

HOPE VI APPLICATION

KUHIO PARK TERRACE

Honolulu, Hawaii

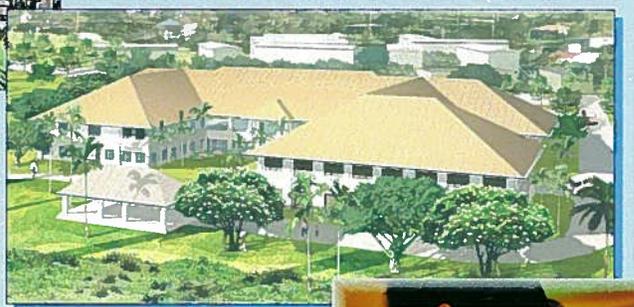


HOUSING AND COMMUNITY DEVELOPMENT
CORPORATION OF HAWAII

Dare to Dream



New Environment



New Hope

New Opportunities



JUNE 2001

BENJAMIN J. CAYETANO
GOVERNOR



SHARYN L. MIYASHIRO
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

ROBERT J. HALL
EXECUTIVE ASSISTANT

IN REPLY REFER TO:

01:DB/1386

June 21, 2001

The Honorable Mel Martinez
Secretary
U.S. Department of Housing and Urban Development
Washington, DC 20410

Dear Secretary Martinez:

Enclosed is our HOPE VI application to revitalize Kuhio Park Terrace public housing in Honolulu, Hawaii. The preparation of this application has been a community effort. Community stakeholders including residents from Kuhio Park Terrace, surrounding property owners, business leaders, faith and community-based organizations, educators, and federal, state, and local government agencies came together with a common vision of developing a vibrant, supportive, and self-sustaining community. In short, we "dared to dream."

The HOPE VI investment, requested here, is consistent with our agency's five-year strategic planning goal "to revitalize existing rental projects while promoting healthy neighborhoods and strong communities." Further, this proposed redevelopment plan for Kuhio Park Terrace is a key element of the State's revitalization plan for the greater Kalihi-Palama community which contains over one-third of the State's public housing units. We have completed the redevelopment of Kamehameha Homes and commenced with the implementation of the master plan for Kalihi Valley Homes. The HOPE VI grant for Kuhio Park Terrace will allow us to proceed with the third of four public housing revitalization projects envisioned in the plan for this community.

We trust you will find our proposal compelling and look forward to working with HUD on its implementation.

Sincerely,

A handwritten signature in cursive script that reads "Sharyn L. Miyashiro".

Sharyn L. Miyashiro
Executive Director

Enclosure

c: Joy Lee, Director, HUD San Francisco

Acknowledgment of Application Receipt

U.S. Department of Housing and Urban Development

Type or clearly print the Applicant's name and full address in the space below.

Sharyn L. Miyashiro, Executive Director
Housing and Community Development Corporation
of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

(fold line)

Type or clearly print the following information:

Name of the Federal Program to which the applicant is applying:

HOPE VI REVITALIZATION

To Be Completed by HUD

- HUD received your application by the deadline and will consider it for funding. In accordance with Section 103 of the Department of Housing and Urban Development Reform Act of 1989, no information will be released by HUD regarding the relative standing of any applicant until funding announcements are made. However, you may be contacted by HUD after initial screening to permit you to correct certain application deficiencies.
- HUD did not receive your application by the deadline; therefore, your application will not receive further consideration. Your application is:
- Enclosed
 - Being sent under separate cover

Processor's Name _____

Date of Receipt _____

Application for Federal Assistance

OMB Approval No. 0348-0043

1. Type of Submission Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. Date Submitted (mm/dd/yyyy) 06/18/2001	Applicant Identifier
	3. Date Received by State (mm/dd/yyyy)	State Application Identifier
	4. Date Received by Federal Agency (mm/dd/yyyy)	Federal Identifier

5. Applicant Information	
Legal Name Housing and Community Development Corporation of Hawaii	Organizational Unit Development Branch
Address (give city, county, State, and zip code) 677 Queen Street, Suite 300 Honolulu, Hawaii 96813 (City and County of Honolulu)	Name and telephone number of the person to be contacted on matters involving this application (give area code) Mr. Darrell Chun, HOPE VI Coordinator (808) 587-0525 Fax Number: (808) 587-0600

6. Employer Identification Number (EIN) (xx-yyyymm)	7. Type of Applicant (enter appropriate letter in box)
<input type="text"/> - <input type="text"/>	<input type="checkbox"/> O
8. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es): <input type="checkbox"/> <input type="checkbox"/> A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other (specify)	A. State J. Private University B. County- K. Indian Tribe C. Municipal L. Individual D. Township M. Profit Organization E. Interstate N Nonprofit F. Inter-municipal O Public Housing Agency G. Special District P. Other (Specify) H. Independent School Dist. I. State Controlled Institution of Higher Learning

9. Name of Federal Agency U.S. Department of Housing and Urban Development
--

10. Catalog of Federal Domestic Assistance Number (xx-yyy) Title: HOPE VI <input type="text"/> 14 - <input type="text"/> 866	11. Descriptive Title of Applicant's Project Kuhio Park Terrace HOPE VI Revitalization
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12. Areas Affected by Project (cities, counties, States, etc.) City and County of Honolulu
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13. Proposed Project Start Date (mm/dd/yyyy) 10/01/2001 Ending Date (mm/dd/yyyy) 03/31/2006	14. Congressional Districts of a. Applicant District Number: 1 and 2 b. Project District Number: 1
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15. Estimated Funding Leave Blank	16. Is Application Subject to Review by State Executive Order 12372 Process? a. Yes This pre-application/application was made available to the State Executive Order 12372 Process for review on: Date (mm/dd/yyyy) _____ b. No <input type="checkbox"/> Program is not covered by E.O. 12372 or <input checked="" type="checkbox"/> Program has not been selected by State for review.
17. Is the Applicant Delinquent on Any Federal Debt? <input type="checkbox"/> Yes If "Yes," attach an explanation <input checked="" type="checkbox"/> No	

18. To the best of my knowledge and belief, all data in this application/pre-application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.

a. Typed Name of Authorized Representative Sharyn L. Miyashiro	b. Title Executive Director	c. Telephone Number (Include Area Code) (808) 587-0680
d. Signature of Authorized Representative <i>Sharyn L. Miyashiro</i>	e. Date Signed (mm/dd/yyyy) 06/18/2001	

Instructions for the SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043, Washington, DC 20503).

**Please do not return your completed form to the Office of Management and Budget.
Send it to the address provided by the sponsoring agency .**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

- | Item | Entry | Item | Entry |
|------|--|------|---|
| 1. | Self-explanatory. | 12. | List only the largest political entities affected (e.g., State, counties, cities). |
| 2. | Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable). | 13. | Self-explanatory. |
| 3. | State use only (if applicable). | 14. | List the applicant's Congressional District and any District(s) affected by the program or project. |
| 4. | If this application is to continue or revise an existing award, enter present Federal identifier number. If for a new project, leave blank. | 15. | Use form HUD-4243-M, Funding Matrix. Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15. |
| 5. | Legal name of applicant, name of primary organizational unit which will undertake the assistance activity, complete address of the applicant, and name and telephone number of the person to contact on matters related to this application. | 16. | Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process |
| 6. | Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service. | 17. | This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. |
| 7. | Enter the appropriate letter in the space provided. | 18. | To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.) |
| 8. | Check appropriate box and enter appropriate letter(s) in the space(s) provided:
– "New" means a new assistance award.
– "Continuation" means an extension for an additional funding budget period for a project with a projected completion date.
– "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. | | |
| 9. | Name of Federal agency from which assistance is being requested with this application. | | |
| 10. | Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested. | | |
| 11. | Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For pre-applications, use a separate sheet to provide a summary description of this project. | | |

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Certification of Consistency with the EZ/EC Strategic Plan (Form HUD-2990), not applicable

Certification Regarding Debarment and Suspension (HUD-2992)

Certification for a Drug-Free Workplace (Form HUD-50070)

Certification of Payments to Influence Federal Transactions (Form HUD-50071)

Disclosure of Lobbying Activities (Form SF-LLL), not applicable

Recipient Disclosure/Update Report (Form HUD 2880)

EXHIBIT A: SUMMARY INFORMATION**A.1 Executive Summary**

"The Samoan Community Council of Churches asks me a lot of questions about Kuhio Park Terrace. They want the [high-rise] buildings to come down before another major accident happens. KPT is not a good place to live. In our hearts and our dreams HOPE VI must and will come true...."

Aipopo Aipopo, Sr., Community leader and resident member on the HCDCH Board

Kuhio Park Terrace (KPT) is the only remaining high-rise public housing west of the Rockies. Located in the Kalihi-Palama neighborhood on the Island of Oahu, City and County of Honolulu, KPT consists of 614 total units contained in two 16-story high-rise towers and fourteen low-rise buildings. Initially occupied in 1965, KPT was originally touted as *"handsome high-rise structures... providing pleasant living conditions for 614 families...."* However, the project has been plagued from its start by major physical and social problems due to its physical design. By 1980, KPT had undergone \$4.8 million in revitalization of which \$3.5 million was awarded by HUD as part of an allocation for 33 of the *"most severely distressed"* projects nation-wide. In 2000, KPT failed its Public Housing Assessment System physical condition indicator scoring only 59 points. The towers and grounds continue to deteriorate. There are mechanical and electrical problems; broken elevators and backed up sewer lines; there are no fire sprinklers and other safety systems; and the project is not fully accessible to persons with disabilities. Since 1994, over \$7,000,000 has been spent on maintenance, and there is no end in sight.

KPT residents are physically and economically isolated. The high-rise structures tower over adjacent single-family homes and apartments. While mitigating unauthorized access to the project, controlled vehicle entrances with guardhouses isolate KPT from the surrounding neighborhood.

According to the 1990 Census, 71.4% of households at KPT were at or below the poverty level. This compared poorly to 10.4% in the surrounding neighborhood and 7.3% for the City and County of Honolulu. Nearly all KPT households (97.8%) had incomes less than 80% of the area median compared to 39.9% in the surrounding neighborhood and 39.2% in Honolulu. Generally, the economic condition of KPT residents has not materially changed since these figures were compiled.

Despite the severity of physical and social conditions at KPT, residents and the larger community have **dared to dream** and developed a shared vision to ***"develop and preserve a vibrant, supportive, self-sustaining community incorporating programs which are socially, economically, and physically innovative"***. This vision conveys and reinforces residents' positive attitudes about living at KPT and strives for a positive public perception of KPT. The key elements of this vision are to:

1. Develop a convenient, efficient and livable environment supported by increased amenities.

All 614 distressed public housing units will be demolished. The 14 blighted low-rise buildings and two 16-story high-rises that tower above the surrounding neighborhood will be replaced with 417 new low and mid-rise apartments and single-family dwellings that will blend with and enhance the larger community. 50 public housing townhomes will be developed off-site. The new sustainable design will be energy efficient with solar water heating and energy- and water-saving appliances. More landscaping with native trees and shrubs will create cooler living spaces. Recreational and green space areas will be woven into the community fabric. A new Community Resource Center will be the centerpiece of the community providing economic development opportunities and supportive services for KPT residents and the surrounding community.

2. Develop a safe, clean, and secure community.

Design principles to deter crime will be incorporated at KPT. Multiple small-scale courtyards and entrances shared by a small number of families will give residents more individual control over open spaces. Long, dark corridors will give way to windows that face open spaces and terraces and lanais that encourage residents to sit outside, visit with their neighbors, and watch their children play in nearby yards. Residents will be able to park near their apartment units instead of in a large, centralized parking lot. Security systems will be installed in common areas.

3. Provide economic, educational, and social programs and opportunities.

A new 50,000 square foot Community Resource Center will be completed in August 2002 to enable Community and Supportive Services (CSS) programs to commence prior to relocating any resident. The Center will be a gathering place and informational center for residents and the surrounding community. Residents will have access to an array of economic, educational, and social programs including childcare,

teen programs, business incubation, employment training, welfare-to-work programs, and family education. \$5.25 million, or 15% of the HOPE VI funds, will be deposited into an Endowment Trust account to sustain the CSS programs.

4. Promote economic and housing diversity.

A mixture of single and multi-family homes for homeownership and rent will be integrated into the surrounding neighborhood:

- 10 single-family market homes
- 185 family Annual Contribution Contract (ACC) units including 50 rent-to-own units in two, three, and four-story townhomes
- 122 family tax credit units in two- to four-story townhomes
- 100 senior units (60 ACC and 40 tax credit) in a 6-story mid-rise

The redevelopment of KPT is the catalyst for revitalization of Kalihi-Palama. HOPE VI will spur investment in adjacent commercial and retail property. Kalihi Valley Community Foundation, for example, is committed to developing additional commercial space by adding a third floor to its existing supermarket building. \$35 million in HOPE VI funds will be leveraged with approximately \$101million in other federal, state, county, and private funds and collateral investment of \$119 million to attain the vision created by KPT residents and other community stakeholders.

The Housing and Community Development Corporation of Hawaii (HCDCH) will oversee the revitalization effort. HCDCH has extensive experience in developing planned communities and in-fill residential projects, redeveloping public housing projects, project financing, and partnering with for-profit entities and non-profit service providers to offer residents a continuum of care. HCDCH and its public and private sector partners are committed and confident of their ability to transform KPT from a severely distressed public housing project to a vibrant, supportive, and self-sustaining community.

A.2 Appropriateness of the Proposal

The KPT revitalization plan proposes to demolish 614 existing high-rise and low-rise units and construct 295 public housing and 162 tax credit units for families and the elderly, and 10 market single-family homes. The public housing units are designated for households earning 50% of the area median income and below with at least 40% of the units targeted for extremely low-income households (i.e., 30% of the median and below). The tax credit units are designated for households earning 60% of the area median income and below (50% for elderly households). The 10 market single-family homes will have 3 bedrooms and 2 baths on 3,500 square foot lots. They will be sold for between \$200,000 and \$250,000. A preliminary market assessment conducted by John Child & Company, a credentialed market resource firm, shows that the KPT revitalization plan is sound and feasible (Attachment 27).

KPT is located in the Kalihi-Palama neighborhood, an older area of the city, which has a mixture of light industry, business and residences. This area has the largest concentration of public housing in the State with almost one-third of Hawaii's federal public housing units located here. By cutting in half the number of public housing units on the site (from 614 to 295 ACC units), HCDCH will be able to meet its deconcentration goal for the site, as well as for the Kalihi-Palama area.

Located only a few miles from downtown Honolulu, the site is easily accessible from two main streets, has convenient public transportation routes (mainline City buses run from 5:00 am to 2:00 am, with five minute intervals during rush hour) and offers two large shopping centers in close proximity. It has five public schools nearby, including the State's largest public high school, two fire stations, a public library, and a police substation. The internationally renowned Bishop Museum, housing the world's largest Hawaiian and Pacific collection, is also located there.

The surrounding neighborhood is characterized by single-family residential properties, walk-up rental and condominium apartments with on-grade parking, and limited commercial development along North School Street. Zoning in the neighborhood permits development of residential lots with minimum lot sizes of 3,500 square feet. The residential properties immediately north and northwest of the site include lots

that range in size from about 3,000-4,000 square feet. Therefore, the ten 3,500 square foot lots proposed for KPT would be compatible and consistent with the neighborhood.

According to John Child & Company, the average sale price for residential properties in Honolulu in 2000 was about \$403,000 for nearly 3,580 sales. In Kalihi-Palama, an average of 50 properties are listed for sale annually. In 2000, the average resale price for a single-family home in Kalihi-Palama was about \$248,000. The market demand for the 10 single-family dwelling homes proposed in the KPT revitalization plan is expected to be high due to the limited number of listings for new and existing homes priced under \$250,000 in Honolulu and the convenient location of the project.

The demand for the public housing and tax credit units at KPT is expected to be equally high given the location of the project and the overall need for affordable rental housing. John Child & Company compared the market rents in Kalihi-Palama to the proposed rents for tax credit units to determine the affordability and adequacy of the supply of rental housing. Only 43 listings for apartments, duplexes and single-family houses in Kalihi-Palama were found between April 8 and May 13, 2001. Market rents (without utilities) ranged from \$450-\$550 for studio; \$600-700 for 1-bedroom; \$700-800 for 2-bedroom; \$800-950 for 3-bedroom; and \$1,000-1,200 for 4-bedroom units. While these rents fall within the tax credit and Section 8 fair market rent limits, the available listings represent only 7% of the 614 units that are slated for demolition.

A.3 Evaluation

The Department of Urban and Regional Planning (DURP) of the University of Hawaii at Manoa is committed to working closely with HCDCH to evaluate the effectiveness and implementation of the KPT revitalization plan. DURP is well qualified to conduct an extensive evaluation of this nature as it has long been involved in planning and evaluation projects in the community.

The evaluation program will span five years and will establish baseline conditions using information from DURP's state-of-the-art GIS lab, other databases acquired from federal, state, and local sources, and HCDCH. Faculty and graduate students will participate in the collection and analysis of data. As partial funding of these evaluation activities, \$50,000 will be included as a consultant line item in the HOPE VI budget. DURP's estimate of the value of its in-kind services is approximately \$200,000.

EXHIBIT B: CAPACITY

B.1 Physical Redevelopment Capacity and Experience

The Housing and Community Development Corporation of Hawaii (HCDCH) is one of a handful of housing agencies in the nation with extensive experience in both financing and development. Standard & Poor's and Moody's rated HCDCH's recent tax-exempt revenue bond issue AAA and A1, respectively, due to HCDCH's "limited risk, satisfactory management, and extraordinarily strong financial position." HCDCH administers numerous financing programs including the low-income housing tax credit and rental housing trust fund programs. Under these programs alone, HCDCH has developed or preserved over 3,600 rental units through partnerships with private for-profit and non-profit developers.

HCDCH's development capacity is unsurpassed. As the master land developer of the "Villages of Kapolei," HCDCH's development team has taken a fallow 888-acre parcel and obtained appropriate zoning, installed major backbone infrastructure, and procured private developers for component "villages." At completion, the Villages of Kapolei will consist of approximately 4,500 market and affordable units (e.g., single family homes, townhomes, and elderly and assisted rentals), an 18-hole golf course and other recreational amenities, retail and commercial areas, and elementary, middle, and high schools. Currently, approximately 2,600 families reside in the Villages of Kapolei.

HCDCH also has extensive redevelopment expertise. During the 1990's, HCDCH redeveloped or renovated nine public housing developments totaling nearly 800 units. Projects included the 221-unit Kamehameha Homes, which was demolished and reconstructed, and the 260-unit Puuwai Momi, which was renovated.

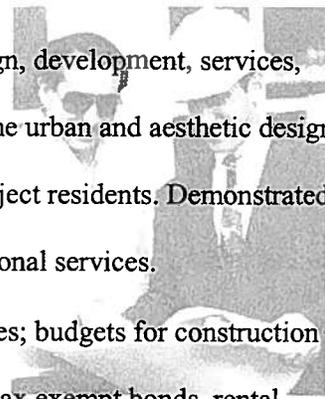
These major accomplishments were possible because of HCDCH's strong management team --- the very team that will oversee the implementation of the KPT revitalization plan. HCDCH's Board of Directors will provide overall guidance and decision-making. The Board will draw upon their extensive knowledge and expertise in engineering, planning, development, architecture, labor, banking, and management. Darrell Chun, AIA, presently manages HCDCH's Development Branch. A licensed architect with a Masters in Business Administration, Mr. Chun will transfer from his present position to

become the HOPE VI Coordinator. He will oversee the procurement of the developer for the KPT revitalization program and be assisted by the following team members:

- Darren Ueki, Finance Manager and Administrator of the Low Income Housing Tax Credit Program. Mr. Ueki has a BA in Economics and over 12 years of budget and finance experience.
- Eric Sakanashi, Technical Services Chief, who is a licensed civil engineer. Mr. Sakanashi has 21 years of project engineering experience, four years of which is in structural design.
- Janice Takahashi, Chief Planner, who has a Masters in Urban and Regional Planning. She has 5 years of residential financing experience and over 15 years of housing planning expertise.

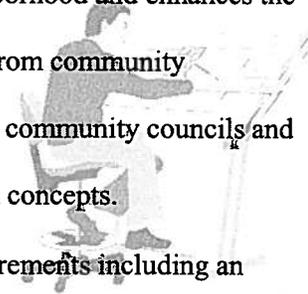
B.1.1 Developer Procurement. HCDCH is prepared to begin the revitalization project immediately following award of the HOPE VI grant. At that time, a request for proposals (RFP) to procure a developer for the KPT revitalization will be issued as indicated in the Attachment 9 schedule. To enhance the response, HCDCH intends to post its RFP on the Housing Research Foundation HOPE VI RFP/RFQ web page to attract the nation’s most capable developers. The RFP for KPT’s HOPE VI revitalization will base selection on the developer’s capabilities with respect to the following criteria:

- Demonstrated experience of managing large-scale redevelopment projects, effective community and supportive service programs, and private and/or public housing.
- Provisions for timely implementation of the revitalization schedule and management plan for the development.
- Preparation of a comprehensive plan that integrates financing, design, development, services, management, and operational strategies and that blend and enrich the urban and aesthetic design, increase the economic value, and improve the quality of life for project residents. Demonstrated experience in assembling a complete team to provide these professional services.
- Development of a detailed financing plan that includes cost estimates; budgets for construction and operation; sources of interim and permanent financing such as tax exempt bonds, rental



assistance subsidies, low-income housing tax credits, cash equity, and operating and revenue proforma cash flows over a 30 year period.

- Ability to procure specific funding and partnership commitments from Federal, State, and City agencies, private, non-profit and/or public service providers, employers, and financing entities with regard to funding and in-kind contributions associated with the revitalization project.
- Development of an architectural design that complements the neighborhood and enhances the revitalization plan concepts. Ability to work with and gather input from community organizations including neighborhood boards, business associations, community councils and residents in the implementation of the proposed revitalization design concepts.
- Ability to obtain land entitlements and comply with regulatory requirements including an Environmental Impact Statement necessary to implement the revitalization plan.



The developer will be responsible for the entire revitalization plan except for the Community Resource Center, which HCDCH will complete so that the building is ready to provide community and supportive services will be available prior to demolition and replacement of the existing residential structures.

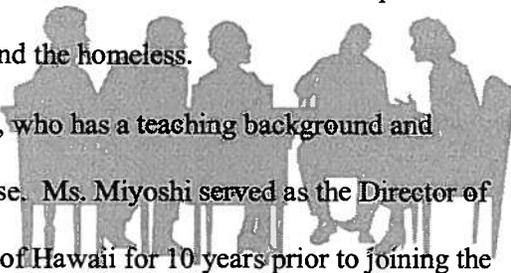
B.2 Community and Supportive Services Capacity (CSS) and Experience

HCDCH brings a great deal of Community and Supportive Services (CSS) capacity and experience to this revitalization plan. As the manager of over 5,400 conventional public housing units and 3,460 section 8 assisted units, HCDCH provides assistance to over 8,000 families. Additionally, through its administration of the State's homeless outreach, shelter and grant programs, HCDCH has amassed a great deal of experience in understanding and responding to the supportive services needs of low- and moderate income families.

HCDCH Executive Assistant, Robert J. Hall, will lead the CSS team. Mr. Hall has over 24 years of experience in the management of public housing and previously served as the Property Management and Maintenance Branch Chief. He also has an additional 6 years of property development expertise.

Staff from the Housing Programs Branch, which administers and coordinates resident services and homeless assistance programs, will support him. Key staff members are:

- Barbara Arashiro, Resident Services Section Administrator, who has a Bachelor in Business Administration and over ten years of experience in market research and hands-on expertise in the administration of supportive services for residents and the homeless.
- Sandra Miyoshi, Homeless Programs Administrator, who has a teaching background and extensive business and community planning expertise. Ms. Miyoshi served as the Director of Government Affairs for the Chamber of Commerce of Hawaii for 10 years prior to joining the HCDCH. She has successfully applied her skills at HCDCH in facilitating business-government partnership projects to provide a continuum of care for the homeless.

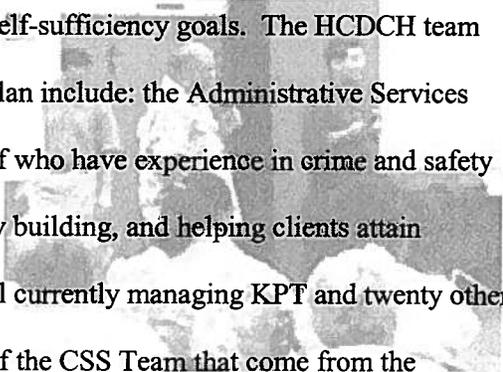


HCDCH successfully manages supportive service programs including the Economic Development and Supportive Services Program, Tenant Opportunities Program, Family Investment Center, and Public Housing Drug Elimination Program. In 1999, HCDCH was presented the John P. Gunther Blue Ribbon Best Practice Award for its outstanding Continuum of Care program for homeless assistance.

In addition to managing several CSS programs, HCDCH coordinates and contracts for the delivery of services with numerous community-based nonprofits and faith-based organizations. HCDCH also regularly works in collaboration with other government agencies including the State Departments of Human Services (TANF agency), Health, Education and Labor; the U.S. Departments of Justice, Attorney General, and Housing and Urban Development; and the City's Department of Community Services and the Honolulu Police Department to plan and implement supportive service programs, training workshops, and conferences and to develop policies to coordinate services. Supportive service programs include case management, job training and work experience programs, drug elimination programs, family self-sufficiency programs, housing counseling and homeownership opportunities, GED/CBASE classes, youth and teen programs, Neighborhood Network and computer education, afterschool programs, and community building events. HCDCH has won numerous national awards for its efforts in a wide array of

housing services, including promoting drug free lifestyles, promoting self-sufficiency, and homeless programs.

HCDCH approaches each public housing redevelopment project with the philosophy of revitalizing both the physical and socio-economic aspects of the community. To achieve this goal, HCDCH has built its staff capacity and a network of community partners to ensure that the residents of KPT are able to progress towards their social and economic self-sufficiency goals. The HCDCH team working on the Community and Supportive Services (CSS) plan include: the Administrative Services Officer; Relocation Specialist; Resident Services Section staff who have experience in crime and safety programs, drug intervention/prevention programs, community building, and helping clients attain economic self-sufficiency; and private management personnel currently managing KPT and twenty other public housing complexes across the State. Other members of the CSS Team that come from the community include Catholic Charities Community Services, University of Hawaii Employment Training Center, and the State Workforce Development Division. While the CSS program was developed in collaboration with the CSS Team, HCDCH will oversee all CSS programs and monitor the attainment of program outcomes by KPT residents as they seek to attain self-sufficiency.



For this CSS program, subrecipients and grantees were chosen based on criteria including serving the residents of KPT, scope of services, capacity, experience, diversity of team, budget, and leveraging. Each of the non-profit service providers incorporated into this application demonstrated the required qualifications and experience to successfully implement their programs under the KPT CSS plan. Virtually all of the service providers have for at least 10 years successfully provided supportive services to the families at KPT and other public housing families across the city. While the CSS program encompasses a comprehensive continuum of services, the following includes a brief description of the principal community organizations that will be team members for the KPT HOPE VI CSS program.

B.2.1 Parents and Children Together (PACT). Established in 1968, PACT currently has more than 350 staff members serving families across the State. PACT has been an integral part of the KPT and Kuhio Homes community since its inception and has worked to shape public policy and served

as an advocate for low-income families. PACT serves over 800 adults and youth through its different divisions including the Family Center (the one-stop point of entry for most families), Community Teen Program (designed for youth age 14-21), Economic Development Center (self-sufficiency activities), Early Childhood Program (including Head Start and Early Head Start, Home Visitor Program, and Respite Care), the Family Peace Center (prevention of domestic violence), and Child and Mental Health Team. Due to PACT's commitment to quality programs, the National Council on Accreditation awarded it a three-year agency-wide accreditation for its social service programs.

B.2.2 Honolulu Community Action Program (HCAP). Incorporated in 1968 under the Economic Opportunity Act of 1964, HCAP provides opportunities to low-income families and communities to achieve self-reliance. With a staff of more than 460 employees, HCAP provides programs including: Family Development, Job Readiness, Business Development Program, Community Development Services, Senior Community Services Employment Program, Out-of-School Youth Services, Oahu Work Links One-Stop Employment Center, Weatherization Assistance Program, Low-income Home Energy Assistance Program, Emergency Food Assistance, Agricultural Training and Education, Head Start and Early Head Start, Waianae High School Teen Child Care Program, and City Child Care Centers. With over 32 years of experience, HCAP has served over 23,000 low-income families across the City.

B.2.3 Coalition For a Drug Free Hawaii (CDFH). Established in 1987, CDFH was started by a group of business and community leaders united in their concern about the increasing use and abuse of alcohol, tobacco, and other drugs, affecting youth and families of Hawaii. In its first year, CDFH created the Prevention Resource Center, the largest comprehensive collection of information about alcohol, tobacco, and other drugs in the State. Through its collaborative partnerships, CDFH provides programs that utilize the assets approach, building on an individual's strengths to increase resilience to and support recovery from substance abuse. **In December 2000, CDFH's Strengthening Hawaii Families Program received national recognition from the Center for Substance Abuse Prevention in reducing**

substance abuse among the Nation’s youth. The Strengthening Hawaii Families Program operates at various sites including five elementary schools in Kalihi (where KPT is located).

B.2.4 Kokua Kalihi Valley (KKV). Kokua Kalihi Valley is a community-organized non-profit organization run by community leaders. Incorporated in 1972, KKV represented area churches and health providers in response to the lack of accessible and appropriate health services for Kalihi Valley’s immigrant population comprised primarily of Asians and Pacific Islanders. KKV services include health services, family planning, nutrition, immunization, STD/HIV testing and services, youth support services, behavioral health, transportation, translation, outreach, professional education, and community advocacy. Today, KKV’s staff of 80 serves over 45% of all public housing residents in the Kalihi Valley area.

B.2.5 Pacific Gateway Center (PGC). The Pacific Gateway Center has been providing services to immigrants, refugees and low-income youth and families of Hawaii since 1973. Formerly known as the Immigrant Center, PGC was founded by the Episcopal Church of Hawaii in response to the dramatic rise in Asian and Pacific Island immigrants to the State. With over 50 employees, PGC offers a wide range of support services to approximately 3,800 clients annually. The multi-cultural, multi-lingual staff of PGC adds depth to the current array of supportive service programs at KPT by ensuring that immigrants and families who speak English as a second language have equal access to supportive services. PGC programs include adult education services, job readiness and retention, innovative employment, life skills, relocation assistance, entrepreneurship training, and career counseling. PGC is also certified by the Department of the Treasury as a Community Development Financial Institution and is the only intermediary lender of the U.S. Small Business Administration in the State of Hawaii.

B.2.6 Waimanalo Community Development Corporation (WCDC). Founded in 1993, WCDC is a community based non-profit dedicated to assisting low-income families obtain decent and affordable housing and improve their economic situation. Certified as a Community Housing Development Organization, WCDC is also certified by HUD to provide the Homebuyer Education Learning Program and the Neighborhood Reinvestment Training Institute to provide the “Realizing the American Dream” homebuyer education course. WCDC has served over 300 families through its

programs which include Individual Development Accounts, public housing homeownership, homebuyer education, one-on-one credit counseling, and the micro-enterprise assistance program.

B.2.7 Hawaii Thousand Friends (HTF). Incorporated in 1981, HTF is dedicated to responsible land use, planning and management in Hawaii. In recent years, HTF has been involved in watershed awareness and education projects in Kalihi Valley, facilitating communication and coordination among economically challenged communities on Oahu regarding environmental issues, and a broad range of water rights and agricultural preservation activities. HTF has accomplished its projects through a staff structure of independent contractors and community members who volunteer their specific expertise. The stream team is currently made up of minorities, women, and independent contractors who are residents of KPT.

Additional programs that will not be funded under the HOPE VI CSS program, but that are incorporated into the continuum of services at KPT, include the University of Hawaii's Employment Training Center, the Department of Human Services Welfare to Work Program, and Samoan Service Providers Association technology training.

B.3 Property Management Capacity and Experience

HCDCH is the largest landlord in the State of Hawaii, managing over 8,500 federal and state-assisted rental units in 114 projects located on the Islands of Oahu, Hawaii, Kauai, Maui, and Molokai. Federal public housing comprises approximately 63% of HCDCH's total rental inventory.

HCDCH's Executive Director, Sharyn Miyashiro, has over 30 years of property management experience. She was directly involved in the day-to-day operations of public housing and rent subsidy programs prior to her appointment as the Deputy Director and, subsequently, the Executive Director of HCDCH. Having worked in the "trenches" at the housing projects, Director Miyashiro has hands-on experience in all aspects of property management including applications, rent collection, grievances, evictions, work orders, and property and preventive maintenance. Director Miyashiro has designated Keith Oda, HCDCH's Director of Property Management and Maintenance, to coordinate the property

management component of the KPT revitalization program. Michael Hee, Property Management Coordinator, will assist him.

Mr. Oda has over 10 years of experience in managing private residential, commercial and industrial properties. An active community member, he sits on the Boards of the Wai-Kahala Athletic Club, Ahahui Koa Anuenue (the University of Hawaii athletic scholarship club), and the Hawaii Sports Hall of Fame. Michael Hee has 20 years of experience in the management of public housing, low-income housing tax credit, and Section 8 properties. He currently oversees all private property management contracts for the HCDCH (which represents approximately 59% of the total housing inventory).

HCDCH will issue a request for proposals (RFP) which will require the selected developer to manage KPT in a manner that best complements HCDCH's extensive property management expertise. HCDCH's aim is to create a unique property management program of professional procedures and standards that meets HUD's critical benchmarks and that is sensitive to our island community's special living needs. HCDCH will seek a private sector partner with proven market experience (particularly with rent-to-own working families); versatility in mixed-use property management; a sound maintenance record; and strong accounting, marketing, resident relations, site-based management and budgeting experience.

The management model for KPT will be a "first of its kind in Hawaii" because of the mix of public housing, tax credit, and market for-sale units. The RFP process will bring together HCDCH's public housing expertise with a knowledgeable private property manager in a new partnership that will meet the high standards and management innovations that a HOPE VI project should exemplify. The HUD award-winning public/private partnership at Wilikina Apartments in Wahiawa, Oahu will be used as a model for KPT. The project consists of 119 units and is home to about 25% working families, 25% elderly, 40% subsidized families, and 10% other residents. HCDCH will draw upon its overall property management expertise and key achievements at Wilikina to formulate high quality criteria for the effective management of KPT.

Overall, HCDCH has one of the nation's outstanding **property maintenance** records for public and affordable housing. **Rent collection** at Wilikina Apartments exceeds budget expectations and is consistently below HCDCH's delinquency rate of 2%. HCDCH expects that the selected developer's outside manager for KPT will meet or exceed budget expectations based on a delinquency rate of no more than 2%. To help ensure success, HCDCH is currently in discussions with local banks to make rent payments easier by having residents pay at any of a bank's many branches. Recognizing the diminished mobility of frail elderly, HCDCH is also exploring automatic rent debit programs for qualifying seniors. The expectation is that the developer's outside manager will fully implement these planned convenience measures.

Using the *EmPHAsys* software program for **work orders**, the management response rate for emergency/urgent calls is four hours (Federal guidelines call for 24 hours) and the turn-around time for **work order completion** is two to three working days (standard is 30 days). On-site staff is on call 24 hours a day, seven days a week. *EmPHAsys* also aids in **MTCS reporting** for federal public housing projects and developing timely **preventive maintenance** schedules, including an annual inspection, plus monthly, weekly and daily housekeeping on site. HCDCH's developer must require the private manager to engage a professional engineer to develop plans for and train site managers on preventive maintenance. To further boost efficient property maintenance, HCDCH plans to partner with the State Department of Accounting and General Services (DAGS) on its \$700,000 Preventive Maintenance and Asset Management unit to maximize preventive maintenance of large asset items, such as roofs and driveways. HCDCH will develop an effective methodology to ensure the developer's property manager is an integral part of this large asset preventive maintenance process. Smaller scale maintenance will continue to be handled on site to ensure quick and individualized response to residents' needs. Despite the advanced age of many PHA units, current private managers work closely with HCDCH staff to produce these exceptional results. With such a strong track record, HCDCH expects the developer's outside manager to meet or exceed these standards at the revitalized KPT.

An important goal for KPT is for residents to achieve economic self-sufficiency, anchored by a core of working families. At Wilikina, in a pro-active move to support residents, HCDCH hired a Services Coordinator to work on site with residents, regardless of income, to develop personalized plans to handle finances, secure appropriate social services, and provide other family support. As a result, residents at Wilikina have low violation rates. At the heart of quality of life for residents is prompt, consistent, and fair resolution of **tenant grievances**. Site managers meet face-to-face with new tenants to immediately establish successful communication. Managers handle the orientation of new tenants, which includes a careful walk-through of the unit and follow-up visits in two weeks. Should there be a grievance, site managers are instructed to immediately communicate with the parties involved before the formal process begins.

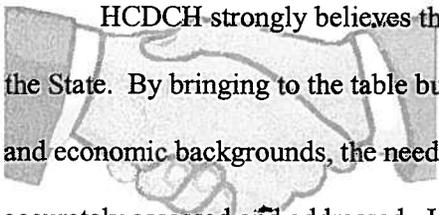
Evictions are presently handled through a two-tier administrative process (versus court proceedings). Following the HUD grievance hearing, a tenant may request an administrative hearing before a hearings officer or panel. If aggrieved by the outcome of the hearing, a tenant may appeal to an appeal board (appointed by the HCDCH) and, lastly, circuit court. HCDCH has been working with resident leaders, the Legal Aid Society of Hawaii, and the Women's Legislative Caucus to streamline this administrative procedure while preserving due process. HCDCH will introduce legislation in January 2002 and anticipates the streamlined process will be effective by December 2002. The developer's private manager will be expected to comply with these procedures.

With the success of **site-based management** and **project-based budgeting** at Wilikina and other select projects, HCDCH will require its developer to secure a property manager well versed in both approaches. HCDCH currently mandates its private property managers to provide intensive training to its site managers in facilities management, site-based budgeting, State health and building code regulations, resident relations, accounting, and other aspects of property management. In addition, HCDCH provides its private management representatives, upon approval, with free additional specialized training and requires attendance at two annual seminars to keep them abreast of HUD regulations, housing

improvements, and changes in policies and procedures. The manager selected for KPT must meet or exceed HCDCH's current requirements in these areas.

Wilikina has demonstrated that mixed-use units keep **occupancy rates** up, with vacancy rates consistently below the 3% target, and **unit turnaround** well below the required 20 days. HCDCH is committed to instituting a site-based wait list at KPT, which has proved effective at Wilikina. It fully expects its developer's manager to effectively implement such a list for KPT. Because Hawaii has the nation's fourth highest cost of single family homes and one of the highest costs of living, the waiting list for public housing on Oahu, as of April 2001, stands at 6,176 families. The revitalized KPT will be attractive to these families, as well as working families seeking rent-to-own properties advantageously located in the metro Honolulu area.

B.4 Diversity of Team



HCDCH strongly believes that team diversity is advantageous in all revitalization projects across the State. By bringing to the table businesses and individuals with diverse cultural, educational, ethnic, and economic backgrounds, the needs and barriers to achieving success on a project can be more accurately assessed and addressed. HCDCH is fortunate that in Hawaii some degree of diversity in the overall planning, development and management of the project is ensured by the high level of participation of minority groups in government, business, non-profit and other sectors.

To reach the goal of true diversity and ensure a fair representation of Pacific Islanders and Asians in areas where they may be under-represented, HCDCH will proactively encourage, and require where permissible, that all procurement processes related to KPT ensure that the revitalization team is a diverse team. CSS partners will also take a role in assisting KPT residents to start or expand businesses that can play a role in the revitalization project, including painting, landscaping, and maintenance. HCDCH will proactively conduct outreach to existing Minority-Owned Business Enterprises (MBE) and Women-Owned Business Enterprises (WBE). These steps will include but not be limited to, placing qualified minority and women-owned businesses on solicitation lists; requiring primary contractors to pursue and facilitate the participation of small business, minority and women-owned businesses; and working to

identify qualified individuals with disabilities for inclusion on the KPT Revitalization Team. HCDCH will also utilize and expand upon the existing list of consultants, contractors, and organizations, including several MBEs and WBEs, already on hand from previous procurement processes and registered with the State Procurement Office. In all requests for proposals (RFP) and requests for qualifications (RFQ), HCDCH will encourage applicants to create multifaceted teams.

B.5 Obligation of Capital Funds

As of March 31, 2001, 68% of HCDCH's FY 1997 through 1999 modernization funds was obligated. This represents 100% of FY 1997, 91% of FY 1998, and 25% of FY 1999.

EXHIBIT C: NEED

C.1 Need for Revitalization

Although not identified by HUD as a Section 202 project, Kuhio Park Terrace already meets the Section 202 criteria. KPT suffers from many severe problems that present an immediate threat to the health and safety of its 1,800 residents. Despite HCDCH's continued efforts to address the physical deterioration of the buildings, the high incidence of crime, and the socio-economic challenges faced by residents, the physical design of KPT (i.e., the massive high-rise towers and large, barren open spaces) severely impedes meaningful progress. KPT residents deserve more than a brief respite from broken elevators, temporary dips in the crime rate, and a few economic successes.

KPT failed its FY 2000 Public Housing Assessment System physical condition indicator with a score of 59. About 100 (or 16%) of its 614 units are vacant and in a deteriorated condition. The need for revitalization of the two 16-story towers and fourteen 2-story buildings constructed in the early 1960's has been confirmed by the certification of severe distress by Group 70 International, a Honolulu-based architecture, planning and environmental services firm. (See Attachment 36.)

The KPT community exhibits many of the socio-economic characteristics endemic to distressed neighborhoods: high incidence of crime, high population density, low education levels, low property values, and the presence of many risk factors for youth substance abuse.

C.1.1 Major structural and system deficiencies. According to the Group 70 report, electrical, plumbing and mechanical systems, which are 40 years old, are beyond their normal useful life and require replacement due to extensive corrosion. Failure of these systems is causing immediate threats to health and safety such as the sewer leak that created uneven settling of one of the tower's ground floor slabs. Ongoing problems with the gas lines and gas meters in the towers compromise resident health and safety because of potential gas leaks.

Vandalism has rendered the fire alarm system inoperable and fire hoses are tampered with or stolen on a regular basis. The inherent danger to the residents created by these inoperable safety elements is magnified because of the high-rise living situation. HCDCH's repeated efforts to maintain these

critical safety elements has had little effect as they are damaged soon after repair or replacement, thus creating a constant health and safety threat to residents.

The building elevators are consistently misused and vandalized and are often inoperable, resulting in danger and inconvenience to the residents. Broken elevators also delay critical building repairs and escalate costs because of lost contractor time. Frustration with KPT's severe health and safety hazards is reflected by the residents: *"Our problem is a major one". "I'm concerned". "How can we live in a house with sewer back ups?"*

C.1.2 Accessibility Deficiencies. Constructed in the early 1960's, the structures and the surrounding open space are not fully accessible to persons with disabilities. The project does not meet the minimum accessibility requirements under Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act. Bathrooms, kitchens, doorways and vertical plumbing are structurally difficult to modify because of poured-in-place concrete walls and floors.

C.1.3 Indefensible Space. The existing design of the KPT lacks defensible space that compromises the safety and security of the families. The design of the current high-rise apartments includes long corridors and dark stairwells providing unsupervised spaces that encourage loitering and are prime areas for assaults and crime-related activities. The property lacks defined front and backyard areas, which makes the identification of intruders on the grounds difficult. This lack of ownership has led to ongoing vandalism and abuse of physical elements such as doors, stairwells, fire protection systems, mechanical grills, trash chutes and elevators. The open space between the towers, intended for recreational activities, is barren except the abandoned play courts.

Residents and surrounding neighbors complain about criminal activity in their community. KPT is one of the few housing projects for which HCDCH provides two gated entries with 24-hour security guards. All other entries have been barricaded. The closure of entries into the housing project, necessitated by resident safety concerns, further isolates the residents from the neighborhood.

In March 2001, the Honolulu Police Department's District 5 conducted a review of the KPT community as a standard component of HCDCH's Public Housing Drug Elimination Program (PHDEP).

Under the PHDEP, law enforcement officers were trained and certified in crime prevention through environmental design (CPTED) to assist HCDCH evaluate all of their public housing communities. The CPTED report on KPT, prepared by Sgt. Sam Rodriguez, documented the indefensible space, “hot spots,” and design deficiencies in the project which encourage loitering, trespassing, drinking, drug dealing, and other criminal activities. Sgt. Rodriguez provided recommendations for improved security but these cannot fully compensate for the design deficiencies and serve only as an interim solution.

C.1.4 Inappropriate Density. KPT’s severest design deficiency is its high density of households living in the two high-rise structures, which are not appropriate living environments for families with children. This deficiency is recognized by the nearly 1,800 residents. In the March 2000 survey, 70% of KPT residents agreed with the statement: “*Families with children should not live in a high-rise.*” Despite this recognition, 55% of the population of KPT are children under the age of 18, and more than 400 (24%) are under the age of six.

The nearly 150-foot high, twin high-rise towers impose their shadows over the adjacent single-family and occasional low-rise multi-family buildings. There are no buildings within several miles of KPT that are half as tall, leaving this icon of poverty as a highly visible misfit.

The high density is compounded by inadequate parking. There are only 381 parking stalls for 614 units so residents’ cars are scattered throughout the surrounding streets adding to the neighborhood’s congestion and contributing to tensions between KPT residents and the surrounding community.

C.1.5 Hazardous Material. Asbestos containing material is present in the vinyl floor tile, and lead based paint is present on doors and window frames. Lead-based paint can be a threat to the health of young children and pregnant women.

C.2 Impact on Neighborhood

The stigma of KPT includes an intimidating concentration of low-income public housing residents, its history of reported incidents of crime, the negative public perception, and negative attitudes of potential public housing residents. The presence of KPT significantly contributes to the physical

decline of, and disinvestment by, public and private entities in the surrounding neighborhood. A windshield survey reveals obvious signs of private disinvestment in commercial properties and poor maintenance of public and private improvements. Declining property values, foreclosure sales, and crime reports evidence the extent of neighborhood distress.

C.2.1 Incidents of Crime. The incidents of crime at KPT are relatively high for its small area. Newspapers have chronicled criminal acts since first occupancy of the project. As a result, the area developed a reputation as a danger zone. In the early years of KPT, the police were harassed by residents, and after a few incidents of destruction to police cars parked on or driven through the project and verbal abuse to the officers, police were reluctant to enter the project, despite calls for help. In the 1990s, the police worked with KPT residents and other community members to implement community policing teams and neighborhood security watch programs. As a result, the Honolulu Police Department reported that incidents of crime at KPT declined from 301 in 1996 to 288 in 1997. In 1998, the police implemented a new program that integrated community policing projects, philosophies, and concepts with the duties of the police patrol officers. This program was likely instrumental in reducing the crime incidents to 265 in 1998. Unfortunately, incidents of crime increased in subsequent years to 281 in 1999 and 290 in 2000.

C.2.2 Negative Attitude of Potential Residents. As of April 2001, HCDCH's wait list for public housing in the City and County of Honolulu included 6,176 households. However, the vacancy at KPT is currently about 93 units. The average lease up time for a KPT unit is about 86 days. The lease up time is longer than for other public housing projects because applicants turn down opportunities to be placed at KPT, and instead choose to be placed at the bottom of the wait list.

C.2.3 High Concentration of Public Housing Residents (Demographics of Residents at KPT). The high concentration of low-income families with children in KPT is unhealthy and unsafe. KPT currently houses 500 families with a population of 1,757 persons. Children comprise about 55% of the population. About 27% of the households have five or more people living in the same unit, including one unit with 12 people. About 33% of the families have a head of household and spouse or partner.

Single mothers comprise about 15% of the population. By race, approximately 49% of households are Samoan. Asians comprise about 15% of the households; Hawaiians about 12%; Micronesians about 9%; and others, including White, Black, Hispanic, and "other", 15%.

The average household income at KPT is about \$11,200. This is approximately 18% of the median income for Honolulu of \$62,400. About 40% of the households report income from wages and 4% have \$0 income. The remaining households receive income from public sources such as social security and temporary aid.

C.2.4 Demographics of the Neighborhood. Based on the 1990 Census, the demographics of the neighborhood compared to Oahu, as a whole, show:

- Disproportionately high percentage of residents with lower attainment of education
- Lower per capita income
- Disproportionately high percentage of Samoan, Hawaiian, and Filipino residents.

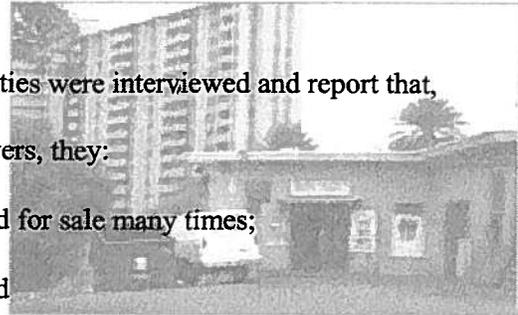
According to 1990 Census data, about 36% of the population over 18 years old in KPT had attained less than a high school education. Almost 45% had attained a high school or equivalent education. Only about 25% had higher than a high school level education. When considering KPT together with its surrounding neighborhood, the percentages increase slightly to 39% having less than a high school education, 33% with a high school or equivalent education and 27% with higher education. By comparison, the Oahu percentages are about 18% with less than a high school education, 31% with high school or equivalent, and 53% with higher education.

C.2.5 Disinvestment in Commercial Properties. The commercial properties outside the main entry to KPT include retail stores and offices that have been vacant for several years and have not been maintained. Both the vacant properties and those open for business have most of their building entries and windows boarded or protected with iron bars, an unusual and uncharacteristic safety precaution for property owners in Hawaii. These commercial properties can be categorized as follows:

- Property owned and leased to others;

- Property owned and operated by the landlord with portions leased to others or available for lease; and
- Property owned and operated by non-profit organizations such as Kokua Kalihi Valley, a non-profit health care organization providing medical and dental services to KPT and other low income families.

Property owners and storekeepers of these commercial properties were interviewed and report that, because of the proximity and visibility of KPT's high rise towers, they:



- Are unable to sell their properties that have been listed for sale many times;
- Are unable to lease space vacant for several years; and
- Are unable to lease second floor office space and have converted it to low rent residential apartments.

According to storekeepers, the presence of KPT has resulted in:

- Low sales revenue and operating losses because customers are afraid to come to the store; and
- Significant vandalism and security problems.

C.2.6 Minimal Maintenance and Other Evidence of Private Disinvestment. Graffiti mars the outside walls of several properties. Kalihi Stream borders the project at its southerly boundary. The concrete lining along the stream ditch, which is visible from School Street, is disfigured by graffiti.

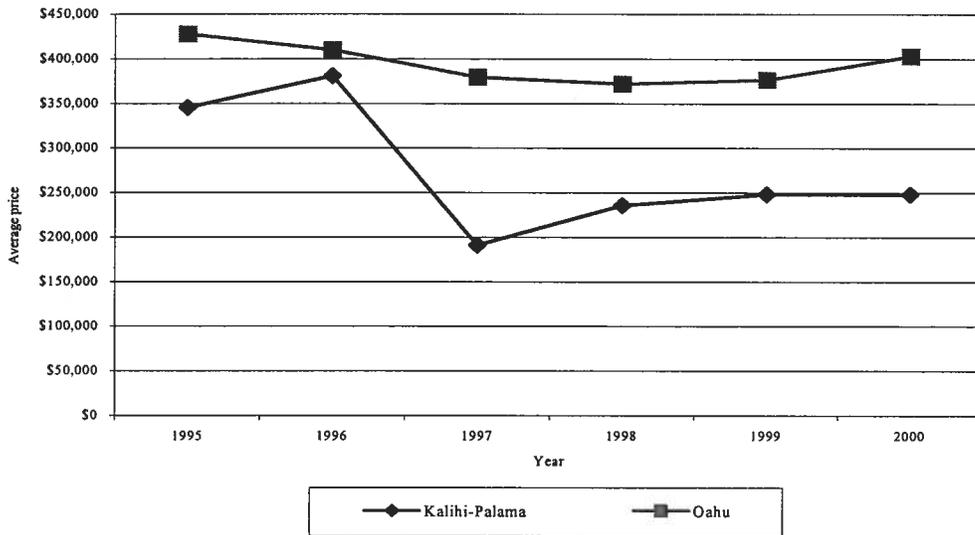
There is no consistency in types of improvements or levels of maintenance of the private homes in the surrounding neighborhood. The maintained residential properties typically have fenced yards with watchdogs for protection.

C.2.7 Declining Property Values. Since KPT was completed, property values in Kalihi-Palama have consistently been lower than Oahu averages. Moreover, when property values began to decline in 1995, property values in Kalihi-Palama declined at a faster rate than Oahu averages.

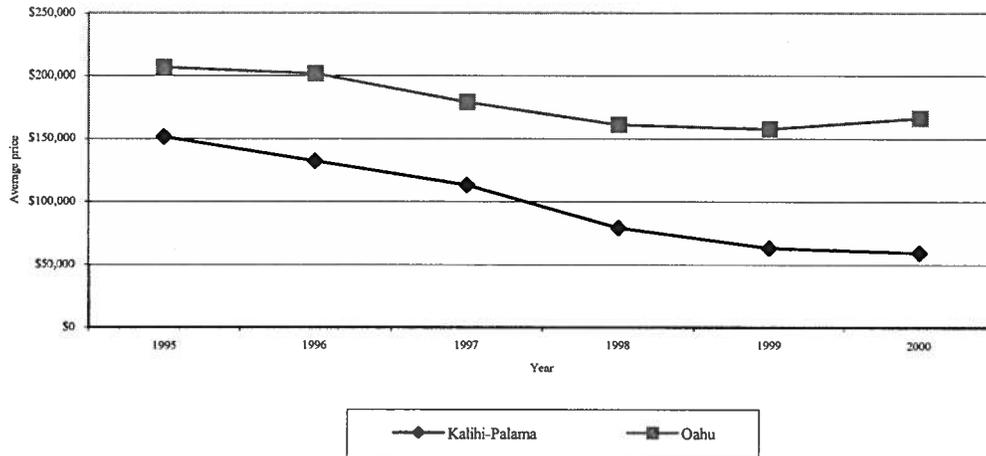
Based on Honolulu Board of Realtors Multiple Listing Service (MLS) data, between 1995 and 2000, the compound average annual decline in single-family home resale prices in Kalihi-Palama was

about -6.4% compared to the change in resale prices on Oahu of about -1.2%. The compound average annual change in multi-family unit resale prices in Kalihi-Palama was about -17.1% over this same period, compared with the change in Oahu resale prices at -4.2%.

Average Single Family Sale Price



Average Multi Family Sale Price



C.2.8 Results of Revitalization. Revitalization will significantly improve the health, safety, and economic vitality of the project and the surrounding community. Revitalization will remove visual reminders of the stigma historically associated with KPT and encourage private investment that includes:

- New market residential single family development fueled by the 10 market single-family homes that will be developed at KPT;
- Rehabilitation of existing commercial properties;
- Leasing of existing vacant stores and office spaces; and
- Development of additional commercial and retail space that will create new job opportunities and services for the Kalihi-Palama neighborhood.

As mentioned in section C.2.5, commercial properties outside the main entry to KPT have most of their building entries and windows boarded or protected with iron bars, an uncharacteristic safety precaution for property owners in Hawaii. The commercial property owners that were interviewed were generally optimistic that the HOPE VI revitalization will significantly reduce crime in the neighborhood and make it a more attractive place to do business, thereby spurring commercial activity.

The Kalihi Valley Community Foundation is committed to constructing a third floor to its supermarket building if HCDCH is awarded HOPE VI funds. This will add additional commercial and retail space, creating new job opportunities and services for residents of KPT and Kalihi-Palama.

The proposed site plan and design for KPT will integrate it into the neighboring community, increase safety, and make the development more attractive to prospective homeowners and renters. Mrs. Rene Nakama, a life-long resident of Kalihi believes that HOPE VI will make it possible to work towards a safe, clean, and secure community. *"I remember when the previous Kalihi War Homes was situated on the site and we walked through the area almost daily on the way to or from school and after school programs because it was safe, did not look like the public housing of today and did not seem so intimidating... I am pleased that the twin towers will be replaced by two to four stories high structures that will not look like public housing."* Mrs. Nakama adds, *"the diversity will hopefully create a sense of*

ownership and pride. This will hopefully make it possible to work towards and attain a safe, clean and secure community."

C.3 Need for Funding

As of March 31, 2001, HCDCH's \$26,000,501 balance of unobligated FY 1998-2000 modernization funds represented 77% of this \$35,000,000 HOPE VI request. KPT would require all of the unobligated funds, and more, leaving other priority housing projects to decline to similar levels of physical distress.

C.4 Need for Affordable Housing in the Community

There is a substantial need for affordable housing on Oahu. As of April 2001, there were 6,176 applicants on the wait list for federal public housing in the City and County of Honolulu. An additional, 3,620 applicants were on the wait list for Section 8 tenant-based assistance.

Pursuant to the State of Hawaii Consolidated Plan for 2000-2005, approximately 18,460 new housing units are needed during the five-year planning period to meet housing demand in Honolulu. Approximately 7,340 units or nearly 40% of the units are needed for households earning 80% of the median income and below. These estimates of housing need include the existing "pent up" demand for over 16,000 housing units, as well as anticipated demand based on the formation of new households. These estimates do not include households that are residing in substandard or overcrowded units, or that are cost-burdened and in need of improved living conditions.

Other indicators of housing need include the following data from the Hawaii Housing Policy Study Update, 2000 (prepared for the State and county housing agencies by a market research consultant, SMS Research and Marketing Services, and the Department of Health):

- Approximately 20,423 or 7.0% of all households in Honolulu were overcrowded (1.01+ persons per room).
- Approximately 144,130 or 40.6% of renter households paid 30% or more of their income for rent.

- Renters in Honolulu paid an average of \$977 per month for rent. Residents of KPT pay an average monthly rent of \$181 for a 1-bedroom, \$234 for a 2-bedroom, \$314 for a 3-bedroom, and \$414 for a 4-bedroom.

The supply of other affordable housing is inadequate to accommodate families that would be displaced if KPT were demolished and not replaced. An analysis of rental apartment listings published in the "Honolulu Advertiser" in April 2001, showed that of the 483 vacant rental apartments listed, only 195 apartments were priced to accommodate residents of KPT if the development were simply demolished. The majority of apartments were listed at rents that exceeded the Section 8 fair market rents for Honolulu. Additionally, of the Section 8 eligible units, nearly all were for small families -- 66% were studios and one-bedroom units and 30% were two-bedroom units.

EXHIBIT D: PREDEVELOPMENT ACTIVITIES

D.1 Relocation and Section 8

D.1.1 Relocation Milestones. In the effort to maintain one-for-one replacement of demolished units, HCDCH is proposing a combination of 245 hard ACC (public housing) units at the Kuhio Park Terrace site, 50 off-site ACC units at Kapolei, and 319 section 8 vouchers. KPT revitalization activities will be undertaken over a 5-year period. Construction of the Community Resource Center will come first, followed by the phased replacement of existing buildings to minimize relocation.

Phase I (July 2001 - August 2002) of the KPT revitalization will begin immediately. The HCDCH has awarded the contract for construction of the Community Resource Center. Construction of the two-story, 50,000 square foot Resource Center begins in July and the work will be completed in August 2002. The Resource Center will become home to a host of agencies that have a history of service to the community. It will provide on-site services for residents of KPT, as counseling, outreach, and case management are intensified to provide for a smooth transition for residents facing relocation alternatives under the HOPE VI revitalization.

Phase II (March 2002 - May 2004) includes the demolition of Tower A which contains 274 units and 42 additional low-rise units. Upon notification of a successful HOPE VI application, vacated units resulting from normal attrition in towers A and B will not be filled. Residents from Tower A will have the opportunity to move to vacant units in Tower B, if they prefer to put off making a move into section 8 or alternative low-rent projects off site.

Phase II is slated to begin in early 2002, at which time it is estimated that 400 families will be residing at KPT. Tower B can accommodate 283 families and 117 families will be provided rental opportunities off site, all of which may qualify for Section 8 assistance. Relocation will be a coordinated effort lead by HCDCH's Relocation Specialist who will have been working with the 117 KPT families for over eight months in planning for relocation

Phase III (May 2004 - December 2005) calls for the demolition of Tower B. At that time 90 ACC units and 60 low-income housing tax credit units will be constructed and ready for occupancy by

150 of the tenants from Tower B. The remaining 193 families will have to relocate off site during the balance of the construction period at KPT. The approximately 193 KPT residents may be eligible for Section 8 assistance during this phase.

D.1.2 Relocation Support. In order to ensure effective communications with residents and provide valuable training, HCDCH has organized a working committee comprised of KPT residents and management staff to discuss their concerns regarding relocation, the use of Section 8 vouchers, and maintaining effective communication. The residents have provided critical input in planning and scheduling relocation support. Based on their input, HCDCH's Relocation Specialist and the CSS Relocation Support provider will coordinate the assistance provided to KPT residents and others subject to the Uniform Relocation Assistance and Real Properties Act (URA). Such support will take the form of financial assistance and tangible services that go beyond URA requirements. Financial assistance will offset reasonable moving costs, utility connection charges, telephone installation fees, and accessibility enhancements for residents with disabilities that are reasonable, necessary and do not cause an undue financial burden. Financial assistance will vary based on the family's choice of housing.

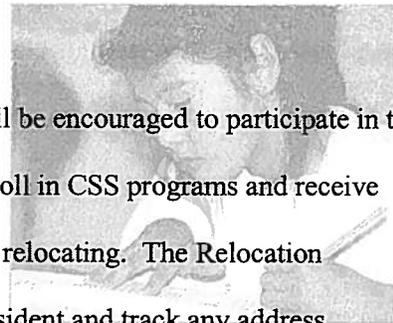
One year prior to the Phase II Tower A demolition, the Relocation Specialist will disseminate information on services, housing options, and eligible relocation expenses. Residents will also be informed well in advance of other relocation services including relocation and section 8 orientation classes, identification of appropriate replacement housing, budgeting and life skills training, and "neighborhood counseling" to allow for a smoother transition into areas with lesser concentrations of low-income households. To minimize the disruptive effects of moving on the youth, the Relocation Specialist will work with the Department of Education on a transition plan specifically for children moving out of the school district. Parents and children will be provided with vital information regarding school choices and required paperwork for transfers or geographic exceptions. All of these services will be delivered as part of the one-on-one counseling and case management system at the heart of the CSS Plan.

The CSS Plan includes many additional services of value to section 8 voucher holders. These include workforce and employment programs, educational activities, youth development services, social

and economic development services, homeownership counseling services, computer classes, and community building events. To afford an individual with a disability an equal opportunity, HCDCH will also use relocation funds to make modifications to section 8 units that are reasonable, necessary, and do not cause an undue financial burden.

D.1.3 Community Outreach. To complement this array of services, HCDCH has identified a team of community-building organizations to help Section 8 residents transition to their temporary or new housing. Key among these partners are faith-based groups such as Catholic Charities Community Services and Pacific Gateway Center, as well as other non-profits including Honolulu Community Action Program (HCAP) and Parents and Children Together (PACT). These organizations have committed their support and will help section 8 residents seek appropriate housing, negotiate a lease for housing facilities that have passed required inspections, transition to their new communities, meet their neighbors, and acquire enhanced social self-sufficiency and life skills. Additionally, residents will be provided a directory of services listing area service organizations, government and community officials, churches, schools, recreation areas, and medical services. As the housing agency for the state, HCDCH has staff in all counties that can provide referrals for residents in need.

D.1.4 Self Sufficiency. Prior to relocation, each family will be encouraged to participate in the CSS program even while off-site. Families will be encouraged to enroll in CSS programs and receive additional referrals for the new neighborhood into which they will be relocating. The Relocation Specialist and Relocation Support Office will register each current resident and track any address changes. Families who wish to return to KPT will be required to fully participate in the CSS programs. Each CSS partner will monitor and ensure that all families continue to participate in social and economic self-sufficiency activities such as job training, anger management and home ownership.



D.1.5 Tracking. HCDCH's Relocation Specialist will be responsible for ensuring that families receive post-relocation contacts. These contacts will be recorded in a database and used to track a family's need for additional or ongoing supportive services and self-sufficiency programs. The post-relocation contacts will also serve to maintain links to temporary relocatees and to keep families informed

on the status of revitalization efforts. All residents will continue to receive HCDCH news bulletins regarding HOPE VI progress, services, and information of general interest.

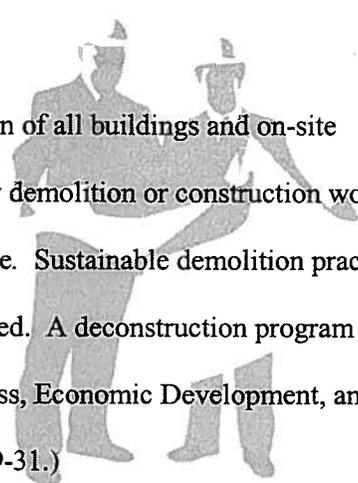
CSS partners will also be contractually required to report quarterly on outreach and services provided to temporarily and permanently relocated residents. The HCDCH Relocation Specialist will serve as the central point of contact and track all address changes and changes in information to CSS partners.

D.2 Hazard Reduction

Asbestos containing material is present in the vinyl floor tile at KPT. Lead based paint is present on doors and window frames. Termite treatment chemicals are present in the soil beneath the building structures. HCDCH will perform any necessary abatement and/or additional assessments upon completing a Phase I Environmental Assessment for the site.

D.3 Demolition

The revitalization of this site requires the total demolition of all buildings and on-site infrastructure. Trees along Kalihi Stream will not be affected by demolition or construction work. The few existing trees will be preserved to the greatest extent possible. Sustainable demolition practices, such as the recycling of building materials and debris, will be employed. A deconstruction program will be established in partnership with the State’s Department of Business, Economic Development, and Tourism at the outset of contracting with a developer. (See Attachment 19-31.)



D.4 Disposition

The land will be subdivided into separate parcels for the 1) family rental project, 2) homeownership units, 3) senior apartments project, and 4) the community resource center.

- **Family Rentals.** For the family project, a total of 12.22 acres will be transferred under the terms of a long-term lease to a limited partnership using the conventional tax-credit approach. The limited partnership will consist of a private developer and tax credit investors and as lessor will

manage the 185 family public housing units in accordance with an ACC with HUD and manage the 122 affordable units under a regulatory agreement with HCDCH.

- **Homeownership Units.** The 50 rent-to-own units on 2.62 acres will be transferred under lease agreements as part of the sale of these multi-family units. The 10 market single-family homes on 1.14 acres will be sold to individual homeowners.
- **Senior Apartments.** The 100-unit senior project including 60 units of public housing and 40 tax credit units on 1.15 acres will be transferred under a ground lease to a non-profit developer.
- **Community Resource Center.** The resource center on 3.72 acres will be retained by HCDCH but operated by a private management entity.

D.5 Acquisition

No acquisition is required. Off-site replacement units are to be constructed on vacant land at the Villages of Kapolei owned free and clear by HCDCH. Consequently, development of the off-site units can begin immediately.

D.6 Site Improvements

Proposed on-site improvements for the Kuhio Park Terrace revitalization include:

- Demolition of all existing structures.
- Senior apartments, family rental housing, rent-to-own units, and single family homes that blend in scale and architectural design with the surrounding community, are energy efficient, and follow defensible space and private space concepts.
- A Community Resource Center that serves the CSS needs of the community.
- A property management office and maintenance building.
- A public recreation area.
- Infrastructure including internal roads, storm drainage, sewers, water lines, curbs, gutters, and sidewalks.
- Utilities including electric, gas, cable television, and telephone.



- Parking to meet current City and County of Honolulu requirements.
- Landscaping and Kalihi Stream beautification.

EXHIBIT E: PHYSICAL REVITALIZATION PLAN

E.1 Physical Plan

The Kuhio Park Terrace revitalization plan begins with a clean slate. All existing structures will be demolished, infrastructure replaced, and the site re-graded. A fresh, new neighborhood will be created with 417 new homes, a 50,000 square foot Community Resource Center, and recreational elements linked together by a biking and jogging trail alongside the reclaimed Kalihi Stream. The design and scale of the revitalized site’s architecture will comfortably fit into the neighborhood. The stigma of the former project will disappear, and the community’s positive attributes will be emphasized.

Off-site, 50 new public housing units will be constructed at Kapolei, Oahu’s “second city.” This growing new community, located on the Ewa Plain, is connected to Honolulu’s financial district, about 23 miles away, by excellent freeway access and express services provided by City’s public bus system.

Table E.1

Proposed Unit Breakdown by Tenure and Income						
	30% and Below	31-50%	51-60%	61-100%	Over 100%	Total
Homeownership						
• Fee Simple	0	0	0	0	10	10
Rental						
• Senior (ACC)	30	30	0	0	0	60
• Family (ACC)	66	62	5	2	0	135
• Family off-site (ACC)	50	0	0	0	0	50
• Rent-to-Own (ACC)	10	20	20	0	0	50
• Senior	10	30	0	0	0	40
• Family	30	62	30	0	0	122
Total Units	196	204	55	2	10	467
ACC Units						295
Non-ACC Units						162
Other Homeownership						10

E.1.1 Rehabilitation. All existing units will be demolished. No units will be rehabilitated.

E.1.2 Development of Public Housing Replacement Rental Housing. There are a total of 295 replacement ACC-assisted (public housing) units, both on and off-site, distributed as follows:

- On-site 60 (of 100) senior units in a multi-story elevator building.
- On-site 185 (of 307) apartments in townhouse and walkup buildings of which 50 units will be incorporated into the homeownership program.
- Off-site 50 (of 50) apartments in townhouse buildings at Kapolei Village 2.

Every unit will be of uniform, market-rate quality, with architectural details and amenities inside and out. PATH technologies will be used including quality materials and energy efficient systems to build durable state of the art buildings. Design, housing materials and components will meet all Model Energy Code requirements.

E.1.3 Replacement Homeownership Assistance/Market Rate Homeownership. HCDCH will use the Waimanalo Homes Homeownership Plan as the model for homeownership at KPT. Homeownership opportunities will be provided to displaced KPT residents, other public-housing eligible low-income families, and other families at 80% of the area median income and below. A total of 50 townhouse and walkup on-site units will be available for sale under the rent-to-own program. A preference will be given to relocated residents who are not ready to purchase but will be within a 5-year period under a special CSS assistance program.

There will also be 10 market single-family homes for sale. The selected developer will develop the market homes with State and private funds.

E.1.4 Community Facilities. The revitalization plan includes a Community Resource Center as its centerpiece. The Resource Center will provide economic development opportunities and supportive programs for the residents of KPT and the surrounding community. The 50,000 square foot Resource Center will house nonprofit organizations and government agencies that provide services for:

- Teen programs (±2,800 SF)
- Family education (±3,400 SF)

- Family service programs (±1,600 SF)
- Head Start and Early Head Start children’s day care programs (±6,400 SF)
- Health services under a medical internship program (±1,800 SF)
- Business incubation (±3,400 SF)
- Economic development (±1,900 SF)
- Employment training (±5,500 SF)
- Welfare to Work programs (±2,400 SF)
- Multi-purpose training and recreational activities (±8,000 SF).



Primary tenants at the Community Resource Center will include Parents and Children Together, Kokua Kalihi Valley, Samoan Service Providers Association, State of Hawaii Department of Human Services, and University of Hawaii’s Employment Training Center.

The Community Resource Center will be constructed as the first phase of the revitalization plan and be completed in August 2002. This will allow CSS programs to commence prior to relocation of any resident. The Resource Center will serve as the physical symbol of a new revitalized community, and as the gathering place and informational center for residents as the rest of the revitalization plan is implemented. Final design drawings have been completed and HCDCH is proceeding with construction in anticipation of a HOPE VI award. Funding for design and construction has been secured from the U.S. Department of Labor and HUD.

An open public space will provide active and passive play areas. Separate safe play areas for small children will be created throughout the site.

E.1.5 Economic Development Facilities. The Community Resource Center is the primary economic development facility with space for business incubation, economic development programs, and employment training. The centerpiece will be a fully operational training kitchen and food service area to be operated by the University of Hawaii Employment Training Center. Additionally, the operation and maintenance of the Resource Center will create a variety of job opportunities for residents.

E.1.6 Extraordinary Site Work. Funding for extraordinary site work is not being requested.

E.2 Site Conditions of Proposed Site

KPT is located on a 19.85-acre site on the southern coast of Oahu in the Kalihi-Palama neighborhood, a few miles west of Honolulu’s financial district. The neighborhood is comprised primarily of single-family residences with a few apartments and condominium buildings. The Moanalua Freeway and a network of local collector streets provide access to the site.

Although there is a mixture of light industry and business along the southern portion of the neighborhood, there are no known potential danger sources within one mile of KPT that could cause discomfort to residents, PHA personnel, or construction workers.

The site slopes gently past the existing buildings then drops sharply at the banks of Kalihi Stream. There are large trees along the stream with a few other trees scattered around the site. A portion of the site falls within flood zones XS, AE and AEF as shown on the FEMA Flood Insurance Rate Maps. There has been no known flooding at the project and the City and County of Honolulu participates in the flood insurance program. Abatement of hazardous on-site sub-grade material contaminated with termiticides will be necessary. Abatement and disposal of the hazardous material will follow all state and federal regulations.

E.3 Design

The RFP for development requires that the selected developer maintain the design concepts that resulted from the community design workshops contained within this revitalization plan. It also requires that design charrettes be conducted, as the team refines and finalizes plans and designs for construction, to allow for continued participation in the design by the community and residents. HCDCH will partner with the Parents and Children Together Teen Center to structure a program to involve young people with in-depth design involvement and expose them to professional career development.

E.3.1 Site and Architectural Design. The existing architectural mass and scale of KPT is incompatible with its surrounding urban fabric. Existing guard shack and barriers isolate residents from

the surrounding neighborhood. The proposed site design will result in a new community that is in harmony with the neighborhood. New single and low-rise multifamily homes will erase the perceived visual, physical, and economic boundaries. A variety of small, mixed-income neighborhoods, each with a distinct architectural style and landscaping theme, will replace the monolithic towers. Hawaiian architectural elements, scale, and forms found in the existing neighborhood will blend the new site into its surroundings. Linapuni Street, the major road through KPT, will be transformed from its present barren look into a friendly array of private yards and welcoming front porches facing a tree-lined street.

E.3.2 Environmental Enhancement. Kalihi Stream borders KPT along ¼ mile of its southern boundary. It is the only stream in urban Honolulu with a natural streambed from its beginning at the upper reaches of the Koolau Mountains to its mouth at the Pacific Ocean. For decades, this stream has been neglected and used as a dumping ground and a site for illicit activities. It suffers from urban pollution, sediment and nutrient loading, pesticide runoff, algal scum, litter, and debris. HCDCH has partnered with Kalihi Stream Cleanup Project to reclaim and restore this natural asset and to develop educational programs to ensure its long-term preservation. (See Attachment 12.) Housing units will be located along the stream to capture the enhanced, tranquil views of this natural amenity and to utilize CPTED principles of natural surveillance and sense of ownership to deter dumping or other criminal activity. A new path will offer bikers and joggers glimpses of this natural feature. Trees will be used to create shade to cool the surrounding homes from the strong Hawaiian sun. Landscaping will define defensible public and private areas.

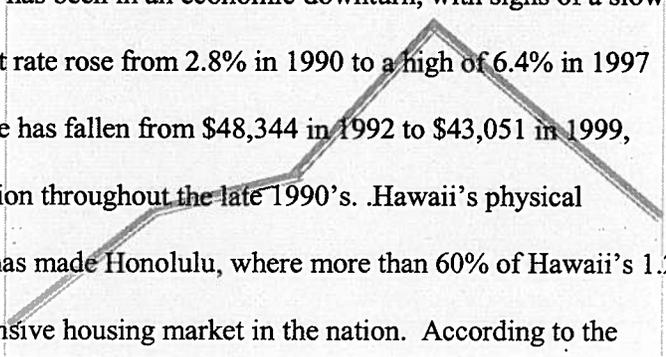
E.3.3 Energy and Water Efficiency. The new design will exceed the Model Energy Code adopted by HUD. HCDCH has partnered with Hawaiian Electric Company to incorporate energy efficiency as part of the new construction. (See Attachment 19-13.) Energy usage is targeted at 42% less than the average Oahu household by including solar water heating, tinted windows to reduce heat gain, compact fluorescent fixtures on the exterior, and fluorescent lights in the interior. More landscaping with native trees and shrubs will absorb sunlight and create cooler living spaces. Energy Star appliances and

water saving plumbing devices will contribute to an environmentally friendly development. Energy savings will directly benefit residents and contribute to their economic self-sufficiency.

E.3.4 Sustainable Construction and Demolition. HCDC has partnered with the State’s Department of Business, Economic Development, and Tourism on a program to incorporate the deconstruction of Kuhio Park Terrace and the recycling of demolition debris.

E.4 Market

For nearly a decade, the State of Hawaii has been in an economic downturn, with signs of a slow recovery beginning in 1999. The unemployment rate rose from 2.8% in 1990 to a high of 6.4% in 1997 and 1998. The State’s median household income has fallen from \$48,344 in 1992 to \$43,051 in 1999, and has never ranked higher than 16th in the nation throughout the late 1990’s. Hawaii’s physical isolation and need to import building materials has made Honolulu, where more than 60% of Hawaii’s 1.2 million population resides, the fourth most expensive housing market in the nation. According to the Honolulu Board of Realtors, the median cost of a single-family home in Honolulu was \$292,500 in April 2001. It was topped only by San Francisco (\$470,200), Boston (\$329,500), and Orange County, California (\$323,300) -- all urban areas with significantly larger populations. While overall availability of housing on Oahu island, where Honolulu is located, increased 10.3% over last year for single family homes, the city’s Kalihi neighborhood, where KPT is located, experienced a 12.6% decline for such homes on the market. Even Kalihi’s condominium inventory experienced a downturn of 5.3%.



In such a tight housing market, the proposed KPT HOPE VI project is generating much excitement and interest as a ray of hope in rejuvenating homeownership in the area and revitalizing this older Honolulu neighborhood. (See Attachment 27.) KPT is surrounded by single-family homes in Kalihi, an older Honolulu district of wide income ranges (the Mayor of Honolulu resides in the district) and a mixture of residences, businesses, and light industry. Located only a few miles from downtown Honolulu, the site is easily accessible from two main streets, has convenient public transportation routes (mainline City buses run from 5:00 am to 2:00 am, with five minute intervals during rush hour) and offers

two large shopping centers in close proximity. It has five public schools nearby, including the State's largest public high school, two fire stations, a public library, and a police substation. The internationally renowned Bishop Museum, housing the world's largest Hawaiian and Pacific collection, is also located there.

Among Honolulu neighborhoods, Kalihi offers the most affordable in-town single-family homeownership, with average sales prices comparable to neighborhoods, such as Mililani and Wahiawa, which are well outside of the city and that require long daily commutes by working families. KPT's rent-to-own program and tax credit rental units represent a profound turning point in this market. It is truly a landmark opportunity for potential first-time buyers and moderate-income households to build toward the dream of owning a home in the city. Moreover, KPT's close proximity to cultural attractions, medical facilities, social services, and family affords seniors and disabled people a more diverse and richer quality of life than comparable, but more isolated neighborhoods.

Together with Palama and Chinatown, Kalihi also houses one-third of the total State inventory of public housing, the largest concentration of such housing in Hawaii. The existing KPT high-rise and mid-rise projects combined constitute the State's largest public housing project with 614 units. A survey is currently underway to determine the potential number of returnees among current residents, with early indications suggesting high interest for the smaller number of affordable and public housing units at the revitalized KPT. As of April 2001, HCDCH's waiting list for public housing on Oahu was 6,176 and the waiting list for Section 8 vouchers on Oahu was 3,620. Altogether, these factors and findings indicate a strong and viable market for market rate, public, and affordable housing at KPT.

E.5 Lessening Concentration

E.5.1 On-Site Housing. One of the major goals of the proposed revitalization of the Kuhio Park Terrace is to reduce the concentration of units on the 19.85-acre site. The reduced number of units along with the diversification of household incomes are critical components to the success of the revitalization effort proposed by HCDCH.

The proposed 417 on-site units will replace 614 units on the 19.85-acre site, reducing the density by approximately 25%. The two high-rise towers (572 units) and 14 low-rise buildings (42 units) will make way for 307 low-rise (2-4 story structures) rental family units, a 100 unit mid-rise (6 story) elderly rental apartment structure, 10 single-family market priced homes, and other community facilities. The proposed 245 ACC-assisted on-site units will reduce by 60% the site’s current concentration of very low-income units. The remaining units will be comprised of 162 low-income housing tax credit units for those earning up to 60% of the area median income and 10 single-family for-sale units. It is this housing mix that will enable HCDCH to achieve the goal of creating a healthy, productive, mixed income community.

E.5.2 Off-Site Housing. HCDCH owns an apartment-zoned parcel at the Villages of Kapolei that will be used for off-site public housing replacement. The Villages of Kapolei is a suburban 888-acre, master planned community developed by HCDCH. This site was identified as an assisted housing project at a public hearing conducted in February 1993 for the entire master plan making community acceptance more likely. It is a diverse, mixed income development consisting primarily of homeownership units with some rental apartments.

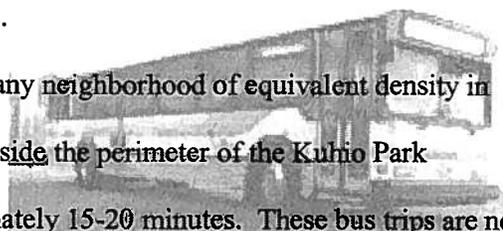
Table E.2. Villages of Kapolei Unit Breakdown by Tenure and Income

	30% & Below	30%-60%	60%-80%	80%-120%	Over 120%	Total
Homeownership			256	1,360	906	2,522
Family Rentals	56	40	40			136
Total Units	56	40	296	1,360	906	2,658

E.5.3 Access to Services. The KPT master plan was developed with the self-sufficiency strategy integrated in several ways. The master plan, which includes the Community Resource Center, will offer a comprehensive array of supportive services and social and economic self-sufficiency programs. Construction of the \$10 million Community Resource Center is underway and will house several non-profit providers such as the University of Hawaii’s Employment Training Center, Parents and Children Together (PACT), Samoan Service Providers Association (SSPA), and the Department of

Human Services. The site plan also provides for safer living areas; as security is enhanced by the privatization of open spaces residents are able to focus on self-sufficiency. And finally, the plan calls for the majority of public housing units to remain at this site because of the exceptional access to employment centers, public transportation and social services.

Public transportation in the Kalihi area is as good as any neighborhood of equivalent density in the City and County of Honolulu. Bus routes run directly outside the perimeter of the Kuhio Park Terrace. The trip east to downtown Honolulu takes approximately 15-20 minutes. These bus trips are not always necessary as the Kalihi community is home to several amenities including all major banks and saving and loans, medical facilities, a community college and trade school, shopping center, supermarkets, and police and fire stations. In most cases, residents with an expressed need and who are participating in job readiness or on-the-job training programs are provided with bus passes by HCDCH or its CSS partners. This serves as a valuable incentive for residents to remain active in their training programs.



Virtually all CSS partners have years of experience working with the residents at KPT and low-income families from other communities throughout the city. On-site service providers, such as PACT and SSPA, have been meeting monthly for 10 years to coordinate their efforts and network with off-site services. While every effort will be made to link off-site residents to service providers, HCDCH anticipates that the relocated residents will prefer to return to the Community Resource Center to continue to work with the case workers who have provided them with guidance for so many years. In an effort to provide off-site residents continued services, all of the CSS partners are scheduled to participate in an informational briefing from Oahu WorkLinks regarding the availability of off-site referral services, job training, and employment opportunities through the WorkForce Investment Board.

E.6 Affirmatively Furthering Fair Housing

E.6.1 Accessibility. HCDCH has a strong working relationship with the State’s Disability and Communication Access Board and has partnered with that agency in an effort to expand the housing

inventory necessary to meet the needs of persons with disabilities. The revitalization plan exceeds prescribed accessibility requirements by proposing the following:

- More than 7% (or 33) of the total dwelling units will be made accessible in accordance with the requirements of section 103-50, Hawaii Revised Statutes. This statute exceeds the Americans with Disabilities Act Accessibility Guidelines.
- 2% (or 10) of the total dwelling units will be made accessible for the vision or hearing impaired.
- Accessible units are allocated proportionately according to bedroom types with at least one accessible unit for each bedroom type. This includes one-bedroom accessible rental units for single individuals with disabilities. Accessible units will be dispersed throughout the site.
- Temporary and permanent relocation policy developed for the revitalization plan gives persons with disabilities first priority. If existing Section 8 housing inventory is unable to accommodate their special needs, HCDCH will make modifications that are reasonable, necessary, and do not cause an undue financial burden to afford an individual with a disability equal opportunity.
- Playgrounds will be designed to exceed statutory and regulatory requirements. A design charrette, conducted by HCDCH design consultants, targeted 16 to 21 year-olds and specifically addressed their input as to accommodation and integration of young children and children with disabilities.
- All unit entrances on ground floors and all units in buildings with elevators (senior housing) will be located along accessible paths with 2' 10" minimum widths to permit visitability.
- All common area elements and non-residential structures will be designed to accommodate individuals with disabilities.

E.6.2 Adaptability and Visitability. The City and County of Honolulu Elderly Affairs

Division has committed to provide input on the physical design of the senior component of the project.

Senior units that are not constructed as accessible will meet the design standards set for adaptable units

set forth in the Uniform Federal Accessibility Standards to allow resident "to age in place." As such, all senior units will also meet the visitability standards adopted by HUD.

Family units will conform to the adaptability requirements set forth in the Fair Housing Act Accessibility Guidelines in conjunction with HUD's adaptability standards. All unit entrances on ground floors and in buildings with elevators will be located along accessible paths with doors wide enough to permit visitability by persons in wheel chairs.

E.6.3 Affirmative Marketing and Outreach. The Fair Housing Analysis of Impediments (AI) in the State of Hawaii was done in November 1996. A major thrust of the recommendations in the AI begins with the importance of a strong, viable and recognizable Fair Housing Officer and/or office in each jurisdiction. Since then a Fair Housing Officer for the State and each county has been appointed.

A statewide ongoing Fair Housing forum is conducted on a monthly basis including HCDCH, each county and HUD. In the past year, this Fair Housing forum has expanded to include the Honolulu Community Housing Resource Board, which consists of Catholic Charities Elderly Services (non-profit), Department of Defense-Veteran Services, American Savings Bank and other individuals in the community, as well as the Hawaii Civil Rights Commission (HCRC). The HCRC is the state entity that enforces the responsibilities for real property transaction practices and discrimination.

An agreement has been established with the HCRC, the Legal Aid Society and the Immigration and Naturalization Services to provide brochures on fair housing in different languages for the immigrant population in Hawaii. Further efforts will include a comic book as a vehicle to outreach to the educational institutions in Hawaii, both elementary and high school.



HCDCH is currently working with the Fair Housing forum group on a proposal to update the AI and to include a survey that will establish a baseline for monitoring the effectiveness of the outreach efforts to reduce discrimination. A marketing campaign to include outreach efforts is in progress. This campaign includes a Governor's proclamation to declare June 2001 as "Fair Housing Awareness Month" and free Fair Housing workshops in the month of June 2001 for State employees and the general public. The campaign includes airing of a television commercial produced by the Fair Housing forum group,

during the months of May and June 2001. The commercial raises awareness and understanding of the fair housing laws to promote and improve equal housing opportunities and access for persons regardless of color, familial status, handicap, national origin, race, religion, sex, age, HIV infection and marital status.

E.7 Separability

Not applicable. All buildings will be demolished and the entire site re-developed.

E.8 Income and Unit Mix

In addition to decreasing the concentration of low-income housing on the site and replacing a portion of the public housing units, the revitalization of the KPT will result in a highly marketable development and is intended to target various market segments. According to John Child & Company, KPT should include a wide range of affordable income and housing types including various levels of rental units, homeownership, and elderly housing. The study concluded that residential housing would likely be the best use for the site, given the high demand for affordable housing in the area.

Based on area poverty information for those under the age of 62 from John Child & Company and HCDCH's waiting lists (as of April 2001) for both public housing (6,176 – Oahu only) and Section 8 vouchers (3,620 – Oahu only), the demand for family rentals is strong (as of April 2001). The KPT units (245 public housing and 162 Low-Income Housing Tax Credit units) will provide housing for those earning up to 60% of the area median income.

Data from John Child & Company reflected a demand for elderly housing in the area. Some of these individuals may be looking for alternatives to burdening family members while remaining in close vicinity to them. The elderly component will provide 60 public housing and 40 tax credit units (for those earning up to 50% of the area median income) in an area which allows them to remain close to the family project, yet provides them with the comforts of living amongst other seniors.

Homeownership, while not the highest demand, has been identified as a viable market for the KPT revitalization. The 10 single-family homes will be marketed to the entry-level first time homeowner. With prices in the range from \$200,000 to \$250,000 for a 3-bedroom, 2-bath unit, these

units will provide homeownership opportunity to a family of four earning up to 100% of the AMI assuming an interest rate of 7.25%. A total of approximately 50 public housing units will be designated as Rent-to-Own, offering qualified residents the opportunity to purchase family units within the project.

Based on the data provided by John Child & Company and information tracked by HCDCH, the HOPE VI revitalization plan for KPT is very realistic, reasonable, and necessary.

EXHIBIT F: COMMUNITY AND SUPPORTIVE SERVICES

F.1 Community and Supportive Services

F.1.1 CSS: A Comprehensive Approach. Providing a comprehensive program of Community and Supportive Services (CSS) to the residents of Kuhio Park Terrace and the surrounding community is an essential component of the overall revitalization plan. Economic self-sufficiency and permanent housing is the ultimate goal for public housing families. However, HCDCH recognizes that for any CSS program to be successful, it must be part of a larger system that provides a continuum of services to augment the transformation of a high-risk neighborhood into a thriving, vibrant community. History has shown that fragmented services geared specifically towards drug prevention, education or even job training can have only limited success when provided in isolation. Risk factors such as family conflict, poor education, truancy, economic deprivation, and violence, which are commonplace in many low-income communities, must also be addressed to motivate a family to stay on the road to success. Each resident and family must be viewed as a part of a larger community. CSS programs must be designed in a holistic manner to address many complex and interrelated issues.

The proposed CSS program addresses a host of needs within a continuum of public housing services including safety and crime prevention, drug prevention and intervention, community building, social self-sufficiency and life skills, education, job training and work experience, economic self-sufficiency, and housing counseling and homeownership. By providing a variety of opportunities that foster support, trust, recognition, and achievement in all aspects of community living and throughout the CSS program, residents can begin to develop healthy perspectives and clear standards that will make them more resilient in the face of conflict. Additionally, the CSS program calls for active participation and investment in the surrounding neighborhood. Public housing residents are integrated into the neighborhood and must take responsibility for their families, the environment, and the surrounding community. Finally, the CSS program seeks to capitalize on the opportunities afforded by such initiatives as HUD's community service requirement, the Workforce Investment Act, and Welfare Reform.

The CSS program and the proposed services are integrated into the master plan for KPT revitalization and the construction of the Community Resource Center. The Resource Center is targeted for completion prior to any housing demolition, thus providing the opportunity for residents to obtain basic training and for relocation and tracking programs to be well in place before residents are relocated. Non-profit service providers will have established a service delivery system on-site in a dedicated facility thereby enhancing the delivery of services.

F.1.2 Resident Needs Assessment. In April 2001, HCDCH commissioned a comprehensive needs assessment that included surveys of 205 residents of KPT, one-on-one interviews with non-profit service providers and community-based organizations that have experience at KPT, and with other low-income families and property management staff. The purpose of the needs assessment was to: 1) identify and define residents' perceived needs; 2) collect demographic and socio-economic information on the residents of KPT; 3) gather historical information based on the experience and knowledge of non-profit service providers; and 4) develop a CSS program that responds to the study's findings.

Findings from the needs assessment indicated that the low socio-economic and educational level of many residents in addition to the cultural, racial and linguistic diversity within KPT make uniting residents around a community vision difficult to attain. Creating trust and working relationships with and among residents are necessary elements to achieving a sense of community.

Another significant finding indicated that the KPT resident population of approximately 500 low-income families is predominantly Pacific Islanders -- primarily Samoans, with other minority groups that include Asian immigrants and refugees and Hawaiians. The cultural mix is an important consideration in the creation of a CSS program due to the varied communication styles and different languages and cultures between individuals, among ethnic groups, and sometimes between building units. To that end, the CSS program is designed around the ability of each service provider to provide culturally appropriate programs and services for the various ethnic groups.

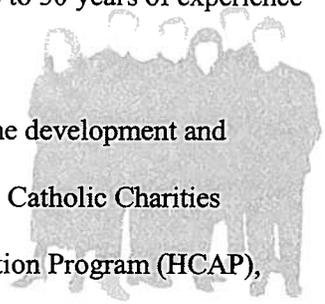
Other significant findings from the needs assessment include the following:

- Of those surveyed, 32% had less than a high school education and 35% have a high school diploma or high school equivalent.
- 63% are currently unemployed and 35% are employed full or part time.
- Of those unemployed, only 18% are currently involved in job search or job training activities.
- Important issues for families at KPT include activities for their youth, help with obtaining a job or job training, transportation services, childcare, medical/dental care, and completing high school.
- 59% of those surveyed had a reported household income of less than \$10,000, with 18% reporting annual household income of between \$10,000 and \$20,000.

Using the results of the needs assessment, HCDCH solicited service proposals and selected programs that responded to the identified needs of the residents. Programs were chosen based on: 1) stated goals and objectives, 2) scope of services, 3) capacity and experience with the target population, 4) project leveraging, 5) demonstrated ability to work collaboratively with other service providers to avoid duplication of services, and 6) the recognition of the need for culturally appropriate programs.

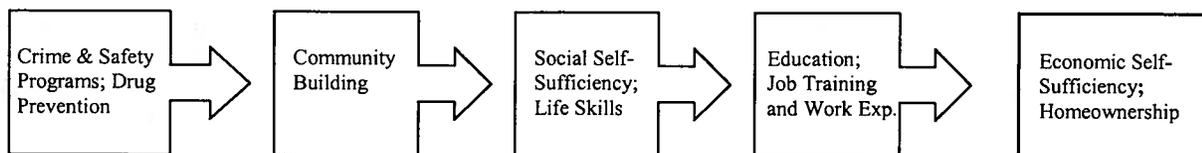
F.1.3 Service Providers. As previously discussed in Section B.2, the service providers selected for funding under the HOPE VI CSS program have at least 10 and up to 30 years of experience working with families at KPT or other low-income communities.

F.1.4 Partnerships and Collaboration. The primary partners in the development and implementation of the CSS program who comprise of the CSS Team include: Catholic Charities Community Services, Urban Real Estate Company, Honolulu Community Action Program (HCAP), Susannah Wesley, Samoan Service Provider Agency (SSPA), University of Hawaii Employment Training Center (ETC), Parents and Children Together (PACT), Kokua Kalihi Valley (KKV), State Workforce Development Division, State Department of Human Services, Honolulu Department of Community Services and the HCDCH. These agencies offer family counseling, leadership training, and job development. This group will also be responsible for the future planning and selection of programs funded by earned income under the Endowment Trust.



To further its collaborative efforts, HCDCH and the Department of Human Services (TANF agency) executed a memorandum of agreement in recognition of the significant overlap in the population receiving welfare assistance and residing in public housing. The memorandum of agreement will facilitate the coordination of administrative practices that support self-sufficiency so that efforts are not duplicated and the collaboration of the two agencies benefits the families. Additionally, HCDCH and the DHS recognize the need for a streamlined process to collect, verify and provide information in a timely manner to ensure efficient delivery of services, and to detect and deter participant fraud and program noncompliance.

F.1.5 The CSS Work Plan. Only in a community where residents feel safe can programs that address life skills and social self-sufficiency begin to move families towards an improved way of life. Under that premise, HCDCH's CSS programs provide a seamless continuum of services starting with programs that address crime and safety and progressing to programs of self-sufficiency. While a majority of the families enter the continuum at the beginning, individuals and communities often move back and forth among program components.



Utilizing the public housing continuum of services illustrated above, the CSS program for HOPE VI builds upon the existing network of community service providers and programs by including programs that complement those already in place at KPT. Existing activities include early childhood and respite programs and employment skills training. The CSS program also addresses program needs for youth (ages 16 to 21), adults, families and elderly as appropriate and as needed. While the discussion of the CSS program will be somewhat limited to the programs being funded with the HOPE VI funds, it is worth noting that existing community organizations, schools, and faith-based organizations are also providing some services for the target population. Thus, the CSS program was deliberate in its choices to minimize

duplication of services. All of the service providers, however, were included in discussions of the overall continuum of services at KPT and how those were integrated into the KPT master plan.

F.1.6 Measurable Objectives. The CSS program has defined measurable objectives under each component of the continuum of services which includes programs for youth, adults and families.

TABLE F.1

COMPONENT	SERVICES TO BE OFFERED	MINIMUM #
High Risk Community: Crime and Safety	Teen Center: Junior Community Policing, Neighborhood Watch, Voluntary Tenant Patrol	75 youth bi-monthly 30 residents regularly
Drug Prevention Services	Coalition for a Drug Free Hawaii: Drug prevention	40 families annually
	HCDCH: Drug prevention	100 families annually
Community Building & Opportunities for Recognition	Hawaii's Thousand Friends: Environmental and education program (stream restoration)	30 youth annually
	Teen Center: KPT Youth Garden Community Activities (planting/tending)	40 youth annually 100 families/event
Social Self-Sufficiency; Life Skills	Family Center: Parenting Classes, Wellness Workshops, Parent/Child Activities, Information and Referral, Advocacy	150 families annually
	Family Center: Case Management and Counseling	200 families annually
	Teen Center: ArtRhythms (arts/crafts classes) Sports League (basketball/football/baseball)	60 youth annually 75 youth annually
	Early Headstart/Head Start Program: Access to free/affordable quality full-day childcare, medical/dental care, early education, developmental screening, and assessment, Health and nutrition.	150 youth annually
	Economic Development Center: Core Training/Life Skills to prepare for employment	90 residents annually
	Kokua Kalihi Valley: Elderly Case Management Youth Educational Activities	100 elderly annually 100 youth annually
	Catholic Charities: Citizen Classes	50 residents annually
	Education	Pacific Gateway Center: Youth Tutoring Services
	Teen Center: Computer Lab, Literacy Development	100 youth annually
	Family Center: Neighborhood Network Budgeting and Nutrition, Volunteer Training	50 residents annually
	HCAP: Youth Career Counseling and Mentoring	20 youth annually
Job Training and Work Experience	Pacific Gateway Center: Job Readiness and Employment Training Services (focus on non-English speaking residents)	175 residents annually
	Teen Center: Youth Employment Skills Training	20 youth annually
	Economic Development Center: Job readiness and job training, and retention	90 residents annually
	HCAP: Job Fairs	100 residents annually
Economic Self-Sufficiency Homeownership	ETC, PACT, HCAP, Laborer's Union: Apprenticeship Program	30 residents annually
	Teen Center: Youth Career and Enterprise Development	20 youth annually

COMPONENT	SERVICES TO BE OFFERED	MINIMUM #
	Economic Development Center: On-The-Job Training Placement and follow-up assistance	50 residents annually
	Oahu Workforce Investment Board: One-Stop Centers (job seeking, job finding, retention services)	50 residents annually
	WCDC: Homeownership Counseling	50 families annually
	Economic Development Center: Business Planning and Operation, Post Startup Technical Support, IDAs	90 residents annually
	Pacific Gateway Center: ESL Entrepreneurship	100 residents annually

- **Safety and Crime Prevention.** The CSS program will support activities such as Neighborhood Watch, Voluntary Tenant Patrol, Junior Community Policing and utilize crime prevention through environmental design measures integrated into design.

- **Drug Prevention and Intervention.** The Coalition for a Drug Free Hawaii (CDFH) will primarily target drug prevention services funded under the CSS program to families. CDFH's program aims to educate and empower individuals of all ages to take responsibility for making drug-free, healthy lifestyle choices in an environment of mutual respect and cultural sensitivity. The program moves away from treating symptoms and reinforcing dependency to a strength building model. It will be resident-directed and involve residents in positions of responsibility, leadership and mutual support.

Multicultural and multilingual staff and peer facilitators will provide assertive, door-to-door outreach, information and referral services to advertise CSS services. Residents will be recruited to plan other engagement activities and community building events such as beautification projects, cultural celebrations and family activity nights that will draw out the isolated and non-participatory residents. These positive activities and events will serve to bring residents together and create a venue for cultural understanding, community bonding and mutual support.

The ASSETS drug prevention program, developed by CDFH, is based upon fourteen years of experience in providing positive community building prevention services to diverse populations and communities. ASSETS' goal is to create a "learning community" that can offer residents a variety of learning opportunities, skill development, and family strengthening experiences that will promote social

self-sufficiency and healthy lifestyles. Engagement activities and community building events such as cultural arts performances and cooking demonstrations will draw out residents and develop trust.

- **Community Building.** Community building activities are critical to the successful revitalization of KPT and its integration into the surrounding neighborhood. Community building activities will teach families leadership skills, facilitate information sharing and promote participation in supportive services. Supported by HCDCH and the Family Center, residents who are assessed by their case managers to have leadership potential will be encouraged to serve as the core group of interested residents who organize community activities and events such as the KPT Youth Garden Project, Community and Cultural Activities, and other resident association activities.

- **Social Self-Sufficiency Programs /Life Skills.** The foundation of the CSS program will be a case management system which will coordinate various program components into a plan of action for both participating residents and service providers. The case management plan will help residents set clear goals for supportive services, education and community involvement, and self-sufficiency. Case managers will track a participant's progress through the continuum of services and meet regularly with service providers to ensure there are no gaps in services.

The CSS program's social self-sufficiency services are targeted at assisting a resident/family with life skills. PACT's programs will include parenting classes, wellness workshops, parent/child activities, information and referral, advocacy, counseling and motivational and self-empowerment training. In addition, PACT will offer activities for youth such as ArtRhythms, a sports league, early head start program and access to free/affordable quality full-day childcare, medical and dental care for children 0-5, early education, developmental screening and assessment, health and nutrition and youth educational activities (after school activities and drop-in center until 8:30 pm).

And finally, the CSS program will include KKV's elderly case management component that will provide home-based support and transportation. The elderly case management program will specialize in assisting elders and their families in creating a home and community environment most conducive to health and the effective management and prevention of chronic conditions and hospitalization. Each

family will undergo a comprehensive home-based assessment to identify weaknesses in an elder's support system, particularly weaknesses that typically lead to hospitalization or institutionalization, such as poor nutrition, inadequate medication management, isolation, and functional limitation.

- **Educational Activities.** The education of KPT's youth and adults is a fundamental part of a family's progression through the CSS continuum of services. Case managers will assist families in establishing educational goals and working with the surrounding public schools to follow-up on attendance and performance. CSS partners such as Pacific Gateway Center will also provide programs such as career counseling and mentoring for youth 16 to 21, a computer lab for homework preparation and tutoring, and literacy development.

The HCDCH's needs assessment shows that while a significant proportion of adults do not have a high school diploma, a majority of residents are interested in receiving continuing education or obtaining a high school equivalency diploma. As such, case managers and service providers will also assist adult residents in their pursuit of educational goals through programs such as literacy development, computer training at the Neighborhood Network, budgeting and nutrition, volunteer training, and continuing education.

- **Environmental Activities.** As part of the CSS program, residents will be encouraged to participate in the restoration of the banks of the ¼ mile Kalihi Stream adjacent to Kuhio Park Terrace under the guidance of Hawaii Thousand Friends (HTF). Kalihi Stream is the only stream in urban Oahu that has retained its natural streambed for its entire length and is the model site for environmental education and stewardship opportunities for the residents of KPT and the greater Kalihi Valley community. Despite its rich natural setting, Kalihi Stream currently suffers from typical urban pollution problems including sediment and nutrient loading, pesticide runoff, back yard agriculture and livestock, algal scum, litter and debris, street and driveway petroleum run-off, and industrial pollution. The project will also serve to enhance the physical and aesthetic environment of the HOPE VI project and provide passive recreation and leisure opportunities for the community.

HTF will coordinate a series of restoration activities such as removing debris and invasive plants from Kalihi Stream. Project coordination will involve area schools: Kalihi Waena, Kalihi Kai, Kapalama, Kalihi, Fern, Linapuni and Kaewai Elementary Schools, Dole and Kalakaua Intermediate Schools, and Farrington High School, as well as area programs such as Kalihi YMCA, PACT Teen Center, and Honolulu Community Action Program. As the restoration work progresses, HTF and its partners will begin to use the site as a living laboratory for environmental education and studies. Upper class biology students from Farrington High School will be particularly important in this effort, as they will provide ongoing assessment and monitor improvements to the stream and the surrounding area. As the project becomes an integral part of their programs, students and staff from area schools and area programs can provide ongoing maintenance and operation.

- **Job Training.** Job training and work experience will play an integral role in the lives of youth and adults with few or no marketable skills. Case managers will assess a resident's skill level and develop a plan to move individuals towards job training, work experience, steady employment and income growth.

Residents will be able to benefit from job readiness and employment training programs, provided by HCAP and PACT, such as resume writing and workplace etiquette, an on-the-job custodial skills program, retail training, job retention services, and job fairs where residents will be able to interview and talk with potential employers. The University of Hawaii Employment Training Center will operate a culinary arts program with regular food and banquet service on-site at the Community Resource Center. Programs will also be targeted towards the youth through employment skills training and career counseling. The goal is to motivate KPT youth by providing them advanced employment training as they prepare to enter the job market. Transportation services and bus passes will be provided to enable all family members to participate in CSS activities and/or commute to their places of employment.

- **Economic Self-Sufficiency and Work Experience.** Residents successfully completing their job training programs will be better prepared to obtain and maintain stable employment. Case managers will link residents to programs of job placement and follow-up as they enter the job market.

KPT residents will also have the opportunity to participate in economic development programs. The CSS program includes business planning and operation, post-startup technical support, entrepreneurship training, and mentoring services for those who are interested in starting their own business. For residents who are interested in careers in construction, the CSS Plan includes an Apprenticeship Program described in detail in F.2.

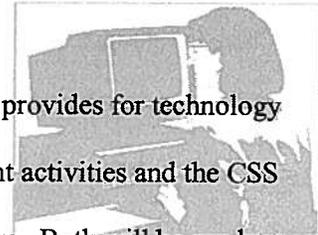
- **Housing and Homeownership.** The homeownership counseling program will assist low- and moderate-income families by providing free homebuyer education, one-on-one counseling and Individual Development Accounts (IDAs). Case managers will help KPT residents to determine their potential for homeownership and develop a case plan to achieve that goal. The program is designed to be flexible to address the schedule of participants, the conditions of the training facility, and the overall environment of the participants.

The homebuyer education program will include course guidebooks and include course topics such as “Is Owning a Home Right For You?,” setting goals, budgeting and saving, credit, getting a mortgage loan, homebuyer assistance programs, shopping for a home, and managing finances. One-on-one consultation is essential to keep potential homebuyers on track to achieving their goals. The service provider will meet with the family in their home, where they feel most comfortable sharing personal and financial information. One-on-one consultation also addresses childcare and other economic barriers to ensure that families stay motivated and on track. Recognizing that most clients are high risk, families will also be provided with post-purchase counseling to prevent foreclosures, bankruptcies, and other adverse actions.

Under the proposed IDA program, participants’ savings may be matched 3:1, up to a total match of \$5,000. Participants must show that the money comes from earned income (including pensions and Social Security) and will be saved in a special IDA account held at the Bank of Hawaii. The Bank has agreed to waive all low balance fees and provide a monthly printout of account balances to the service provider. To be eligible for an IDA account, the participant must complete the Homebuyer Education course and have a satisfactory credit check.

F.1.7 Section 3 Programs. HCDCH has adopted a proactive stance with regard to HUD's Section 3 policy, wherein public housing and other low-income residents should be the beneficiaries of jobs generated by HUD monies. Rather than require contractors to make a "best effort" to hire qualified public housing residents for new positions resulting from a contract with HCDCH, the agency has begun to cite a minimum of new hires/job training from public housing that is negotiated at the time of contract. For example, out of five new hires for the \$7 million Kalihi Valley Homes renovation, three were public housing residents. The \$10 million Community Resource Center, slated for construction in late 2001, will have a contractual requirement for jobs or job training for not fewer than seven public housing residents. This same proactive Section 3 stance will be incorporated in the HOPE VI project and all other HUD financed projects with the HCDCH.

F.1.8 Technology and Neighborhood Networks. The CSS Plan provides for technology training opportunities to be incorporated into all aspects of the redevelopment activities and the CSS programs. The Community Resource Center will house two computer centers. Both will be run by non-profits and provide for a variety of activities including computer training, learning about Internet connections, job search and resume writing, and youth educational activities such as homework preparation and career counseling. SSPA will target services to Pacific Islander youth and families with an emphasis on education, and PACT will focus more on individuals and adults for job training activities. HCDCH has initiated discussions with Time Warner/AOL to have all units hardwired for Internet connections to increase access to computer technology and promote skill development for all residents.



F.1.9 Program Monitoring, Evaluation and Attainment of Goals and Objectives. Under the CSS program, each service provider will be contractually required to implement a program of quality assurance, utilize evaluation instruments and subscribe to monitoring processes. Additionally, HCDCH, in consultation with the CSS Team, will be responsible for the planning, implementation, and monitoring of the CSS program. HCDCH will monitor achievement of program goals and stated objectives through regularly scheduled site visits and file reviews, staff and client interviews, and desk monitoring of financial and activity reports.

The CSS Team will also periodically reevaluate the use of HOPE VI and Endowment Trust funds to continue programs or bring in new activities. HCDCH has a successful history of developing and implementing programs that include the Economic Development and Supportive Services, Drug Elimination Program, Edward Byrne Memorial Grant, and the Family Investment Center.

F.1.10 Tracking of Residents. Under the CSS program, each service provider will be contractually responsible to work with the HOPE VI Relocation Specialist to track participants who relocate off-site. HCDCH will develop a network of services through Oahu Work Links for information and referral services. Procedures will be implemented to track residents who relocate to off-site housing to ensure that everything possible is done to help them become self-sufficient.

KPT residents will serve as the core target group for all supportive services funded under the HOPE VI Program. However, services may be expanded to residents of the adjacent Kuhio Homes, and nearby Kalihi Valley Homes and Mayor Wright Homes, as long as they do not displace a resident from KPT from receiving services. This will not only serve to maintain maximum participation but also serve to help integrate KPT and the revitalization effort into the surrounding communities.

F.2 Apprenticeship Program

HCDCH's new apprenticeship program augments the aggressive effort to turn development and construction activity as well as property maintenance into job opportunities for public housing residents. In the first year of KPT revitalization, which will evolve from a successful HOPE VI application, ten residents will either be placed in jobs or enrolled in the apprenticeship program with Laborers' International Union of North America Local 368. In the second year, three additional residents will be enrolled in the apprenticeship program as at least three of the original apprentices of the program are hired at the KPT renovation site.

Additionally, non-profits contracted to provide services to the residents of KPT will be required to hire residents wherever possible, but no less than one resident must be hired out of every three new

hires which result from the KPT HOPE VI project. Most of the agencies on the CSS Team have a long track record of giving job preference to low-income residents.

HCDCH intends to maximize employment opportunities for residents throughout the revitalization effort, and will focus on both the training of residents for employment opportunities and the creation of new job opportunities. Targeted services and training programs under the CSS program are slated to begin with the completion of the Community Resource Center. This will provide residents the opportunity to work with case managers and receive some training prior to the HOPE VI revitalization.

F.3 Endowment Trust and the Sustainability of the CSS Program.

The CSS program will be sustained through the targeting of specific grant opportunities and through the creation of a CSS Endowment Trust, pursuant to Section 24(d)(2) of the 1937 Housing Act. Up to 15% of the HOPE VI grant funds for CSS activities will be deposited into a trust account to provide a sustainable CSS program for the life of the community. The funds will be invested in lump sum in a wise and prudent manner in U.S. government – backed securities to generate a projected 5% rate of return and in compliance with HUD guidance. HCDCH Board of Directors will oversee all activities of the Endowment Trust expenses and HCDCH staff will administer accounts. Endowment Trust staff will be required to meet strict educational and work experience criteria to administer the funds. Programming of earned income will be the responsibility of the CSS Team and distributed in a manner consistent with program goals and HUD regulations.

EXHIBIT G: RESIDENT AND COMMUNITY OUTREACH INVOLVEMENT

G.1 Collaboration and Inclusiveness

G.1.1 Regular and Significant Communication. Individual and group meetings were the significant method of communication with residents and members of the surrounding community. As shown in Table G.1, group meetings were held on a regular basis as part of the HOPE VI process.

Table G.1 "Dare to Dream" Meetings		
Date/Time	Location	Purpose
5/28/99 9:30 a.m.	State Capitol Governor's Conference Room	Convene KPT master plan steering committee
6/10/99 2:30 p.m.	State Capitol Governor's Conference Room	Phasing for master planning effort Resident concerns
7/1/99 7:15 p.m.	HCDCH School Street Campus	Community values and needs
7/28/99 6:30 p.m.	HCDCH School Street Campus	Revisit master plan phases Resident "likes" and "dislikes" Renovation vs. new construction HUD requirements
8/18/99 6:30 p.m.	HCDCH School Street Campus	Possible land uses Development alternatives Resident concerns
9/21/99 6:30 p.m.	HCDCH School Street Campus	Tenant relocation Project phasing plan and scheduling Preliminary design schemes
2/2/00 6:00 p.m.	HCDCH School Street Campus	Resource center initial briefing
3/29/00 5:00 p.m.	HCDCH School Street Campus	Master plan Resource center Resident survey
4/26/00 6:00 p.m.	KPT Community Hall	Master plan
1/16/01 6:00 p.m.	KPT Community Hall	Public training session to inform interested residents, community organizations, neighborhood boards, business associations, service providers of HOPE VI
3/21/01 6:00 p.m.	KPT Community Hall	Public training session on requirements of HOPE VI program

Date/Time	Location	Purpose
4/6/01 4:30 p.m.	HCDCH School Street Campus	Informational meeting to solicit non-profits to provide CSS
4/12/01 4:00 p.m.	HCDCH Queen Street Boardroom	Physical design
4/17/01 8:30 a.m.	HCDCH School Street Campus	Public design workshop (charrette) Physical plan, site and unit design, demolition, other revitalization activities
5/15/01 6:00 p.m.	Kalihi Waena Elementary School	Public design meeting
6/8/01 6:00 p.m.	Kalihi Waena Elementary School	Public meeting on KPT HOPE VI application

G.1.2 Substantive Resident Participation. The HOPE VI planning process began in May 1999 with the convening of a steering committee of the targeted site’s resident leadership. With the assistance of professional consultants, the committee examined the physical and social problems at KPT and formulated the initial revitalization plan. Their plan called for the demolition of the towers and its replacement with low-rise family units and a senior building. The results of a door-to-door survey of all KPT residents conducted in February 2000 supported the steering committee’s master plan concepts. The first of a series of input meetings with all residents commenced in March 2000.

G.1.3 Surrounding Community and Other Interested Parties. Input was expanded to include the neighboring community beginning with the first community meeting in January 2001. The design charrette conducted on April 17, 2001 provided non-profits, faith-based organizations, State and City government agencies, elected officials, schools, businesses, and every property owner in the immediate neighborhood with an opportunity to shape the proposed physical plan. At this meeting, information was received from the police department pertaining to crime prevention through environmental design (CPTED), from community builders regarding the New Urbanism, and from energy efficiency experts on ways to improve and refine the physical plan. Although the City’s Elderly Affairs Division did not attend the charrette, they provided written commitment to assist in the development of the senior project. A separate design charrette was conducted for young people, ages 16 to 21. They

focused upon and provided input for the physical plan and its proposed recreational elements. They addressed their needs as well as those of young children and children with disabilities.

Separate meetings with the Kalihi-Palama Empowerment Zone Board and the City and County of Honolulu's Kalihi-Palama Vision Team established key partnerships for revitalizing Kuhio Park Terrace in the context of the larger community's goals. The City selected Pacific Gateway Center, a private non-profit, faith-based entity, as the lead agency to coordinate the City's application for the designation of the Kalihi-Palama-Chinatown area as an empowerment zone. HCDCH and Pacific Gateway will collaborate planning and other activities for the revitalization of KPT and the larger community.

G.1.4 Post-Award Involvement. HCDCH will continue to use its direct mailing, news bulletin, and Internet pages to communicate with the residents, community members and other interested parties on the process and progress of HOPE VI after award of the grant. Monthly meetings with the newly formed resident organization will focus upon developer selection and implementation of the revitalization plan. Post award activities will include meetings with community members and the pursuit of additional partnerships and resource commitments.

G.1.5 Resident Organization. With the assistance of HCDCH, KPT residents are establishing their resident organization which is viewed as key to successful dialogue as the HOPE VI process continues after award of the grant. In the absence of a formal resident organization, HCDCH consulted with 3 working committees comprised of 10-20 interested residents. These residents are active in their community and likely to fill the forthcoming elected leadership positions.

G.2 Logistics

G.2.1 Meeting Schedules. Meetings and charrettes were conducted at different locations, days and evenings, to reach the various sectors of the community. The time and location of each public meeting were selected primarily for the convenience of working residents at KPT.

G.2.2 Meeting Announcements. To inform the residents and the broader community of its revitalization efforts and to generate participation, HCDCH announced meetings beyond the required newspaper publication by:

- Direct mailing of every HOPE VI public meeting notice to more than seven hundred persons including non-profits, faith-based organizations, State and City government agencies, elected officials, schools, businesses, and every property owner in the immediate neighborhood.
- Meeting notices in English, Samoan, Vietnamese, Laotian and Micronesian were posted, in advance, at the elevator lobby of every floor of the high-rise towers, main bulletin boards and laundry rooms for residents to make plans to attend.
- Meeting notices were hand-delivered to each apartment at KPT to stress the significance of the matter and serve as a reminder.
- HCDCH's Internet homepage links to HOPE VI meeting notices.

G.2.3 Services Provided. Foreign language translators were available at all public meetings and the resident training sessions to encourage participation by non-English speaking residents. Meetings were held at the targeted site or within walking distance at the adjacent Kalihi-Waena School to encourage maximum participation by residents and members of the surrounding community and to eliminate the need for special transportation. For the special design charrette with teens from the targeted site, PACT, a non-profit organization, provided transportation. The central location within the neighborhood of the facility where the design charrette was conducted was selected to attract the broadest segment of the community while offering ease of accessibility via public transportation. KPT residents were provided transportation to and from the public charrette. In keeping with the island's cultural tradition, children attended meetings alongside their parents, thus avoiding the need for special day care.

G.2.4 Accessibility. All meeting facilities were accessible to persons with disabilities. To encourage attendance by persons with disabilities, all meeting notices included the HOPE VI

coordinator's telephone number for the accommodation of special needs (i.e., large print, taped materials, and sign language interpreters).



G.3 Communication

G.3.1 Training and Technical Assistance. HCDCH conducted two separate training sessions on the HOPE VI process on January 16 and March 21, 2001 and helped to reinforce the basic information necessary to meaningfully participate in the revitalization process. The HOPE VI Coordinator's phone number and e-mail address were released at each training session and public meeting and participants were urged to contact him to provide input or for further assistance. Informational meetings and training sessions will continue if the application is successful.

G.3.2 Generating Support. A letter from HCDCH's Executive Director introducing its intention to apply for the HOPE VI grant for Kuhio Park Terrace was mailed to non-profits, faith-based organizations, State and City government agencies, elected officials, schools, and businesses. Along with that letter, hundreds of copies of HUD's brochure, "*HOPE VI: Building Communities, Transforming Lives,*" were included with the first meeting notice to educate the broader community as to the revitalization potential of HOPE VI. Copies of the brochure were also available at public meetings. A series of individual and group meetings were subsequently conducted as indicated in Table G.1.

G.3.3 Working Committees. Residents and surrounding community members participated in working committees and design charrettes whereby they were able to provide input that directly affected the content of the revitalization plans and policies. Their ideas are included in the plan in these areas:

- Physical plan
- Relocation and Re-occupancy
- Section 3 Employment

G.3.4 Resident News Bulletin. HCDCH communicated with affected residents through its monthly news bulletin that included a regular feature on HOPE VI that provided status reports on the development of the application. The news bulletin was used to apprise residents of HUD

communications including an invitation to attend the April 4, 2001 HUD video conference. The news bulletin will be used to keep residents informed about HOPE VI if the application is successful including plans for additional training and technical assistance.

G.3.5 Web page. HCDCH 's Internet web page contains links to meeting notices, minutes, revitalization updates, and HUD HOPE VI web pages. The Internet allows for the provision of information about HOPE VI efforts to residents and other interested parties in a timely manner and also as a means of receiving input through direct e-mail. A list of sites with computers available for Internet access was published in the news bulletin.

G.4 Dissension

None.

EXHIBIT H: OPERATION & MANAGEMENT PRINCIPLES AND POLICIES

H.1 Self sufficiency and Economic Diversity

The vision for the Kuhio Park Terrace HOPE VI project is *"to develop and preserve a vibrant, supportive, self-sustaining community."* To this end, HCDCH has been evaluating its operational policies with its private site managers and exploring new options with its community partners. KPT aims to bring about a more economically varied and ethnically and age diverse community by reducing the concentration of low-income households and attracting a more balanced mix of residents.

Working families will be the critical element at KPT in order to create a community that is compatible with its neighbors. HCDCH sees great opportunity in the project's rent-to-own program and tax credit rents to attract and support working families seeking to own a home, thus assuring economic diversity at KPT.

H.1.1 Reward work and promote family stability. HCDCH will adopt incentives for residents that encourage employment and pride in accomplishment including income disregards and Individual Development Accounts (IDAs). HCDCH is also considering the option of ceiling rents. To qualify, residents must demonstrate a movement in the direction of self-sufficiency by continued employment or job training. HCDCH has secured the commitment of the University of Hawaii's Employment Training Center to be part of the Community Resource Center to increase accessibility and on-site job training opportunities. To maintain family stability, particularly among its large number of multi-generational Polynesian residents, HCDCH has a no force-out policy when family income rises, usually a result of work age children entering the work force. At the same time, KPT on-site service coordinators work individually with residents to monitor family progress in financial security, work retention, and social service needs with the aim of moving families from dependency to self-sufficiency.

H.1.2 Promote economically and demographically diverse living patterns. The extraordinary opportunity to own an attractively designed home in town with its amenities and conveniences, private on-site management, a clean and safe environment, and community and recreational services available will attract a variety of potential residents. KPT will attract first-time

buyers, seniors, disabled persons, growing families, and small households with diverse incomes, lifestyles, and interests. Working with private site managers, HCDCH will adopt an affirmative marketing plan to ensure diversity of potential buyers for the market rate units. Seniors will find design elements well suited for both active and frail elderly. Both the low-rise (2-4 stories) residential units and public facilities, such as the Community Resource Center and recreational areas, will have handicap accessibility, ramps, handrails, and signage to accommodate a variety of disabled residents. HCDCH's aim of dispersing and integrating public and affordable housing families will also add to KPT's mix. HCDCH's policy of serving first those who are involuntarily displaced (such as the homeless or victims of domestic abuse) and those who live in substandard housing will ensure that Hawaii's neediest housing families will continue to have access to KPT's public and affordable living quarters. Included among these are those unable to work because of age or disability, veterans and surviving military spouses, reprisal victims of hate crimes, and residents who work in the neighborhood.

H.1.3 Encourage self-sufficiency through lease requirements. Rental units will have lease requirements tied to employment or job training enrollment. In addition, all able-bodied adults seeking work are required to participate in eight hours of community service; successful self-empowerment activities being considered include resident security patrols, common area cleanup campaigns, and participation in tenant associations. Private site managers are encouraged to provide residents with employment opportunities on-site, ranging from maintenance work to management. On-site training will be made available through a partnership with the University of Hawaii's Employment Training Center, including computer training, with special emphasis on school-to-work transitions for older teen and high school age youth.

H.1.4 Attract residents with a range of incomes. The KPT revitalization plan will provide housing opportunities that range from public housing units for extremely and very-low income households to homeownership for moderate-income households. Physical design will also aid in furthering income mix with the development of low-rise housing, senior apartments, and a rent-to-own program -- all of which blends with the human scale and family friendly atmosphere of the neighboring

community. In addition, income variety already exists among current residents of the existing high rise/mid-rise complex, ranging from a \$4,020 per annum two-person household to a \$53,442 six-member household that includes four children under the age of 18. It is expected that a number of these residents plan to return to the smaller number of subsidized housing units in the new development. HCDCH has also initiated discussions with Oceanic Cablevision, a Time Warner AOL subsidiary and the largest cable provider in Hawaii, to hard-wire the units for computers. Such a development would be attractive to a variety of residents, from children learning to use computers, teens needing to prepare for jobs and job training, families with a variety of information needs, and disabled persons and seniors with limited mobility to communicate with the larger world.

H.1.5 Implement site-based waiting lists and/or project-based management. KPT will implement both a site-based waiting list and project-based management by securing a qualified and experienced private management entity to implement on-site management. As a public agency, HCDCH is always mindful of its commitment to a priority list of distressed applicants in urgent need of public housing. It will explore a process to balance this need against such issues as providing resident choice, dispersing ethnic and poverty concentration, and diminishing turnover, to ensure a HOPE VI integrated community at the new KPT.

H.2 Safety and Security

Current residents placed safety and security at the top of their list of concerns. The KPT HOPE VI project will go beyond cosmetic measures to bolster a safe and secure environment to strengthen residents' pride in living there and to foster a positive public perception of the development to attract potential home buyers.

H.2.1 Screening requirements. HCDCH vigorously screens all public housing applicants in compliance with HUD standards, including written questionnaires, criminal checks, job references, and previous landlord references. In addition, HCDCH will work with KPT's private site manager to further devise rigorous but fair screening criteria that all rental applicants must pass. HCDCH is considering

income verification, rent payment history, credit history documentation from an authorized source, national as well as local criminal checks, and home visits.

H.2.2 Enforcement of lease and eviction provisions. HCDCH consistently enforces “One Strike You’re Out” policies in its public housing projects. Leases at KPT will also be enforced for nonpayment of rent and for criminal and drug activity. Continued failure to participate in required community service activities will also be grounds for strict lease enforcement. HCDCH weighs “honest effort” for residents facing unexpected financial setbacks, such as medical emergencies or job loss, and instructs its site managers to work with such residents to devise an appropriate payment plan.

H.2.3 Collaborate on efforts to eliminate drugs and crime. In the past, the existing high-rise towers experienced high rates of vandalism, drug abuse, and crime. Gang activities had escalated by the 1980’s to a point where the Honolulu Police Department had difficulty even going on-site. Working with site managers and caring residents, such as We Care Coalition and WC4X, HCDCH turned the project around to create a somewhat safer and more secure living and working environment. At the new KPT HOPE VI project, police officers will be offered economic incentives to reside in the complex in return for active participation in resident security programs. Resident-operated security patrols, a successful program at several other projects, will be instituted at KPT to encourage self-monitoring. Stressing preventive rather than punitive measures, HCDCH is exploring programs at the Community Resource Center that will engage teens in educational and athletic activities and provide safe gathering places for seniors and children. Using the Neighborhood Watch program operating at nearby single family blocks, HCDCH is also looking into block clubs of new adjacent neighbors to encourage “getting to know your neighbors” and to be each other’s watchdog.

H.2.4 Defensible space. KPT will incorporate environmental design measures to prevent crime. These design measures will give residents more individual control over spaces -- inside and out. By minimizing the number of apartments per entrance and increasing private entryways, KPT will avoid long public corridors, hidden indoor and outdoor spaces that promote loitering, strangers, and fear among neighbors. Security systems will be placed in common areas; individual homeowners can put in their own

private systems. The physical design will also allow residents to park near their homes, to have multiple small scale courtyards, and to have their small children play in yards -- all observable (and enhanced with new lighting) from apartment windows. HCDCH is also considering closed circuit cameras in designated areas and is studying proposed traffic patterns to optimize ways to slow traffic.

H.2.5 Child safety. Healthy homes and preventive measures, paying special attention to children, will be the aim of new housing features and community programs. The property manager will provide each new resident training in home maintenance and safety measures. Units will feature childproof safety windows with window guards and safety latches. Also incorporated into the design will be smoke alarms, nonslip stairs, handrails, and anti-scald hot water guards that will ensure the safety of all residents. In addition, HCDCH is also considering a child ID program, a safety & maintenance video for all residents, using students of the University of Hawaii's communication department, and a pest management program, a necessity in Hawaii, where year-round outdoor living offers special pest infestation problems.



EXHIBIT I: PROGRAM COSTS AND LEVERAGING

I.1 Hard Development Costs

“Hard costs” for the KPT Revitalization project total \$45,576,000 with \$21,340,000 from HOPE VI and \$24,236,000 from other funding. (See Attachment 26.) The hard construction costs are realistic and were developed through the review of comparable hard development costs of similar projects in Honolulu. HCDCH staff reviewed and compiled information on dozens of applications submitted by non-profit and for-profit developers. The historical information was used to develop guidelines and estimates for hard and soft costs used for this HOPE VI application. The cost estimates represent the local costs for labor, materials, and services, consistent with State and Federal Davis Bacon wage rate requirements.

Upon notification of the HOPE VI award, HCDCH will solicit proposals from qualified developers to develop this project. Immediately upon receipt, qualified HCDCH staff and participants from KPT will evaluate proposals. The qualified developer(s) who submits the best proposal in terms of price, quality of physical construction, management and operations for this project will be recommended for further consideration, final selection and award by HCDCH Board of Directors.

The development will be completed within five years and in five phases. By commencing the Community Resource Center in the first phase, service benefits to the residents will be maximized. Families with school-age children may be impacted more from the temporary relocation to other schools in the area.

I.2 Soft Costs

“Soft costs” for the KPT revitalization project total \$90,158,392 with \$13,660,000 from HOPE VI and \$76,498,392 from other funds (See Attachment 26.) The soft costs are realistic and were developed through a review of comparable costs of developments in Hawaii. The HCDCH staff analyzed soft costs from a wide range of housing developments including tax credit applications from developers involved in multi-family apartment developments.

To ensure that soft costs are managed properly throughout the development period, HCDCH staff will review the selected developer’s budget and cashflow expenses on a monthly basis. Finally, to ensure funding of all soft and leveraged costs, HCDCH has obtained funding and leveraging commitments in advance from organizations and agencies involved in this project.

I.3 Prior HUD Public Housing Grant Assistance

No prior HUD public housing revitalization grant assistance has been received for Kuhio Park Terrace.

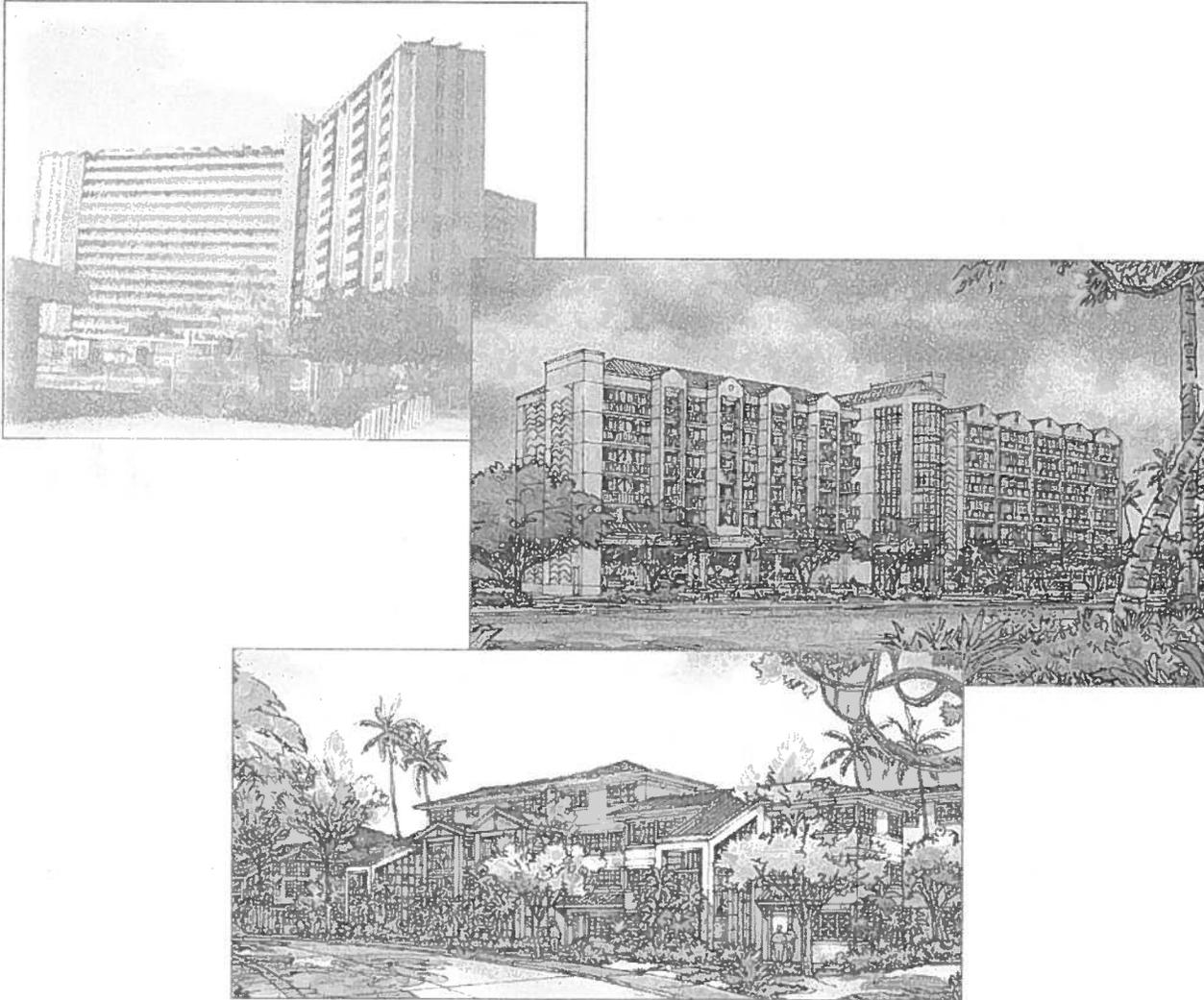


EXHIBIT J: PARTICIPATION IN CONSOLIDATED PLAN/AI PROCESS**J.1 Coordination of Revitalization Activities**

The Kuhio Park Terrace revitalization is an integral part of the overall revitalization of the surrounding Kalihi-Palama community.

- The City and County of Honolulu has embarked upon the "21st Century Visioning Process," which enables all citizens to participate in the decisions that affect their neighborhoods. There are 19 "vision teams" including Kalihi-Palama. HCDCH has formed key partnerships with the Kalihi-Palama Empowerment Zone Board and the Kalihi-Palama Vision Team to coordinate the revitalization activities for KPT with those of the larger community. KPT's vision is very similar to the 21st century vision for Kalihi which is *"one of pride and multi-cultural harmony; of living and working together; of preserving our treasures for young and old... a Kalihi that is visually, economically, and socially inviting; a place that promotes our natural beauty from mountain to ocean."*

- On May 30, 2001, the Honolulu City Council adopted Resolution No. 01-152, which supports the KPT revitalization effort and acknowledges that it will "contribute significantly" to the revitalization of Kalihi. A copy of the resolution is included in Attachment 14.

- HCDCH is closely coordinating the KPT master planning with the City Administration. Managing Director, Benjamin Lee, verifies the coordination effort and states that the KPT revitalization is part of the overall neighborhood development strategy. (See Attachment 19-21.)

- The Kalihi-Palama Neighborhood Board No. 15 is supportive of the KPT revitalization activities. (See Attachment 14.) Neighborhood Boards serve as a key grass roots organization through which each neighborhood can communicate its needs and desires, both in the delivery of basic government services and in economic development and land use questions. While the Neighborhood Boards are advisory in nature, their review and support of projects is an important part of the city's overall planning process.

J.2 Participation in Consolidated Plan/AI Process

As part of the consolidated planning process, HCDCH and the City and County of Honolulu hold **joint** working group sessions annually to discuss the housing and housing service needs of the community. The most recent working group meeting was held on November 30, 2000.

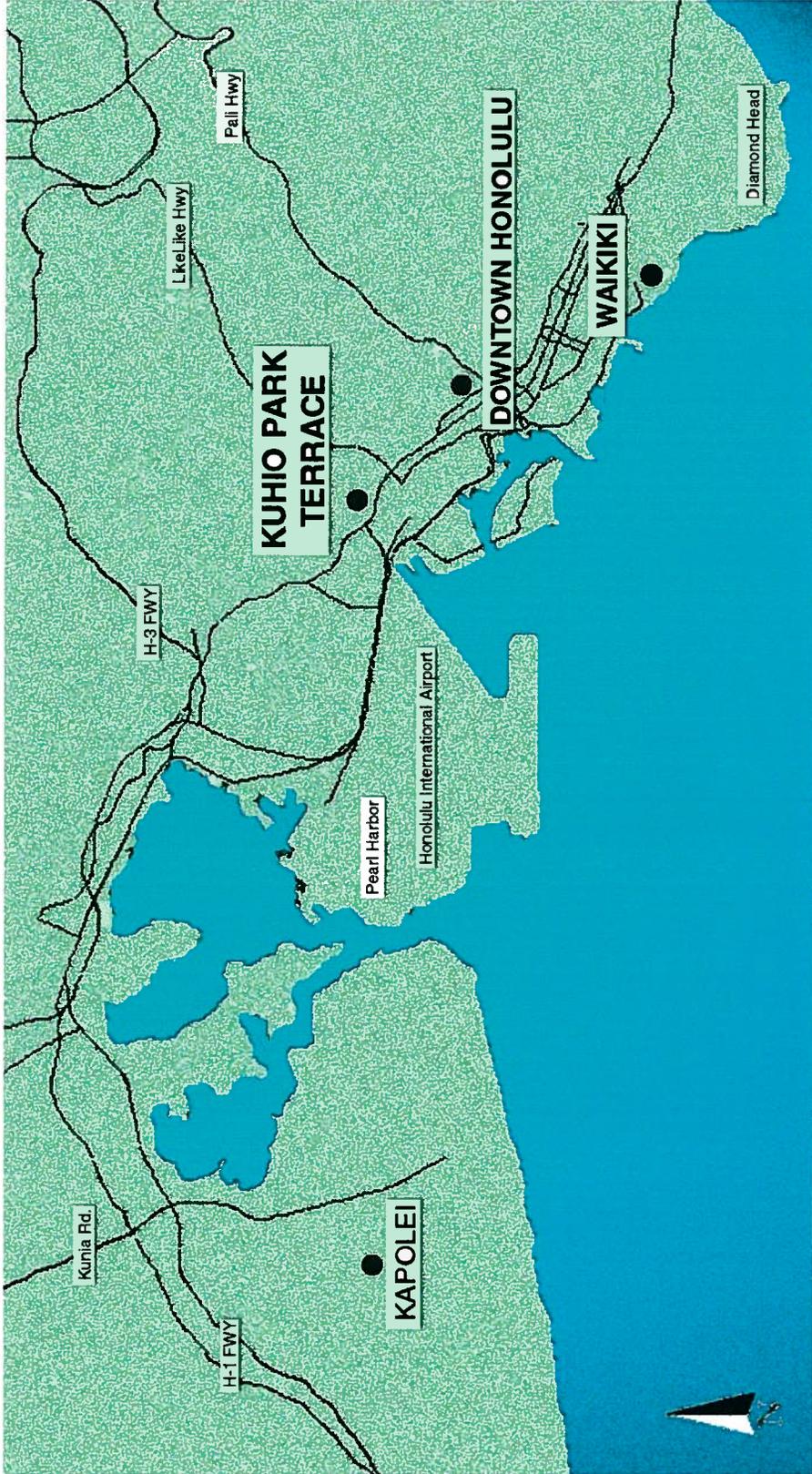
The Consolidated Plan for the City and County of Honolulu establishes four priorities for housing assistance. Priority One is housing development, which includes new construction, rehabilitation, acquisition and related infrastructure. Dwelling units in existing deteriorating federal public housing rental projects are designated in the Priority One category. The City's Consolidated Plan states that *existing public housings projects would be targeted for revitalization as a means of removing health and safety hazards, modernizing projects, decreasing the concentration of low income families and providing social, educational and economic opportunities*. The Plan also includes HOPE VI as a federal resource that will be utilized to achieve the City's highest priority and states that *"HCDCH is applying for HOPE VI funds for the revitalization of public housing projects on Oahu, particularly in the Kalihi area."* Appropriate pages from the City's approved Consolidated Plan are included in Attachment 15.

The Fair Housing Analysis of Impediments (AI) defined "universal impediments" to fair housing in Hawaii as "those elements singularly, or in combination which provide the effect of a disparate impact. A disparate impact is a doctrine which the federal court system has created in interpreting the fair housing laws which indicates that it is possible to commit a violation to these protected classes even when the alleged actions have no apparent relationship to the protected classes".

The universal impediments were classified as minimum, moderate and major. One universal factor found to be a **major impediment** to fair housing was the number of affordable units.

KPT has been identified as a severely distressed public housing project that has been confirmed by the certification provided by Group 70 International, a Honolulu-based architecture, planning and environmental services firm. (See Attachment 36.) The need to revitalize KPT has a direct impact on this major impediment to Fair Housing by providing as many affordable housing units as possible.

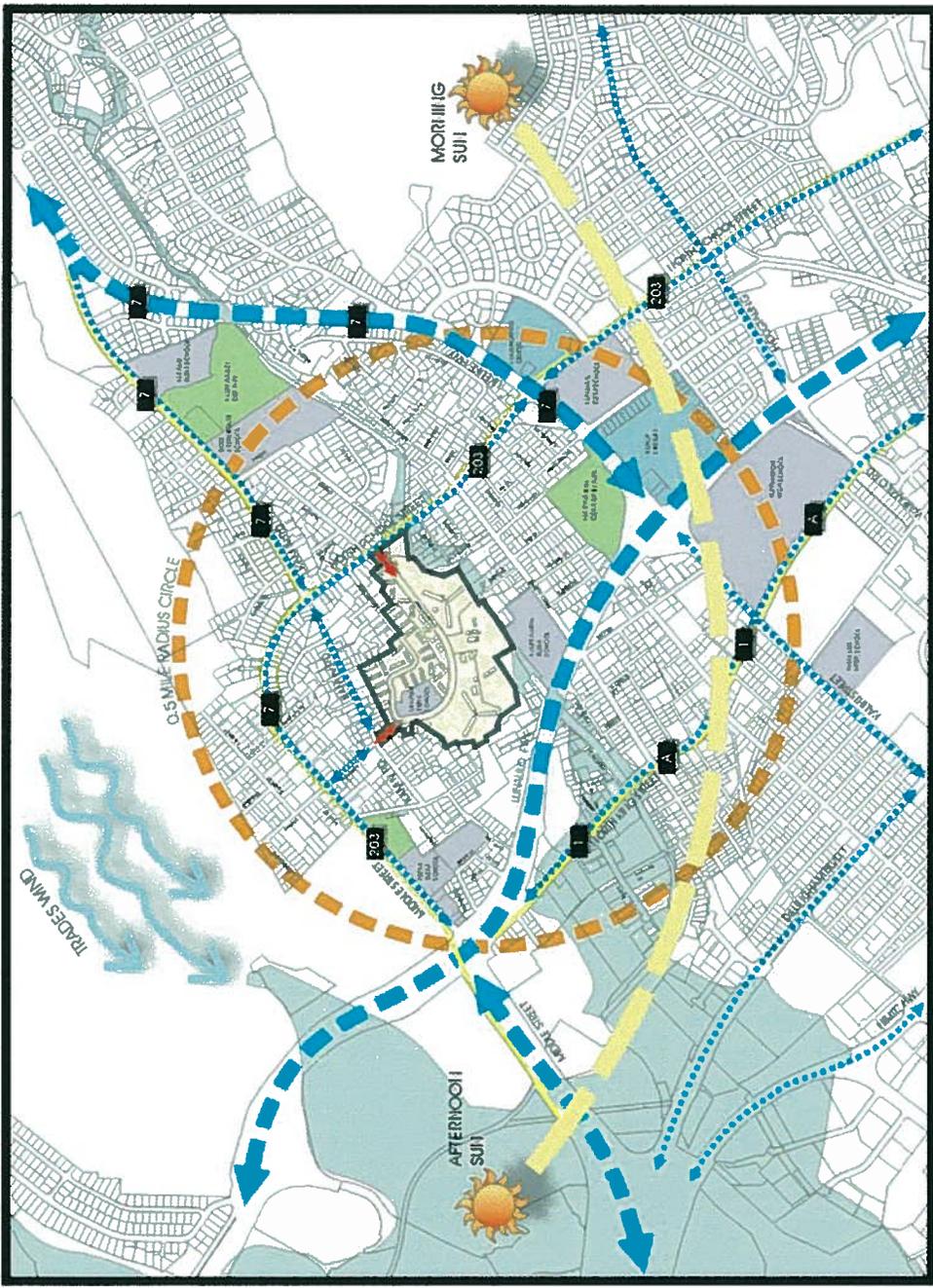
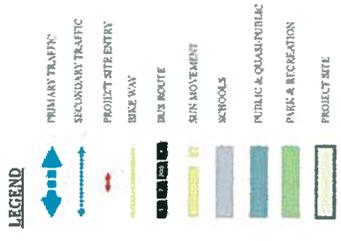
Attachment 1



City Map

KPT HOPE IV GRANT APPLICATION





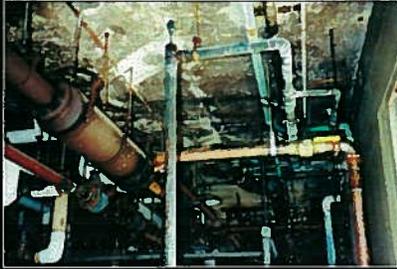
Enlarged City Map

KPT HOPE IV GRANT APPLICATION

Attachment 2

Photographs of the Severely Distressed Housing

Majority of the water pipes are corroded and in need of replacement.



Asbestos material found in vinyl floor tile and lead-based paint on doors, window frames, and interior and exterior paint.



Uprooting of the parking curbs by tree roots.



Extensive termite damage. Several units are closed for use.



Concrete corridor railings cracking and causing a safety hazard.

Major sewage leak under ground floor slab at tower building.



Freight elevator doors blocked off. Doors are inoperative on several floors.



Erosion under sidewalk due to poor drainage. Sidewalk is collapsing.



NEIGHBORHOOD CONDITIONS



Local ethnic food market one block from Kuhio Park Terrace.



Many surrounding commercial buildings were built in the late 50's and in need of repair.



Most businesses have their windows and doors barred for protection and security.



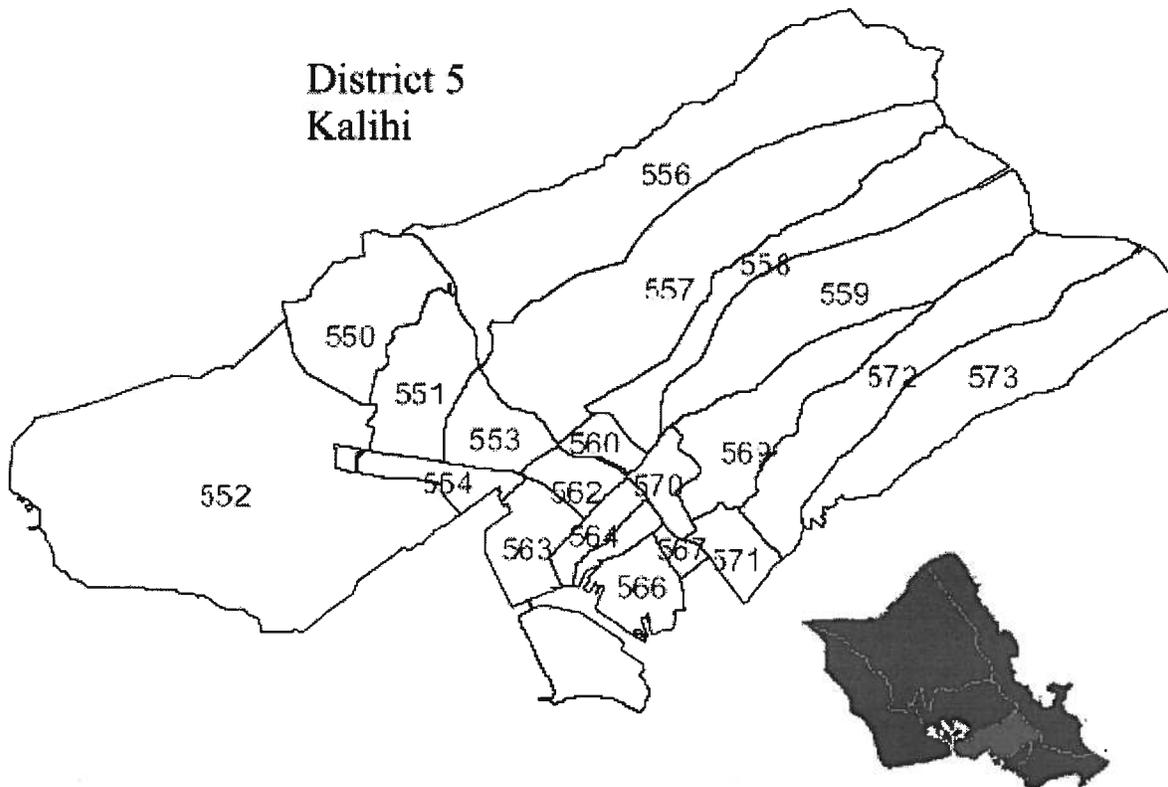
Covered patios are used to store everything.



The creek next to KPT is an illegal dumping area.



Unkept shacks are a common sight and many are used as living space.



Honolulu Police Department
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This page was last modified on March 3, 2001 8:32 AM .

Beat 560 Kuhio Park Terrace

Kuhio Park Terrace Hope VI
CRIME STATISTICS [1]
FROM HONOLULU POLICE DEPARTMENT ANNUAL REPORTS

Area	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990
Selected Beats within District 5											
560 / 28	192	174	194	174	227	249	--	--	--	--	--
558 / 26	208	172	200	272	208	263	--	--	--	--	--
562 / 29	516	336	342	412	528	556	--	--	--	--	--
Total	916	682	736	858	963	1,068	--	--	--	--	--
District 5	6,589	5,818	6,085	6,779	7,958	8,854	8,685	8,413	8,172	7,803	7,505
As a percent of Oahu	14.1%	13.6%	12.8%	12.7%	13.3%	13.2%	14.3%	14.9%	15.3%	15.3%	14.4%
Oahu	46,659	42,678	47,453	53,410	60,059	67,145	60,825	56,405	53,558	51,032	52,228

Area including Kuhio Park Terrace.

[1] Violent crime and property crime.

Source: John Child & Company based on Honolulu Police Department Annual Reports.

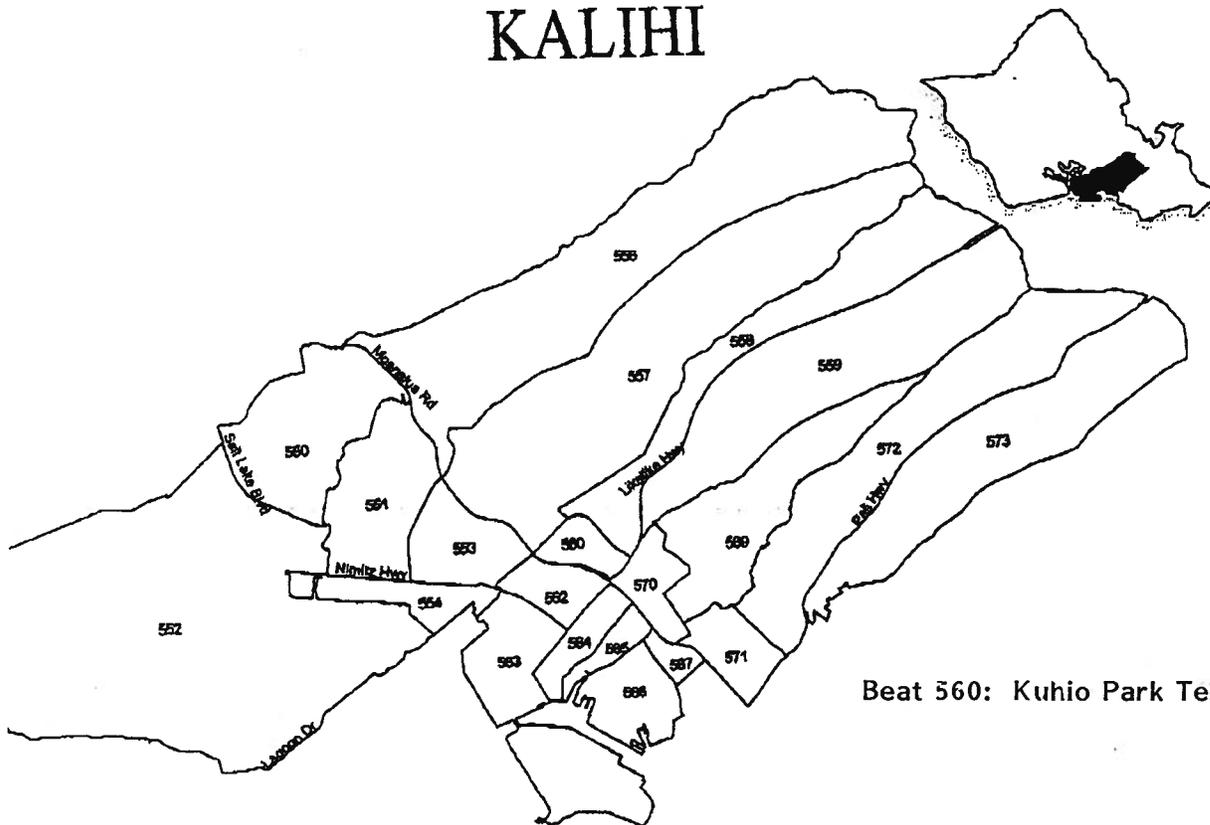
Seven serious offenses are used to define trends and make comparisons across the nation. These offenses are called index crimes, and data about them are drawn from the Federal Bureau of Investigation's Uniform Crime Reporting (UCR) program. The offenses consist of four violent crimes (murder, forcible rape, robbery, and aggravated assault) and three property crimes (burglary, larceny-theft, and motor vehicle theft).

During 2000, a total of 46,659 index crimes were reported to the Honolulu Police Department, an increase of 9 percent from 1999. This reversed the trend of declining offense totals that had gone on since 1996. Violent crimes increased slightly (5 percent), although there was a substantial drop in the number of murders. Property crimes increased almost 10 percent, with higher numbers in all three categories. Even though both violent and property crimes increased from 1999 to 2000, the totals in both categories were lower than in 1998.

Offenses	1991	1992	1993	1994	1995
Murder	29	31	31	35	38
Forcible Rape	275	326	286	266	217
Robbery	860	1,013	1,085	1,058	1,371
Aggravated Assault	894	1,012	1,099	1,169	1,256
VIOLENT CRIME	2,058	2,382	2,501	2,528	2,882
Burglary	9,905	9,106	9,296	10,018	10,127
Larceny-Theft	36,019	38,563	40,148	42,552	46,696
Motor Vehicle Theft	3,050	3,507	4,460	5,727	7,440
PROPERTY CRIME	48,974	51,176	53,904	58,297	64,263
TOTAL	51,032	53,558	56,405	60,825	67,145

Offenses	1996	1997	1998	1999	2000
Murder	27	34	17	37	20
Forcible Rape	222	257	242	235	240
Robbery	1,421	1,214	1,052	907	984
Aggravated Assault	1,078	1,131	1,031	1,019	1,058
VIOLENT CRIME	2,748	2,636	2,342	2,198	2,302
Burglary	9,026	8,755	7,692	6,087	6,946
Larceny-Theft	41,915	36,430	32,669	30,396	32,197
Motor Vehicle Theft	6,370	5,589	4,750	3,997	5,214
PROPERTY CRIME	57,311	50,774	45,111	40,480	44,357
TOTAL	60,059	53,410	47,453	42,678	46,659

KALIHI



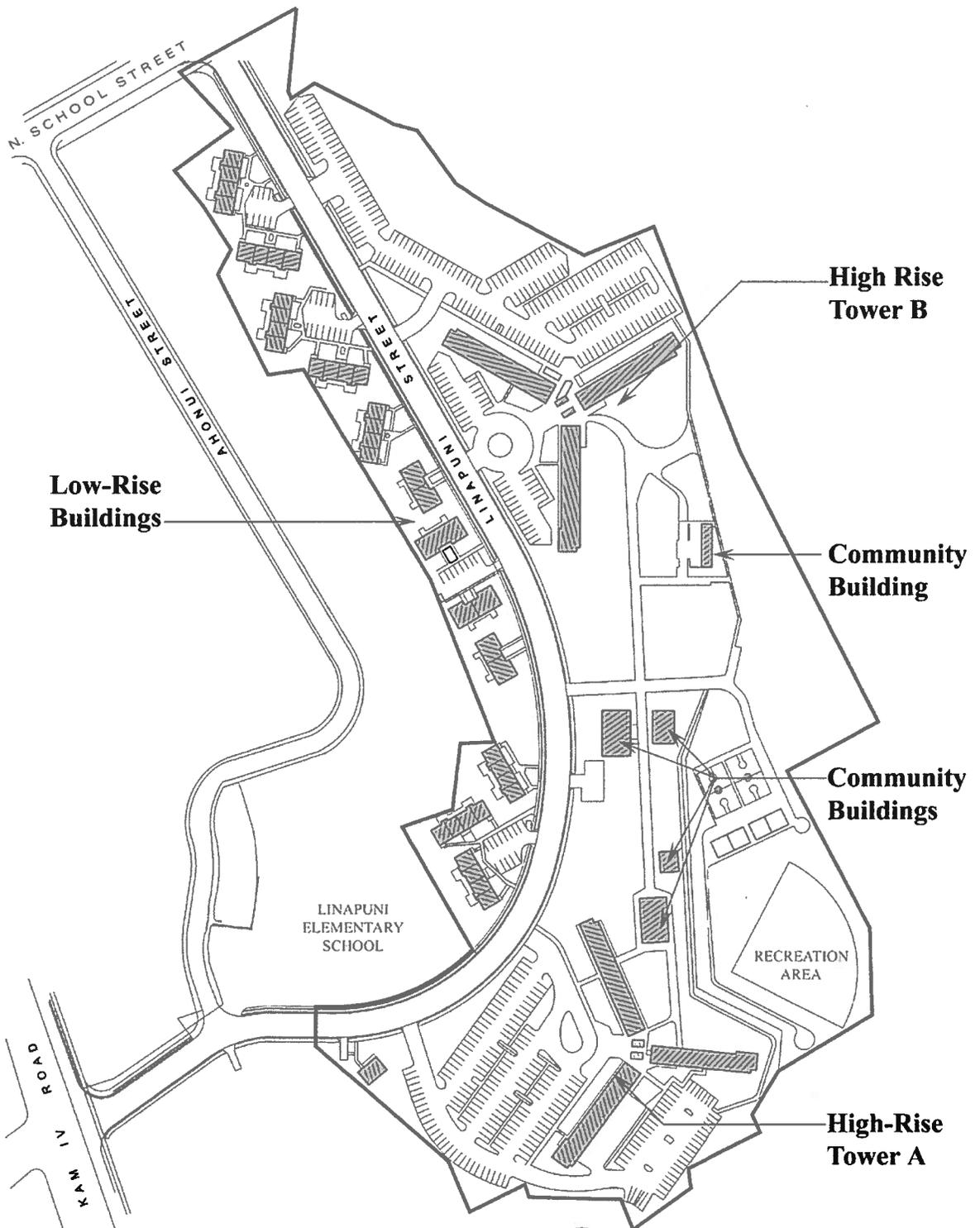
Beat	Murder	Negligent		Rape	Robbery	Aggravated		Burglary	Larceny	Auto Theft	TOTAL
		Homicide				Assault					
550	0	0		7	5	5		31	128	56	232
551	0	0		6	5	10		50	266	138	476
552	0	0		3	6	5		11	513	96	634
553	0	0		0	0	2		24	143	46	216
554	1	1		2	4	5		18	87	46	156
556	0	0		2	0	3		21	53	9	89
557	0	1		0	4	4		36	116	18	208
558	0	0		4	30	4		21	93	33	156
559	1	0		0	4	4		37	102	24	192
560	0	0		3	14	12		65	376	46	516
562	0	0		1	18	10		32	218	68	336
563	0	0		0	7	11		30	235	62	362
564	0	0		2	20	13		23	188	25	254
565	0	0		0	12	6		41	629	42	756
566	0	0		3	16	25		22	95	27	171
567	1	0		1	16	9		60	101	28	202
569	0	0		2	6	8		38	242	29	322
570	0	0		0	5	7		71	381	52	524
571	0	0		0	13	2		45	147	15	210
572	0	0		1	0	0		35	184	12	234
573	0	0		1	2						
TOTAL	3	2		38	187	147		741	4,505	966	6,589

Source: Records Management System

Incidents of Crime for Sub-Beat 28E (Kuhio Park Terrace)

Type	1996	1997	1998	1999	2000
Murder	1	0	0	1	0
Rape	1	3	3	1	2
Robbery	5	4	7	2	9
Aggravated assault	13	5	6	2	8
Burglary	20	15	17	17	17
Larceny-theft	42	26	29	25	37
Vehicle theft	8	6	6	6	9
Simple assault	34	56	42	46	47
Arson	0	1	0	1	0
Forgery	1	1	5	0	4
Fraud	1	4	3	1	3
Stolen property	0	0	1	0	0
Vandalism	37	28	29	34	29
Weapons offense	0	1	1	0	3
Sex offense	4	4	4	5	3
Drug law	2	7	4	10	1
Family offense	33	39	48	59	48
Driving under influence	5	3	0	1	3
Liquor law	0	2	9	0	1
Disorderly conduct	3	0	1	1	1
Other crime	61	62	34	33	36
Status offense	30	21	16	36	29
TOTAL	301	288	265	281	290

Attachment 4



 STRUCTURES TO BE DEMOLISHED



**PROPOSED REVITALIZATION MASTER PLAN FOR
KUHIO PARK TERRACE - EXISTING SITE PLAN**

KPT HOPE VI GRANT APPLICATION





**PROPOSED REVITALIZATION MASTER PLAN FOR
KUHIO PARK TERRACE - ARCHITECTURE
IN THE SURROUNDING COMMUNITY**

KPT HOPE VI GRANT APPLICATION





**PROPOSED REVITALIZATION MASTER PLAN FOR
KUHIO PARK TERRACE - ARCHITECTURE
IN THE SURROUNDING COMMUNITY**

KPT HOPE VI GRANT APPLICATION



Attachment 6



**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE**
KPT HOPE VI GRANT APPLICATION





**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - AREA A**
KPT HOPE VI GRANT APPLICATION





**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - AREA B**
KPT HOPE VI GRANT APPLICATION





LINAPUNI STREET VIEW OF LOW-RISE

**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE**

KPT HOPE VI GRANT APPLICATION

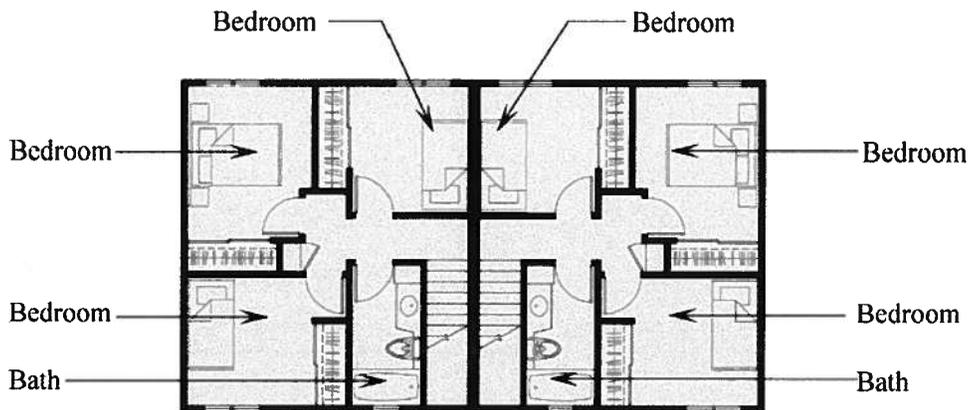




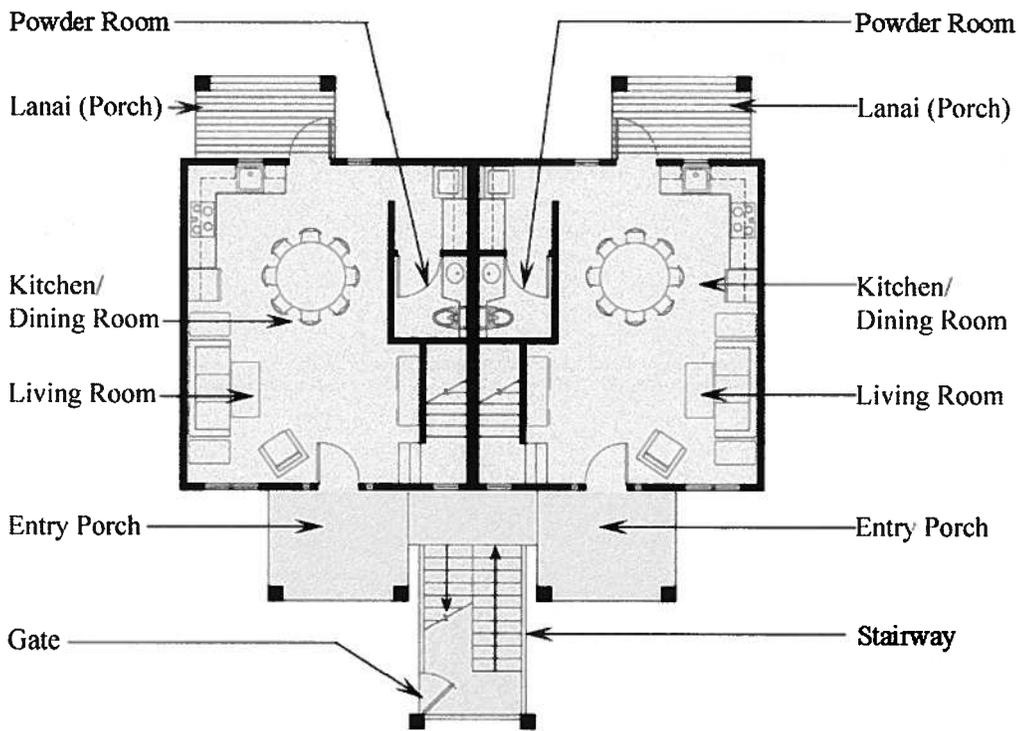
**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE**

KPT HOPE VIGRANT APPLICATION





THREE BEDROOM UNITS - SECOND FLOOR

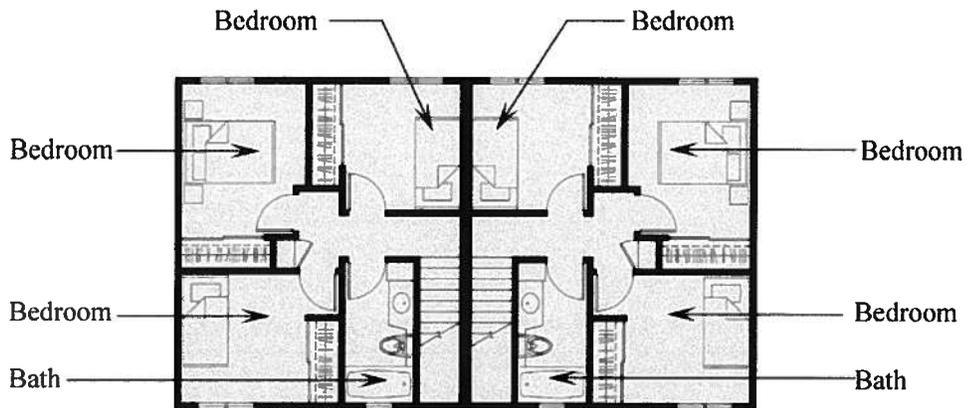


THREE BEDROOM UNITS - GROUND FLOOR

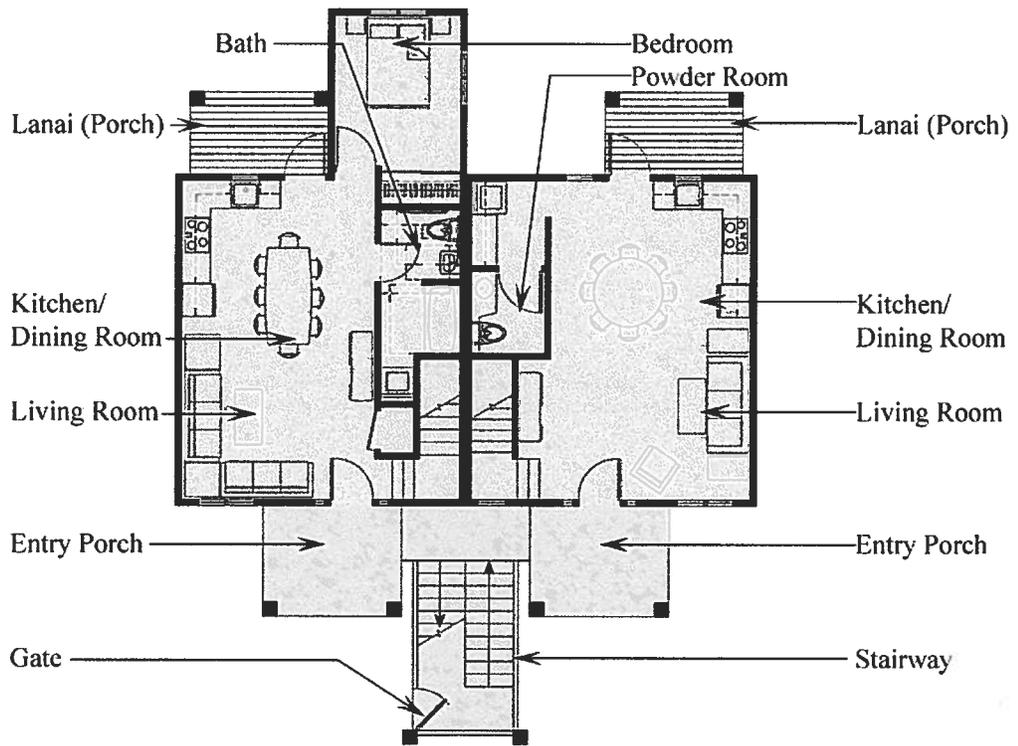


**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - FLOOR PLANS**
KPT HOPE VI GRANT APPLICATION





FOUR AND THREE BEDROOM UNIT SECOND FLOOR

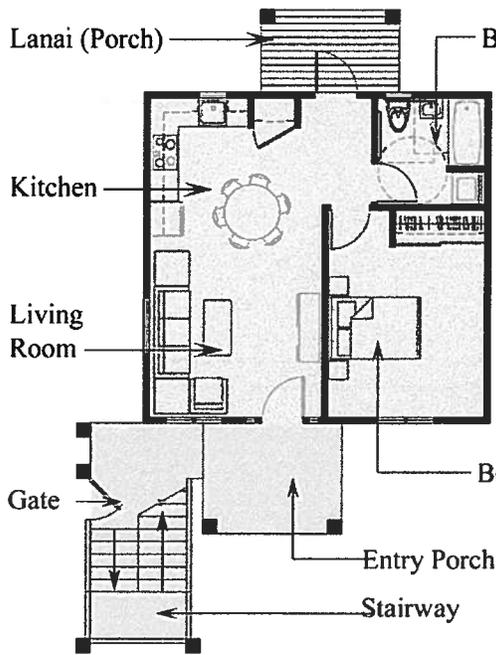


FOUR AND THREE BEDROOM UNIT GROUND FLOOR

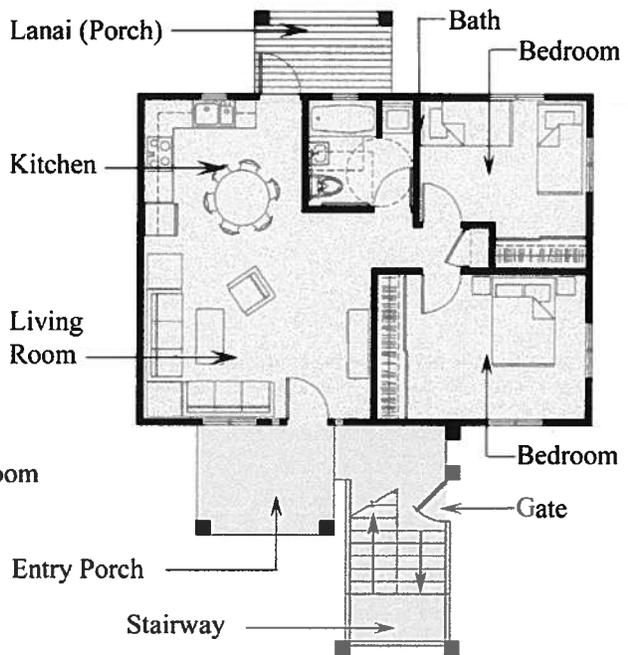


**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - FLOOR PLANS**
KPT HOPE VI GRANT APPLICATION

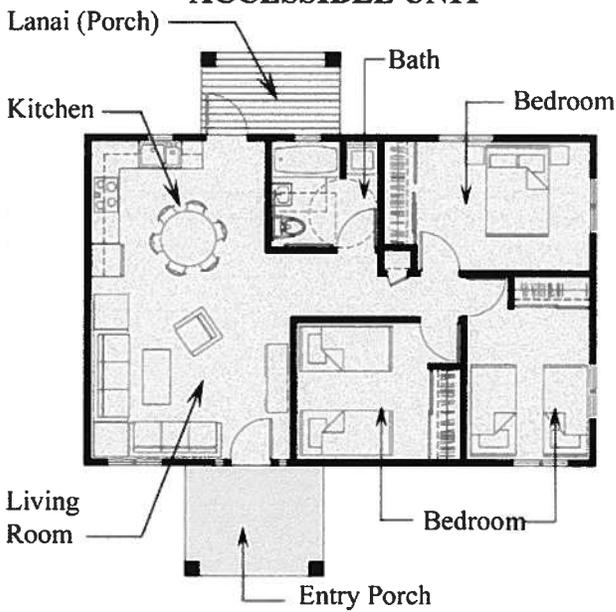




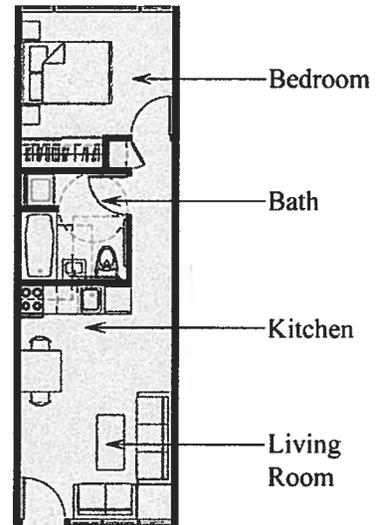
**ONE BEDROOM
ACCESSIBLE UNIT**



**TWO BEDROOM
ACCESSIBLE UNIT**



**THREE BEDROOM
ACCESSIBLE UNIT**



**ONE BEDROOM ELDERLY
ACCESSIBLE UNIT**



**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - FLOOR PLANS**
KPT HOPE VI GRANT APPLICATION



Attachment 8



TWO AND THREE STORY LOW-RISE BUILDINGS



THREE AND FOUR STORY LOW-RISE BUILDINGS

**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - ELEVATIONS**

KPT HOPE VI GRANT APPLICATION





MID-RISE ELDERLY HOUSING

**PROPOSED REVITALIZATION MASTER PLAN
FOR KUHIO PARK TERRACE - ELEVATIONS**

KPT HOPE VI GRANT APPLICATION



Attachment 9: Revitalization Schedule Kuhio Park Terrace

ID	Task Name	Duration	Start	Finish	01	2002	2003	2004	2005	200
1	HOPE VI Assumptions	1216 days	Fri 8/31/01	Sun 4/30/06						
2	Grant Award Notification	0 days	Fri 8/31/01	Fri 8/31/01						
3	Grant Agreement	1172 days	Thu 11/1/01	Sun 4/30/06						
4	Pre-Development	150 days	Fri 8/31/01	Thu 3/28/02						
5	Developer RFP	75 days	Fri 8/31/01	Thu 12/13/01						
6	Development Agreement	75 days	Fri 12/14/01	Thu 3/28/02						
7	Finance Agreements	75 days	Fri 12/14/01	Thu 3/28/02						
8	Design	195 days	Fri 3/29/02	Thu 12/26/02						
9	Demolition Documents	120 days	Fri 3/29/02	Thu 9/12/02						
10	Schematic Design	45 days	Fri 3/29/02	Thu 5/30/02						
11	Design Development	60 days	Fri 5/31/02	Thu 8/22/02						
12	Contract Documents	90 days	Fri 8/23/02	Thu 12/26/02						
13	Permits	255 days	Fri 3/29/02	Thu 3/20/03						
14	EIS	180 days	Fri 3/29/02	Thu 12/5/02						
15	Demolition Permit	60 days	Fri 9/13/02	Thu 12/5/02						
16	Building Permit	60 days	Fri 12/27/02	Thu 3/20/03						
17	Relocation Program	135 days	Fri 8/31/01	Thu 3/7/02						
18	Relocation Plan	45 days	Fri 8/31/01	Thu 11/1/01						
19	Relocation Counseling	90 days	Fri 11/2/01	Thu 3/7/02						
20	Phase 1 - Resource Center	300 days	Mon 7/2/01	Fri 8/23/02						
21	Construction	300 days	Mon 7/2/01	Fri 8/23/02						
22	Phase II - Onsite "A"	570 days	Fri 3/8/02	Thu 5/13/04						
23	Relocation	45 days	Fri 3/8/02	Thu 5/9/02						
24	Demolition - Tower "A" & L.R.	75 days	Fri 12/6/02	Thu 3/20/03						
25	Construction	300 days	Fri 3/21/03	Thu 5/13/04						
26	Phase III - Onsite "B"	420 days	Fri 5/14/04	Thu 12/22/05						
27	Relocation	45 days	Fri 5/14/04	Thu 7/15/04						
28	Demolition - Tower "B"	75 days	Fri 7/16/04	Thu 10/28/04						
29	Construction	300 days	Fri 10/29/04	Thu 12/22/05						
30	Phase IV - Senior Housing	275 days	Fri 10/29/04	Thu 11/17/05						
31	Construction	275 days	Fri 10/29/04	Thu 11/17/05						
32	Phase V - Offsite Housing	600 days	Fri 3/21/03	Thu 7/7/05						
33	Construction - Kapolei Vill. 2	300 days	Fri 3/21/03	Thu 5/13/04						
34	Construction - Kapolei Vill. 5	300 days	Fri 5/14/04	Thu 7/7/05						

Project: KPT HOPE VI Attachment 9 Date: Tue 6/19/01	Task		Summary		Rolled Up Progress	
	Split		Rolled Up Task		External Tasks	
	Progress		Rolled Up Split		Project Summary	
	Milestone		Rolled Up Milestone			



UNIVERSITY OF HAWAII

MAY 25 1 42 PM '01

OFFICE OF THE
SENIOR VICE PRESIDENT, UNIVERSITY OF HAWAII AND
EXECUTIVE VICE CHANCELLOR, UNIVERSITY OF HAWAII AT MĀNOA

RECEIVED
H.C.D.C.H.

May 22, 2001

Ms. Sharyn L. Miyashiro, Executive Director
Housing and Community Development Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, HI 96813

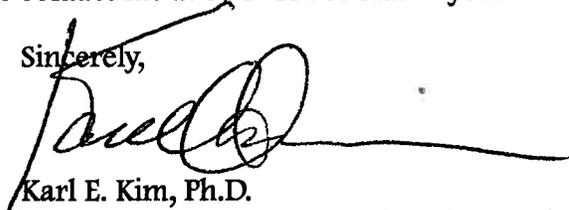
Dear Ms. Miyashiro:

On behalf of Dr. Dolores Foley and the other faculty of the Department of Urban and Regional Planning here at the University of Hawai'i, I would like to express our commitment to evaluate the effectiveness and impact of the HOPE VI Kuhio Park Terrace/Kuhio Homes Revitalization Project. Our Department has long been involved in community planning and evaluation projects throughout the state. We are very much interested in participating in this project because of its importance and because of our interest in this type of revitalization effort directed towards improving the living environment of the state's most severely distressed public housing project.

We will assess the Housing and Community Development Corporation of Hawai'i's success at integrating the physical and social aspects of your strategy and achieving the goals stated in the HOPE VI application. Our evaluation efforts will focus on documenting the change in housing conditions, in the physical environment, and in the surrounding neighborhood conditions. We will document impacts related to the lives of the residents including an assessment of the relocation of residents, focusing on housing tenure, on housing conditions and opportunities, and especially on special needs groups. Also, we will examine the nature and extent of economic development occurring in the community. We have recently built and implemented a state-of-the-art GIS laboratory and have acquired numerous databases from federal, state, and local sources that will be useful in establishing baseline conditions against which we measure real changes and improvements in the community as a result of the HOPE VI grant. Faculty and graduate students will participate in the collection and analysis of data. We anticipate integrating our evaluation efforts into our curriculum that includes various service learning opportunities, practicum experiences, and projects involving research in the community. As we have discussed, at a budget of \$50,000, we anticipate a 4 to 1 match in terms of the University's contribution to this effort.

If you have further questions, please contact me at 956-4570. Thank you.

Sincerely,



Karl E. Kim, Ph.D.

Interim Assistant Vice President for Academic Affairs
and Professor of Urban and Regional Planning

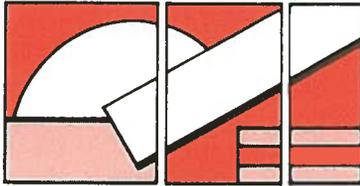
Attachment 11: Developer Commitment

HCDCH is prepared to issue a request for proposals (RFP) to procure a developer for the Kuhio Park Terrace revitalization upon notice of a HOPE VI grant award as indicated in the Attachment 9 schedule.

To enhance the response, HCDCH intends to post its RFP on the Housing Research Foundation HOPE VI RFP/RFQ web page to attract the nation's most capable developers. The RFP for Kuhio Park Terrace's HOPE VI revitalization will base selection on the developer's capabilities with respect to the following criteria:

- Demonstrated experience to manage large-scale redevelopment projects, manage effective community and supportive service programs, and manage private and/ or public housing.
- Provisions for timely implementation of the revitalization schedule and management plan for the development.
- Preparation of a comprehensive plan that integrates financing, design, development, services, management and operational strategies that blends and enriches the urban and aesthetic design, increases the economic value, and improves the quality of life at the site and within the community. Compilation of a complete team to provide these professional services.
- Development of a detailed financing plan that includes cost estimates, budgets for construction and operation, sources of interim and permanent financing including tax exempt bonds, rental assistance subsidies, low-income housing tax credits, cash equity, and operating and revenue proforma cash flows over a 30 year period. Ability to procure specific funding and partnership commitments from Federal, State, City and County governmental entities, private, non-profit and/or public service providers, employers, and financing entities with regard to funding and in-kind contributions associated with the revitalization project.
- Development of an architectural design concept that complements the neighborhood. Ability to work with and gather input from community organizations including neighborhood boards, business associations, community councils and residents in the implementation of the proposed revitalization design concepts.
- Ability to obtain land entitlements and compliance to regulatory requirements including an Environmental Impact Statement (EIS) necessary to implement the revitalization plan.

HCDCH personnel have an extensive resume of property management, project financing and development because the agency was formed by the consolidation of the Hawaii Housing Authority and the Housing Finance and Development Corporation. The HCDCH Development Section employs five full-time project managers plus support staff including secretaries, clerks, and construction inspectors. These professional employees issue RFP's for project development, evaluate proposals, assist with the preparation, execution and administration of development and loan agreements as their primary duty. Four additional development positions have been included in the organization's proposed organizational chart to implement the Kuhio Park Terrace HOPE VI revitalization plan. The Development Section also works in conjunction with the agency's Finance Branch on the administration of LIHTC and Rental Housing Trust Fund agreements executed with developers throughout the State of Hawaii. As such, HCDCH is confident that its RFP process will ensure the selection of an eminently qualified developer and that the development agreement will be executed within the stated timeline.



PACIFIC HOUSING ASSISTANCE CORPORATION
677 ALA MOANA BOULEVARD ■ SUITE 712 ■ HONOLULU, HAWAII 96813 ■ (808) 523-5681

May 11, 2001

Ms. Sharyn Miyashiro
Executive Director
Housing & Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813

RECEIVED
H.C.D.C.H.
MAY 16 1 34 PM '01

Dear Ms. Miyashiro:

Subject: Kuhio Park Terrace/Kuhio Homes Master Plan; HOPE VI.

The Pacific Housing Assistance Corporation is interested in participating in the future re-development of the Kuhio Park Terrace/Kuhio Homes area as a development partner with the Housing & Community Development Corporation of Hawaii.

Pacific Housing is a Hawaii non-profit corporation formed in 1980. Through out our 21 years of operations we have provided housing and housing opportunities to thousands of low and moderate income families, seniors, and persons with special needs. We have worked with State, County, and Federal housing agencies and have successfully utilized their financing programs, both separately and in combination with each other, at times a challenging task. Our projects are diverse and range from for-sale single-family dwellings, multi-story and garden apartment projects, senior housing projects, and group homes and apartments for persons with special needs

If granted the opportunity we feel that we can provide effective development and financing expertise to the HCDCH in its efforts to redevelop the area using the HOPE VI program. We can further provide stability to the development, as we are not interested in just the development and construction of housing projects but the building and sustaining of communities through our involvement as an owner/operator of housing we build.

We support HCDCH's community planning initiatives to obtain Federal HOPE VI assistance in the redevelopment of the Kuhio Park Terrace/Kuhio Homes complex.

Sincerely,

Marvin B. Awaya
Executive Director

0026

O`AHU WORKFORCE INVESTMENT BOARD

May 24, 2001

May 31 9 56 AM '01
RECEIVED
H.C.D.C.H.

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

We are writing to express our support of the Housing and Community Development Corporation of Hawaii's grant application for HOPE VI funds to revitalize Kuhio Park Terrace.

Mayor Jeremy Harris appointed the O`ahu Workforce Investment Board (OWIB) in response to the Workforce Investment Act (WIA) of 1998. It is the mission of the OWIB to create and oversee a workforce development system which empowers individuals to meet the current and future needs of existing and potential employers and businesses on O`ahu. Through a system of seven (7) One-Stop Centers around the island, employment-related resources are made available to all residents, including job seeking, job finding, and retention services. Low income individuals are additionally eligible for case management and occupational skills training opportunities.

We believe that this proposed revitalization program of Kuhio Park Terrace (KPT) will dramatically improve the living environment, physically, socially, and economically for all residents, while helping to improve the surrounding Kalihi Palama neighborhood. To support this effort, we commit the following resources through our one-stop system:

- Staff outreach services to inform and educate residents of the services available through the One-Stop Centers,
- Customized workshops developed to focus on the specific employment needs of KPT residents,
- On-site assessment of eligibility of residents for occupational skills training opportunities,
- Financial support for classroom or on-the-job training,
- Funding to support these services will be made available through our WIA Adult allocation of \$4,383,550.

We look forward to implementing our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,



Nancy Olmpares
Executive Director

0027

UNIVERSITY OF HAWAII • COMMUNITY COLLEGES

Employment Training Center

JUN 8 12 45 PM '01
April 19, 2001

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, HI 96813

RECEIVED
H.C.D.C.H.

Dear Ms. Miyashiro:

This letter is written in regard to the Kuhio Park Terrace HOPE VI Revitalization Commitment.

The Employment Training Center (ETC) is one of eight institutions within the University of Hawai'i Community Colleges System and is fully accredited by the Western Association of Schools and Colleges. As such, ETC is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because ETC believes that the proposed revitalization program will improve the living environment – physically, socially and economically – not only for the residents of Kuhio Park Terrace, but also for the greater Kalihi-Palama community. This revitalization can serve as a catalyst for long-term improvement throughout the neighborhood. To reflect our involvement with our community, we are pleased to commit the following in-kind resources toward community and supportive services:

1. Introduction to Culinary Arts instructional program in the KPT-KH Resource Center

- The dollar value of this commitment is approximately \$230,400 per year.
- This figure represents the following:
 - ETC's lease of app. 4,600 square feet of space – which includes a teaching kitchen, a serving area and a classroom (\$60,720)
 - Salaries for an instructor, an APT specialist and a counselor to serve the students in the program (\$130,000)
 - Instructional materials and supplies for the program (\$38,500)
 - Institutional Support to provide placement testing and registration materials, clerical time to process academic records, etc. (\$1,200)

- This commitment is conditional, based upon ETC's ability to access an equipped teaching kitchen at the site. Without access to such a facility, we cannot offer this instructional program. If the Resource Center construction budget is insufficient to include such a kitchen, however, ETC will gladly work in collaboration with HCDCH to identify other potential funding sources.

879 N. King Street, Honolulu, HI 96817-4514
Telephone: (808) 832-3700 • Facsimile: (808) 832-3714

An Equal Opportunity/Affirmative Action Institution

0028

Sharyn L. Miyashiro

April 19, 2001

Page 2

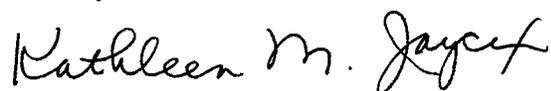
2. Additional Instructional Programs

Should HCDCH be successful in obtaining HOPE VI funds, we understand that such funds would support Phases II and III of renovations at Kuhio Park Terrace. In conjunction with these renovations, ETC would be pleased to offer additional instructional programs which would help to meet the education and training needs of KPT residents and of the larger Kalihi-Palama community. Possible programs include, but are not limited to, the following: Introduction to Construction, Facilities Maintenance, Office Skills, and – of course – Essential Skills (English and math). In each case, the nature of ETC's in-kind contribution would essentially parallel the elements described above – lease of facilities, salaries for instructional and support personnel, instructional materials and supplies, and institutional support. The dollar values attached to these categories will vary. Lease of a computer lab, for example, would be more costly than lease of a basic classroom facility. Instructional supplies for a Facilities Maintenance class would be more costly than those for an Essential Skills class. Nevertheless, the pattern will remain intact.

Over a period of five years, this is a commitment in excess of one million dollars (\$1,152,000) just for the culinary program. Our commitment to offering other programs, based upon community need and available facilities, would reflect additional in-kind commitment over five years.

I hope that this gives you a clear sense of ETC's commitment to the revitalization of Kuhio Park Terrace and its surrounding community. Should you need any additional information, please do not hesitate to contact me at 832-3706.

Sincerely,



Kathleen M. Jaycox
Acting State Director

0029



LABORERS' INTERNATIONAL UNION OF NORTH AMERICA LOCAL 368, AFL-CIO



BENJAMIN SAGUIBO
Business Manager/Secretary-Treasurer

MELVIN A. CREMER
President

MELVIN M. KALAMA, JR.
Vice President

NORMAN JANICKI, JR.
Recording Secretary

OLIVER KUPAU, III
Executive Board

HERBERT LOO
Executive Board

CLAYTON SAGUIBO
Executive Board

RICK PAGATPATAN
Auditor

PETE LINDSEY
Auditor

NOEL MORIKAWA
Auditor

GEORGE AIKALA
Sergeant-at-Arms

June 19, 2001

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

RE: Kuhio Park Terrace HOPE VI Revitalization Commitment.

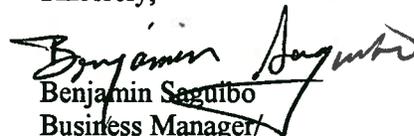
Dear Ms. Miyashiro,

The Laborers' International Union of North America, Local 368, AFL-CIO, is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically for the Kuhio Park Terrace residents. It will also serve as the catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, we commit the following resources:

- To provide apprenticeship training to those individuals who are referred to the Laborers' Union through the partnership established between HCDCH and the Laborers' Union, as more fully described in the attached memorandum. The training will be provided at no cost to the apprentice. Rather, the resources for the Laborers' Union Training School are collected from signatory contractors who utilize the services of the Training School. The commitment to provide such training, at no cost to the apprentice, will remain in full force throughout the length of this agreement.
- The conditions under which the Laborers' Union will commit these resources are more fully set forth in the attached agreement. However, important to note is the requirement that the apprentice does have to become and remain a member of the Laborers' Union in applicable periods of training and/or employment. Further, any contractor who will benefit from the apprenticeship training, will be required to be signatory to the Laborers' Union. For further conditions, see attached memorandum.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,


Benjamin Saguib
Business Manager/
Secretary-Treasurer

0030

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is entered into this 26th day of February, 2001, between the Housing and Community Development Corporation of Hawaii (hereinafter "HCDCH"), with its business address of 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, and the Laborers' International Union of North America, Local 368, AFL-CIO (hereinafter "Union"), whose business address is 1617 Palama Street, Honolulu, Hawaii 96817.

WHEREAS, the HCDCH intends to apply for federal funds under the Resident Opportunities and Self Sufficiency (ROSS) grant to support Public Housing Apprenticeship Activities in the construction trades and public housing operations;

WHEREAS, the HCDCH intends to request ROSS grant funding in the total amount of Five-Hundred Thousand Dollars (\$500,000.00) to be expended over a three-year period;

WHEREAS, as part of the ROSS grant application, the HCDCH is required to partner with a labor management organization and other agencies specializing in employment preparation that will undertake collaborative efforts to address the needs of public housing residents seeking access to registered apprenticeship positions by preparing candidates to meet the basic entry requirements for apprenticeship;

WHEREAS, the Union desires to enter into such a partnership with the HCDCH and is willing to assume the responsibility for organizing eligible local multi-employer associations and signatory contractors to support the proposed apprenticeship training activities by recruiting, training and mentoring public housing residents through a registered apprenticeship program for job placement;

WHEREAS the HCDCH will convene an Advisory Group to address job development and placement strategies for targeted ROSS public housing participants and identify creative solutions to encourage employment and self-sufficiency; and

WHEREAS, the Union agrees to actively participate as a contributing member to the Advisory Group for ROSS.

NOW, THEREFORE, HCDCH and Union agree as follows:

1. Commitment to provide services. In connection with the HCDCH's ROSS grant application, and subject to funding by the ROSS grant, the Union makes commitment to provide the services, as described in the attached proposed services for the duration of the said ROSS grant.

2. Modifications. In years two and three of the funded grant period, increase or decrease in services and price terms may be made in proportion to the needs of the targeted public housing residents upon mutual agreement between the HCDCH and the Union.

3. Termination. This Memorandum of Understanding may be terminated by either party upon the occurrence of the following events:

a. The HCDCH is not awarded the entire amount of funds requested under the NOFA grant; or

b. The Union fails to comply with its partnership responsibilities as required by the Federal Department of Labor, Bureau of Apprenticeship and Training (BAT), or the State Department of Labor Apprenticeship Agency (SAC) regulation dated April, 1993.

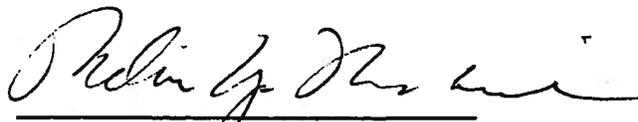
4. Documentation. The Parties acknowledge that this Memorandum of Understanding contains only the material of the agreement to provide services as described herein. The Parties acknowledge that the terms of the Memorandum of Understanding will be incorporated into a final document upon receipt of the ROSS grant and said document shall satisfy the procurement provisions of the State of Hawaii.

5. It is understood that HCDCH shall include a copy of this Memorandum of Understanding in HCDCH's grant application to the U.S. Department of Housing and Urban Development for the ROSS grant program.

Housing and Community Development
Corporation of Hawaii

By Shaun L. Kuyashiro
Its Executive Director

APPROVED AS TO FORM:


Deputy Attorney General

Laborers' International Union of
North America, Local 368, AFL-CIO

By Alvin A. Limer, President

APPRENTICESHIP STANDARDS

(DOT # 869.463-580) USDOL/ETA

for

CONSTRUCTION CRAFT LABORER

DEVELOPMENT AND ADOPTED BY

**LABORERS' INTERNATIONAL UNION OF NORTH AMERICA,
LOCAL 368 (AFL-CIO)**

and

**GENERAL CONTRACTORS LABOR ASSOCIATION (GCLA)
BUILDING INDUSTRY LABOR ASSOCIATION (BILA)
MASON CONTRACTORS LABOR ASSOCIATION OF HAWAII (MCLA)
WALL & CEILING CONTRACTORS ASSOCIATION OF HAWAII (WCCAH)**

APPROVED FOR REGISTRATION WITH

**THE STATE OF HAWAII
WORKFORCE DEVELOPMENT DIVISION
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 PUNCHBOWL STREET
HONOLULU, HAWAII 96813**

Inception Date: February 11, 2000



CATHOLIC CHARITIES of the Diocese of Honolulu

COMMUNITY SERVICES
IMMIGRANT SERVICES
ELDERLY SERVICES
FAMILY SERVICES

250 Vineyard Street / Honolulu, Hawai'i 96813-2495 / (808) 537-6321 / Fax (808) 523-8773

May 29, 2001

Sharyn Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

RECEIVED
H.C.D.C.H.
MAY 30 11 26 AM '01

Dear Ms. Miyashiro:

Subject: Kuhio Park Terrace HOPE VI Application

Catholic Charities Community and Immigrant Services is pleased to support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. The revitalization of Kuhio Park Terrace is vital to improving the quality of life for the residents and the neighboring Kalihi-Palama community.

This agency will commit \$50,000 of staff resources to Kuhio Park Terrace annually beginning in the year 2002 to 2006, for a total of \$250,000. These resources, available in the Kalihi-Palama neighborhood and within easy reach of the residents, include: Immigrant and Refugee Case Management Assistance, Citizenship Classes, English for Job Preparation Classes, Innovative Employment Training; and Housing Counseling Assistance for homeownership preparation and foreclosure prevention.

We are prepared to implement our resource commitment upon your successful award of the HOPE VI revitalization grant.

Sincerely,

Morris Masuda
Executive Director
Catholic Charities Community and
Immigrant Services



0035



PACT
PARENTS AND CHILDREN TOGETHER
A Family Service Agency

1485 Linapuni Street
 Honolulu, Hawai'i 96819
 Tel. (808)847-3285
 Fax (808)841-1485

CPS VISITATION CENTER

EARLY HEAD START
 AND HEAD START

FAMILY PEACE CENTER-
 OAHU, MAUI & LANAI

FAMILY VISITATION
 CENTER

HALE OLA WINDWARD
 ABUSE SHELTER

HANA LIKE HOME
 VISITOR PROGRAM

INTENSIVE SUPPORT
 SERVICES / ISS MST
 MAUI, LANAI, MOLOKAI

KANEOHE COMMUNITY
 FAMILY CENTER

KPT COMMUNITY TEEN
 CENTER

KPT FAMILY CENTER

ECONOMIC
 DEVELOPMENT CENTER

PU'UHONUA-DOMESTIC
 VIOLENCE CENTER

RESPITE CARE

Member:



May 30, 2001

Ms. Sharyn L. Miyashiro
 Executive Director
 Housing and Community Development Corporation of Hawaii
 677 Queen Street, Suite 300
 Honolulu, HI 96813

RECEIVED
 H.C.D.C.H.
 MAY 31 11 15 AM '01

RE: Kuhio Park Terrace HOPE VI Revitalization Commitment

Dear Ms. Miyashiro:

Parents And Children Together is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as the catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, we commit the following resources:

- \$4.6 million of committed resources; and
- provide social services to families in Kuhio Park Terrace.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,

Haaheo Mansfield

Haaheo Mansfield
 Acting Executive Director

HONOLULU COMMUNITY ACTION PROGRAM, INC.

A Non-Profit Human Service Agency

1120 MAUNAKEA STREET, SUITE 280 ● HONOLULU, HAWAII 96817-5181

TELEPHONE (808) 521-4531 ● FAX (808) 521-4538



Ruby L. Hargrave
Executive Director

Amy T. Chun
Controller

OFFICERS

Kurt Mitchell
Board Chairperson

Edmond Suka
Vice-Chairperson

Janis Kane
Secretary-Treasurer

LOCATIONS

CENTRAL
99-102 Kalaloea Street
Aiea, Hawaii 96701-3801
Phone: 488-6834

KALIHI-PALAMA
1555 Haka Drive, #2408
Honolulu, Hawaii 96817-5800
Phone: 847-0804

LEAHI
1915 Palolo Avenue
Honolulu, Hawaii 96816-2928
Phone: 732-7755

LEEWARD
85-555 Farrington Hwy.
Waianae, Hawaii 96792-2354
Phone: 696-4261

WINDWARD
47-232 Waihee Road
Kaneohe, Hawaii 96744-4947
Phone: 239-5754

KAPALAMA HEAD START
5 Sand Island Access Road,
Bldg. 921
Honolulu, Hawaii 96819-4905
Phone: 847-2400

KUNIA HEAD START
Old Kunia School
Kunia Drive
Kunia, Hawaii 96759-0246
Phone: 621-5099

June 7, 2001

JUN 12 12 48 PM '01
RECEIVED
H.C.D.C.H.

Ms. Sharyn L. Miyashiro
Executive Director
Housing & Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

Subject: Kuhio Park Terrace Hope VI Revitalization Commitment

The Honolulu Community Action Program, Inc. is pleased to support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically for the residents of Kuhio Park Terrace.

The mission of HCAP is to provide opportunities for low-income families to become self-reliant. We are committed to provide community and support services such as case management, job readiness training, business development, energy and food assistance to Kuhio Park Terrace residents.

An in-kind value of \$6,000 reflects HCAP's contribution of staff salaries and fringe benefits, and volunteer time and services to the project. Our resource commitment will be ongoing. If we can be of further assistance, please contact Tom Matsuda at 521-4531.

We wish you success on your submission of the HOPE VI Revitalization Grant.

Sincerely,

Ruby L. Hargrave
Executive Director

RLH/TM/jm

0037



KOKUA KALIHI VALLEY

(Comprehensive Family Services)

2239 North School Street Honolulu, Hawaii 96819

Phone (808) 848-0976 ♦ Fax (808) 848-0979

JUN 4 11 28 AM '01

RECEIVED
H.C.D.C.H.

May 31, 2001

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro

Subject: Kuhio Park Terrace HOPE VI Revitalization Commitment

Kokua Kalihi Valley is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as the catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, we commit the following resources:

- \$4.5 million/year for 5 year (2002 – 2006) for a total of \$22.5 million.
- Basic health and social services.
- Kokua Kalihi Valley serves all residents of Kalihi Valley, census tracts 61 through 65

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,

A. Joris Watland
Executive Director

Clinic & Administrative Office
Telephone (808) 848-0976
Fax (808) 848-0979

Nutrition (WIC)
Telephone (808) 848-0980

Kalihi Valley Homes Social Services
Telephone (808) 848-0585
Fax (808) 845-3630

Access to Health
Kalihi Valley Homes/Kuhio Park Terrace
Telephone (808) 841-8616/Fax (808) 842-3468

Providing Medical & Dental Services, Health Education, Family Planning, Perinatal, WIC
and Social Services to Kalihi Valley residents since 1972. Neighbors being neighborly to neighbors.

0038



*Ke aloha o ko kākou 'āina, 'Ola ka mana kū pa'a. Pānoanoa ka 'āina, Mānoanoa ka po'e.
The Love of our land, is the power for us to stand fast. Rare is the land, many is the people.*

June 15, 2001

Sharon Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Re: Kuhio Park Terrace HOPE VI Revitalization Commitment

Dear Ms. Miyashiro

Hawai'i's Thousand Friends is pleased to support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially, and economically, for Kuhio Park Terrace residents. It will also serve as a catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood.

Our organization has been conducting watershed education and stream clean-up and restoration projects in Kalihi Valley for several years. We are currently restoring the stream banks immediately adjacent to Kuhio Park Terrace and developing a nature and aquatic resource education and interpretation program centered on this stretch of stream. We are actively collaborating with and involving area schools, including: Kalihi Waena, Kalihi Uka, Kalihi Kai, Kapalama, Kalihi, Fern, Linapuni, and Kaewai Elementary Schools, Dole and Kalakaua Intermediate Schools, Farrington High School, as well as area programs such as the Kalihi YMCA, PACT Teen Center, and the Hawaii Community Action Program. In addition, future collaboration and partnership is anticipated with the Hawaii Nature Center and similar organizations. Several professionals from various parts of O'ahu have donated time and services to the project in the past and are likely to continue in the future.

Our commitment to this project is independent of the HOPE VI project and we are continuously seeking additional funding and other resources. As resources are obtained, the pace and scope of the project can be accelerated including the involvement of school children and community members. The HOPE VI project will allow the project to significantly expand its scope and reach. This will result in the involvement of a larger number of area youths and adult community members at an earlier time.

0039

Thus, our commitment to this project and the HOPE VI project is whatever other funding we are able to obtain, currently estimated at \$10,000 to \$15,000 per year for the next three to five years; the coordination and management services necessary to implement the project, and, the involvement of area youths, community members and organizations. If the HOPE VI project award is made we anticipate that the value of the outside grant funding and value of in-kind match from participant youths, community members and organizations will be in the range of \$100,000 to \$150,000.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Thank you for the opportunity to contribute to this important project.

Sincerely,

A handwritten signature in cursive script that reads "Donna Wong".

Donna Wong, Executive Director
Hawai'i's Thousand Friends

**2000-2001
Board of Directors**

President
Sherry W. H. Loo, M.D.
Kapi'olani Medical Center
For Women and Children

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DOE - Safe & Drug-Free Schools
and Communities

David Livingston
Trimark of Hawaii, Inc.

Peter Nakagawa
Transpacific Valuation

Alyson Nakamura
Alexander & Baldwin, Inc.

Travis Ostrem
Stuvert, Kahuku High School

Fa'atulia Pula
Student Helper, DOE

Liberato C. Vickuya, Jr.
Farrington Community School
For Adults

Mel Jeanne Wagner
Starr Seigle Communication

Executive Director
Alan H. Shinn

COALITION FOR A
Drug-Free Hawaii
Prevention Through Education

June 15, 2001

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation
Of Hawaii
677 Queen Street
Suite 300
Honolulu, HI 96813

Dear Ms. Miyashiro

Subject: Kuhio Park Terrace HOPE VI Revitalization Commitment

Coalition For A Drug-Free Hawaii is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as a catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, we commit the following resources:

- \$11,000 in in-kind support
- The support will in the two form: 1) staff and managerial support and the related payroll taxes, benefits and allocated rent; 2) printed material and other supplies from the Prevention Resource Center, the state's largest collection of information on drug prevention.
- No other conditions are identified.

We are prepared to implement our resource commitment upon your successful award of the HOPE VI revitalization grant.

Sincerely,



Alan Shinn
Executive Director



June 20, 2001

Ms. Sharyn L. Miyashiro
The Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

After reviewing the Housing and Community Development Corporation of Hawaii's (HCDCH) Master Plan Report for the revitalization of Kuhio Park Terrace (KPT), Urban Real Estate is excited about partnering with a Developer as a property manager subcontractor or the possibility of being the developer/property manager.

As the current property manager of KPT and other affordable rental projects for HCDCH, in addition to various privately owned affordable rental projects, we have demonstrated the capacity and the faculty to manage a mix use housing project as proposed for KPT.

We boast a staff of professionals that are second to none in the industry. Over 50% of our administrative staff at KPT have served the needs of tenants since 1993. At least half of the maintenance staff has over 20 years of experience in the industry. We are proud of the fact that 25% of our staff are tenants of KPT. The quality of residency at KPT is further enhanced with Hawaii's only recognized "Management Assistant Team" which provides 24 hour assistance for tenant needs and a 24 hour "Maintenance Team" for emergencies.

Urban Real Estate organized and actively participates in KPT's Resource Board, consisting of service providers serving the KPT community. Our regular meeting facilitates the timely delivery, maximizes the effectiveness and quality of service of these service providers.

Ms. Sharyn L. Miyashiro
June 20, 2001
Page 2

We would like to continue to be part of this revitalization effort, and is looking forward to participating in the proposal process.

Sincerely,

URBAN MANAGEMENT CORP.
dba URBAN REAL ESTATE CO.

A handwritten signature in blue ink, appearing to read "Fred A Zane". The signature is stylized and written in a cursive-like font.

Frederick A. Zane, CPM
President

FAZ:eh

0044



RESOLUTION

SUPPORTING THE STATE OF HAWAII'S HOPE VI GRANT APPLICATION TO REVITALIZE KUHIO PARK TERRACE AND URGING THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO ACT FAVORABLY ON THE STATE OF HAWAII'S APPLICATION.

WHEREAS, many of Hawaii's public housing projects require revitalization in order to enhance and sustain social, economic, and physical improvement within existing neighborhoods; and

WHEREAS, the HOPE VI program encourages public housing agencies, like the Housing and Community Development Corporation of Hawaii, to seek partnerships with private for-profit and nonprofit organizations and public entities to create mixed-financed, mixed-income redevelopment opportunities for residents within existing public housing communities, such as Kuhio Park Terrace in Kalihi, to achieve educational and economic self-sufficiency within the surrounding communities; and

WHEREAS, since 1993, the United States Department of Housing and Urban Development has awarded approximately \$500 million in HOPE VI grants each year on a competitive basis to eligible public housing authorities; and

WHEREAS, the Housing and Community Development Corporation of Hawaii intends to submit a HOPE VI grant application to the United States Department of Housing and Urban Development for the revitalization of Kuhio Park Terrace for approximately \$35 million in funds by June 22, 2001; and

WHEREAS, the Council is reviewing the City's Six-Year Capital Improvement Program and Budget which includes approximately \$57 million in capital improvement projects that will enhance the Kalihi area; and

WHEREAS, the Council has supported the Empower Oahu, 21st Century Vision, and Trans 2K programs which are part of the overall redevelopment plan for the City and County of Honolulu; and



RESOLUTION

WHEREAS, the Council also has recently approved an application for gubernatorial designation of much of the Kalihi area as an enterprise zone; and

WHEREAS, Kalihi is an ethnically, economically, and socially interesting and diverse area which holds much potential and promise for revitalization; and

WHEREAS, the revitalization of Kuhio Park Terrace will contribute significantly to the revitalization of Kalihi; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it supports the Housing and Community Development Corporation of Hawaii's HOPE VI grant application to revitalize the Kuhio Park Terrace and other public housing communities; and

BE IT FURTHER RESOLVED that the Council also supports the City's commitment to fund approximately \$57 million for Kalihi area capital improvement projects during the next six years; and

BE IT FURTHER RESOLVED that the United States Department of Housing and Urban Development is respectfully urged to approve Hawaii's HOPE VI grant application; and

RESOLUTION

BE IT FINALLY RESOLVED that the Clerk is directed to transmit certified copies of this Resolution to the Secretary of the United States Department of Housing and Urban Development, Hawaii's Congressional Delegation, Governor of the State of Hawaii, and Executive Director of the Housing and Community Development Corporation of Hawaii.

INTRODUCED BY:

Randy M. Kaul

DATE OF INTRODUCTION:

April 27, 2001

Honolulu, Hawaii

Councilmembers

(OCS/042401/ct)

- 3 -

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

ATTEST:

Genevieve G. Wong
GENEVIEVE G. WONG
City Clerk

Jon C. Yoshimura
JON C. YOSHIMURA
CHAIR AND PRESIDING OFFICER

Dated 5/30/01

ADOPTED MEETING HELD			
5/30/01			
	AYE	NO	A/E
BAINUM	X		
CACHOLA	X		
DeSOTO	X		
FELIX	X		
HOLMES	X		
MANSHO	X		
MIRIKITANI	X		
OKINO	X		
YOSHIMURA	X		
	9	0	0

Reference:

Report No.

Resolution No.

**01-152
0047**



PACIFIC GATEWAY CENTER

JUN 8 9 37 AM '01

RECEIVED
H.C.D.C.H.

June 7, 2001

Sharyn L. Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, HI 96813

Dear Ms. Miyashiro:

Re: Coordination of Kuhio Park Terrace HOPE VI Revitalization Activities with
the Empower Oahu-Kalihi-Palama-Chinatown Revitalization Activities

The Pacific Gateway Center is spearheading empowerment zone activities in the Kalihi-Palama-Chinatown region. The revitalization of Kuhio Park Terrace and other public housing projects including Kalihi Valley Homes and Mayor Wright Homes are central to the revitalization of the larger region.

We appreciate HCDCH's efforts to coordinate the proposed KPT revitalization with our agency and are equally committed to working together to develop comprehensive solutions that complement and support our empowerment zone efforts. Our partnership is essential particularly during the critical planning phase. Our coordinated efforts will not only improve the physical living environment, but will improve the quality of life both socially and economically for the residents of Kuhio Park Terrace and the larger community.

Sincerely,

Dr. Tin Myaing Thein, Ph.D.
Executive Director



KALIHI-PALAMA NEIGHBORHOOD BOARD NO. 15

c/o NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

June 20, 2001

Ms. Sharyn Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Ste. 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

The Kalihi-Palama Neighborhood Board No. 15 overwhelmingly supports the HOPE VI application being submitted by the Housing and Community Development Corporation of Hawaii (HCDCH) for the redevelopment of the Kuhio Park Terrance (KPT) public housing project. With approximately one-third of the State's public housing units located in our area, including the three largest projects in the State, we agree that HOPE VI can be a catalyst in revitalizing our Kalihi-Palama district and in forever changing the face of the neighborhood.

The demolition of the two towers of the only high-rise public housing complex for families in Hawaii is a welcomed action. The removal of the massive and obsolete structures provides this older neighborhood with an opportunity to benefit from newly constructed housing and with desirable housing options such as market for -sale single family dwellings, mixed-income family rentals, rent-to-own units and a complex for seniors.

We are committed to collaborating with HCDCH to comprehensively address the revitalization of the Kalihi-Palama district because we believe that this proposal for the physical, social and economic transformation of KPT will greatly improve the community. We look forward with great anticipation for news of a successful application.

Sincerely,

A handwritten signature in cursive script that reads "Bernie Young".

Bernie Young
Chair, Neighborhood Board No. 15

Cc: Senator Daniel Inouye
Senator Daniel Akaka
Representative Neil Abercrombie
Representative Patsy Mink



June 11, 2001

JUN 14 9 58 AM '01
RECEIVED
H.C.D.C.H.

Ms. Sharon Miyashiro
Acting Director
HCDCH
1002 N. School Street
Honolulu, Hawaii 96819

Dear Sharon:

I am writing in support of the Housing and Community Development Corporation of Hawaii's application for HOPE VI for Kuhio Park Terrace Revitalization and surrounding neighborhood.

I have been a life long resident of Kalihi and am in support of any revitalization that decreases the number of public housing units in the community. Kalihi has more than its share of the public housing units and Kuhio Park Terrace has been not only an eyesore but I feel a source of numerous problems. I remember when the previous Kalihi War Homes was situated on the site and we walked through the area almost daily on the way to or from school and after school programs because it was safe, did not look like the public housing of today and did not seem so intimidating. The units were row housing much like one story town houses. I am pleased that the twin towers will be replaced by two to four stories high structures that will not look like public housing.

I have seen the plans for the housing units at the informational meeting and public hearing and am delighted that the plans not only call for reduced number of housing units but also includes economic and housing diversity. The diversity will hopefully create a different community with people who have vested interests in their community, have a sense of ownership and pride. This will hopefully make it possible to work towards and attain a safe, clean and secure community

Obviously the community will not change if revitalization is in the physical structure only. The collaboration with the community supportive services is a good start in developing programs for the residents. I am especially pleased that the application includes economic, educational, social and job training opportunities for the residents. In fact, I strongly recommend that residents not only have access to the programs and services but also are required to enroll in programs with an emphasis towards self-sufficiency and or volunteering to give back to the community.

Like some of the welfare reform act provisions where clients can only stay on the welfare rolls for a limited time, perhaps a goal for each tenant should be moving out of public housing unless they are incapable of doing so because of age or disability. This may help to break the cycle of generations of public housing tenancy.

I look forward to HCDCH's successful grant application. My best wishes to you and your staff.

Sincerely,



Rene Nakama
1689 Kino Street
Honolulu, Hawaii 96819

0050

June 11, 2001

JUN 15 9 38 AM '01

RECEIVED
H.C.D.C.H.

Ms. Sharon Miyashiro
Acting Director
HCDCH
1002 N. School Street
Honolulu, Hawaii 96819

Dear Ms. Miyashiro:

I am writing this letter to support the Housing and Community Development Corporation of Hawaii's grant application for the HOPE IV funds to revitalize Kuhio Park Terrace and the surrounding neighborhood.

When I learned of the proposal to revitalize Kuhio Part Terrace, I attended an informational meeting and the public hearing on June 8, 2001. I was happy to learn that plans call for demolishing the high rises, that it will be replaced with two, three and four stories structures and will have a mixture of single and multi-family homes for ownership and rent. I am especially supportive of the plans to decrease the density of the housing complex.

To make the revitalization work the residents will need an array of services assist them meet the challenges of the future. The list of community supportive services that was distributed at the public hearing is impressive. I hope that some mechanism is developed to ensure that the tenants enroll in the classes or participate in the services with the goal being self-sufficiency.

Many years ago when Kuhio Park Terrace was built the surrounding community had no input or at least we were not made aware of the possibility. Thank you for the opportunity to express my support of the grant and best wishes for a successful application.

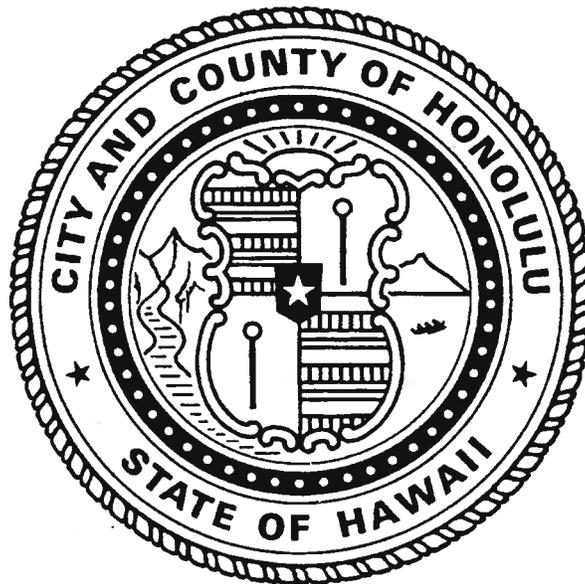
Sincerely,



Helen Shinsato
2461 Lakoloa Place
Honolulu, Hawaii 96819

0051

FINAL SIXTH YEAR CONSOLIDATED PLAN



Program Year
2000 - 2001

Prepared By
Department of Budget and Fiscal Services
City and County of Honolulu
June 2000

Presented By
Jeremy Harris, Mayor
City and County of Honolulu

0052

II. INTRODUCTION

A. Background

Consolidated Plan regulations defined by the U.S. Department of Housing and Urban Development (HUD) require local governments which will receive federal funds to identify and describe housing and housing services needs and priorities, and to produce a strategic action plan for addressing these needs. This document represents the City and County of Honolulu's (City) Final Sixth (6th) Year Consolidated Plan, and consolidates the planning and application aspects of HUD's Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) and Housing Opportunities for Persons With AIDS (HOPWA) formula programs into a single submission. The purpose of the Consolidated Plan is to ensure that jurisdictions receiving federal assistance plan for the housing and related needs of low and moderate income families in a way that improves the availability and affordability of decent, safe and sanitary housing and a suitable living environment. The City's Plan consists of:

- A housing and homeless needs assessment;
- A housing market analysis;
- A strategic plan; and,
- An action plan for the geographic area encompassing the island of Oahu.

The Consolidated Plan permits the City to apply a unified vision to address local problems comprehensively and to propose a specific course of action to alleviate these concerns. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. And lastly, the Consolidated Plan sets forth goals, objectives, and performance benchmarks for measuring progress and establishes a framework for assessing new knowledge and experience and how they can add to a successful plan for revitalization.

B. Responsibility And Process

The City's Department of Budget and Fiscal Services, Federal Grants Branch, prepared the Draft Plan, and is the agency responsible for the administration of the City's CDBG, ESG, HOME and HOPWA programs. The City's Department of Community Services assisted in this development, as the Plan places a heavy emphasis on housing- and community-related information and planning.

The housing elements of this Consolidated Plan rely heavily on information and data contained in the First through Fifth Year Consolidated Plans, which were approved by HUD, the Hawaii Housing Policy Study - Update 1997 and the 1999 Homeless Needs Assessment. Additional information was obtained from the 1990 and later updates of the United States Census, the State of Hawaii Data Books (1998 being the latest), State of Hawaii agencies and other local private nonprofit organizations and/or service providers.

C. Consultation

On November 18, 1999, the City and the Housing and Community Development Corporation of the State of Hawaii held a working group consultation session with known service providers to discuss the housing and housing service needs of this community. Overviews of the Consolidated Plans for the City and State were given, including the components of the Consolidated Plan and the planning processes that would be followed. Input regarding housing needs and priorities was sought from the participants of this meeting, and in turn, the information was utilized in the development of this Plan. In addition, this Draft Plan was made available in April 2000 to all interested parties as a way of further soliciting input and comments on the Plan in total and on specific areas of concern. Any comments or corrections concerning the Draft Plan were incorporated into the Final Plan. This final version is being made available in June 2000.

Organizations contacted for the November 18, 1999 consultation meeting are as follows:

- Affordable Housing Alliance
- American Association of Retired Persons
- Angel Network Charities

- Catholic Charities
- Child and Family Service
- Commission for Persons with Disabilities, State of Hawaii
- Department of Community and Social Resources, City and County of Honolulu
- Department of Hawaiian Homelands, State of Hawaii
- Department of Health, Adult Mental Health Division, State of Hawaii
- Department of Health, Maternal & Child Health Division, State of Hawaii
- Department of Housing and Community Development, City and County of Honolulu
- Department of Human Services, Family and Adult Services Division, State of Hawaii
- Elderly Affairs Division - Department of Human Resources, City and County of Honolulu
- Executive Office on Aging, State of Hawaii
- Gregory House Programs and the Life Foundation
- Hamilton Library, University of Hawaii
- Hawaii Community Development Authority, State of Hawaii
- Hawaii Community Reinvestment Corporation
- Hawaii Intergenerational Community Development Association
- Hawaii State Library
- Holo Loa'a
- Homeless Solutions, Inc.
- Housing and Community Development Corporation of Hawaii, State of Hawaii
- Institute for Human Services
- Kalihi-Palama Health Care - Healthcare For The Homeless
- Legal Aid Society of Hawaii
- Legislative Reference Bureau
- Network Enterprises Inc.
- Oahu Consolidated Family Housing
- Office of Community Services, State of Hawaii
- Office of Hawaiian Affairs, State of Hawaii
- Office of Veteran Services, Department of Defense
- Pacific Housing Assistance Corporation
- Self-Help Housing Corporation of Hawaii
- SMS Research
- Steadfast Housing Development Corporation

Below are several issues, which were brought out by the participants and discussed in this meeting:

- There is a public perception that the housing crisis of several years ago has passed; yet for those with low- and very low-incomes, affordable housing is difficult to obtain. There is a need for resources to provide for housing subsidies.
- There is a feeling among service providers that the Continuum of Care plan is not reflected in the Action Plan.
- The availability of homeless services should address how for some there is a progression from emergency to permanent housing, but others will always need supportive services.

The City took these comments under advisement and will look into the feasibility of funding projects that address these concerns.

D. Citizen Participation Plan

The Department of the Budget completed development of the City's Citizen Participation Plan in May 1995, and was approved by HUD along with the Final First Year Consolidated Plan. This plan continues to be implemented. Per this plan, a Public Notice was published in mid-April 2000 proposing how the City would be implementing the CDBG, ESG, HOME and HOPWA Programs. A final notice reflecting actual program plans was published in June 2000. Copies of the City's Citizen Participation Plan are available from the Department of Budget and Fiscal Services.

The final Consolidated Plan public comment period began on July 3 and ended August 4. No comments were received.

VI. STRATEGIC PLAN

A. General

The Priority Needs Summary Table identifies the City's priorities for housing assistance over the next five years. The following discussion provides a summary explanation of the basis for assigning relative priorities among the categories of housing assistance activities and household types. Also included are descriptions of the programs available to accomplish each priority category and the general locations for the application of the programs.

Although general geographic locations for the programs available to achieve the City's housing priorities are identified in this section, it should be noted that it is not the intent of the City to target the implementation of housing programs to specific geographic locations. Due to the nature of the housing market in the City, characterized by low vacancy rates, no stock of existing units which can be rehabilitated so as to expand the stock of affordable housing, and premium prices for all developable land, opportunities to develop affordable housing must be pursued on an island-wide (City-wide) basis, and public and private programs available to support affordable housing activities will be applied wherever allowed.

Because of the aging of Oahu's public housing rental stock and the concentration of low-income families in the housing projects, revitalization programs that target public housing provide an opportunity to decrease the concentration of low-income families and improve neighborhoods by integrating the project into the surrounding community. The revitalization programs allow the public and private sectors, in partnership, to address the housing, social, educational, and economic needs of low-income projects and neighborhoods in a comprehensive and holistic manner. While the need to expand the stock of affordable housing is important, the strategic plan also recognizes the unique features and problems that public housing projects create and will support efforts, including the deprogramming or public housing units, for the social and economic improvement of communities.

The following summarizes the Federal, State, local and private programs, services and special initiatives to be provided which will be undertaken to implement the City's strategy.

B. Affordable Housing

1. The Basis For Assigning Relative Priority To Each Category Of Priority Need

In assigning relative priorities for assistance among various household types, major consideration was given to those with the greatest need, that is, unassisted, very low income renter households who pay more than one-half of their income for rent, live in seriously substandard housing, or have been involuntarily displaced. Highest priorities were assigned to those households experiencing what was perceived to be the greatest need for housing assistance activities, based on ability to pay and existing housing conditions.

2. Statement Of Specific Objectives

Priority One: Housing Development: New Construction, Rehabilitation, Acquisition and Related Infrastructure

Increasing the stock of affordable housing is the highest priority of the City. Although the rental and owner-occupied housing vacancy rate for Oahu has risen from 3.4% in 1992 to 5% in 1997, according to United States Census data, it was still below the national level of 7.5% for 1997. This makes opportunities for increasing the affordable housing stock through substantial rehabilitation activities difficult. Affordability problems in the City are further compounded by the fact that residents on Oahu compete with investors in essentially an international market for housing. Often the most expeditious way of increasing the stock of affordable housing is through new construction activities.

The rationale behind the relative priorities among the types of housing activities and among households by income type and family size has been sub-prioritized/ranked within this priority.

Priority One, Rank 1

All homeless and very low-income renter households are designated Priority One, Rank 1, for new construction or acquisition activities. This relates to the critical need for the addition of substantial numbers of new affordable permanent rental units to the City's housing stock. This will provide homeless households currently residing in shelters with housing to move to once they are able to live independently, as well as to provide affordable housing options for the general population and those households at risk of becoming homeless.

Priority One, Rank 2

Existing homeowners and first-time homebuyers with children are designated Priority One, Rank 2. Existing low-income homeowners would be targeted for substantial rehabilitation assistance and related infrastructure as a means of removing health and safety hazards and extending the habitable life of even the most substandard housing units. First-time homebuyers with children would be targeted for new housing construction.

Priority One, Rank 3

All other first-time homebuyers are designated Priority One, Rank 3. These households, which for purposes of discussion, are assumed to be those households that do not include elderly applicants, disabled/handicapped applicants, or other dependents, would be targeted for new housing construction, albeit at a lower level of priority than first-time homebuyers with children. This reflects the City's and State's policies to give preference in the sale of dwelling units to households with elderly or handicapped applicants or households with dependents. The development of infrastructure to support planned communities in the Ewa "Second City" area is also targeted for first-time homebuyers.

Priority One, Rank 4

Dwelling units in existing deteriorating Federal public housing rental projects are designated Priority One, Rank 4. Existing public housing projects would be targeted for revitalization (i.e. major renovation, partial demolition, conversion of rental units to non-dwelling use) as a means of removing health and safety hazards, modernizing the housing projects to meet current safety and building codes, extending the habitable life of the housing projects, decreasing the concentration of low income families and providing social, educational and economic opportunities. Efforts to continue housing assistance to families affected by revitalization will be by relocation to other available housing and use of the Section 8 program.

Since 1981, the Housing and Community Development Corporation of Hawaii has been requesting and receiving CGP grants to upgrade or replace projects to current codes and standards. Present Oahu projects undergoing modernization are Puuwai Momi (Aiea), Nanakuli and Wahiawa Terrace; projects in the design stage are Koolau Village (Kaneohe), Maili II and Waimanalo Homes; and projects in the planning stage are Mayor Wright Homes, Kalihi Valley Homes, Maili I and Kuhio Park Terrace. Other targeted revitalization and modernization programs may include the Hope VI program.

The State and City are targeting new rental housing construction activities for existing urban areas, such as Downtown Honolulu and Kakaako. Substantial rehabilitation activities are also focused on older existing residential areas throughout the City. New homeownership projects in planned communities are targeted for the Ewa district. Infrastructure improvements are targeted for older residential areas in order to improve health and safety conditions, as in Palama, and to support higher density residential and mixed uses, as in Kakaako. Infrastructure improvements would also be targeted for new planned communities in the Ewa area, which are being developed on previously undeveloped lands.

The planned closure of Barbers Point Naval Air Station has provided a significant opportunity to address homeless needs in the full spectrum of the continuum of care. The Homeless Submission for the reuse of Barbers Point upon closure of the base provides a master plan that addresses transitional and special needs shelter for the homeless as well as permanent housing consisting of affordable rentals in supportive communities. The master plan for the homeless facilities at Barbers Point is consistent with HUD's advocacy of community planning. Barbers Point is located in the midst of the "Second City" planned for the area.

VI. Action Plan

A. Form Application

The required Consolidated Plan tables and maps are shown in Appendix C.

B. Resources

1. Priority One: New Construction, Rehabilitation, Acquisition and Related Infrastructure

Available programs and services that will be utilized to achieve new construction, rehabilitation acquisition and related infrastructure include various Federal, State and local programs.

a. Federal Low Income Public Housing Program

This program covers low-rent housing units developed by designated Public Housing Authorities pursuant to the U.S. Housing Act of 1937. Funding for substantial rehabilitation, revitalization, modernization, and new construction of Federally assisted public housing projects is available through this program.

b. Section 202

This is currently the major Federal program to assist the development of permanent rental housing for the elderly. The program provides direct loan funding at regulated interest rates and rental subsidies to qualified private nonprofit entities to develop rental housing for low-income elderly and/or handicapped households. Projects may be new construction or substantial rehabilitation.

c. Section 811

This program provides capital advances to nonprofit developers of rental housing and supportive services for disabled persons. The advance is interest free and repayment is not required as long as the housing remains available for very low-income persons with disabilities for at least 40 years.

d. Supportive Housing Demonstration Program, Permanent Housing for Handicapped Homeless

This program is one of two components authorized through the Supportive Housing Demonstration Program of the Stewart B. McKinney Homeless Assistance Act. It provides interest free advances to qualified private nonprofit entities or a Public Housing Agency to cover the costs of acquisition and/or substantial rehabilitation of existing structures that will provide community based long term rental housing and appropriate supportive services for not more than eight handicapped homeless persons.

e. Homeownership for People Everywhere (HOPE IV) Program

The HOPE IV program addresses public housing demolition, site revitalization, and replacement housing. Funds are awarded on a competitive basis and are available to public housing agencies that own or operate public housing units. The program will fund demolition, the capital costs of reconstruction, rehabilitation and other physical improvements, the provision of replacement housing, management improvements, resident self-sufficiency programs and tenant-based assistance.

f. Revitalization of Severely Distressed Public Housing (HOPE VI Revitalization) Program

The HOPE VI Revitalization program addresses public housing demolition, site revitalization, and replacement housing. Funds are awarded on a competitive basis and are available to public housing agencies that own or operate public housing units. The program will fund demolition, substantial rehabilitation, reconfiguration and/or

replacement of severely distressed units, revitalization of the site, provision of replacement housing, management improvements, resident self-sufficiency programs, provision of tenant-based assistance and assistance to tenants displaced by demolition. HCDCH is applying for HOPE VI funds for the revitalization of public housing projects on Oahu, particularly in the Kalihi area.

g. Federal Low Income Housing Tax Credits Program

This program is authorized through the Tax Reform Act of 1986 and is administered through the State Housing Finance and Development Corporation. The tax credit program was re-authorized by the U.S. Congress in August 1993, retroactive to July 10, 1993. The program makes available tax credits for units rented to low-income occupants. The Federal government allocates approximately \$1.25 per capita per year in these tax credits. To earn tax credits, at least 20% of the units in a project must be rented to households earning incomes of 50% or less of the area median income, or at least 40% of the units must be rented to households with incomes of 60% or less of the area median income.

h. State Low Income Housing Tax Credits Program

The State of Hawaii established a program similar to the Federal low-income housing tax credits program to provide State tax incentives to developers of affordable rental housing projects. However, the program is presently suspended pending its re-authorization by the State Legislature. This program allocates State tax credits equivalent to 30% of the federal credit.

i. Tax-Exempt Multi-Family Bond Program

Both the State and City administer tax-exempt multi-family bond programs to assist private owner/developers of rental housing projects. The program provides interim and permanent financing at below market interest rates through the issuance of tax-exempt revenue bonds. To be eligible, developers must set aside in their rental projects either a minimum of 20% of the units for tenants whose incomes are less than 50% of the area median income, or a minimum of 40% of the units for tenants whose incomes are less than 60% of the area median income. The developer/owner of an assisted project must keep the project in compliance with these requirements for the term of the loan.

j. State Rental Housing Trust Fund

Authorized by Act 308, Session Laws of Hawaii 1992, the Rental Housing Trust Fund is intended to act as a flexible financing mechanism which encourages the production of new affordable rental units and increases the capacity of organizations to meet future housing production needs. The trust fund provides loans or grants to nonprofit entities and government agencies, and loans only to for-profit developers for planning and design, construction, land acquisition, pre-development studies and other activities relating to affordable housing development. At least 50% of the residents of a supported housing development must earn less than 60% of median income, and the remainder less than 100% of median income. In addition, a more recent requirement calls for 10% of all of the units to be occupied by persons earning less than 30% of median income.

k. Federal Community Development Block Grant (CDBG) Program

This program provides a block grant to the City that can be used for a wide variety of community development activities including new construction, rehabilitation, acquisition and related infrastructure as long as there is a direct benefit to persons of low- and moderate-income.

l. HOME Program

HOME Program funds may be used for activities such as new construction, rehabilitation, acquisition and related infrastructure to create permanent housing for qualifying households.

m. Emergency Shelter Grants Program

This program can be used to provide new construction, rehabilitation, acquisition and related infrastructure assistance to assist the homeless by improving living conditions at existing shelters or developing new shelters.

an inordinate number of these types of housing establishments. The dominating factor, since the make-up of the occupants is representative of the state population (in terms of race, gender, etc.), is the fear of these occupants' behavior and ultimate loss of property value. The guiding factors are complex and may constitute issues much more difficult to approach and educate than some of the usual variety of fair housing impediment problems.

II. Identification of Impediments to Fair Housing Based on Findings From Chapters One, Two and Three

Based on the analysis of :

- 1) Chapters two and three as just provided in section I. of this respective chapter,
- 2) The conclusion from chapter one which studied ethnic settlements vs. fair housing impediments,
- 3) Appendix A of Chapter one provided a statistical analysis of neighborhood settlement patterns, and
- 4) Appendix B from chapter one which investigated the possible economic disparate impact effects on various ethnic groups;

the following represent the findings of the analysis of impediments in fair housing in Hawaii and the four counties. The impediments are identified by the use of two major categories, those labeled universal and all others as being pathway impediments.

Universal impediments to fair housing in Hawaii are those elements singularly, or in combination which provide the effect of a disparate impact. A disparate impact is a doctrine which the federal court system has created in interpreting the fair housing laws which indicates that it is possible to commit a violation to these protected classes even when

the alledged actions have no apparent relationship to the protected classes. In so many words, intent is not necessary if the effect to the protected class is discrimination. If policies, economics, regulations or other factors singularly or in combination are applied in housing, and the result is a substantial disparate impact or statistical imbalance on one or more of the protected classes, the burden of demonstrating there is a valid reason for this imbalance is placed on the defendent. A universal impediment as used in this study is not suggesting intentional policy but is analyzing the results or statistical imbalances which these actions have produced.

Pathway impediments in this study are interconnective relationships, labeled as directly, indirectly or secondarily indirect pathways between the government and private individuals and groups, the state and federally protected classes in fair housing, and the gatekeepers in housing services. These pathways which connect these three primary players, the protected classes, gatekeepers, and government and private providers can become clogged by prejudices, regulations, and lack of educational training and information.

Although these pathways were first presented in an overview narrative format, this chapter shall present an entire view of this impediment classification. The concluded effect, where prevalent, of these impediment pathways, and recommended steps of solution are found in Chapter Five. This chapter does serve as the compilation of the identification of impediments to fair housing in these pathways as a general classification. Specific jurisdiction impediment pathways are defined as such in the following chapter, chapter Five.

The general ranking given an impediment in this chapter does not necessarily mean each jurisdiction has an equal effect with the problem. In fact, some jurisdictions may be dissimilar to the overall conclusion of the factor found and will be so noted in Chapter Five.

The order of presentation in Chapters Four or Five of any of the impediments signified is not meant to be indicative of any priority order.

A. Universal Impediments

Universal impediments, as defined above, are classified as having a **Minimum, Moderate or Major** impediment effect to fair housing in the State of Hawaii and/or the four counties. The definitions of this classification of effect for this study is as follows:

MINIMUM: A classification of minimum as an effect was concluded to mean in terms of fair housing and the protected classes, that the study's findings found **these factors or relationships were minimal**, or barely, if at all, affected fair housing as an impediment at this time.

MODERATE: A classification of moderate as an effect was concluded to mean in terms of fair housing and the protected classes, that the study's findings found **these factors and relationships are an impediment**, but presently not classified as being excessive or blatant.

MAJOR: A classification of major as an effect was concluded to mean in terms of fair housing and the protected classes, that the study's findings found **these factors and relationships are an impediment and are having or will be having a significant effect**.

1. Universal factors found to be **minimum** impediments to Fair Housing
 1. None so classified at this time.
2. Universal factors found to be **moderate** impediments to Fair Housing
 1. Occupancy codes
 2. Median Income guidelines in some jurisdiction's geography
 3. Misclassified land classifications for urban uses

3. Universal factors found to be **major** impediments to Fair Housing
 1. Ethnic Classifications of data from the federal 1990 census
 2. Number of Affordable housing units

4. Universal factors found to be **potential major** impediments to Fair Housing
 1. Displacement of some ethnic group jobs with immigrants
 2. Economic displacement with economic destruction of plantation system
 3. Lack of review for ADA purposes for private developers – permitting process

B. Pathway Impediments

Pathway impediments consist of three main groupings:

- 1) government and private assistors and enforcers, developers and other enties in the housing marketplace supply,
- 2) the protected classes, and
- 3) the gatekeepers.

Figure 1: Paths Involving Impediments of Fair Housing Choice, Figure 1 is reproduced from the Methodology section of the report, and lists twelve categories of players in the housing arena. For the purposes of this study, the following definitions from this graphic are presented next, including the categories of pathways as represented by circles in figure 1 and the paths connecting these circles, directly, indirectly or secondarily indirectly.

**Attachment 16: Physical Development
Non-Public Housing Leveraged Resources**

Development Name: Kuhio Park Terrace

List all non-public housing leveraged funds or services that will be used for Physical Development only. For each resource you list, you must provide a commitment document in Attachment 19 that meets the standards described in rating factor 4 of the NOFA. The amounts listed on this form must be consistent with the amounts listed on attachment 26 (Sources & Uses) and the amounts in each resource commitment document.

Source of Leveraged Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only
<u>Department of Labor (Res. Ctr.)</u>	\$ 8,635,000.00	(19-01 & 19-02)	\$ _____
<u>Dept. of Hsg. & Urban Dev. (Res. Ctr.)</u>	2,000,000.00	(19-03)	_____
<u>State of Hawaii Capital Improvement</u>	10,000,000.00	(19-04)	_____
<u>State of Hawaii Land Contribution</u>	1,200,000.00	(19-05)	_____
<u>State of Hawaii 4% GET exemption</u>	3,400,000.00	(19-06)	_____
<u>LIHTC Equity</u>	18,886,000.00	(19-07)	_____
<u>State of Hawaii Rental Hsg Trust Fund</u>	2,168,000.00	(19-08)	_____
<u>Bank of Hawaii (for-sale perm.)</u>	2,500,000.00	(19-09)	_____
<u>Bank of Hawaii (tax credit perm.)</u>	2,500,000.00	(19-12)	_____
<u>Hawaiian Electric Co., Inc.</u>	315,000.00	(19-13)	_____
<u>Verizon Hawaii Inc.</u>	200,000.00	(19-14)	_____
<u>Hawaii Community Reinvest. Corp</u>	2,500,000.00	(19-15)	_____
<u>Kalihi Valley Community Foundation</u>	7,508,200.00	(19-16)	_____
<u>Kokua Kalihi Valley</u>	1,500,000.00	(19-18)	_____
Page Total	\$ 63,312,200.00		\$ _____

**Attachment 18: Community and Supportive Services
Non-Public Housing Leveraged Resources**

Development Name: Kuhio Park Terrace

List all non-public housing leveraged funds or services that will be used for Community and Supportive Services only. For each resource you list, you must provide a commitment document in Attachment 19 that meets the standards described in rating factor 4 of the NOFA. The amounts listed on this form must be consistent with the amounts listed on Attachment 26 (Sources & Uses) and the amounts in each resource commitment document.

Source of Leveraged Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only
Parents and Children Together	\$ 4,600,000.00	0036	\$
University of Hawaii (ETC)	1,152,000.00	0028	
Xerox Corporation	25,000.00	(19-25)	
Kokua Kalihi Valley	22,500,000.00	0038	
Catholic Charities Comm & Immigrant Svc	250,000.00	0035	
Oahu Workforce Investment Board	4,383,550.00	0027	
Honolulu Community Action Program	6,000.00	0037	
Disability and Communication Access Bd.	1,760.00	(19-26)	
Honolulu Elderly Affairs Division	582.00	(19-27)	
Hawaii Civil Rights Commission	1,500.00	(19-28)	
Samoa Service Providers Association	25,000.00	(19-29)	
Hawaii's Thousand Friends	100,000.00	0039	
Coalition for a Drug-Free Hawaii	11,000.00	(19-30)	
Dept. of Bus. Econ. Dev. & Tourism	10,000.00	(19-31)	
University of Hawaii (DURP)	150,000.00	0024	
Page Total	\$ 33,216,392.00		\$

**U.S. DEPARTMENT OF LABOR
EMPLOYMENT AND TRAINING ADMINISTRATION**

**GRANT / AGREEMENT
AWARD NOTIFICATION**

Under the authority of the *Job Training Partnership, Title IV*, this grant or agreement is entered into between the above named *Grantor Agency* and the following named *Awardee*, for a project entitled - **Kuhio Park Terrace/Kuhio Homes Community Resources Center.**

Name & Address of Awardee:	Agreement # AL-10385- 00-60
State of Hawaii	CFDA # 17.235
Housing & Community Development	Account Code# A181-9-S-VJEG-5NA00-4123
Corporation of Hawaii - Development Branch	EIN: 99-0334987
677 Queen Street, Suite 300	
Honolulu, HI 96813	

- ▶ The Period of Performance shall be from **June 30, 2000 through July 01, 2003.**
- ▶ Total Government's Financial Obligation is **\$4,000,000.00** (unless other wise amended).
- ▶ Payments will be made under the *Payments Management System*, and can be automatically drawn down by the awardee on an as needed basis covering a *forty-eight (48)* hour period.

In performing its responsibilities under this grant agreement, the awardee hereby certifies and assures that it will fully comply with the following regulations and cost principles, including any subsequent amendments:

Uniform Administrative Requirements:

- ▶ 29 CFR Part 97, for State/Local Governments and Indian Tribes; OR
- ▶ 29 CFR Part 95, for Institutions of Higher Education, Hospitals and other Non-Profit Organizations.

Cost Principles:

- ▶ OMB Circular A-87, for State/Local Governments and Indian Tribes;
- ▶ OMB Circular A-21, for Institutions of Higher Education; OR
- ▶ OMB Circular A-122, for Non-Profit Organizations.

Other Requirements:

- ▶ 29 CFR Part 96, Single Audit Act
- ▶ 29 CFR Part 93, Lobbying Certification
- ▶ 29 CFR Parts 33 and 34, Nondiscrimination and Equal Opportunity Requirements.
- ▶ 29 CFR Part 98, Debarment and Suspension; Drug Free Workplace
- ▶ Grant Award Document, Parts I through IV, and attachments.

The awardee's signature below certifies full compliance with all terms and conditions as well as the above stated grant regulations and certifications, and that this document has not been altered.

Signature of Approving Official - <i>AWARDEE</i>	Signature of Approving Official - <i>DOL / ETA</i>
<p><i>Sharyn L. Miyashiro</i> 6/16/00 (Signature / Date)</p> <p>Sharyn L. Miyashiro Acting Executive Director (Type Name and Title)</p>	<p>JUN 20 2000</p> <p><i>Laura A. Cesario</i> (Signature / Date)</p> <p><u>Laura A. Cesario, Grant/Contracting Officer</u> (Type Name and Title)</p>

**U.S. DEPARTMENT OF LABOR
EMPLOYMENT AND TRAINING ADMINISTRATION**

**GRANT / AGREEMENT
NOTIFICATION OF AWARD/OBLIGATION**

Under the authority of the *Workforce Investment Act*, this grant or agreement is entered into between the above named *Grantor Agency* and the following named *Awardee*, for a project entitled - **KUHIO PARK TERRACE/KUHIO HOMES COMMUNITY RESOURCE CENTER.**

Name & Address of Awardee:
HOUSING & COMMUNITY DEVELOPMENT
CORPORATION OF HAWAII
677 Queen Street, Suite 300
Honolulu, HI 96813

Agreement # AB-11307-01-60
CFDA # 17.251
Account Code# 00-A182-VNEG-4123-5NA00 - \$4,635,000
EIN # 99-0334987

- ▶ The Period of Performance shall be from **April 01, 2001 through June 30, 2003.**
- ▶ Total Government's Financial Obligation is **\$4,635,000** (unless other wise amended).
- ▶ Payments will be made under the *Payments Management System*, and can be automatically drawn down by the awardee on an as needed basis covering a **forty-eight (48) hour** period.

In performing its responsibilities under this grant agreement, the awardee hereby certifies and assures that it will fully comply with the following regulations and cost principles, including any subsequent amendments:

Uniform Administrative Requirements:

- ▶ 29 CFR Part 97, for State/Local Governments and Indian Tribes; OR
- ▶ 29 CFR Part 95, for Institutions of Higher Education, Hospitals and other Non-Profit Organizations.

Cost Principles:

- ▶ OMB Circular A-87, for State/Local Governments and Indian Tribes;
- ▶ OMB Circular A-21, for Institutions of Higher Education; OR
- ▶ OMB Circular A-122, for Non-Profit Organizations.

Other Requirements:

- ▶ 29 CFR Part 96, Single Audit Act
- ▶ 29 CFR Part 93, Lobbying Certification
- ▶ 29 CFR Part 37, Nondiscrimination and Equal Opportunity Requirements
- ▶ 29 CFR Part 98, Debarment and Suspension; Drug Free Workplace
- ▶ 20 CFR Part 652 et al., Workforce Investment Act
- ▶ Wagner-Peyser Act
- ▶ Grant Award Document, Parts I through IV, and attachments.

The awardee's signature below certifies full compliance with all terms and conditions as well as the above stated grant regulations and certifications, and that this document has not been altered.

Signature of Approving Official - <i>AWARDEE</i>	Signature of Approving Official - <i>DOL / ETA</i>
<p><i>Sharyn L. Miyashiro 4/19/01</i> (Signature / Date)</p> <p>Sharyn L. Miyashiro, Executive Director (Type Name and Title)</p>	<p style="text-align: right;">MAY - 9 2001</p> <p><i>Laura Cesario</i> (Signature / Date)</p> <p>Laura A. Cesario, Grant/Contracting Officer (Type Name and Title)</p>

Assistance Award/Amendment

U.S. Department of Housing
and Urban Development
Office of Administration

1. Assistance Instrument <input type="checkbox"/> Cooperative Agreement <input checked="" type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number B-99-SP-HI-0081		4. Amendment Number	
7. Name and Address of Recipient Housing and Community Development Corporation of Hawaii 677 Queen Street, Suite 300 Honolulu, Hawaii 96813 TIN: 99-0334987		5. Effective Date of this Action 5-1-00	
10. Recipient Project Manager		6. Control Number	
11. Assistance Arrangement <input type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input checked="" type="checkbox"/> Fixed Price		8. HUD Administering Office Office of Community Planning and Development	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input type="checkbox"/> Automated Clearinghouse		8a. Name of Administrator James Selvaggi	
14. Assistance Amount		8b. Telephone Number (202)7083773	
Previous HUD Amount \$		9. HUD Government Technical Representative Stella Hall (202)708-3484 ext. 4395	
HUD Amount this action \$ 2,000,000.00		13. HUD Payment Office Office of Finance and Accounting	
Total HUD Amount \$ 2,000,000.00		15. HUD Accounting and Appropriation Data	
Recipient Amount \$		15a. Appropriation Number 869/10162	
Total Instrument Amount \$ 2,000,000.00		15b. Reservation Number EID-99-	
		Amount Previously Obligated \$	
		Obligation by this action \$ 2,000,000.00	
		Total Obligation \$ 2,000,000.00	

16. Description

The EDI-Special Project funds will be used for planning and design associated with the Kuhio Homes/Kuhio Park Terrace Community Resource Center Project. This project will be a one-stop, multi-purpose community center for the residents of Kuhio Homes and Kuhio Park Terrace public housing, other nearby public housing residents and the Kalihi community. The Center will provide a nucleus for community identity and activities, which will enrich the community socially, culturally, educationally, occupationally and economically.

This agreement consists of the following items, which are appended and hereby made part of this agreement:

- (a) cover page, HUD-1044
- (b) grant agreement

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
9. Recipient (By Name) Sharyn L. Miyashiro		20. HUD (By Name) James Selvaggi	
Signature & Title <i>Sharyn L. Miyashiro</i> Acting Executive Director		Signature & Title <i>James Selvaggi</i> National Special Projects Manager	
Date (mm/dd/yyyy) 04/25/2000		Date (mm/dd/yyyy) 5/1/00	

Previous editions are obsolete.

Form HUD-1044 (8/90)
ref. Handbook 2210.17



EXECUTIVE CHAMBERS

HONOLULU

BENJAMIN J. CAYETANO
GOVERNOR

June 1, 2001

The Honorable Mel Martinez
Secretary
U.S. Department of Housing and
Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Secretary Martinez:

Subject: Kuhio Park HOPE VI Revitalization Commitment

The State of Hawaii is pleased to support the application for HOPE VI funds to revitalize Kuhio Park Terrace. This project is important because it has the potential to be the catalyst in helping to rejuvenate not only the Kuhio Park Terrace site, but also the surrounding Kalihi-Palama neighborhood. With the implementation of the proposed revitalization at Kuhio Park Terrace, residents will see an improvement in the living environment, physically, socially and economically.

To show the State's commitment toward this effort, a \$10,000,000 Capital Improvement Project appropriation was included as a part of my Executive Budget for the Fiscal Biennium 2001-2003. The appropriation was included as a part of the recently approved Fiscal Biennium 2001-2003 Budget approved by the Legislature, which I will sign into law in the very near future.

The State of Hawaii is prepared to implement our \$10,000,000 commitment upon the awarding of a HOPE VI revitalization grant for the Kuhio Park Terrace. Thank you for your consideration, and we look forward to a favorable decision on our application.

With warmest personal regards,

Aloha,


BENJAMIN J. CAYETANO

BENJAMIN J. CAYETANO
GOVERNOR



SHARYN L. MIYASHIRO
EXECUTIVE DIRECTOR

ROBERT J. HALL
EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

2001:FIN/1179

May 24, 2001

The Honorable Mel Martinez
Secretary
U.S. Dept. of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Secretary Martinez:

Subject: Kuhio Park Terrace HOPE VI Revitalization Commitment

As an integral part of the HOPE VI revitalization application for Kuhio Park Terrace (KPT), we are committed to construct 50 off-site ACC assisted units in the Villages of Kapolei in West Oahu. These replacement units will help to lessen the loss of ACC units on-site at KPT.

As the master developer and owner of the Villages of Kapolei, the Housing and Community Development Corporation of Hawaii (HCDCH) will commit the cost of the 3.5-acre parcel of land on which the replacement housing will be constructed. This project will be integrated into the existing community of single-family homes, multi-family homes, schools, and recreational facilities.

The HCDCH is prepared to implement our \$1,200,000 commitment upon the awarding of a HOPE VI revitalization grant for KPT.

Sincerely,

A handwritten signature in cursive script that reads "Sharyn L. Miyashiro".

Sharyn L. Miyashiro
Executive Director

DKU/cls

BENJAMIN J. CAYETANO
GOVERNOR



SHARYN L. MIYASHIRO
EXECUTIVE DIRECTOR

ROBERT J. HALL
EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

2001:FIN/1152

May 21, 2001

The Honorable Mel Martinez
Secretary
U.S. Dept. of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Secretary Martinez:

Under Hawaii Revised Statutes §§201G-116 and 237-29 the Housing and Community Development Corporation of Hawaii (HCDCH) may approve and certify for exemption from the state general excise tax any qualified person or firm involved in providing low and moderate income housing. The legislative intent of the general excise tax exemption is to achieve cost savings to assure economic feasibility which will encourage and enable the production of as many lower cost housing units as possible. Newly constructed or moderately or substantially rehabilitated rental projects developed under certain criteria are eligible for exemption.

The Kuhio Park Terrace (KPT) HOPE VI revitalization project as proposed meets the criteria for state general excise tax exemption and HCDCH is prepared to approve exemption applications from its developers, contractors, and for rental income. The exemptions are a portion of the State's contribution to decrease the cost for the redevelopment of KPT and help in assuring an economically feasible project. We estimate the value of the exemption on construction costs to be \$3,400,000.

Thank you for your consideration and we look forward to a favorable decision on our application.

Sincerely,

A handwritten signature in black ink that reads "Sharyn Miyashiro".

Sharyn L. Miyashiro
Executive Director

DKU/cls

(19-06)

BENJAMIN J. CAYETANO
GOVERNOR



SHARYN L. MIYASHIRO
EXECUTIVE DIRECTOR

ROBERT J. HALL
EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

May 22, 2001

2001:FIN/1159

The Honorable Mel Martinez
Secretary
U.S. Dept. of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Secretary Martinez:

Subject: Eligibility of Kuhio Park Terrace HOPE VI Revitalization for State and Federal Low Income Housing Tax Credits

Our preliminary review of the project has determined that the proposed revitalization of Kuhio Park Terrace will provide approximately 162 Low Income Housing Tax Credit units to those earning less than 60% of the area median income. These units will help to diversify the income mix of the residents at Kuhio Park Terrace as well as provide additional tax credit units in the urban core of Honolulu.

As the State of Hawaii's allocating entity for state and federal Low Income Housing Tax Credits, the Housing and Community Development Corporation of Hawaii is pleased to recognize the Kuhio Park Terrace HOPE VI revitalization grant application as a Low Income Housing Tax Credit eligible project. In as much as we support the intent of the project, the selected developer will have to compete with other applicants for a share of the \$2,000,000 in federal and \$600,000 in state tax credits available annually.

As such, we acknowledge the eligibility of the Kuhio Park Terrace HOPE VI revitalization project as being qualified to apply for approximately \$1,938,000 in federal and \$582,000 in state Low Income Tax Credits. Assuming a "syndication rate" of \$0.75, the sale of both federal and state Housing Credits would generate approximately \$18,886,000 in equity to finance a portion of the Low Income Tax Credit units.

We are prepared to review an application for Low Income Housing Tax Credits during the earliest qualifying "funding round" to implement the revitalization of Kuhio Park Terrace upon the award of the HOPE VI grant.

Sincerely

A handwritten signature in cursive script that reads "Sharyn Miyashiro".

Sharyn L. Miyashiro
Executive Director

DKU/cls

BENJAMIN J. CAYETANO
GOVERNOR



SHARYN L. MIYASHIRO
EXECUTIVE DIRECTOR

ROBERT J. HALL
EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

677 QUEEN STREET, SUITE 300

Honolulu, Hawaii 96813

FAX: (808) 587-0600

May 31, 2001

2001:FIN/1203

The Honorable Mel Martinez
Secretary
U.S. Dept. of Housing and Urban Development
451 7th Street, S.W.
Washington, D.C. 20410

Dear Secretary Martinez:

Subject: Eligibility of Kuhio Park Terrace HOPE VI Revitalization for State of Hawaii
Rental Housing Trust Fund Permanent Financing

The Housing and Community Development Corporation of Hawaii is tasked with awarding funds from the State of Hawaii's Rental Housing Trust Fund (RHTF). We have reviewed the proposal for the HOPE VI revitalization of Kuhio Park Terrace and determined that the 162 Low Income Housing Tax Credit units would qualify to use the RHTF as a "gap equity" source of permanent financing.

The RHTF currently has an "uncommitted balance" of approximately \$11,700,000 to fund qualified rental housing projects. In as much as we support the intent of the Kuhio Park Terrace HOPE VI revitalization project, the selected developer will have to compete with other applicants for the use of the funds in the RHTF.

As such, we acknowledge the eligibility of the Kuhio Park Terrace HOPE VI revitalization project as being qualified to apply for \$2,168,000 in "gap equity" from the RHTF. We are prepared to review an application for RHTF monies during the earliest qualifying "funding round" to implement the revitalization of Kuhio Park Terrace upon the award of the HOPE VI grant.

Sincerely,

A handwritten signature in cursive script that reads "Sharyn Miyashiro".

Sharyn L. Miyashiro
Executive Director

DKU/cls

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RECEIVED
H.C.D.C.H.

May 25, 2001

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii (HCDCH)
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

RE: Kuhio Park Terrace HOPE IV Revitalization Commitment

Dear Ms. Miyashiro:

Bank of Hawaii is pleased to help support the grant application for HOPE IV funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically for the Kuhio Park Terrace residents. It will also serve as the catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, we commit the following resources:

- \$2,500,000 million in future mortgage loans
- For 10 fee-simple, single family, market rate lot and house packages
- Subject to individual borrower qualification pursuant to Bank of Hawaii's standard underwriting guidelines

In addition, the following is an outline of the services, which BANK OF HAWAII will provide for HCDCH during its sale of the units at Kuhio Park Terrace:

I. LOAN PROGRAMS

BANK OF HAWAII will provide a wide variety of loan programs for your buyers. These programs will include:

- A. All products offered by the Federal National Mortgage Association (FNMA), including all 30-year, 20-year, and 15-year fixed rate mortgages, 7-year and 5-year convertible mortgages, 1-year treasury adjustable rate mortgages, Community Home Buyer Program and Start-Up mortgages for 1st time home buyers.
- B. All products offered by the Federal Home Loan Mortgage Corporation (FHLMC), including all 30-year, 20-year, and 15-year fixed rate mortgages, 7-year, and 5-year convertible mortgages, 1-year treasury adjustable rate mortgages all special programs for 1st time homebuyers.
- C. All Federal Housing Administration (FHA) and Veterans Administration (VA) mortgage products. These include 30-year and 15-year fixed rate mortgages and 1-year treasury adjustable rate mortgages.

- D. Any of the following Special Mortgage Programs or Options:
1. Hula Mae – Should HCDCH offer a new Hula Mae Bond issue, BANK OF HAWAII will act as your sponsor in obtaining these funds for your use in your development.
 2. Lender-Paid Buydown Mortgages
 3. Buyer/Seller Paid Buydown Mortgages
 4. Mortgages with Conversion Options

In addition to these standard mortgage loan programs, BANK OF HAWAII will offer portfolio loans to purchasers in your development. These mortgage loans will be funded from BANK OF HAWAII's lending portfolio and will provide your purchasers with many special features, which cannot be obtained in the secondary mortgage markets. Some of these features are listed as follows:

1. 1-year, 3-year, and 5-year ARMs, which enable us to use, lower interest rates for qualifying buyers. Buyers who choose these loan programs can qualify at the initial interest rate, whereas ARMs in the secondary market are qualified based on the highest potential 2nd year interest rate.
2. Expanded underwriting ratios can be used on these portfolio products in order to qualify a greater number of potential purchasers.
3. Longer-term interest rate locks. The standard free interest rate lock-in period is 30 days for secondary market products. All of the BANK OF HAWAII portfolio products includes free 90-day lock-in periods.
4. Portfolio programs specially designed to support your sales to 1st time homebuyers. For example, the 100% financing program which has been previously discussed by BANK OF HAWAII for purchasers of Kuhio Park Terrace.
5. All of these portfolio products also offer special features for 1st time homebuyers. These features currently include: a) an automatic 1 point reduction in loan fees and expanded qualifying criteria.
6. BANK OF HAWAII will also offer additional products to your purchasers who obtain their loan from us. These products could include credit cards, equity lines of credit, checking accounts, etc.

II. ADDITIONAL PROJECT LENDING SERVICES

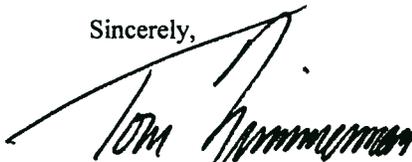
- A. Free Prequalifications
- B. Timely Loan Processing – Based on your construction scheduling
- C. Loan Approvals – Based on your construction scheduling

- D. Weekly Developer Reporting – All loans in the project
- E. Mortgage Loan Hotline – Provides daily interest rates
- F. Source of Product Information
- G. Real Estate Market information and forecasting

BANK OF HAWAII will also provide any additional programs and products that will add to your ability to sell the units in your developments. Our position as the largest financial institution in the State of Hawaii enables us to use a great deal of flexibility in structuring programs and products that fit your immediate needs. This type of flexibility should allow you to aid us in developing products which will successfully help you in creating sales in your developments.

Thank you again for the opportunity to work with HCDCH, in proposing this take-out financing program. Should you need any additional information or have any questions regarding our project lending services, please do not hesitate to contact me at 693-1377.

Sincerely,



Tom Zimmerman
Senior Vice President
Residential Loan Origination

May 29, 2001

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H.C.D.C.H.

Ms. Sharyn L. Miyashiro
Executive Director
**Housing and Community Development
Corporation of Hawaii**
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Re: Kuhio Park Terrace HOPE VI Funds

Dear Ms. Miyashiro:

Bank of Hawaii is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We believe that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as the catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood.

Bank of Hawaii proposes to arrange satisfactory takeout financing for Proposed Areas A, B, R to O, and Elderly. The required takeout financing currently appears to amount to approximately \$2.5 Million. Prior to our commencing work, you must obtain all of the necessary permits and approvals to commence with the construction of the project, you must finalize the budget and time schedule, and you must have received the successful award of a HOPE VI revitalization grant.

Sincerely,



ROBERT D. TURRAN

Vice President

Construction and Income Property Loan Dept.

RDT:kc



Jackie Mahi Erickson
Vice President
Customer Operations/General Counsel

June 1, 2001

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H.C.D.C.

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

Subject: Kuhio Park Terrace HOPE VI Revitalization Commitment

The Hawaiian Electric Company, Inc. (HECO) is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for Kuhio Park Terrace residents. It will also serve as the catalyst for long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, subject to the following, HECO will agree to provide approximately \$315,000 in design assistance and rebate dollars toward the physical development of the project as follows:

- \$1,000 for each of the 300 residential units, satisfactorily installed, which would reduce the initial cost of the solar domestic hot water heating systems.
- HECO will provide technical Design Assistance during the design development phase of the project to maximize the efficiency and cost effectiveness of the solar hot water systems. In addition, HECO will provide resident training and manuals to maximize system performance.
- In order to qualify for the funding, the solar systems must meet all design criteria as established in the HECO *Energy\$olutions* for the Home Solar Water Heating Program. Levels of funding will be contingent on the incentive values allowed and approved by the State of Hawaii Public Utilities Commission during the period of construction.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,

WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP



Susan K. Eichor
Director
Customer Operations

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H.C.D.C.H.



Verizon Hawaii Inc.
P.O. Box 2200
Honolulu, HI 96841

Phone 808.546.2095

June 12, 2001

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813

Dear Ms. Miyashiro:

Re: KUHIO PARK TERRACE HOPE VI GRANT APPLICATION

Verizon Hawaii is pleased to support the Housing and Community Development Corporation of Hawaii's (HCDCH) grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We applaud HCDCH's vision of a revitalized neighborhood, which will provide diversity in housing, educational and social programs.

Verizon Hawaii is prepared to provide approximately \$200,000 - \$300,000 in telecommunications design, engineering and implementation for the Kuhio Park Terrace revitalization project. These services will include, but not limited to:

- Infrastructure design and network connectivity to Verizon Hawaii's 100% digital network.
- Network engineering that will make available state-of-the-art telecommunications services throughout the development
- Telecommunications consulting services to assist HCDCH in identifying an optimal package of voice, video and data services to meet Kuhio Park Terrace's unique requirements now as well as for the future.

We look forward to working with HCDCH on the Kuhio Park Terrace revitalization project upon successful grant award. Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Susan K. Eichor".



HAWAII COMMUNITY REINVESTMENT CORPORATION

May 25, 2001

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RECEIVED
H.C.D.C.H.

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813

Re: Kuhio Park Terrace HOPE VI Revitalization Commitment

Dear Ms. Miyashiro:

Hawaii Community Reinvestment Corporation is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace.

Hawaii Community Reinvestment Corporation is a non-profit consortium of eight Hawaii Financial Institutions. Its purpose is to increase the inventory of affordable rental housing throughout the state by extending credit at below market interest rates, providing equity through its Tax Credit Equity Fund, conducting periodic seminars of affordable housing topics and providing consulting services. In its ten-year history it has committed over \$106 million to assist in the development or preservation of nearly 2,100 affordable housing units.

We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as the catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. As such, we commit the following resources toward its physical development:

- \$2.5 million
- First mortgage loans on projects assisted by the Low Income Housing Tax Credit
- Subject to available funding at the time of application and approval of HCRC's Loan Committee.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald R. Keaton', is written over a horizontal line.

MISSION STATEMENT

The Hawaii Community Reinvestment Corporation is a non profit financial service corporation that was created by Hawaii financial institutions and serves as a conduit through which those institutions can develop and apply innovative financial programs to create and preserve affordable housing and shelter. Through the establishment and operation of a credit and equity financing consortium, HCRC offers a flexible source of funding for these projects, provides technical assistance, training and education, and works with governmental jurisdictions and agencies to achieve maximum leverage of public and private dollars.

Kalihi Valley Community Foundation
2229 North School Street, Suite 216
Honolulu, Hawai'i 96819

June 5, 2001

Housing and Community Development
Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Attention: Ms. Sharyn Miyashiro,

Re: Acquisition of Commercial Business Space and Rental Apartment Buildings for the
Hope VI Program at Kuhio Park Terrace

Dear Ms. Miyashiro:

The Kalihi Valley Community Foundation (KVCF) is a parallel charity to Kokua Kalihi Valley (Comprehensive Family Services) (KKV). Under the purpose and mission of KVCF, we are committed to serve the community of Kalihi Valley in the areas of aiding in the development of affordable housing, affordable rental, promotion of economic development activities, financing and promotion of small businesses and to increase employment opportunities for low and moderate income residents.

Our goal for the next three years is to purchase commercial real estate to provide new business opportunities and employment opportunities for the residents of Kalihi Valley. We estimate this acquisition of commercial real estate and the development of a small business to be about \$3,000,000.00.

We understand that the Hope VI Program will encourage commercial business owners to develop and improve their commercial properties in the Kalihi area. We therefore pledge our support for the hope VI Program, with the understanding that we are willing to make this commitment to the development of the community. We anticipate leveraging the new community development provided by Hope VI to gain the necessary financing to accomplish these property acquisitions and renovations.

As part of the Hope VI Program relocation requirement we would like to participate by purchasing three apartment complexes in the Kalihi Area. These acquisitions will provide 44 units at a cost of \$4,508,200.00. The hope VI Program will encourage the community resource providers to collaborate and leverage their financial resources to make this acquisition a reality. This can only take place with the approval and support of the Hope VI Program.

Therefore we support and endorse the development of the Hope VI Program and pledge our support of \$7,508,200.00 toward the development of the Kalihi Community.

Should you require additional information, please contact Mr. George Turner at 845-4516.

Sincerely,



Jory Watland
Executive Director



cc: Robert Hall

Kokua Kalihi Valley
Comprehensive Health and Family Services
2239 North School Street
Honolulu, Hawai'i 96819

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H.C.D.C.H.

June 5, 2001

Housing and Community Development
Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Attention: Ms. Sharyn Miyashiro,

Re: Rehabilitation of Commercial Real Estate for the Hope VI Program at
Kuhio Park Terrace

Dear Ms. Miyashiro:

Presently Kokua Kalihi Valley owns and operates commercial real estate in the Kalihi area. We have one large supermarket and ten independent businesses. This building can accommodate the development of an additional Floor added to this building. This additional development would provide adequate commercial business space for low and moderate-income residents in the Kalihi area. We estimate this renovation/construction to cost about \$1,500,000.00.

We understand that the Hope VI Program can use 5% of its program allocation to assist in the financing or leveraging of financial resources to make commercial renovation a reality. We are in support of the Hope VI program intentions to do this.

Should you require additional information, please contact Mr. George Turner at 845-4516.

Sincerely,


Jory Watland

Executive Director



Jun 7 11 47 AM '01

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H.C.D.C.H.

June 6, 2001

Ms. Sharyn L. Miyashiro, Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro

**FYs 2000-2002 Transportation Improvement Program (TIP)
Projects in the Kalihi Area**

This is in response to your request for a list of FYs 2000-2002 TIP projects in the downtown to greater Kalihi area. We understand that this information is needed for your grant application for HOPE VI funds to revitalize Kuhio Park Terrace.

The TIP is a three-year programming document that identifies and establishes the implementation priority for State and City transportation projects to be funded in part with federal highway and transit funds. Projects in the TIP must be consistent with the Oahu Regional Transportation Plan. The TIP must be updated at least every two years and may be amended as necessary.

Amendment #3 of the FYs 2000-2002 TIP includes the following projects in the downtown to greater Kalihi area:

Project		Total Funds Programmed for Project		
S11	Interstate Route H-1 Guardrail and Shoulder Improvements, Airport Interchange to Middle Street	Design	FY 2000	\$390,000
		Construction	FY 2002	\$2,700,000
S12	Interstate Route H-1 Guardrail and Shoulder Improvements, Middle Street to Punchbowl Street	Design	FY 2001	\$250,000

Project		Total Funds Programmed for Project		
C8	Rehabilitation of Various Streets: • Unit 4 - King Street, Liliha Street to South Street • Unit 8 - Dillingham Boulevard, King Street to Kamehameha Highway	Construction	FY 2000	\$6,500,000
		Construction	FY 2002	\$10,350,000
C12	Seismic Bridge Retrofit, FY 2002: • Dillingham Boulevard over Kapalama Canal • Komo Mai Drive over Waimano Stream • Waipahu Street over Wailani Stream • Kamehameha Highway over Keaahala Stream	Construction	FY 2002	\$1,150,000
C29	Middle Street Transit Terminal	Design	FY 2002	\$800,000
		Construction	FY 2002	\$16,965,000
		Right-of-Way	FY 2002	\$2,000
C30	Iwilei Transportation Center	Right-of-Way	FY 2000	\$1,000
		Right-of-Way	FY 2001	\$1,000
		Design	FY 2001	\$156,000
		Construction	FY 2002	\$5,000,000

If you have any questions, please call Lori Arakaki of my staff at 587-2015.

Sincerely,



Gordon G.W. Lum
Executive Director

OFFICE OF THE MANAGING DIRECTOR
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 306 • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4331 • FAX: (808) 523-4242 • INTERNET: www.co.honolulu.hi.us



JEREMY HARRIS
MAYOR

BENJAMIN B. LEE, FAIA
MANAGING DIRECTOR

MALCOLM J. TOM
DEPUTY MANAGING DIRECTOR

June 7, 2001

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

We are pleased work with you in the preparation of a HOPE VI Application for Kuhio Park Terrace. The project is important because it will help to rejuvenate an important part of our city. The City and County of Honolulu has been investing significant resources in the neighborhood around Kuhio Park Terrace as part of an overall neighborhood development strategy. Over the next six fiscal years, we are planning to invest about \$74,870,000 in capital improvements and social service funds. These improvements should support your HOPE VI priority for Kuhio Park Terrace.

The largest planned investments will be in sewer, storm drain and water infrastructure. More than \$51,685,000 is planned on sewer improvements. Water improvements are planned to include an additional \$20,000,000.

We are also planning to develop a new bus transit center and a park and ride at the Middle Street/Dillingham Boulevard intersection. This will help to relieve traffic congestion around the vicinity of Kuhio Park Terrace and surrounding community. Our investment in this project is approximately \$21,000,000. Related traffic and bus stop improvements will contribute to this effort.

Another important \$4,000,000 investment is planned for the King Street Improvements which will beautify the existing sidewalks with street lighting and landscaping.

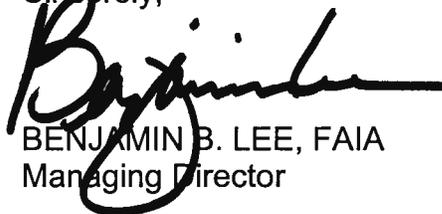
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Ms. Sharyn I. Miyashiro
June 7, 2001
Page 2

A host of smaller projects within the surrounding Kalihi-Palama neighborhood will improve the recreation facilities and contribute to the development of healthy children.

We are looking forward to working with HCDCH on the revitalization of this project. Please do not hesitate to call me at (808) 527-6634 if we can be of any other assistance in your application.

Sincerely,



BENJAMIN B. LEE, FAIA
Managing Director

BBL:ml

Attachments

CIP projects for FY 2000-2001

Project No.	Project Name	Project Description	Budget
7152400	A'ala Park	Plan, design and construct site improvements and renovate skating rink.	620,000.00
0002500	Ala Moana WWPS Force Main	Prepare preliminary engineering report and environmental documents.	1,300,000.00
0102801	ANTI-CRIME STREET LIGHTING IMPOVEMENT - CHINATOWN/ ALA MOANA	DESIGN AND CONSTRUCT STREET LIGHTING IMPROVEMENTS TO INCLUDE, KAHEKASTREET, BETWEEN KAPIOLANI BLVD. AND KING ST., SHERIDAN PARK AND ALONGKUKUI STREET AND FORT STREET MALL.	250,000.00
9510300	College Walk, Chinatown	Design and construct improvements/complete mall security lighting.	750,000.00
0150201	Dillingham Boulevard Transit Improvements	Design and construct transit improvements.	450,000.00
7131801	Hart Street Wastewater Pump Station Force Main Replacement	Additional design and construction funds to replace the force main.	6,743,000.00
7131800	Hart Street Wastewater Pump Station Force Main Replacement	Design funds for services during bidding and construction. Construct and inspect force main replacement.	18,700,000.00
8503001	Kalakaua District Park	Repair gymnasium roof.	680,000.00
9980600	Kalihi Stream Bank Restoration	Design funds for services during bidding and construction. Construct sewer line and stream bank restoration.	470,000.00
9980601	Kalihi Stream Bank/Sewerline Reconstruction	Additional land and design funds due to the pending settlement agreement. Construction to include sewer line replacement and/or stream bank restoration.	170,000.00
9551300	Kapalama Incinerator Demolition	Design demolition and removal of the Kapalama Incinerator and related appurtenances and site remediation.	3,355,000.00
9730501	KING STREET IMPROVEMENTS	DESIGN AND CONSTRUCT SIDEWALKS IMPROVEMENTS, PLANTING OF TREES, LANDSCAPING, IRRIGATION SYSTEMS AND STREET FURNITURE.	1,700,000.00
9980901	Miscellaneous Noise/Odor Abatement Systems	Design upgrades for noise/odor control at various locations to include, Honouliuli Wastewater Treatment Plant, Kailua Wastewater Treatment Plant, Waianae Wastewater Treatment Plant and Sand Island Wastewater Treatment Plant.	4,810,000.00

CIP projects for FY 2000-2001

0115701	Mokaeua Street Improvements	Reconstruct roadway, curbs, gutters, sidewalks and driveways between North King Street and Dillingham Boulevard.	1,070,000.00
9450800	Sand Island Parkway Wastewater Pump Station Modification	Design wastewater pump station modifications.	275,000.00
9201700	Sand Island Wastewater Treatment Plant Disinfection Facility	Plan and design disinfection facility.	3,500,000.00
9201701	Sand Island Wastewater Treatment Plant Disinfection Facility	Design a disinfection facility and pump station.	4,002,000.00
0007600	Sand Island Wastewater Treatment Plant Interim Chemical Treat	Construct interim chemical treatment facility.	850,000.00
8907101	Sand Island Wastewater Treatment Plant, Unit I, Phase 2A	Design chemical treatment facilities and additional pretreatment facilities.	1,000,000.00
0150401	Transit Stop Improvements	Design, construct and inspect transit stop improvements to include Dillingham Boulevard fronting Honolulu Community College and the intersection of Kapiolani Boulevard and Kalakaua Avenue.	990,000.00
Total			\$51,685,000.00

Board of Water Supply Projects Fiscal Year 2000-2001

Project No.	Project Name	Project Description	Budget
0	Ashford Street	ASHFORD STREET 8-INCH MAIN	185,000.00
0	Dillingham Blvd	DILLINGHAM BOULEVARD 42-INCH MAIN, KALIHI TO LILIHA - PHASE II	6,500,000.00
0	Dillingham Blvd	DILLINGHAM BOULEVARD: 42-INCH MAIN - KALIHI TO LILIHA, PHASE IB	2,800,000.00
11085	Honolulu District	HONOLULU DISTRICT 24-INCH AND 42-INCH MAINS-PH. I	4,000,000.00
10076	Honolulu High Service	HONOLULU HIGH SERVICE MAIN, KALIHI TO BERETANIA - PHASE I	275,000.00
10755	Kalihi Kai Water System	KALIHI KAI WATER SYSTEM IMPROVEMENTS (Kalihi)	1,100,000.00
16296	Kalihi Kai Water System	KALIHI WATER SYSTEM IMPROVEMENTS - PART I (Kalihi)	765,000.00
16424	Kalihi Kai Water System	KALIHI WATER SYSTEM IMPROVEMENTS - PART II (Kalihi)	865,000.00
10390	Kalihi Kai Water System	KALIHI WATER SYSTEM IMPROVEMENTS - PART II (Kalihi)	3,570,000.00
Total			\$20,060,000.00

Vision Projects Fiscal Year 2001-2002

Project No.	Project Name	Project Description	Budget
0001112	Nuuanu Valley Beautification	Design and construct landscaping	625,000.00
0212612	Vineyard Boulevard Improvements	Plan and design landscaping	150,000.00
0283212	Liliha Business District Project	Prepare plan to preserve and improve area	350,000.00
9730506	King Street Improvements	Design and construct sidewalk	2,000,000.00
Total			\$3,125,000.00

THE DOCUMENT COMPANY

XEROX

APR 27 10 00 AM '01
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H.C.D.C.H.

April 26, 2001

Ms. Sandra J Miyoshi
Housing and Community Development Corporation of Hawaii
P.O. Box 17907
Honolulu HI 96817

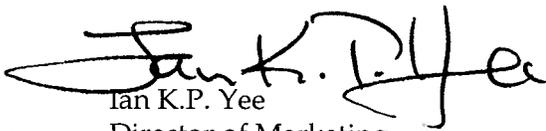
Dear Sandy,

It was nice speaking to you the other day. I want to reiterate some of our conversation on how Xerox Hawaii is pleased to help support the grant application for the HOPE VI funds to revitalize Kuhio Park Terrace (KPT). We are interested in your project because we believe that the proposed revitalization program will improve the living environment, physically, socially, and economically for the KPT residents and the community at large. We are willing to support in the following manner:

- 1) Help you write an application for the Xerox Foundation Grant, which grants up to \$25,000 to specific non profit organizations.
- 2) Consider a Xerox Community Involvement Project that benefits KPT.
- 3) These aforementioned items are subject to availability eligibility at the time of request.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant. Best of luck on your application.

Sincerely,



Ian K.P. Yee
Director of Marketing
Xerox Hawaii



THE
DOCUMENT
COMPANY
XEROX
Worldwide Sponsor



DISABILITY AND COMMUNICATION ACCESS BOARD

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

May 25, 2001

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, HI 96813

Subject: Kuhio Park Terrace Hope VI Revitalization Commitment

Dear Ms. Miyashiro,

The Disability and Communication Access Board is pleased to help support your grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as the catalyst for long-term improvement of the surrounding Kalihi-Palama neighborhood. This project will need to meet the Americans with Disabilities Act Accessibility Guidelines. As such, we commit to in-kind State staff resources to review the proposed construction documents for accessibility to ensure conformance with the above referenced guidelines as well as the State of Hawaii Residential Housing Accessibility Guidelines.

While we are unable to specify the exact monetary cost such a review might be valued at, including multiple reviews and redrafts, we can estimate that perhaps 50 hours of staff time over the life of the design phase is reasonable, given other similar projects. Based upon an average cost of \$20.00/hour actual salary + \$7.60/hour for fringe benefits for a Facility Access Specialist, SR 22, the value of the time would be approximately \$1,760.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,

FRANCINE WAI
Executive Director

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

MAY 25 1 52 PM '01

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813
TELEPHONE: (808) 527-5311 • FAX: (808) 527-5498 • INTERNET: <http://www.co.honolulu.hi.us>

JEREMY HARRIS
MAYOR

RECEIVED
H.C.D.C.H.



MICHAEL T. AMII
DIRECTOR

JOHN R. SABAS
DEPUTY DIRECTOR

May 24, 2001

Ms. Sharyn L. Miyashiro, Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

Re: Kuhio Park Terrace HOPE VI Revitalization Commitment

The City and County of Honolulu's Elderly Affairs Division of the Department of Community Services is pleased to support the Housing and Community Development Corporation of Hawaii's grant application for HOPE VI funds to revitalize Kuhio Park Terrace. Of particular interest to our agency is the proposed 100-unit elderly project and the potential services provided to this clientele through the planned resource center. We make this commitment because we believe that the proposed revitalization will not only improve the physical living environment, but will improve the quality of life both socially and economically for the residents of Kuhio Park Terrace.

As such, the Elderly Affairs Division will commit sixteen hours of technical assistance to partner in the development of the physical and social services to be offered the elderly. This in-kind contribution is valued at approximately \$582.00 based on FY 2001 salaries and does not reflect any potential pay raises.

We are prepared to provide our resource commitment upon the successful award of a HOPE VI revitalization grant for Kuhio Park Terrace.

Sincerely,

A handwritten signature in blue ink that reads "Karen K. Miyake".

Karen K. Miyake
County Executive on Aging
Elderly Affairs Division

KM:ab



HAWAII CIVIL RIGHTS COMMISSION

830 PUNCHBOWL STREET, ROOM 411 HONOLULU, HI 96813 • PHONE: 586-8636 FAX: 586-8655 TDD: 586-8692

May 25, 2001

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

Subject: Kuhio Park Terrace Hope VI Revitalization Commitment

The Hawai'i Civil Right Commission is pleased to help support your grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because we believe that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as the catalyst for long-term improvement of the surrounding Kalihi-Palama neighborhood. This project will need to meet the accessibility requirements of the Federal Fair Housing Act, as well as other requirements of the Act.

We commit to provide technical assistance: 1.) to assist in your efforts to make the multifamily housing accommodations comply with accessibility requirements of the federal and state laws and 2.) to work with HCDCH as a partner in fair housing outreach and education. We estimate the in-kind contribution to be \$1,500.

We are prepared to implement our resource commitment upon your successful award of a HOPE VI revitalization grant.

Sincerely,

William D. Hoshijo
Executive Director

WDH/cmfv



Business Service Center

Samoan Service Providers Association

JUN 15 1 40 PM '01

samoanserviceproviders.com
sspa@hawaii.tx.com

June 3, 2001

RECEIVED
H.C.D.C.H.

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

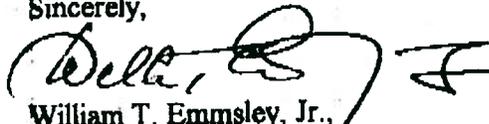
Dear Ms. Miyashiro:

Samoan Service Providers Association (SSPA) is pleased to support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially, and economically, for the Kuhio Park Terrace residents. In addition, it will also serve as the catalyst for the long-term improvements of the surrounding Kalihi-Palama neighborhood.

As a sign of our support of the revitalization efforts, SSPA is willing to commit \$25,000 of in-kind contribution that will be utilized within the Kalihi area. This support will be for a period of two years provided our organization secures the funding necessary to carry out its mission. SSPA has two major facilities, the Employment and Training Center and the SSPA Business Service Center, that operate in the Kalihi and are designed to support the people of the Kalihi-Palama area with regards to providing employment and business opportunities. As a member of the community for the past 16 years, SSPA has a vested interest in participating in all initiatives that result in the betterment of the people of our neighborhood.

We thank you for providing SSPA with an opportunity to be part of this very worthwhile project. We look forward to working with together provided both organizations receive their much needed funding.

Sincerely,


William T. Emmsley, Jr.,
Chief Executive Officer

**2000-2001
Board of Directors**

President

Sherry W. H. Loo, M.D.
Kapi'olani Medical Center
For Women and Children

Vice Presidents

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Eric Fujimoto
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Shari Fujiwara
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Olsten Staffing Services

David D. Higgins
Marimed Foundation

Kendyl Ko
DOE - Safe & Drug-Free Schools
and Communities

David Livingston
Trimark of Hawaii, Inc.

Peter Nakagawa
Transpacific Valuation

Alyson Nakamura
Alexander & Baldwin, Inc.

Travis Ostrem
Student, Kahuku High School

Fa'atulia Pula
Student Helper, DOE

Liberato C. Viduya, Jr.
Farrington Community School
For Adults

Mei Jeanne Wagner
Starr Seigle Communication

Executive Director

Alan H. Shinn

COALITION FOR A
Drug-Free Hawaii
Prevention Through Education

June 15, 2001

JUN 18 11 25 AM '01
RECEIVED
H.C.D.C.H.

Sharyn L. Miyashiro
Executive Director
Housing and Community Development Corporation
Of Hawaii
677 Queen Street
Suite 300
Honolulu, HI 96813

Dear Ms. Miyashiro

Subject: Kuhio Park Terrace HOPE VI Revitalization Commitment

Coalition For A Drug-Free Hawaii is pleased to help support the grant application for HOPE VI funds to revitalize Kuhio Park Terrace. We make this commitment because our organization believes that the proposed revitalization program will improve the living environment, physically, socially and economically, for the Kuhio Park Terrace residents. It will also serve as a catalyst for the long-term improvement of the surrounding Kaihi-Palama neighborhood. As such, we commit the following resources:

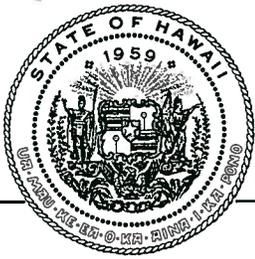
- \$11,000 in in-kind support
- The support will in the two form: 1) staff and managerial support and the related payroll taxes, benefits and allocated rent; 2) printed material and other supplies from the Prevention Resource Center, the state's largest collection of information on drug prevention.
- No other conditions are identified.

We are prepared to implement our resource commitment upon your successful award of the HOPE VI revitalization grant.

Sincerely,



Alan Shinn
Executive Director



DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

BENJAMIN J. CAYETANO
Governor

SEIJI F. NAYA
Director

SHARON S. NARIMATSU
Deputy Director

DAVID W. BLANE
Director, Office of Planning

Energy, Resources, and Technology Division

235 South Beretania Street, Leioipapa A Kamehameha Bldg., 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, HI 96804-2359
Web site: www.hawaii.gov/dbedt/ert

Telephone: (808) 587-3807
FAX: (808) 587-3820

May 4, 2007

MAY 8 12 04 PM '07
RECEIVED
H.C.D.C.H.

Ms. Sharyn L. Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Miyashiro:

Subject: Kuhio Park Terrace HOPE VI Revitalization Commitment

The Energy, Resources, and Technology Division of the Department of Business, Economic Development, and Tourism and Rebuild Hawaii State are pleased to help support the grant application for HOPE VI funds for the revitalization of Kuhio Park Terrace that will improve the living environment for its residents--physically, socially, and economically. As you are aware, our programs support energy and resource efficiency and this project will meet our objectives. We also recognize that the project will serve as a catalyst for the long-term improvement of the surrounding Kalihi-Palama neighborhood. We commit the following resources toward community and supportive services, as follows:

- \$10,000 financial contribution from State government
- Technical assistance in support of Community and Supportive Services
- Conditioned on notification of grant award

The Housing and Community Development Corporation of Hawaii is a Rebuild America partner and we are making available \$10,000 in cash to support your partnership's efforts to implement the HOPE VI project. We will make the funds available to you upon your successful award of a HOPE VI revitalization grant.

Sincerely,

Maurice H. Kaya
Program Administrator
Energy, Resources, and Technology Division

Public Reporting Burden for this collection of information is estimated to average 80 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Attachment 20: Application Data Form: Cover Sheet

Existing Development Name(s): Kuhio Park Terrace

Applicant Information

PHA Number: HI001

PHA Name: Housing and Community Development Corporation of Hawaii

PHA Mailing Address: 677 Queen Street, Suite 300

City, State, Zip: Honolulu, HI Main Telephone: (808) 587-0680

PHA Executive Director: Sharyn L. Miyashiro Telephone: (808) 587-0680 Fax: (808) 587-0600

Email Address: sharyn.miyashiro@hdch.state.hi.us

HOPE VI Coordinator: Darrell Chun Telephone: (808) 587-0525 Fax: (808) 587-0600

Email Address: darrell.chun@hdch.state.hi.us

HOPE VI Developer (if any): To be identified Telephone: _____ Fax: _____

HOPE VI Developer Contact: To be identified Email Address: _____

Program Manager (if any): To be identified Telephone: _____ Fax: _____

Email Address: _____

Additional Partner: _____ Functional Title: _____

Additional Partner: _____ Functional Title: _____

Existing Development Name(s): Kuhio Park Terrace

Street Address, City, State, Zip: 1475 Linapuni Street, Honolulu, HI 96819

Existing Project Number(s): HI001010 Neighborhood/Area of town: Kalihi-Palama

New Development Name: To be selected Congressional District: 1

Mixed Income Proposed? Yes Mixed Finance Proposed? Yes

Data Summary

	Existing	Post-Revitalization
Number of replacement public housing units (on/off-site, including Affordable Lease/Purchase, Fee Simple Homeownership and Second Mortgage- excluding rehabilitated units)		295
Number of non-public housing, subsidized units (on/off-site, including homeownership)		162
Number of market-rate units (no income restrictions)		10
Number of other units		0
TOTAL NUMBER OF POST DEVELOPMENT UNITS		467
Number of units to be rehabilitated (excluding acquisition with rehab)		0
Number of newly constructed on-site units (including acquisition with rehab)		417
Number of newly constructed off-site units (including acquisition with rehab)		50
Number of occupied units (at time of application)	500	
Number of vacant units (at time of application)	114	

**Attachment 21: Application Data Form:
Existing Units, Occupancy, Vacancy**

Development Name: Kuhio Park Terrace

Existing Housing Units at Time of Grant Application

<i>Building Type</i>	<i>Size</i>	<i>Number Occupied</i>	<i>Number Vacant</i>	<i>Total Units</i>	<i>Converted to non-dwelling</i>	<i>Demo Planned</i>
Row	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR	33	9	42		42
	5 BR					
	6 BR					
	Total	33	9	42		42

Detached/ Semi-Detached	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Walkups	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					

Elevator	0 BR					
	1 BR	34	14	48		48
	2 BR	259	59	318		318
	3 BR	174	32	206		206
	4 BR					
	5 BR					
	6 BR					
	Total	467	105	572		572

Grand Total		500	114	614		614
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Attachment 23: Application Data Form: Proposed Unit Mix Post-Revitalization

Development Name: Kuhio Park Terrace

New Construction (include any acquisition w/rehab)						Rehabilitation					
Row: New						Row: Rehabilitation					
Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership	Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership
0 BR						0 BR					
1 BR						1 BR					
2 BR						2 BR					
3 BR						3 BR					
4 BR						4 BR					
5 BR						5 BR					
6 BR						6 BR					
Total						Total					

Detached/Semi-detached: New						Detached/Semi-detached: Rehabilitation					
Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership	Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership
0 BR						0 BR					
1 BR						1 BR					
2 BR						2 BR					
3 BR	1300					3 BR	10				
4 BR						4 BR					
5 BR						5 BR					
6 BR						6 BR					
Total						Total	10				

Walkups: New						Walkups: Rehabilitation					
Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership	Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership
0 BR						0 BR					
1 BR	600	23	12			1 BR					
2 BR	792	98	51			2 BR					
3 BR	1008	89	46			3 BR					
4 BR	1122	25	13			4 BR					
5 BR						5 BR					
6 BR						6 BR					
Total		235	122			Total					

Elevator: New						Elevator: Rehabilitation					
Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership	Size	Sq. Ft.	ACC Units*	Non-ACC Units**	HOPE VI and/or PH funded HO	Other Home-Ownership
0 BR						0 BR					
1 BR	450	60	40			1 BR					
2 BR						2 BR					
3 BR						3 BR					
4 BR						4 BR					
5 BR						5 BR					
6 BR						6 BR					
Total		60	40			Total					

Grand Total		295	162		10	Grand Total					
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* ACC units include PH rental, PH/LIHTC, and Affordable Lease/Purchase with HOPE VI and/or PH funds.
 ** Non-ACC units have no PH or HOPE VI funds and will not be under ACC.

Attachment 24: Application Data Form: Units, Accessibility and Concentration

Development Name: Kuhio Park Terrace

Planned
Units

Rental Units: ACC							
PH Only		PH/LIHTC		PH/Other		Total ACC	
On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site
245	50					245	50

Rental Units: Non-ACC							
LIHTC		CDBG, HOME, or other subsidy		No Income Restrictions		Total Non ACC	
On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site
162						162	

Homeownership Units											
Affordable Lease/Purchase with HOPE VI and/or PH funds		Affordable Fee Simple Homeownership with HOPE VI and/or PH		Second Mortgage Only with HOPE VI and/or PH funds		Homeownership with other subsidies (No HOPE VI or PH funds)		Market Rate Homeownership (No subsidies)		Total Homeownership	
On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site
								10		10	

Other Units (operating subsidy only, etc)							
Type:		Type:		Type:		Total Other Units	
On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site

Grand Total	
On-Site	Off-Site
417	50
Grand Total - All Units	
467	

Accessibility

	Rental Units (including Lease/Purchase) % of Category	Homeownership Units % of Category	Total % of Category
New Construction			
Mobility-Impaired (wheelchair)	7.00%		
Hearing-Impaired	2.00%		
Sight-Impaired	2.00%		
Visitability	58.72%		

	Rental Units (including Lease/Purchase) % of Category	Homeownership Units % of Category	Total % of Category
Rehabilitation			
Mobility-Impaired (wheelchair)			
Hearing-Impaired			
Sight-Impaired			
Visitability			

Concentration

	Pre-Development	Post-Development
Density of on-site development (units per acre)	30.93	21.01
Percent of very low income households in the development (30% of median or below)	86%	35%

**Attachment 25: Application Data Form:
Self-Sufficiency, Page 1**

Development Name: Kuhio Park Terrace

	During Last 12 Months	At Time of Application	At Grant Award	Projected One Year after Grant Award	Projected Two Years after Grant Award	Projected at Close of Grant
A. Graduation from Public Assistance						
Number of households whose primary monthly source of income is:						
Wages/Salary		198	198	214	231	281
TANF		186	186	171	157	107
Other		90	90	90	90	85
B. Employment/Obstacles to Employment						
Number of TANF participants enrolled in job training programs	28		35	100	120	200
Number of non-TANF participants enrolled in job training programs	10		12	25	50	100
Number of unemployed residents placed in:						
Section 3 jobs	7		10	16	26	36
Non-Section 3 jobs	45		47	60	80	100
C. Economic Development						
Number of resident-owned businesses		5	5	6	8	15
D. Section 3						
Dollar amount of HOPE VI contracts going to Section 3 firms	\$0.00		\$0.00	\$0.00	\$50,000.00	\$200,000.00
E. Education						
Number of residents without a high school diploma or G.E.D.		338	338	320	290	200
Number of residents with a high school diploma, G.E.D., or higher degree		466	466	484	514	604
F. Homeownership						
Number of residents in homeownership counseling	2		3	50	100	300
G. Case Management						
If you have a Family Supportive Services program:						
Number of residents enrolled in FSS program		0	0	2	5	8
Dollar amount in escrow accounts		0	0	\$300	2,500	\$9,000
H. Youth Programs						
Number of youth participating in youth programs	200		200	240	250	300
Number of children participating in day care programs	285		290	309	319	375
I. Health						
Number of partnerships with healthcare agencies (e.g., clinics, hospitals, universities)		2	2	3	3	5
J. Transportation						
Number of residents who use public transportation to get to work or services		194	194	150	150	200

Attachment 26: Application Data Form: Sources and Uses, Page 1

Development Name: Kuhio Park Terrace

Uses (\$)*	HOPE VI Uses (\$)	+	Non-HOPE VI Uses (\$)	=	Total
Administration					
Administration	1,715,000.00				1,715,000.00
Management Improvements					
Management Improvements - Dev					
Management Improvements - CSS					
Acquisition					
Site Acquisition			1,200,000.00		1,200,000.00
Building Acquisition, Turnkey					
Building Acquisition, Rehabilitation			9,008,000.00		9,008,000.00
Building Acquisition, Non-Dwelling					
Building Remediation/Demolition					
Remediation, Dwelling Units					
Demolition, Dwelling Units	830,000.00		1,580,000.00		2,410,000.00
Remediation, Non-Dwelling Units					
Demolition, Non-Dwelling Units	48,000.00		92,000.00		140,000.00
Demolition, Other					
Site Improvements					
Site Remediation	64,000.00		123,000.00		187,000.00
Site Infrastructure	3,281,000.00		3,496,000.00		6,777,000.00
Off-site Improvements					
Construction					
Dwelling Structures - Hard Costs	11,850,000.00		9,346,000.00		21,196,000.00
Non-Dwelling - Hard Costs			4,062,000.00		4,062,000.00
General Requirements	745,000.00		418,000.00		1,163,000.00
Builder's Profit	1,145,000.00		1,183,000.00		2,328,000.00
Builder's Overhead	1,718,000.00		1,774,000.00		3,492,000.00
Bond Premium	229,000.00		437,000.00		666,000.00
Hard Cost Contingency	1,430,000.00		1,725,000.00		3,155,000.00
Equipment					
Dwelling Equipment	620,000.00		268,000.00		888,000.00
Non-Dwelling Equipment			913,000.00		913,000.00
Professional Fees/Consultant Services					
Program Management Services	32,000.00		61,000.00		93,000.00
Architectural	1,382,000.00		2,634,000.00		4,016,000.00
Engineering	433,000.00		824,000.00		1,257,000.00
Construction Management Services	160,000.00		304,000.00		464,000.00
Appraisal	16,000.00		31,000.00		47,000.00
Environmental	48,000.00		90,000.00		138,000.00
Market Study	16,000.00		31,000.00		47,000.00
Historic Preservation Documentation					
Other					
Legal					
Organizational	16,000.00		31,000.00		47,000.00
Syndication			105,000.00		105,000.00
PHA Outside Counsel	36,000.00		69,000.00		105,000.00
Other	16,000.00		31,000.00		47,000.00
Tax Credit					
Accounting			26,000.00		26,000.00
Tax Credit Application			151,000.00		151,000.00
Tax Credit Monitoring Fee			102,000.00		102,000.00
Consultant			104,000.00		104,000.00
Other			8,000.00		8,000.00
Page 1 Total	\$ 25,830,000.00		\$ 40,227,000.00		\$ 66,057,000.00

Attachment 26: Application Data Form: Sources and Uses, Page 2

Development Name: Kuhio Park Terrace

Uses (\$)*	HOPE VI Uses (\$)	+	Non-HOPE VI Uses (\$)	=	Total	Sources (\$)	
Other Development Costs (Soft Costs)						HUD Funds	
Accounting Fees	48,000.00		92,000.00		140,000.00	HOPE VI Revitalization	35,000,000.00
Financing Fees	129,000.00		245,000.00		374,000.00	PH Capital Fund	4,592,000.00
Permit Fees	547,000.00		1,041,000.00		1,588,000.00	Modernization	
Title/Recording/Settlement Fees	48,000.00		92,000.00		140,000.00	PH Development	
Real Estate Taxes During Construction	48,000.00		92,000.00		140,000.00	MROP	
Insurance During Construction	64,000.00		123,000.00		187,000.00	HOPE VI Planning Grant	
Interest During Construction			3,449,000.00		3,449,000.00	HOPE VI Demolition Grant	
Bridge Loan Interest						Other HUD Funds	
Marking/Rent-up Expenses	222,000.00		422,000.00		644,000.00	HOME	
Initial Operating Deficit	17,000.00		33,000.00		50,000.00	CDBG	
Soft Cost Contingency	2,089,000.00		3,979,000.00		6,068,000.00	Other HUD Funds	2,000,000.00
Other			3,400,000.00		3,400,000.00	Total HUD Funds	\$ 41,592,000.00
Relocation						Non-HUD Public Funds	
Relocation Costs	708,000.00		1,349,000.00		2,057,000.00	State Funds	\$18,080,000.00
Developer Fee						Local Funds (Non PHA)	
Developer Fee			5,621,000.00		5,621,000.00	PHA Funds	
Reserves						Other Funds (Fed DOL)	8,635,000.00
Operating Reserve			4,731,000.00		4,731,000.00	Describe Other: (Fed Trans)	
Other Reserves			2,758,000.00		2,758,000.00	Total Non-HUD Public Funds	\$ 26,715,000.00
Non-Development Costs						Private Funds	
Self-Sufficiency (CSS)	5,250,000.00		33,216,392.00		38,466,392.00	Tax Exempt Bonds	
Other Non-Development Costs						Taxable Bonds	
Planning						Private LIHTC	18,886,000.00
Planning Grant						Other Equity	
Page 2 Total	\$ 9,170,000.00		\$ 60,643,392.00		\$ 69,813,392.00	Homebuyer Down Payment	
GRAND TOTAL USES:	\$ 35,000,000.00		\$ 100,870,392.00		\$ 135,870,392.00	Donations/Grants	32,419,392.00
						Private Lender	7,250,000.00
						Other: KKV/KVCF	9,008,000.00
						Describe Other:	
						Total Private Funds	\$ 67,563,392.00
						Total Sources	\$ 135,870,392.00
			Total Uses		\$ 135,870,392.00		



June 19, 2001

Darrell Chun, AIA
Development Branch Chief
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Karen Char, MAI, CRE
Paul D. Cool, MAI, CRE
Uson Y. Ewart, MAI
Cynthia C. Nakamura
Shelly H. Tanaka

Robert J. Vernon, MAI, CRE

Dear Mr. Chun:

Re: HOPE VI Grant Application for Revitalization of Kuhio Park Terrace

At your request, John Child & Company has prepared a preliminary market assessment for the non-public and tax credit housing units proposed in the Revitalization Plan for Kuhio Park Terrace. This letter summarizes the study background, objective and preliminary market assessments.

STUDY BACKGROUND

The Housing and Community Development Corporation of Hawaii (HCDCH) is submitting an application for a HOPE VI Revitalization Grant for the Kuhio Park Terrace project (KPT). HCDCH proposes to demolish 614 existing high-rise units in KPT and construct 295 public housing, 162 tax credit units and 10 market single-family residences. Included in the new construction is 100 units for the elderly consisting of 60 public housing units and 40 tax credit units. As a result, KPT will include 122 tax credit family rental units, 40 tax credit elderly rental units and 10 single-family residences.

HCDCH proposes to sell the 10 single-family residences in fee simple or with long-term ground leases at \$1 annually. Each residence will include a lot area of at least 3,500sq ft and a 3-bedroom 1-bath dwelling.

Some of the units financed by tax credits will be occupied by households earning 60% and below the median household income for Honolulu County. In addition, the 40 tax credit elderly units are targeted for households earning 50% and below the media household income.

As part of its HOPE VI application, HCDCH requires a "preliminary market assessment letter prepared by an independent, third party, credential market resource firm." In this regard, HCDCH has asked John Child & Company to estimate the market support for the non-public and tax credit (income-restricted) units.

STUDY OBJECTIVES

The objectives of our assistance were to estimate the market support for the proposed 10 market single-family residences and the 122 tax credit (income-restricted) family and 40 elderly rental units in terms of: target market, estimated sales price or monthly rent, and estimated absorption or average annual occupancy.

The purpose of our assistance is to assist HCDCH in projecting the amount and timing of sales revenue generated from the salable residences and the rental income and occupancy level for the income-restricted rental units.



LOCATION OF KUHIO PARK TERRACE

Kuhio Park Terrace is about two miles northwest of Downtown Honolulu, the primary employment center of Oahu. The Kuhio Park Terrace site is well located with convenient access to major traffic arteries, highway entrances and exits, and bus service to all parts of Oahu.

With the exception of the high-rise towers within Kuhio Park Terrace, the surrounding neighborhood is characterized by single-family residential properties, walk-up rental and condominium apartments with on-grade parking, and limited commercial development along North School Street. In addition a variety of churches, schools and public and non-profit healthcare services are within walking distance of the property.

MARKET SUPPORT FOR MARKET SINGLE-FAMILY RESIDENCES

The market support for the 10 single-family residences was analyzed in terms of the property characteristics, overall demand for single-family properties, target market, and estimated sales price and absorption.

Property Characteristics

Zoning in the neighborhood permits development of residential lots with minimum lot sizes of 3,500sq. ft. The residential properties immediately north and northwest of the site include lots that range in size from about 3,000sq. ft. - 4,000sq. ft. Therefore, 3,500sq. ft. lots would be compatible and consistent within the neighborhood.

Overall Demand for Market Priced Residential Properties

In 2000, the average sale price for residential properties in Honolulu was about \$403,000 for nearly 3,580 sales. The overall demand for market priced residential properties remains strong for properties priced under the Honolulu average.

As reported by the Honolulu Board of Realtors, in Kalihi-Palama, an average of about 50 properties are listed for sale or sold in foreclosure annually. In 2000, the average resale price for a single-family home was about \$248,000. Last year, 121 residential single-family and condominium units sold including 37 properties that sold in foreclosure.

Target Market

Because of the limited number of new homes and listings of existing homes priced under \$250,000 in Honolulu and the convenient location of the project, the demand for the 10 market homes proposed in the Revitalization Plan for Kuhio Park Terrace could be expected to be strong. The target market would be young families with parents who work in Honolulu. The average household income would be in excess of \$50,000, representing about 80% of the median household income for Honolulu.

Estimated Sale Price and Absorption of the Single-Family Residences

The estimated sales prices for the 10 market residences consider the location relative to Downtown Honolulu, retail and financial services, schools and public services, major traffic arteries, and the proposed Revitalization Plan. The proposed land and building area and recent sales prices for similar residential properties were also considered.

Based on these considerations, the estimated sale prices for the 10 market residences could be expected to range from about \$200,000 to \$250,000. At the estimated sales prices, the 10 units could be sold within 1 to 6 months.



**MARKET SUPPORT FOR TAX CREDIT
 FAMILY RENTAL APARTMENTS**

The market support for the tax credit (income-restricted) rental apartments was analyzed in terms of the available competitive inventory and current and projected demand for housing, especially in Kalihi-Palama.

Available Inventory of Rental Apartments

Relatively few conventional market rental apartments have been developed in Hawaii because they are generally not financially feasible. As a result, the inventory of available residential rental units for families includes a relatively limited inventory of market rental apartments, condominium apartments and townhouses, private single-family residences, and subsidized rental apartments.

The newspaper listings between April 8, 2001 and May 13, 2001 were reviewed to determine the availability and monthly rents for apartments in Kalihi-Palama. The listings for apartment units were limited; as a result, listings for duplex and single-family homes were included. Only 43 units were listed for rent. The units included 4 studio, 7 one-bedroom, 15 two-bedroom, 13 three-bedroom and 4 four-bedroom apartment units.

Listed rents are typically not negotiated and usually represent the rents paid for the property. The rents for the 43 listed properties were compared to the Low Income Housing Tax Credit (LIHTC) program rent limits (excluding utilities) to determine the affordability and adequacy of the available listings.

The monthly rent for the 4 available studio units range from 71% to 86% of the LIHTC program rent limits for a 60% household income level. However, rents for the larger units range from 88% to 119% of the LIHTC program rent limits for this income level, as shown in the following table:

Estimated Monthly Market Rent Without Utilities by Apartment Type

Location	Type	Rent Without Utilities		LIHTC program rent limits [1]	Market rent as a percent of LIHTC program rent limits	
		Estimated market rent				
Kalihi-Palama	Studio	\$450	- \$550	\$637	71%	86%
Kalihi-Palama	1-Bedroom	600	- 700	666	90%	105%
Kalihi-Palama	2-Bedroom	700	- 800	794	88%	101%
Kalihi-Palama	3-Bedroom	800	- 950	913	88%	104%
Kalihi-Palama	4-Bedroom	1,000	- 1,200	1,010	99%	119%

[1] Based on target of 60% of median household income.

Source: John Child & Company based on rental listings in the Honolulu Advertiser and interviews with property managers and owners and information from Housing and Community Development Corporation of Hawaii.

Current and Projected Demand for Rental Housing

According to the property manager of one of the larger rental apartment projects in Kalihi-Palama, when one of their 2-bedroom apartment units becomes available, it is rented within 1 to 2 weeks. The monthly rents without utilities are \$675 for an older unit and \$725 for a renovated unit. The renovated units rent faster than the older units do. In May 2001, the apartment project had a wait list of potential renters. However, the manager believes that other rental apartments in the neighborhood rent faster than the apartments in his project.



Market Support for Proposed Tax Credit Apartments

HCDCH plans to develop 122 tax credit units for households with 60% or less than the median household income. The replacement units will be one, two, three and four-bedroom apartments. The market rents for these unit types in the Kalihi-Palama range from about 88% to 119% of the LIHTC program rent limits for this income level.

The demand for the proposed tax credit apartments is expected to be strong. HCDCH's wait list for public housing includes 841 households that qualify for the proposed tax credit apartments. In addition, the redevelopment of KPT will displace 67 households that qualify for tax credit housing. As a result, the proposed tax credit apartments are expected to be fully occupied; temporary vacancies of less than 2 weeks would only be experienced because of normal tenant turnover.

MARKET SUPPORT FOR TAX CREDIT, ELDERLY HOUSING

The market support for the 40 tax credit, elderly housing units was analyzed in terms of the available inventory, occupancy and current waitlists, and estimated rental rates and absorption.

Available and Planned Inventory of Elderly Housing Units

Existing elderly housing projects include government-owned and privately-owned projects. The most similar non-public elderly housing projects are currently located in downtown and midtown Honolulu. These include: Honuakaha, Na Lei Hulu Kupuna, Pauahi Elderly Housing, Philip Street Apartments, and Wisteria Vista. In addition, other projects in downtown Honolulu are primarily occupied by the elderly; however, these projects are not restricted to elderly.

Occupancy and Current Waitlists for Elderly Housing Units

Existing elderly housing projects in Honolulu are 100% occupied. The projects that maintain waitlists estimate that they have enough names to fill vacancies for the next 2 years.

Market Support for Proposed Elderly Housing Units

HCDCH plans to develop 40 tax credit units for elderly households with 50% or less than the median household income. The units will be one-bedroom apartments. The market rents for similar units in Honolulu ranges from about \$450 to \$550, about 71% to 86% of the LIHTC program rent limits for this income level. The demand for the proposed elderly housing units is expected to be strong. The proposed units are expected to be fully occupied with temporary vacancies based only on normal tenant turnover.

We appreciate having the opportunity to assist you on this interesting assignment. Please contact us if you have any questions.

Sincerely,

JOHN CHILD & COMPANY, INC.

Karen Char, MAI, CRE
President

**HOPE VI Budget
Part I: Summary**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0208 (exp. 5/31/2000)

Public Reporting Burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This information is necessary to provide details on the funds requested by Housing Authorities. The form displays the amount requested, broken down by budget line item, with each use explained on Part II. The requested information will be reviewed by HUD to determine if the amount requested is reasonable and whether the required percentages of capital and supportive services funds are met. Responses to the collection are required by the appropriation under which the HOPE VI grant was funded. The information collected does not lend itself to confidentiality.

HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

PHA Name Housing and Community Development Corporation of Hawaii		HOPE VI Grant Number	
Line No.	Summary by Budget Line Item	Capital Costs	Supportive Services Costs
		<input checked="" type="checkbox"/> Original HOPE VI Budget <input type="checkbox"/> Revised HOPE VI Budget <input type="checkbox"/> