

**SCHHA Briefing**  
**at**  
**Joint Hearing**  
**of**  
**Housing & Hawaiian Affairs Committees**  
**Mahalo Legislative Leaders!**  
Hawaiian Homelands  
Assembly



## Topics to Share

Overview of Hawaiian Home Lands

SCHHA Coalition Partners & Projects

Intermediary Funding Strategies

4 Homestead Recommendations

Questions



## Overview of State Responsibility On Homesteads

- **1921 - Hawaiian Homes Commission Act**
  - 203,000 Acres for native Hawaiians & homestead associations
    - Initially Managed by U.S. Territory
- **1959 – Hawaii Admissions Act**
  - Compact between New State & Congress
    - Get to be **50<sup>th</sup> State**, along with 1.8M acres of ceded lands (stolen)
    - Get to be **50<sup>th</sup> State**, must administer HHCA Land Trust for Feds
  - Compact was with the **ENTIRE State Govt, Not Just Executive**
    - Executive Branch via DHHL, a State Agency – Poorly Done for 50 years
    - Judicial Branch via Courts on Disputes – nH's won nearly every case
    - Legislative Branch via Legislature – **Mostly Defer to Executive**

**We Want the Legislative Branch to Live Up to the State's Promise**



## Overview of State Responsibility On Homesteads

- **1995 – Hawaiian Home Land Recovery Act**
  - Senator Akaka – To Replace Lands Taken by Federal Govt
    - Its how the Kalaeloa Lands came into land trust, for example
    - Wailua Lands on Kauai, and so on.
  - Specified the DOI to Be Lead Federal Agency
    - To oversee duty to HHCA beneficiaries by State & Other Fed Agencies
    - Led to the Office of Native Hawaiian Relations, like the BIA/Insular
- **2000 – NAHASDA Title VIII Amendment**
  - Added native Hawaiians to Federal Indian Housing Program
    - Named DHHL in the absence of a Homestead Housing Authority
    - Only Native group where NAHASDA funds flow to a State Govt

**We Want the Legislative Branch to Live Up to the State's Promise**



## Overview of State Responsibility On Homesteads

- **2013 – Request President Obama to do HHCA Regulations**
  - HHCA enacted in 1921, Next Step is Usually Federal Regs
  - Prince Kuhio dies in 1922, No One Does Rules – Wild West Since
  - In **July 2016**, Obama Approves first regulations in **95 YEARS!!**
- **Includes a Specific Definition for Homestead Associations**

### 43 CFR 47 & 48 - Homestead Association means...

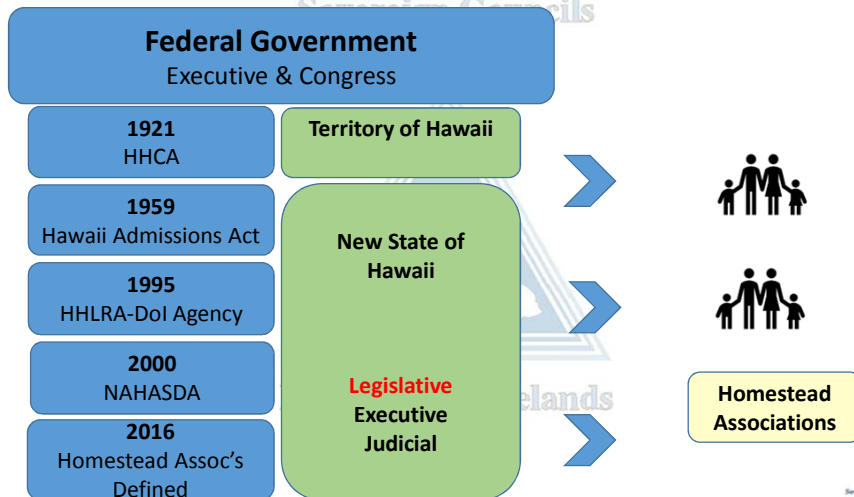
*A beneficiary controlled organization that represents and serves the interests of its homestead community; has as a stated primary purpose the representation of, and provision of services to, its homestead community; and filed with the Secretary a statement, signed by the governing body, of governing procedures and a description of the territory it represents.*

The SCHHA is the oldest and largest coalition of these federally defined and unique organizations – Homestead Associations

**We Want the Legislative Branch to Live Up to the State's Promise**

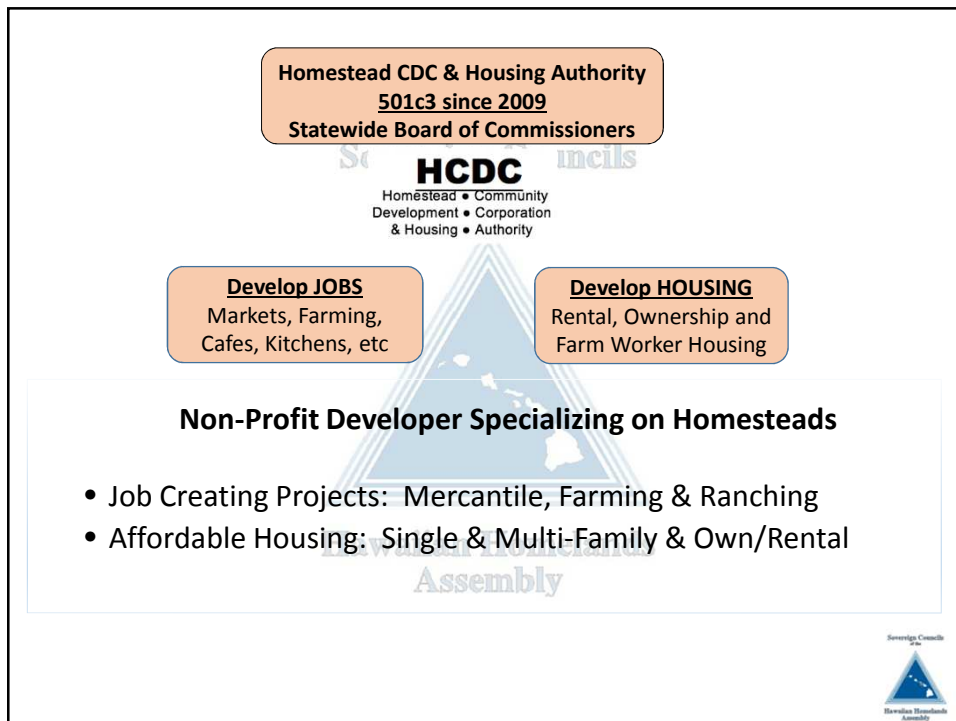
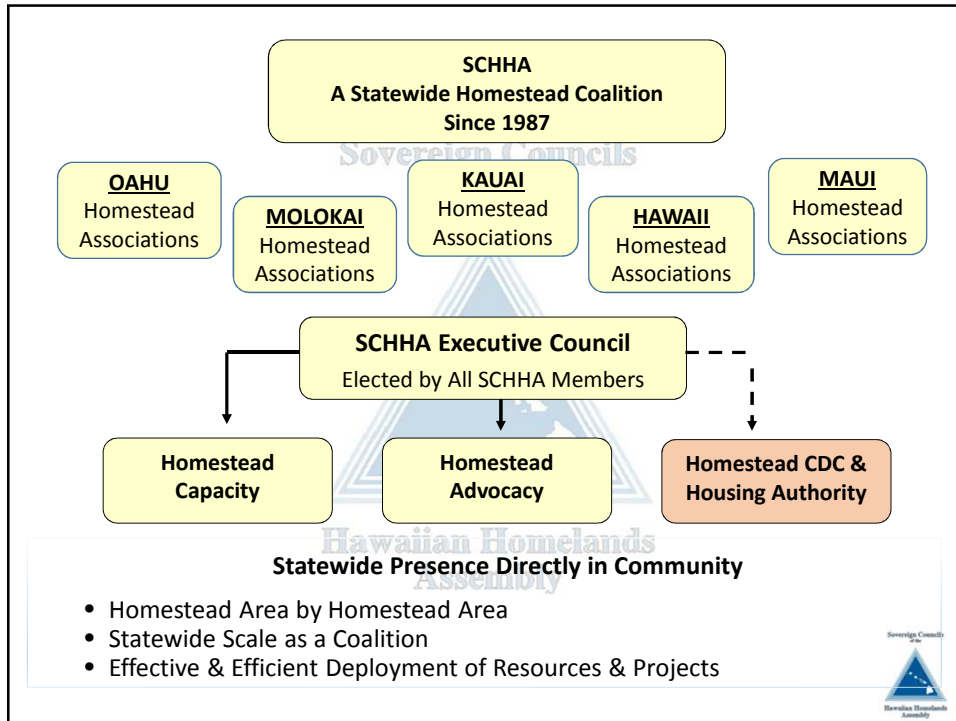


## Overview of State Responsibility On Homesteads



**We Want the Legislative Branch to Live Up to the State's Promise**






**SCHHA Coalition  
Homestead Association  
PARTNERSHIPS**

**CNHA**


Capacity Intermediary  
CDFI & Natl Policy



C·N·H·A


**HCA**

Largest Hawaii  
Counseling Agency



HAWAIIAN  
COMMUNITY  
ASSETS


**Homestead CDC &  
Housing Authority**



**HCDC**  
Homestead • Community  
Development • Corporation  
& Housing • Authority


**Incredible Homestead Expertise – Gov after Gov DHHL after DHHL**

- Nonprofit Capacity & CDFI Intermediary - **CNHA**
- Nonprofit Counseling & Home Loan Agency – **HCA**
- Nonprofit Developer – **CDC & Homestead Housing Authority**



## Sampling of Homestead Projects

- Projects Accomplished.
  - 45-Unit Nanakuli Homestead Rental Project (Kamaki) - **\$15M**
  - 22 Single Family Homes in Kanehili & Anahola - **\$3.8M**
  - 8 Acre Campground
  - Marketplace & Certified Kitchen (Café, Salon, Thrift Shop)
  - Enterprise Center
  - Working Class Farmers Program (43 Family Farmers)
  - Farmers Markets
  - 12MW Solar Facility with KIUC



## Sampling of Homestead Projects

- Affordable Housing Projects In Progress.
  - **Tiny Homes & ADUs** – Pilot Complete, Launch in December
    - Dedicated to 10,000 Existing Lots – Additions, ADUs, Starter Homes
    - Including Farm Worker Housing Units
  - **50 Unit Maili Rental** – Fee Simple Lands in Predevelopment
    - Low Income Families + Teacher & Medical Professional Housing
    - Duplex Design for Future Potential of Ownership
    - \$23M Estimate with Low Income Housing Tax Credits other Subsidies
    - A&E Firm Hired, In Zoning and Permitting Process



