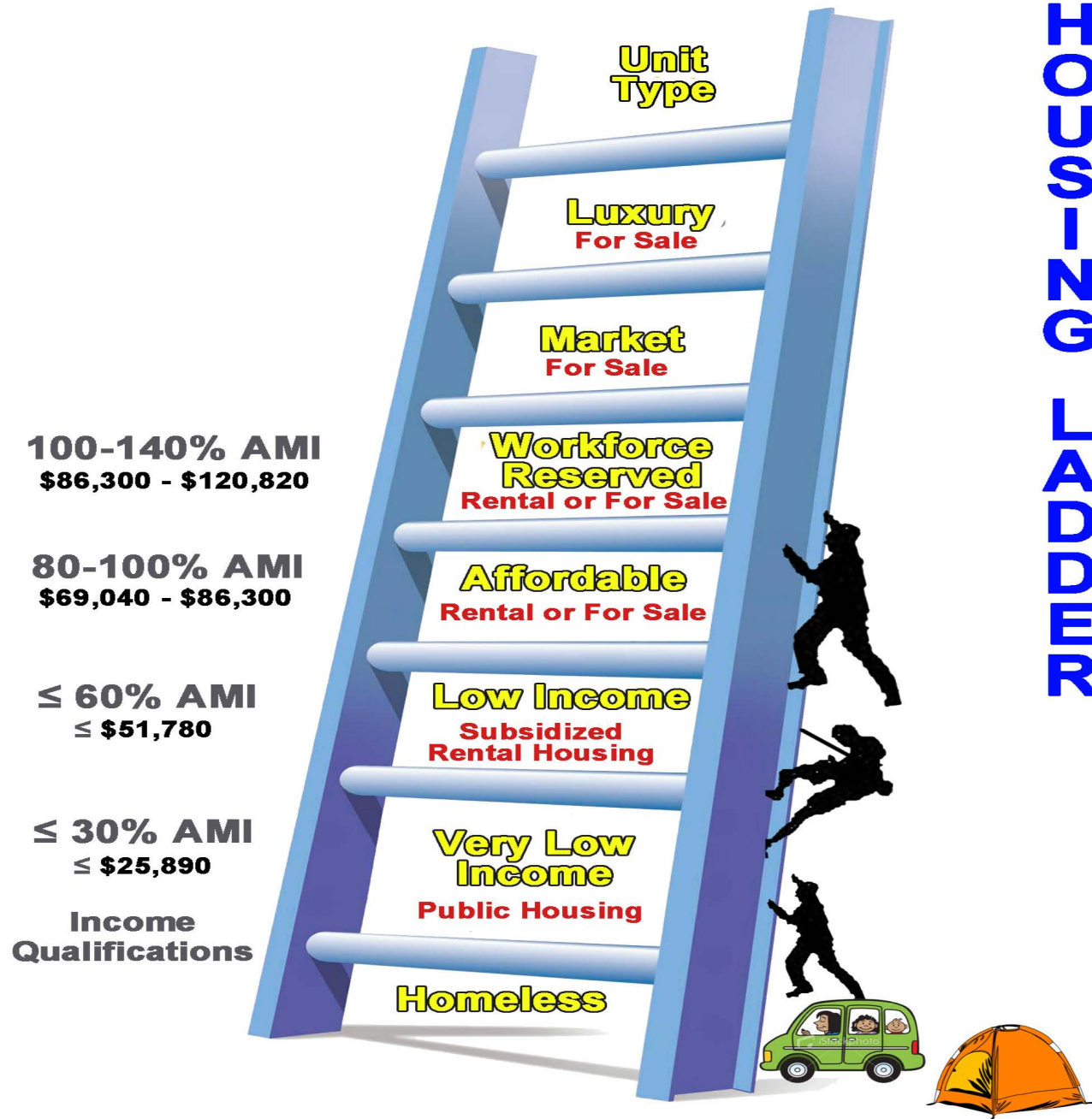


Kakaako Qualified Income Housing Summary

HAWAII COMMUNITY DEVELOPMENT AUTHORITY



HOUSING LADDER



Faces of the Area Median Income

60% AMI

Secretary



60% of the area median income for a single person is \$36,245

60% for a family of 4 is \$51,780

100% AMI

Police Officer



Teacher



and 2 kids



100% of the area median income for a family of 4 is \$86,300

140% AMI

Nurse



Cashier



140% of the area median income for a family of 2 is \$96,656

140% for a family of 4 is \$120,820

*"80% of the total households on Oahu make 140% AMI or less."
-State Research and Economic Analysis Division*

HCDA Reserved Housing Program Existing

Project	# of Units	AMI	Rental/Sale
Royal Capital Plaza	28	64%-140%	Sale
1133 Waimanu	282	97-117%	Sale
Pacifica	124	100-140%	Sale
Keola Lai	63	104-130%	Sale
680 Ala Moana	54	100%	Rental
Na Lei Hulu Kupuna	76	60%	Rental
Honuakaha	93	60%	Rental
Pohulani	262	80%	Rental
Kauhale Kakaako	267	80%	Rental
Kamakee Vista	225	80%	Rental
TOTAL	1474		

