack. The process to procure the developer has only just begun and the Invitation for Bid has yet to be released. It is, however, anticipated that Low Income Tax Credits may be utilized for the project by a developer as the rent with option to purchase program for this project will afford undivided interest lessees who may not qualify immediately for a home loan with the long term option of renting to own.

(4) APR (NAHASDA § 820(b)(1)) *(Enter any additional information about the actual sources or uses of funding, including leverage (if any). No leveraging for the AHP III was done as the RFP has yet to be released.*

SECTION 5: BUDGETS

(1) Sources of Funding (NAHASDA § 803(c)(2)(C)(i)) (Complete the **non-shaded** portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.**)

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12- month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12- month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12- month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12- month fiscal year	(J) Actual unexpended funds remaining at end of 12- month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12- month fiscal year
1. NHHBG Funds	50,000,000	10,000,000	60,000,000	25,540,053	35,459,947	43,904,817		43,904,817	14,248,993	29,655,824	0
2. NHHBG Program Income	0	480,000	480,000	480,000	0	0	570,329	570,329	570,329	0	0
LEVERAGED FUNDS											
3. Other Federal Funds											
4. LIHTC											
5. Non-Federal Funds							1,716,084	1,716,084	1,716,084	0	0
TOTAL	50,000,000	10,480,000	60,480,000	26,020,053	35,459,947	43,904,817	2,286,413	46,191,230	16,535,406	29,655,824	0

Notes:

- For the NHHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- Total of Column D should match the total of Column N from the Uses Table on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.

(2) Uses of Funding (NAHASDA § 803(c)(2)(C)(ii)) (Note that the budget should not exceed the total funds on hand and insert as many rows as needed to include all the programs identified in Section 3. **Actual expenditures in the APR section are for the 12-month fiscal year.**)

PROGRAM NAME (tie to program names in Section 3 above)	Unique Identifier	NHHP			APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12-month fiscal year	(M) Total all other funds to be expended in 12-month fiscal year	(N) Total funds to be expended in 12-month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12-month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)
2014 Lai Opuu CIP	AHP I	9,800,000		9,800,000	5,573,766		5,573,766
2014 EK2B	AHP II	9,200,000		9,200,000	5,125,977	1,716,084	6,842,061
Developer Financing-Lai Opuu	AHP III	650,000		650,000	0	0	0
HALE - RM	AHP IV	125,000		125,000	81,577		81,577
HALE-LM	AHP V	125,000		125,000	213,535		213,535
Homeowner Financing	AHP VI	600,000		600,000	677,822		677,822
Energy Retrofits	AHP VII	518,148		518,148	30,050		30,050
HAP	AHP VIII	600,000		600,000	1,013,227		1,013,227
Model Activity	AHP IX	46,905		46,905	12,695		12,695
Lalamilo CIP	AHP X	2,300,000		2,300,000	775,706		775,706
Planning and Administration		575,000		575,000	744,638		744,638
Loan repayment							
TOTAL		24,540,053		24,540,053	14,248,993	1,716,084	15,965,077

Notes:

- Total of Column L cannot exceed the NHHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources Table on the previous page.
- Total of Column O cannot exceed total NHHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- Total of Column Q should equal total of Column I of the Sources Table on the previous page.

SECTION 6: OTHER SUBMISSION ITEMS

- (1) Useful Life/Affordability Period(s)** (NAHASDA § 813, 24 CFR § 1006.305) *(Describe your plan or system for determining the useful life/affordability period of the housing assisted with NHHBG funds. A record of the current, specific useful life/affordability period for housing units assisted with NHHBG funds must be maintained in DHHL's files and available for review for the useful life/affordability period.):*

DHHL has established the following affordability periods to describe the term during which DHHL will keep the unit affordable:

<u>NHHBG Funds Invested</u>	<u>Affordability Period</u>
Up to \$15,000	5 years
\$15,001 to \$30,000	10 years
\$30,001 to \$45,000	15 years
Over \$45,000	20 years

The affordability period is based on the total amount of NHHBG funds invested in the development and/or rehabilitation of a housing unit. Resale and recapture provisions will be included as a condition of the Hawaiian homestead lease to enforce the affordability restriction for each assisted housing unit.

- (2) Model Housing and Over-Income Activities** (NAHASDA § 810(b)(5) and 809(a)(2)(B), 24 CFR § 1006.225 and 1006.301(b)) *(If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month fiscal year, those activities may be described here. Each approved model activity must be included as a separate program in Section 3 (Program Descriptions) and the APR portions of Section 3 must be completed in the APR submission for any approved model activity.):*

Lai Opua 2020 was approved by the HHC and awaiting HUD review for its model activity award of offsite electrical costs totaling \$742,900.

- (3) Anticipated Planning and Administration Expenses** (NAHASDA § 802(d), 24 CFR § 1006.230)

Do you intend to exceed your allowable spending cap for Planning and Administration? Yes ☐ No ☒

If yes, describe why the additional funds are needed for Planning and Administration.

- (4) Actual Planning and Administration Expenses** (NAHASDA § 802(d), 24 CFR § 1006.230)

Did you exceed your spending cap for Planning and Administration? Yes ☐ No ☒

If yes, did you receive HUD approval to exceed your spending cap on Planning and Administration? Yes ☐ No ☐

If you did not receive approval for exceeding your spending cap on Planning and Administration costs, describe the reason(s) for exceeding the cap.

SECTION 7: NATIVE HAWAIIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE (NAHASDA § 803(c)(2)(E))

By signing the NHHP, you certify that you have all required policies and procedures in place in order to operate any planned NHHBG programs.

- (1) In accordance with applicable statutes, the recipient certifies that it will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) or with the Fair Housing Act (42 U.S.C. 3601 et seq.) in carrying out the NHHBG program, to the extent that such Acts are applicable, and other applicable federal statutes.

Yes ☒ No ☐

The following certifications will only apply where applicable based on program activities.

- (2) The recipient will require adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD.

Yes ☒ No ☐ Not Applicable ☐

- (3) Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐

- (4) Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐ and

- (5) Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐

SECTION 8: SELF-MONITORING

(NAHASDA § 819(b), 24 CFR § 1006.401)

(1) Do you have a procedure and/or policy for self-monitoring?

Yes ☒ No ☐

(2) Did you conduct self-monitoring, including monitoring sub-recipients?

Yes ☒ No ☐

(3) **Self-Monitoring Results.** *(Describe the results of the monitoring activities, including inspections for this program year.):*

Sub-recipient Monitoring Results (No Findings):

Council for Native Hawaiian Advancement
Hawaii Home Ownership Center
Hawaiian Community Assets
Helen Wai, LLC
Nanakuli Housing Corporation

Department's Self-Monitoring Results (No Findings):

Labor Compliance

DHHL Project Managers conducted spot checks for Davis-Bacon Labor Compliance with the following contractors with no findings:

Isemoto Construction
Royal Contracting

The DHHL also provided technical assistance to subrecipients for Davis-Bacon wage requirements.

Fiscal Controls

All HAP loans done by DHHL were inspected for release of draw and completion. No findings.

All subrecipients conducting HAP activities conducted their own inspections for release of draw and completion. No findings.

A review of the monthly expenditure report revealed an incorrect recording of a contract under the Development budget. Fiscal staff quickly corrected the issue.

Performance Audit

The DHHL still struggles with timely processing of contracts, lease amendments, certification of eligibility and loan processing documents. With the execution of the statewide PBR contract to conduct individual Environmental Review Records for home loans and large-scale, combined state/federal EIS/EA (including updates), an increase in homeowner financing has resulted. The two-tiered review process has helped to decrease environmental review record processing times.

Income Eligibility

The DHHL provided technical assistance to subrecipients on income eligibility calculations using the 1040 and Section 8 method.

Fair Housing

HUD allows the department to develop housing for eligible persons defined in the Hawaiian Homes Commission Act of 1920, as amended, and Title VIII of the Native American Housing and Self Determination Act. The department's housing preference for those of native Hawaiian blood does not extend to contracting, licensing, or any other violation of the Civil Rights Act of 1968.

On May 28, 2015, the DHHL conducted a technical assistance training for subrecipients. HUD staff attended representing HUD-ONAP and Fair Housing. Attendees could not identify any impediments in the current state or federal statutes that prevented native Hawaiians from obtaining contracts or licenses under the existing process. Subrecipients were reminded that as 501(c)(3) non-profits, they had a legal obligation to provide services to any individual and could not discriminate based on race. The department's housing preferences did not extend to, nor cover, subrecipients.

SECTION 9: INSPECTIONS

(NAHASDA § 819(b))

(1) Inspection of Units (Use the table below to record the results of recurring inspections of assisted housing.)

(A) Activity		(B) Total number of units (Inventory)	(C) Units in standard condition	Results of Inspections		
				(D) Units needing rehabilitation	(E) Units needing to be replaced	(F) Total number of units inspected
NAHASDA-Assisted Units:						
a.	Rental	0				
b.	Homeownership	310	310	45	6	361
c.	Rental Assistance	0				
d.	Other					
Total						

Note: Total of column F should equal the sum of columns C+D+E.

(2) Did you comply with your inspection policy: Yes ☒ No: ☐

(3) If no, why not:

SECTION 10: AUDITS

(24 CFR § 1006.375(d))

This section is used to indicate whether an Office of Management and Budget Circular A-133* audit is required, based on a review of your financial records.

Did you expend \$500,000* or more in total Federal awards during the APR reporting period?

Yes ☒ No ☐

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and the Office of Native American Programs.

If No, an audit is not required.

*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. Audits covering recipients' fiscal years that begin in January 2015 will be subject to the revised audit requirements. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to grants until implementation of the new requirements.

SECTION 11: PUBLIC AVAILABILITY

(NAHASDA § 820(d), 24 CFR § 1006.410(c))

(1) Did you make this APR available to the beneficiaries of the Hawaiian Homes Commission Act before it was submitted to HUD?

Check one:

Yes



No



(2) If you answered "No" to question #1, provide an explanation as to why not and indicate when you will do so.

(3) Summarize any comments received from the beneficiaries (NAHASDA § 820(d)(2)).

No comments were received during the 30 day comment period.

SECTION 12: JOBS SUPPORTED BY NAHASDA

(NAHASDA § 820)

Use the table below to record the number of jobs supported with NHHBG funds each year (including DHHL staff, Subrecipient staff, Contractors, etc.).

Native Hawaiian Housing Block Grant Assistance (NHHBG)	
(1) Number of Permanent Jobs Supported	232
(2) Number of Temporary Jobs Supported	57

(3) Narrative (optional):

Numbers from CIP projects; subrecipient vendors on projects located at Lai Opua and EK2B.

SECTION 13: NHHP WAIVER REQUESTS

(NAHASDA § 802(b)(2), 24 CFR 1006.20(b))

THIS SECTION IS ONLY REQUIRED IF DHHL IS REQUESTING A WAIVER OF A NHHP SECTION OR A WAIVER OF THE NHHP SUBMISSION DUE DATE. Fill out the form below if you are requesting a waiver of one or more sections of the NHHP. **NOTE:** This is NOT a waiver of the NHHBG program requirements but rather a request to waive some of the NHHP submission items because DHHL cannot comply due to circumstances beyond its control.

- (1) List below the sections of the NHHP where you are requesting a waiver and/or a waiver of the NHHP due date. *(List the requested waiver sections by name and section number):*

N/A

- (2) Describe the reasons that you are requesting this waiver *(Describe completely why you are unable to complete a particular section of the NHHP or could not submit the NHHP by the required due date.):*

- (3) Describe the actions you will take in order to ensure that you are able to submit a complete NHHP in the future and/or submit the NHHP by the required due date. *(This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete NHHP in the future and/or submit the NHHP by the required due date.):*

(4) Recipient:	
(5) Authorized Official's Name and Title:	
(6) Authorized Official's Signature:	
(7) Date (MM/DD/YYYY):	