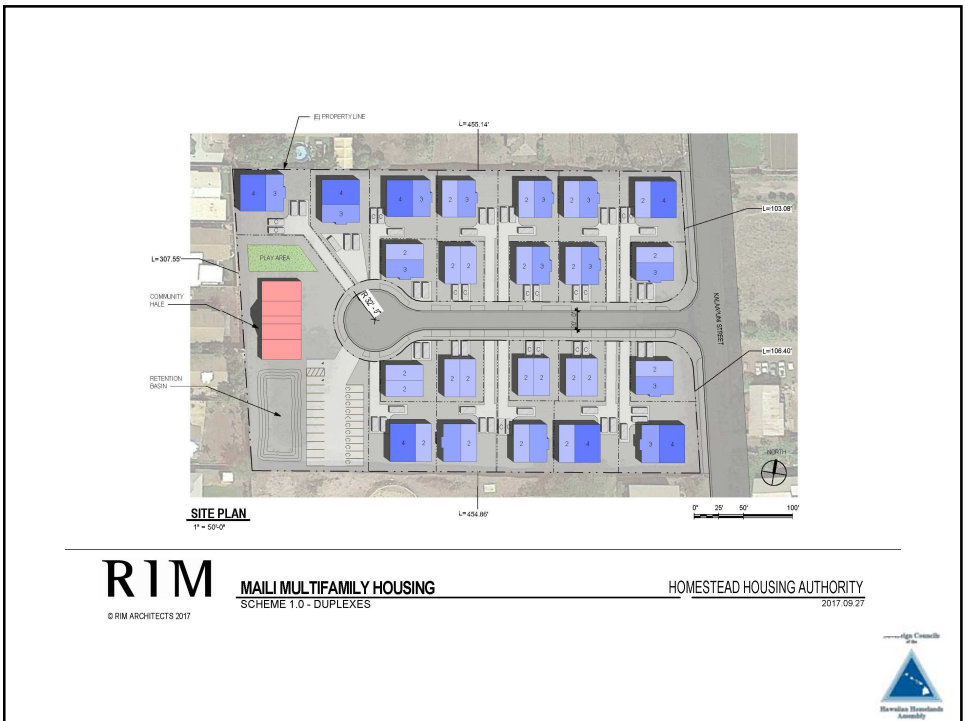
## Sampling of Homestead Projects

- Affordable Housing Projects In Progress.
  - **Statewide Homestead Multi-Family Rental Units**
    - On Neighbor Islands – Design Approach is up to 4 plex Units
    - 11 Multi Family within 3 Years: 4 islands x 44 units = **176 Units**
    - Private Capital Plus Subsidies to Hit Income Based Targets
  - 2018 Begin Requesting Land by Island by Homestead Region
  - 2018 Line Up Private Capital Financing
  - Homesteads Own 4 plex Units – Manage Properties
  - HHCA Beneficiary Preference
  - Setaside Units for Teacher/Health Provider Housing to Support Longevity

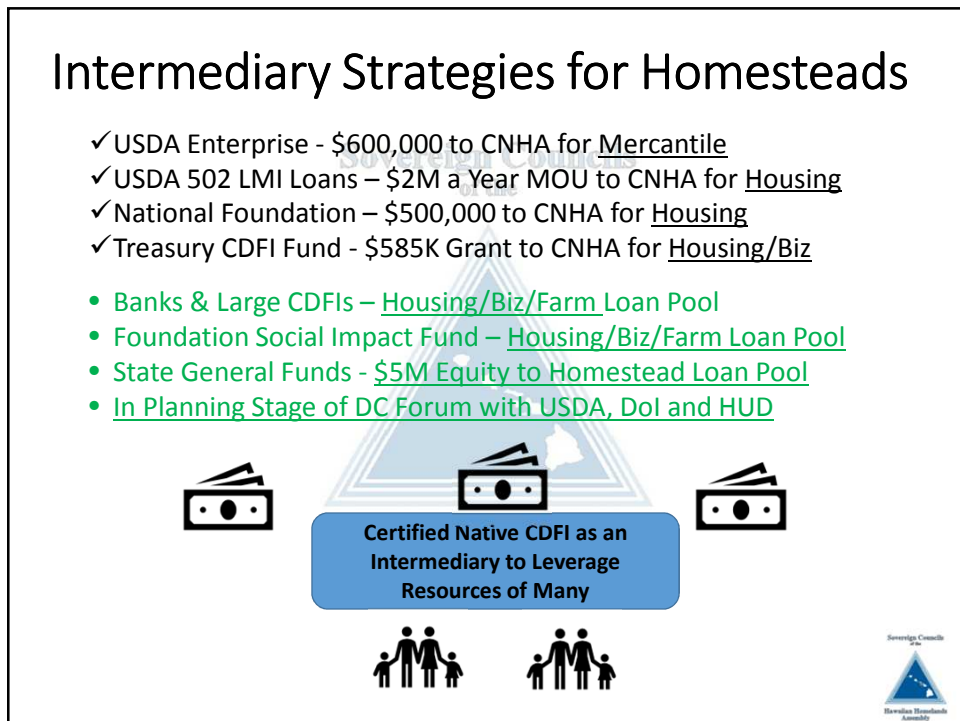
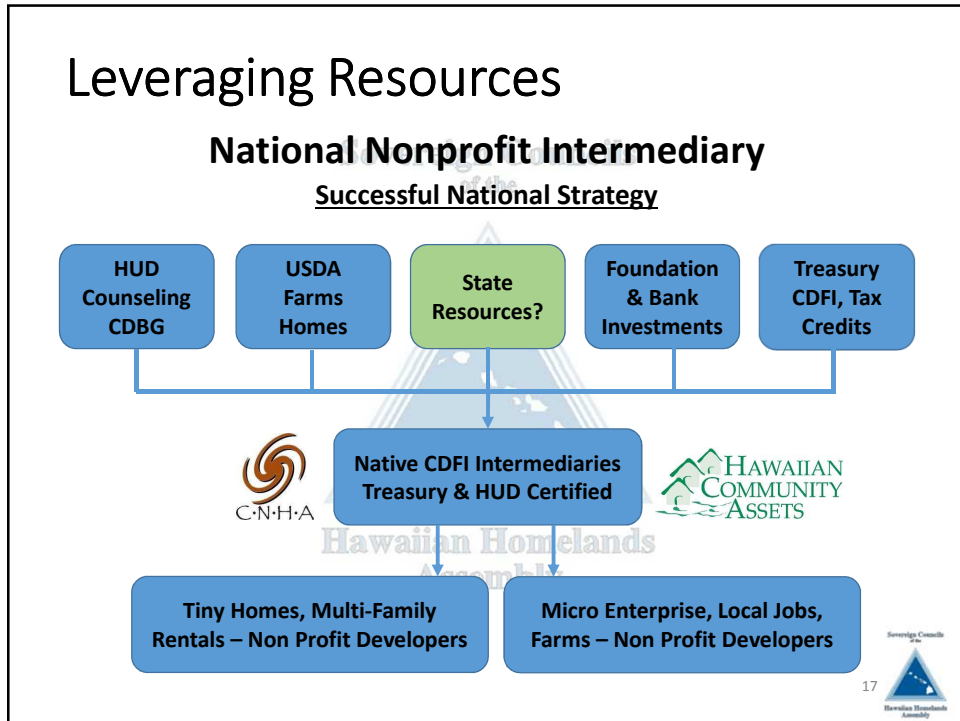












## Recommendations to Advance Solutions

### On Homesteads via Homestead Associations

Nonprofit Developer - Located on All Islands – Statewide

#### 1. Establish Homestead Housing CDFI Fund at HHFDC - \$5M

- Development & Pre-Development Capital to Build Rental Housing
  - Housing Loan Capital to LMI Families to Purchase Homes
  - Loan Loss Reserve Equity & Leverage Ability with Private Sector
- Put Capital in Front of Families for Rental and Ownership Opportunities

#### 2. Establish Homestead Capacity CDFI Fund at HHFDC - \$1M

- Nonprofit Developer Capacity Capital
  - Family Finance Capacity Capital
- Invest Capital into Capacity of Nonprofit Developers & Families



## Recommendations to Advance Solutions

### On Homesteads via Homestead Associations

Nonprofit Developer - Located on All Islands – Statewide

#### 3. Improve Legislature Engagement of the HHCA

- Convene Annual Briefing to Hear Directly from Homestead Associations
  - Convene Annual Briefing to Hear Directly from DHHL on Waitlist
  - Introduce Legislation to Correct the Structure of the HH Commission
  - Introduce Clarifying Legislation on Foreclosure Includes Homesteads
- Engage Legislature & Beneficiaries Directly in addition to Executive

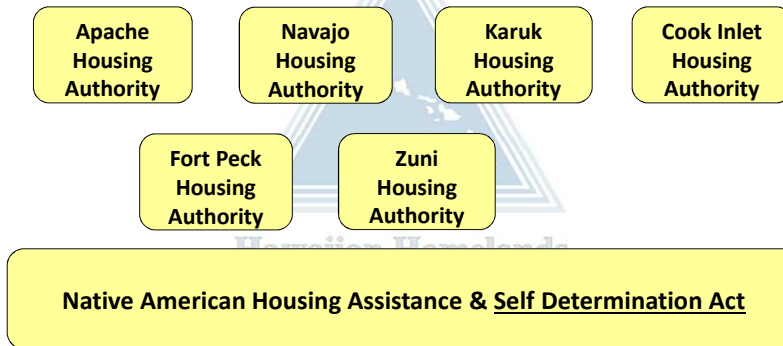
#### 4. Support Transition of NAHASDA to Homestead Community

- Brings Parity with Other Natives Nationally
  - NAHASDA \$\$ can then be Leveraged with Private Capital (vertical build)
  - DHHL can Focus on Land Awards – Not a Housing Agency
- Position NAHASDA for Best Use, Best Leverage, to Build Homes



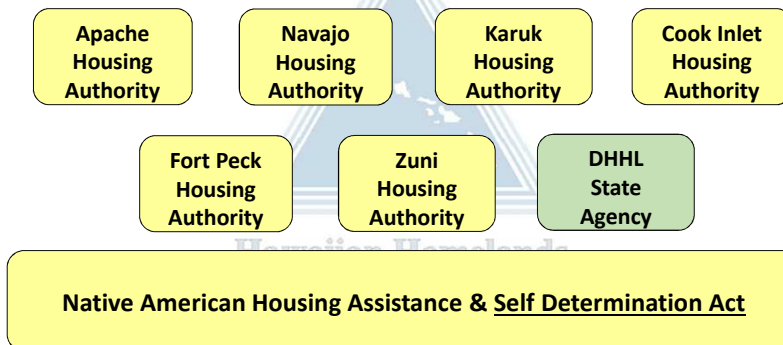
## NAHASDA – by American Indians

- Enacted in 1996 to Direct Federal Resources to Native Experts
  - In 34 States – Where Trust Lands & Tribes Located
  - To Nonprofit Native Housing Authorities



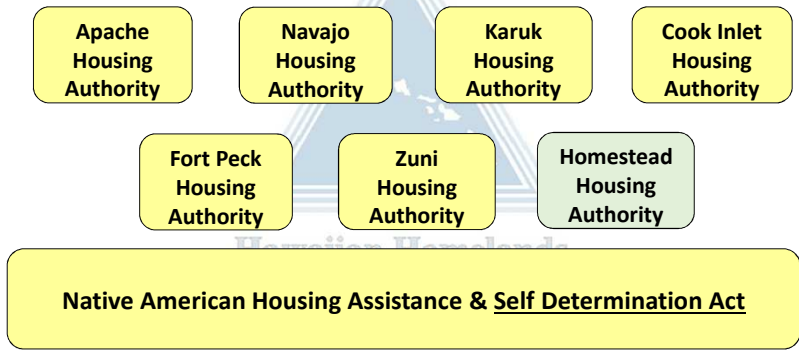
## NAHASDA – Adding Homesteaders

- Many in the SCHHA worked with Senator Inouye in 2000
  - To Add Title VIII – To Add native Hawaiians
  - Homestead Associations Were Not Ready to be Recipient



# NAHASDA – Adding Homesteads

- After 17 Years, Time for Parity and Final Transition
  - Self Determination by and for Native Communities
  - **Homestead Associations are READY now!**



YEAR	NHHBG	NHHBG TA	ARRA	TOTAL
2002	9,600,000			9,600,000
2003	9,537,600			9,537,600
2004	9,443,950			9,443,950
2005	8,432,000	496,000		8,928,000
2006	8,377,770	349,080		8,726,850
2007	8,377,770	349,080		8,726,850
2008	8,700,000	300,000		9,000,000
2009	9,700,789	299,211	10,200,000	20,200,000
2010	12,700,000	300,000		13,000,000
2011	12,674,600	299,400		12,974,000
2012	12,700,000	300,000		13,000,000
2013	12,035,714	284,308		12,320,022
2014	9,700,000	300,000		10,000,000
2015	8,700,000	300,000		9,000,000
<b>2016</b>	<b>ZERO!</b>	<b>ZERO!</b>		<b>ZERO!!</b>
<b>Total to Date</b>	<b>\$140,680,193</b>	<b>\$3,577,079</b>	<b>\$10,200,000</b>	<b>\$154,457,272</b>



YEAR	NHHBG	NHHBG TA	ARRA	TOTAL
2016	500,000			<b>500,000</b>
2017	1,000,000			<b>1,000,000</b>
2018	uncertain			<b>Uncertain</b>
<b>Total Since Lost</b>	<b>\$1,500,000</b>			<b>\$1,500,000</b>

**Homestead Priority #1 – Accept \$30M in NAHASDA Funds is Gone (\$29M Still to Spend)**


**Homestead Priority #2 – Amend NAHASDA to Replace DHHL as Grantee – Native Parity**

**Homestead Priority #3 – Amend NAHASDA to Add “on or near” Eligibility**

**Homestead Priority #4 – Leverage NAHASDA Funds to HHA Projects**

**Hawaiian Homelands  
Assembly**


**Politics Aside.....It’s the Right Policy for nH Families**



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## Homestead Housing Fund at HHFDC

**Kukulu Kauhale Fund - Homestead Housing Fund**

	Position	Investor	Amount	Term	Interest	Interest Payments	Principal Repayment	Inv %
	Senior Lender	Bank	3,000,000	15 year	5.0%	Paid	Quarterly Payments	15%
	Senior Lender	Risk Averse Social Investor	5,000,000	15 year	3.5%	Quarterly	Starting in Yr 3	25%
	Junior / Subordinate Lender	Foundation or Private	1,500,000	17 year	2.0%			8%
	Junior / Subordinate Lender	Foundation or Private	2,000,000	17 year	2.0%	Paid	10 Equal Pmts	10%
	Junior / Subordinate Lender	Foundation or Private	500,000	17 year	1.0%	Quarterly	Starting in Year 11	3%
	Junior / Subordinate Lender	Foundation or Private	500,000	17 year	1.0%			3%
								<b>62%</b>
Equity	Equity	Treas Certified Native CDFI	2,500,000	Permanent	0%			13%
Equity	Equity	State General Funds	5,000,000	Permanent	0%			25%
<b>Total Fund Size</b>								<b>100%</b>
<b>% Equity in the Fund</b>								<b>100%</b>
								13%
Avg Mortgage Size		\$ 75,000.00	To Families on Trust Lands				\$ 18,691,589	93%
Loan Loss Reserve (7%)		\$ 5,250.00	Preferably Equity Not Debt Capital				\$ 1,308,411	7%
Total		\$ 80,250.00					\$ 20,000,000	100%
How many mortgages can the fund make?			249					
Investment period (time to make loans / build homes)			3 years					
Blended Interest Rate Native CDFI Pays			2.0%					
Interest Rate Borrowers Pay			5.0%					
Rate Spread for Operations & Risk Management			3.0%					
Closing Costs to Borrower			1.5%					

\*Schematic Based on \$85,000 per unit up to 4plex units

August 22, 2016

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through July 31, 2016

	As of 6/30/16	Add	Cancel	As of 7/31/16
Residential	8,306	1	0	8,307
Agricultural	1,099	2	0	1,101
Pastoral	408	0	0	408
<b>Total</b>	<b>9,813</b>	<b>3</b>	<b>0</b>	<b>9,816</b>

The number of Converted Undivided Interest Lessees represents an increase of 393 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 6/30/16	Converted	Rescinded/ Surrendered/ Cancelled	As of 7/31/16
Undivided	940	0	0	940

Balance as of 7/31/16

Awarded	1,434
Relocated to UNDV	7
Rescinded	101
Surrendered	5
Cancelled	2
Converted	<u>393</u>
Balance to Convert	940



Lease Report For the Month Ending July 31, 2016

	RESIDENCE			AGRICULTURE			PASTURE			TOTAL LEASES		
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
<b>OAHU</b>												
Kalawahine	92	0	0	92	0	0	0	0	0	0	0	92
Kanehill	351	0	0	351	0	0	0	0	0	0	0	351
Kapolei	270	0	0	270	0	0	0	0	0	0	0	270
Kaupea	326	0	0	326	0	0	0	0	0	0	0	326
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	19
Kewalo	250	0	0	250	0	0	0	0	0	0	0	250
Kumuhau	51	0	0	51	0	0	0	0	0	0	0	51
Lualualei	149	0	0	149	31	0	0	31	0	0	0	180
Malu'ohai	156	0	0	156	0	0	0	0	0	0	0	156
Nanakuli	1,051	0	0	1,051	0	0	0	0	0	0	0	1,051
Papakolea	64	0	0	64	0	0	0	0	0	0	0	64
Princess Kahanu Estates	271	0	0	271	0	0	0	0	0	0	0	271
Waiahole	0	0	0	0	16	0	0	16	0	0	0	16
Waianae	420	0	0	420	11	0	0	11	0	0	0	431
Waimanalo	745	0	0	745	2	0	0	2	0	0	0	747
<b>TOTAL</b>	<b>4,215</b>	<b>0</b>	<b>0</b>	<b>4,215</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,224</b>
<b>MAUI</b>												
Hikina	30	0	0	30	0	0	0	0	0	0	0	30
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75
Keokea	0	0	0	0	65	0	0	65	0	0	0	65
Leaili	104	0	0	104	0	0	0	0	0	0	0	104
Paukukalo	180	0	0	180	0	0	0	0	0	0	0	180
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	39
Waiehu 2	108	0	0	108	0	0	0	0	0	0	0	108
Waiehu 3	113	0	0	113	0	0	0	0	0	0	0	113
Waiehu 4	98	0	0	98	0	0	0	0	0	0	0	98
Waiohuli	596	0	0	596	0	0	0	0	0	0	0	596
<b>TOTAL</b>	<b>1,268</b>	<b>0</b>	<b>0</b>	<b>1,268</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>1,408</b>
<b>EAST HAWAII</b>												
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	2
Kamaoa	0	0	0	0	0	0	0	0	25	0	0	25
Kaumana	44	0	0	44	0	0	0	0	0	0	0	44
Keaukaha	471	1	0	472	0	0	0	0	0	0	0	472
Kurtistown	3	0	0	3	0	0	0	0	0	0	0	3
Makuu	0	0	0	0	123	0	0	123	0	0	0	123
Panaewa	0	0	0	0	263	1	0	264	0	0	0	264
Piihonua	17	0	0	17	0	0	0	0	0	0	0	17
Puueo	0	0	0	0	12	0	0	12	0	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	4
Waiakea	297	0	0	297	0	0	0	0	0	0	0	297
<b>TOTAL</b>	<b>838</b>	<b>1</b>	<b>0</b>	<b>839</b>	<b>398</b>	<b>1</b>	<b>0</b>	<b>399</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>1,261</b>
<b>WEST HAWAII</b>												
Honokala	0	0	0	0	0	0	0	0	23	0	0	23
Humuula	0	0	0	0	0	0	0	0	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16
Kanihale	224	0	0	224	0	0	0	0	0	0	0	224
Kawaihae	186	0	0	186	0	0	0	0	1	0	0	187
Laipua	280	0	0	280	0	0	0	0	0	0	0	280
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	30
Nienie	0	0	0	0	0	0	0	0	21	0	0	21
Puukapu/Waimea/Kuhio VII	114	0	0	114	110	0	0	110	214	0	0	438
Puupulehu	30	0	0	30	0	0	0	0	0	0	0	30
<b>TOTAL</b>	<b>864</b>	<b>0</b>	<b>0</b>	<b>864</b>	<b>110</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>280</b>	<b>0</b>	<b>0</b>	<b>1,264</b>
<b>KAUAI</b>												
Anahola	535	0	0	535	46	0	0	46	0	0	0	581
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	47
Kekaha	116	0	0	116	0	0	0	0	0	0	0	116
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1
<b>TOTAL</b>	<b>698</b>	<b>0</b>	<b>0</b>	<b>698</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>745</b>
<b>MOLOKAI</b>												
Hooilehua	157	0	0	157	345	1	0	346	21	0	0	523
Kalamaula	162	0	0	162	72	0	0	72	3	0	0	237
Kapaa'kea	47	0	0	47	0	0	0	0	3	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	3
O'ne Alii	28	0	0	28	0	0	0	0	0	0	0	28
<b>TOTAL</b>	<b>394</b>	<b>0</b>	<b>0</b>	<b>394</b>	<b>420</b>	<b>1</b>	<b>0</b>	<b>421</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>841</b>
<b>LANAI</b>												
Lanai	29	0	0	29	0	0	0	0	0	0	0	29
<b>TOTAL</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>
<b>STATEWIDE TOTAL</b>	<b>8,306</b>	<b>1</b>	<b>0</b>	<b>8,307</b>	<b>1,099</b>	<b>2</b>	<b>0</b>	<b>1,101</b>	<b>408</b>	<b>0</b>	<b>0</b>	<b>9,816</b>

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING  
July 31, 2016

AREA WAITING LIST

DISTRICT AREA	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
Oahu District	1,015	0	0	1,015	3	0	0	3	0	0	0	0	1,018
Maui District	73	0	1	72	4	0	0	4	5	0	0	5	81
Hawaii District	135	0	0	135	15	0	0	15	62	0	0	62	212
Kauai District	58	0	0	58	3	0	0	3	29	0	0	29	90
Molokai District	20	0	0	20	19	0	0	19	1	0	0	1	40
<b>TOTAL</b>	<b>1,301</b>	<b>0</b>	<b>1</b>	<b>1,300</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>97</b>	<b>1,441</b>

ISLANDWIDE WAITING LIST

ISLAND	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
Oahu	9,451	20	5	9,466	3,576	5	0	3,581	0	0	0	0	13,047
Maui	3,705	4	3	3,706	4,567	6	1	4,572	592	1	0	593	8,871
Hawaii	5,638	10	1	5,647	7,034	10	2	7,042	1,844	1	0	1,845	14,534
Kauai	1,586	4	0	1,590	2,190	3	0	2,193	291	0	0	291	4,074
Molokai	768	4	0	772	1026	2	0	1028	195	2	0	197	1,997
Lanai	85	0	0	85	0	0	0	0	0	0	0	0	85
<b>TOTAL</b>	<b>21,233</b>	<b>42</b>	<b>9</b>	<b>21,266</b>	<b>18,393</b>	<b>26</b>	<b>3</b>	<b>18,416</b>	<b>2,922</b>	<b>4</b>	<b>0</b>	<b>2,926</b>	<b>42,608</b>

AREA AND ISLANDWIDE LISTS

	RES	AG	PAS	TOTAL	ADDITIONS		CANCELLATIONS	
OAHU	10,481	3,584	0	14,065	New Applications	64	New Lease Awards	5
MAUI	3,778	4,576	598	8,952	Application Transfers	8	Application Transfers	8
HAWAII	5,782	7,057	1,907	14,746	Lease Rescissions	0	Succ'd and Cancel Own	0
KAUAI	1,648	2,196	320	4,164	App Reinstatements	0	Public Notice Cancel	0
MOLOKAI	792	1,047	198	2,037	HHC Adjustments	0	Voluntary Cancellations	0
LANAI	85	0	0	85	<b>TOTAL</b>	<b>72</b>	Lease Successorships	0
<b>TOTAL</b>	<b>22,566</b>	<b>18,460</b>	<b>3,023</b>	<b>44,049</b>			HHC Adjustments	0
							Dec'd No Successor	0
							NHQ Unqualified	0
							<b>TOTAL</b>	<b>13</b>

ITEM NO. D-1  
EXHIBIT A

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING

July 31, 2016

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
<b>OAHU DISTRICT</b>													
Nanakuli	180	0	0	180	0	0	0	0	0	0	0	0	180
Waianae	160	0	0	160	0	0	0	0	0	0	0	0	160
Lualualei	0	0	0	0	3	0	0	3	0	0	0	0	3
Papakolea/Kewalo	73	0	0	73	0	0	0	0	0	0	0	0	73
Waimanalo	603	0	0	603	0	0	0	0	0	0	0	0	603
Subtotal Area	1,015	0	0	1,015	3	0	0	3	0	0	0	0	1,018
Islandwide	9,451	20	5	9,466	3,576	5	0	3,581	0	0	0	0	13,047
<b>TOTAL OAHU APPS</b>	<b>10,466</b>	<b>20</b>	<b>5</b>	<b>10,481</b>	<b>3,579</b>	<b>5</b>	<b>0</b>	<b>3,584</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,065</b>
<b>MAUI DISTRICT</b>													
Paukukalo	73	0	1	72	0	0	0	0	0	0	0	0	72
Kula	0	0	0	0	4	0	0	4	5	0	0	5	9
Subtotal Area	73	0	1	72	4	0	0	4	5	0	0	5	81
Islandwide	3,705	4	3	3,706	4,567	6	1	4,572	592	1	0	593	8,871
<b>TOTAL MAUI APPS</b>	<b>3,778</b>	<b>4</b>	<b>4</b>	<b>3,778</b>	<b>4,571</b>	<b>6</b>	<b>1</b>	<b>4,576</b>	<b>597</b>	<b>1</b>	<b>0</b>	<b>598</b>	<b>8,952</b>
<b>HAWAII DISTRICT</b>													
Keaukaha/Waiakea	72	0	0	72	0	0	0	0	1	0	0	1	73
Panaewa	0	0	0	0	15	0	0	15	0	0	0	0	15
Humuula	0	0	0	0	0	0	0	0	0	0	0	0	0
Kawaihae	19	0	0	19	0	0	0	0	0	0	0	0	19
Waimea	44	0	0	44	0	0	0	0	61	0	0	61	105
Subtotal Area	135	0	0	135	15	0	0	15	62	0	0	62	212
Islandwide	5,638	10	1	5,647	7,034	10	2	7,042	1,844	1	0	1,845	14,534
<b>TOTAL HAWAII APPS</b>	<b>5,773</b>	<b>10</b>	<b>1</b>	<b>5,782</b>	<b>7,049</b>	<b>10</b>	<b>2</b>	<b>7,057</b>	<b>1,906</b>	<b>1</b>	<b>0</b>	<b>1,907</b>	<b>14,746</b>
<b>KAUAI DISTRICT</b>													
Anahola	50	0	0	50	3	0	0	3	21	0	0	21	74
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	8	0	0	8	16
Subtotal Area	58	0	0	58	3	0	0	3	29	0	0	29	90
Islandwide	1,586	4	0	1,590	2,190	3	0	2,193	291	0	0	291	4,074
<b>TOTAL KAUAI APPS</b>	<b>1,644</b>	<b>4</b>	<b>0</b>	<b>1,648</b>	<b>2,193</b>	<b>3</b>	<b>0</b>	<b>2,196</b>	<b>320</b>	<b>0</b>	<b>0</b>	<b>320</b>	<b>4,164</b>
<b>MOLOKAI DISTRICT</b>													
Kalamaula	4	0	0	4	0	0	0	0	0	0	0	0	4
Hoolehua	7	0	0	7	19	0	0	19	1	0	0	1	27
Kapaakea	8	0	0	8	0	0	0	0	0	0	0	0	8
One Alii	1	0	0	1	0	0	0	0	0	0	0	0	1
Subtotal Area	20	0	0	20	19	0	0	19	1	0	0	1	40
Islandwide	768	4	0	772	1,026	2	0	1,028	195	2	0	197	1,997
<b>TOTAL MOLOKAI APPS</b>	<b>788</b>	<b>4</b>	<b>0</b>	<b>792</b>	<b>1,045</b>	<b>2</b>	<b>0</b>	<b>1,047</b>	<b>196</b>	<b>2</b>	<b>0</b>	<b>198</b>	<b>2,037</b>
<b>LANAI DISTRICT</b>													
Islandwide	85	0	0	85	0	0	0	0	0	0	0	0	85
<b>TOTAL LANAI APPS</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>85</b>
<b>TOTAL AREA ONLY</b>	<b>1,301</b>	<b>0</b>	<b>1</b>	<b>1,300</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>97</b>	<b>1,441</b>
<b>TOTAL ISLANDWIDE</b>	<b>21,233</b>	<b>42</b>	<b>9</b>	<b>21,266</b>	<b>18,393</b>	<b>26</b>	<b>3</b>	<b>18,416</b>	<b>2,922</b>	<b>4</b>	<b>0</b>	<b>2,926</b>	<b>42,608</b>
<b>TOTAL STATEWIDE</b>	<b>22,534</b>	<b>42</b>	<b>10</b>	<b>22,566</b>	<b>18,437</b>	<b>26</b>	<b>3</b>	<b>18,460</b>	<b>3,019</b>	<b>4</b>	<b>0</b>	<b>3,023</b>	<b>44,049</b>

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ITEM NO. D-1  
EXHIBIT A

## Kukulu Kauhale Fund - Homestead Housing Fund

	Position	Investor	Amount	Term	Interest	Interest Payments	Principal Repayment	Inv %		
Debt	Senior Lender	Bank	3,000,000	15 year	5.0%	Paid	Quarterly Payments	15%		
	Senior Lender	Risk Averse Social Investor	5,000,000	15 year	3.5%	Quarterly	Starting in Yr 3	25%		
	Junior / Subordinate Lender	Foundation or Private	1,500,000	17 year	2.0%			8%		
	Junior / Subordinate Lender	Foundation or Private	2,000,000	17 year	2.0%	Paid	10 Equal Pmts	10%		
	Junior / Subordinate Lender	Foundation or Private	500,000	17 year	1.0%	Quarterly	Starting in Year 11	3%		
	Junior / Subordinate Lender	Foundation or Private	500,000	17 year	1.0%			3%	62%	
Equity	Equity	Treas Certified Native CDFI	2,500,000	Permanent	0%			13%		
Equity	Equity	State General Funds	5,000,000	Permanent	0%			25%	38%	
Total Fund Size			20,000,000	16.3 Years	2%			100%	100%	
% Equity in the Fund									13%	
Avg Mortgage Size		\$ 75,000.00	To Families on Trust Lands				\$ 18,691,589	93%		
Loan Loss Reserve (7%)		\$ 5,250.00	Preferably Equity Not Debt Capital				\$ 1,308,411	7%		
Total		\$ 80,250.00					\$ 20,000,000	100%		
How many mortgages can the fund make?			249							
Investment period (time to make loans / build homes)			3 years							
Blended Interest Rate Native CDFI Pays			2.0%							
Interest Rate Borrowers Pay			5.0%							
Rate Spread for Operations & Risk Management			3.0%							
Closing Costs to Borrower			1.5%							

\*Schematic Based on \$85,000 per unit up to 4plex units