Projects Under Construction

Project	Market	Qualified Income Reserved Housing	Note
Halekauwila Place		204 (60%)	Complete 3/14
Waihonua	400		Complete 2014
680 Ala Moana		54 (100%)	Leasing
801 South Street Phase 1		635 (120%)	Workforce Housing
SALT (660 & 680 Ala Moana)			Commercial
Symphony	288	100 (125%)	Construction Started
Total Units	688	993	

Permitted Projects

Project	Market	Qualified Income Reserve Housing	Note
Pagoda Terrace		162 (40-120%)	Condo Conversion
Waihonua 2		72 (60%)	More Units to be Proposed
404 Ward (Victoria Ward)	49	375 (125%)	Pre-Sale 3 rd Qtr 2014
Land Block 2 (Victoria Ward) Across from Ward 16	177		Pre-Sale 1 st Qtr 2014
Land Block 3 (Victoria Ward) Pier 1 Imports Area	318		Pre-Sale 1 st Qtr 2014
The Collection	467	117 (--)	Pre-Sale Ongoing
801 South Street Phase 2		410 (125%)	Workforce housing
803 Waimanu	129	24 (--)	Decision making January 2014
Total	1,140	1,160	

Pipeline Projects

Project	Market	Qualified Income Reserve Housing	Note
690 Pohukaina	414	390 (125%)	Mixed Use Rental Project
Artspace/Pa'i		80 (30/50/60%)	Mixed Use Rental Project
Keauhou Lane	480	120 (--)	Mixed Use For Sale/Rentals
Total	894	590	



**Hawaii Housing Finance
& Development Corporation**



Informational Briefing

February 20, 2014

Committee on Human Services

Senator Suzanne Chun Oakland, Chair
Senator Josh Green, Vice Chair

Committee on Economic Development, Government Operations and Housing

Senator Donovan M. Dela Cruz, Chair
Senator Sam Slom, Vice Chair

Committee on Hawaiian Affairs

Senator Maile S.L. Shimabukuro, Chair
Senator Clayton Hee, Vice Chair

Committee on Housing

Rep. Mark J. Hashem, Chair
Rep. Justin H. Woodson, Vice Chair



**Hawaii Housing Finance
& Development Corporation**



HHFDC Mission

Increase the supply of workforce and affordable housing by providing leadership tools and resources to facilitate housing development.



Hawaii Housing Finance & Development Corporation



Tools and Resources

Development

- Land
- Chapter 201H, HRS powers



Hawaii Housing Finance & Development Corporation



Tools and Resources

Financing

- Hula Mae Multifamily Bonds
- Low-Income Housing Tax Credits
- Rental Housing Trust Fund
- Dwelling Unit Revolving Fund
- Federal – HOME funds



**Hawaii Housing Finance
& Development Corporation**



Facilitate Development

4,445 Rental at 80% and below

1,429 For-Sale at 80% - 140+%

5,884 Total



Hawaii Housing Finance & Development Corporation



Na Kahua Hale `O Ulu Wini

Hawaii County

HOME, Neighborhood Stabilization Program (NSP)





Hawaii Housing Finance & Development Corporation



Hale Wai Vista LIHTC, NSP, RHTF & TCAP





Hawaii Housing Finance & Development Corporation



Hale Wai Vista LIHTC, RHTF, TCAP





Hawaii Housing Finance & Development Corporation



Towers at Kuhio Park

Oahu -- Partnership with HPHA
HMMF, LIHTC





Hawaii Housing Finance & Development Corporation



Imi Ikena Maui LIHTC Loan





Hawaii Housing Finance & Development Corporation



Kealakai at Kapolei

Oahu Land - Castle & Cooke Hawaii, Inc.





Hawaii Housing Finance & Development Corporation



Holomua 201H, DURF





**Hawaii Housing Finance
& Development Corporation**



Development Pipeline

3,556 Units at 80% and below

1,372 Units at 80% -140+%

4,928 Total



Hawaii Housing Finance & Development Corporation



Halekauwila Place

Oahu HCDA, Land, HMMF, LIHTC





Hawaii Housing Finance & Development Corporation



Senior Residence at Iwilei

Oahu Land, HMMF, LIHTC, DURF, CIP





Hawaii Housing Finance & Development Corporation



Mohouli Heights Senior, Phase 1

Hawaii LIHTC, RHTF, HOME





Hawaii Housing Finance & Development Corporation



Hale Uhuwai Nalu Addition

Oahu VA

RHTF





Hawaii Housing Finance & Development Corporation



Rice Camp Elderly Kauai LIHTC, HOME





Hawaii Housing Finance & Development Corporation



Maili III Self Help

Oahu DURF





Hawaii Housing Finance & Development Corporation



Kunia Village

Oahu HMMF, LIHTC





**Hawaii Housing Finance
& Development Corporation**



Requests for Applications

LIHTC/RHTF Due April 2

VOK Northwest Corner - Oahu



Hawaii Housing Finance & Development Corporation



Kamakana at Keahoulu

Hawaii Land, 201H, DURF

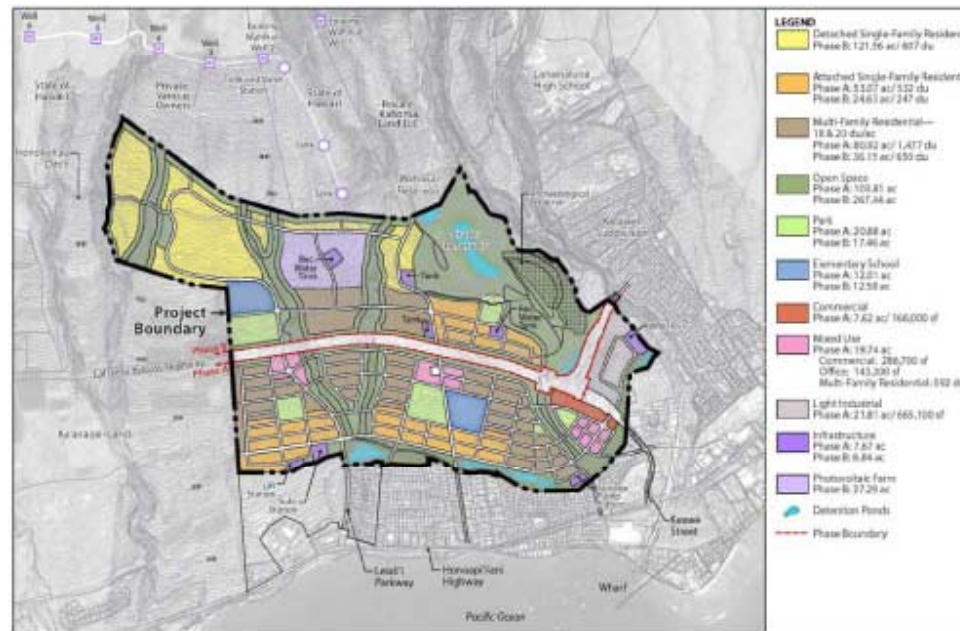




Hawaii Housing Finance & Development Corporation



Leiali`i Maui Land, 201H, DHHL





Hawaii Housing Finance & Development Corporation



Puukolii

Maui Act 15





Hawaii Housing Finance & Development Corporation



Pursue New and Strengthen Existing Partnerships

- Hawaii Interagency Council on Homelessness - Continuum, Micro-apartment Units
- Department of Hawaiian Home Lands
- Hawaii Public Housing Authority - Rehabilitate/Redevelop Public Housing
- Hawaii Community Development Authority
- Department of Education - Act 155
- Counties
- Federal HUD, USDA-Rural Development , Veterans Administration
- Private Developers/Landowners
- Housing Advocates



**Hawaii Housing Finance
& Development Corporation**



HHFDC Mission

Increase the supply of workforce
and affordable housing by providing
leadership tools and resources to
Facilitate housing development.

DHHL & AFFORDABLE HOUSING

DHHL lessees, staff, and volunteers help in the Honolulu Habitat for Humanity Build-a-thon at the Kumuhau Street Homestead in Waimanalo, Sept. 2013

NAHASDA

In 2000, Congress amended the Native American Housing Assistance and Self-Determination Act (NAHASDA) to include a provision which provides federal funding for native Hawaiian families who are eligible to reside on Hawaiian home lands and whose total household income is at or below 80 percent of the established area median income levels for their respective counties. DHHL began receiving these funds in 2002.

These funds are used for home construction related activities (including homes, roads, sewers, street lighting, and utilities), direct loans to income-eligible families, home repair and replacement for dilapidated homes, down payment assistance, support to non-profits who provide self-help home construction, home repair training, financial counseling, home energy efficiency training services, and other related housing services.



DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL.HAWAII.GOV

NAHASDA BY THE NUMBERS (2002-2012)

1,422

Number of low-income native Hawaiian families assisted by NAHASDA-supported programs

381

Number of new units constructed on Hawaiian home lands using NAHASDA funds

864

Number of low-income native Hawaiian families receiving financial literacy training and other housing counseling services

279

Number of low-income native Hawaiian families receiving NAHASDA-supported loans and other financial assistance to acquire a unit on Hawaiian home lands

DHHL & NAHASDA, 2014-2015



KAUAI

NAHASDA-FINANCED UNITS:

Piilani Mai Ke Kai (Anahola)

- 6 Habitat (sweat equity) units, \$187,000



OAHU

NAHASDA-FINANCED UNITS:

Kanehili (Kapolei)

- 10 turn-key units, \$115,000

Scattered lots (Island-wide)

- 5 Habitat (sweat equity) units, \$200,000

Kakaina (Waimanalo)

- 17 self-help/owner-builder units, \$185,000
- 13 turn-key units, \$185,000

CIP:

East Kapolei IIB

Infrastructure for 50 lots, \$10 million

MOLOKAI

NAHASDA-FINANCED UNITS:

Kalamaula

- 6 Habitat (sweat equity) units, \$180,000



HAWAII

NAHASDA-FINANCED UNITS:

Lai Opua (Kona)

- 6 Habitat (sweat equity) units, \$187,000
- 2 deferred sales, \$230,000

Lalamilo (Waimea)

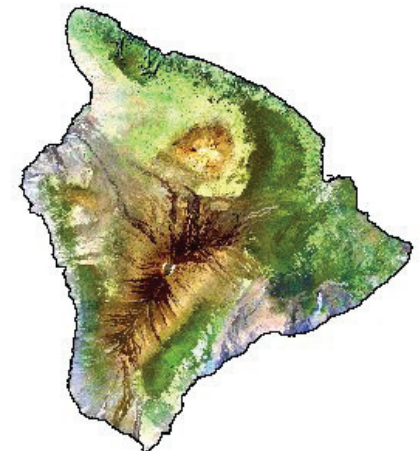
- 4 Habitat (sweat equity) units, \$175,000

CIP:

Lai Opua (Kona)

Infrastructure for 117 lots, \$9.8 million

Interim vertical financing, \$10 million



- \$9.7 MILLION TO BE SPENT ON
NAHASDA-FINANCED UNITS

- \$29.8 MILLION TO BE SPENT ON
INFRASTRUCTURE AND NEW
UNITS (CIP)



Hawaii Public Housing Authority

Informational Briefing

February 20, 2014

HPHA MISSION

The Hawaii Public Housing Authority is committed to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

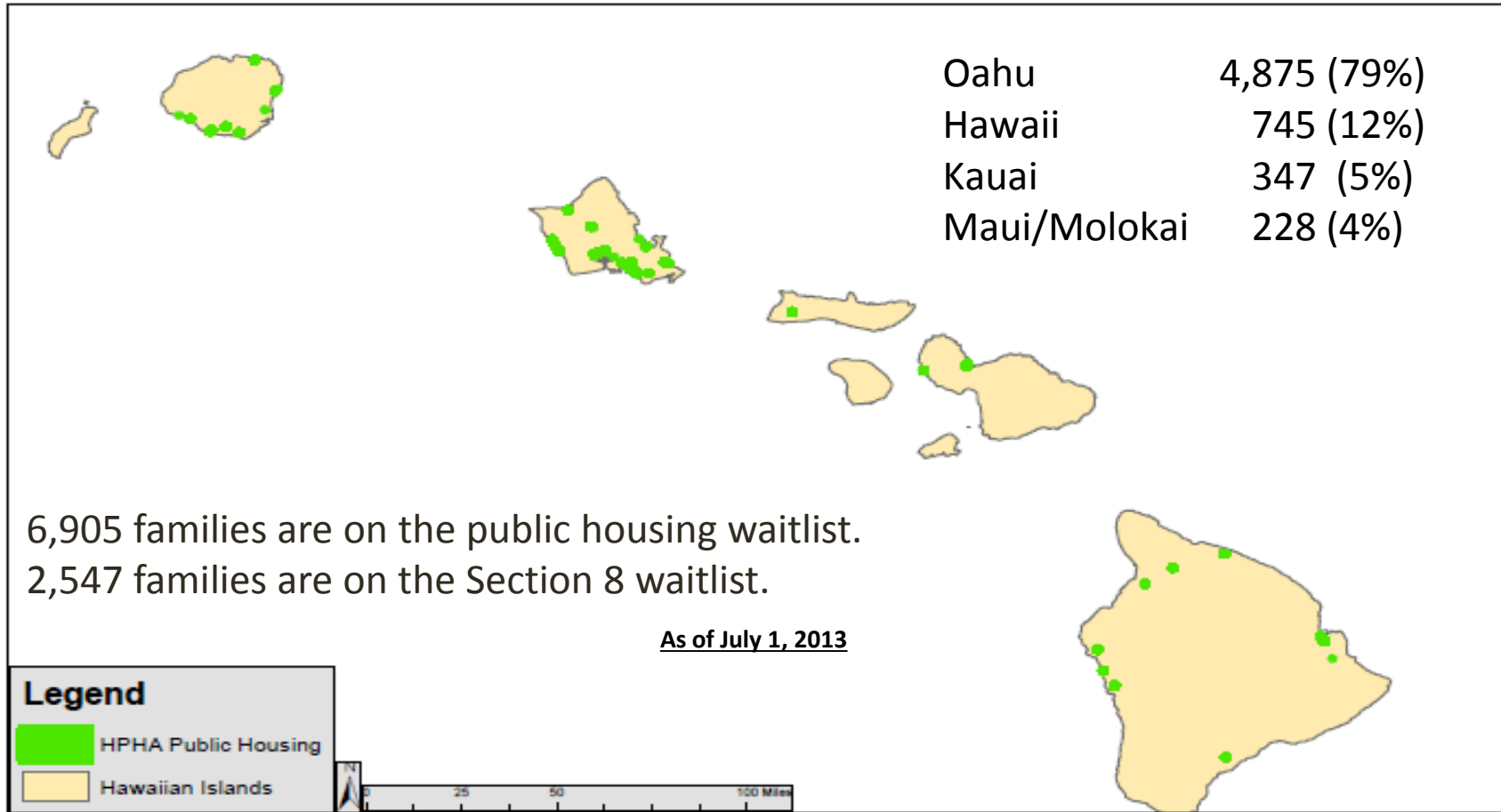
Major Programs:

- **Federal Family and Elderly Public Housing**
- **State Family and Elderly Public Housing**
- **Section 8 Housing Choice Voucher Program (federal)**
- **Section 8 Project Based Housing Program (federal)**

Other Housing Programs:

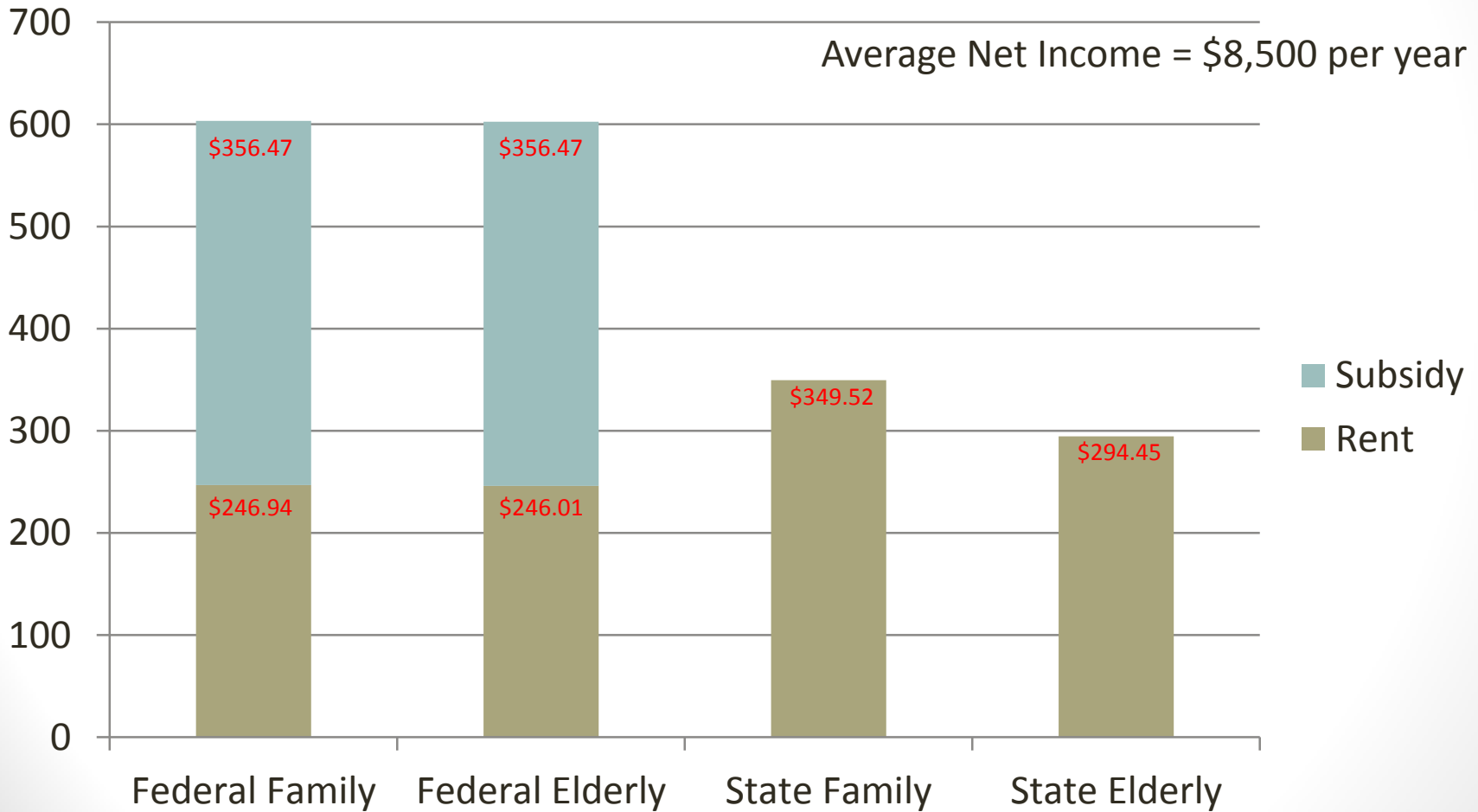
- **Section 8 Performance Based Contract Administration**
- **State Rent Supplement Program**

HPHA's Major Program: Low-Income Public Housing

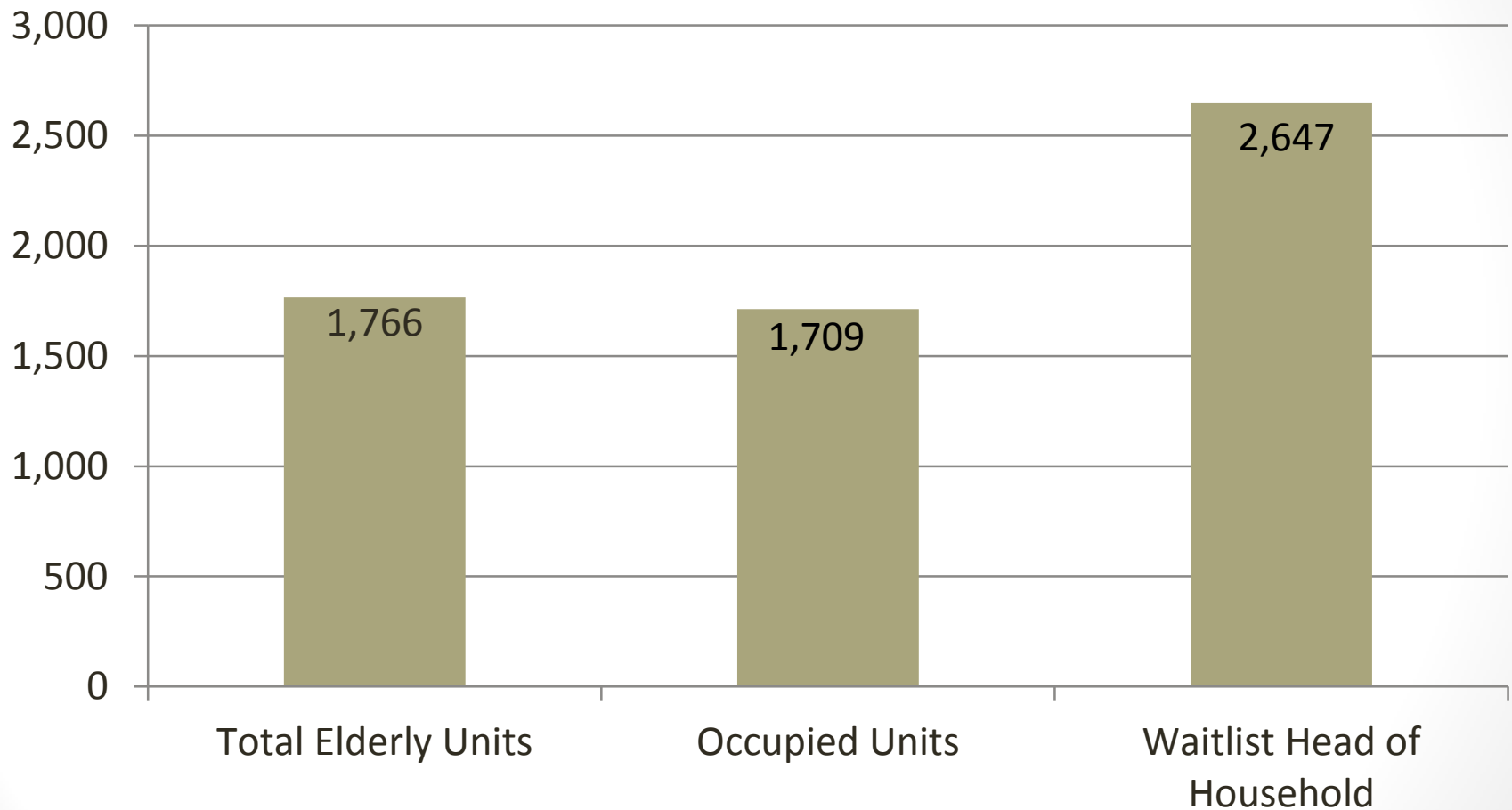


Based on FY 2013

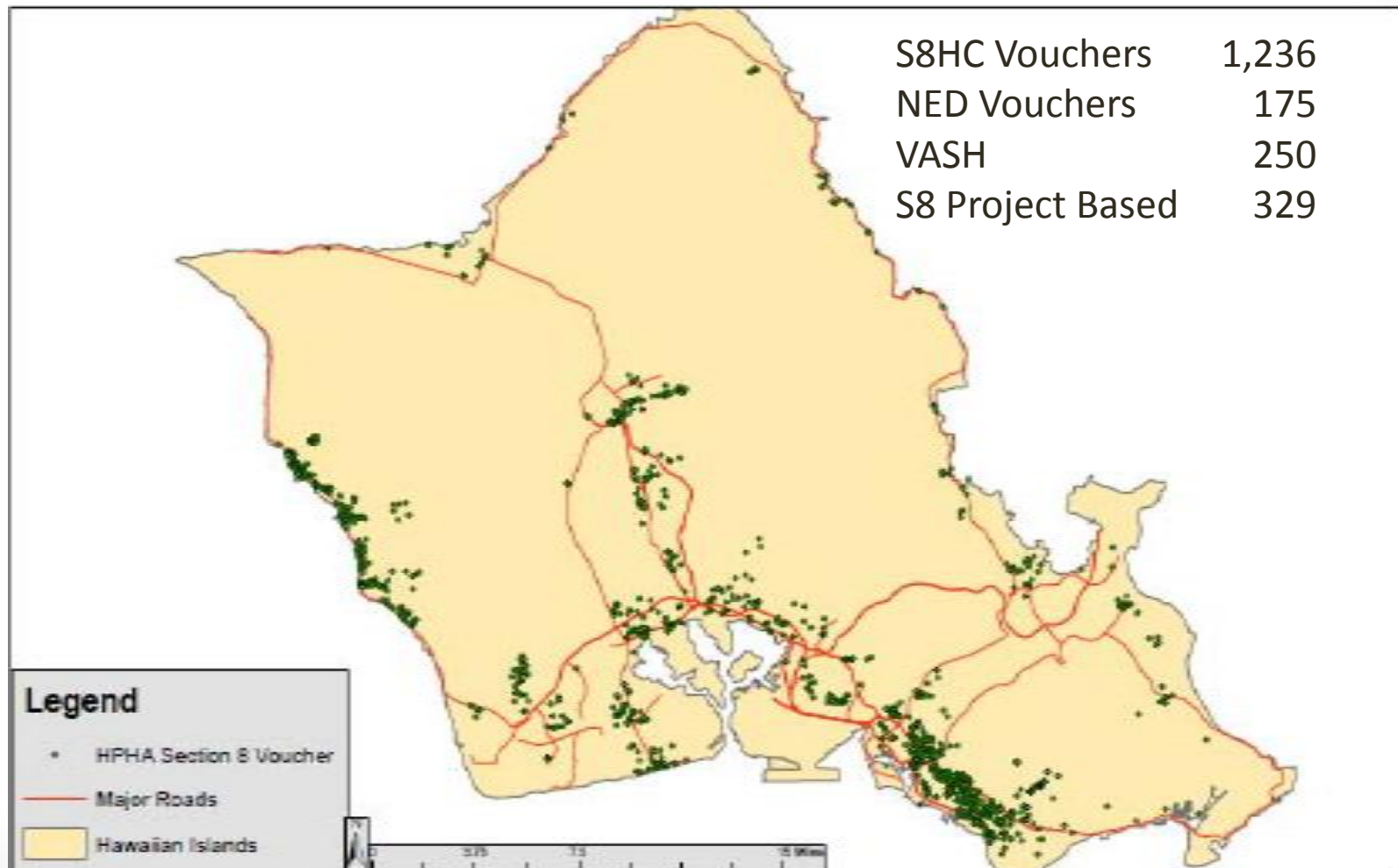
Average Rents and Subsidy (Federal Only) in Public Housing



Elderly in Public Housing



Section 8 Voucher Distribution



Section 8 and State Funded Housing Subsidy Programs

- Housing Choice (Section 8) = 1,236
- Housing Assistance Payment (HAP) Average = \$1,053.65

- Federal Non-Elderly Disabled (NED) = 175
- HAP Average = \$885.13

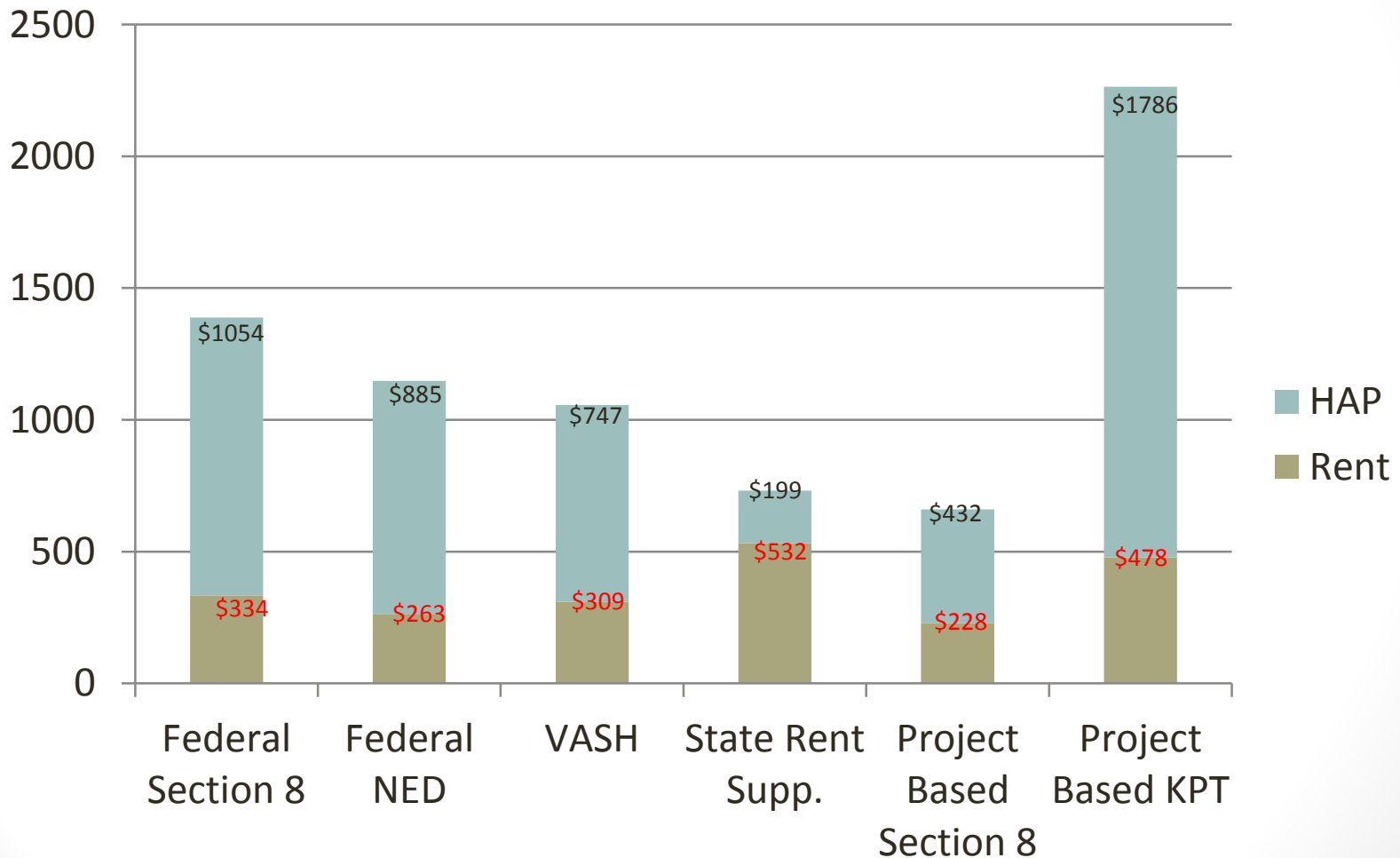
- Veterans Affairs Supportive Housing = 250
- HAP Average = \$747.01

- State Rent Supplement = 213
- HAP Average = \$199.07 **\$230 max subsidy per household**

- Project Based Section 8 Vouchers = 179
- HAP Average = \$431.90

- Project Based Kuhio Park Terrace (KPT) = 150
- HAP Average = \$1,785.65

Section 8 and State Funded Housing Subsidy Programs



HPHA's Current/Immediate Goal(s): Increase Occupancy

Mass Sign-up Event

A major goal of the HPHA this past year was to bring up the statewide average occupancy . Currently the occupancy rate is at 97%, and we are anticipating the occupancy rate at the end of 2014 will be 99%. In order to achieve this goal, the HPHA has been interviewing potential tenants throughout the year, and held a mass certification event to expedite placement. Hundreds of families were notified to attend and had placement meetings at the same time.



HPHA's Current/Immediate Goal(s): Fixing Long Term Vacant Units

With your support,
Act 159, 2012 gave
the HPHA the ability
to turn over vacant
unit times from triple
digit days to 8 days.



HPHA's Current/Immediate Goal(s): Renovation/Modernization Activities

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	% Encumbered
FY 07-08 Elevator	\$4,939,503	\$4,591,697	\$4,591,697	100%
FY 07-08 Lump Sum CIP	\$19,910,000	\$17,809,280	\$15,802,595	89%
FY 08-09 Elevator	\$6,410,000	\$4,263,049	\$4,263,049	100%
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,374,706	\$3,374,706	100%
FY 09-10 Lump Sum CIP	\$7,913,000	\$7,898,483	\$7,882,201	100%
FY 10-11 Lump Sum CIP	\$4,500,000	\$4,384,799	\$4,270,004	97%
FY 11-12 CIP Totals	\$31,120,000	\$30,827,325	\$10,503,574	34%
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	\$10,713,590	18%
FY 13-14 Lump Sum CIP	\$45,643,000	\$45,643,000	Released 11/14/13	0%
FY 14-15 Lump Sum CIP	tbd	\$20,000,000		

Five Year Public Housing Agency Plan Goals

- Expand the supply of assisted housing
- Improve the quality of assisted housing
- Increase assisted housing choices
- Provide an improved living environment
- Promote self-sufficiency of assisted households
- Ensure equal opportunity and affirmatively further fair housing
- Improve the housing delivery system
- Evaluate the current administration of the Section 8 program
- Comply with the Violence Against Women's Act

Subject to HPHA Board Adoption in January 2014

Five Year PHA Plan Objectives

- Public Private Partnership for the Modernization at Mayor Wright Homes
- Conduct Demolition/New Construction at Lanakila Homes
- Completion of Modernization at Kalihi Valley Homes
- Completion of Modernization at Palolo Homes
- Completion of accessible units and site improvements for accessible routes throughout current inventory
- Increase operating revenue for State Public housing through combination of increased rent and State subsidy
- Encumber and execute approximately \$50M in design and construction contracts
- Implement CPTED features throughout the public housing system
- Expand the supply of assisted housing through efficient use of land at School Street administrative offices

Subject to HPHA Board Adoption in January 2014

Hawaii Public Housing Authority

Hakim Ouansafi, Executive Director

Administrative Offices:

1002 N. School Street

Honolulu, HI 96817

(808) 832-4694

<http://www.hpha.hawaii.gov>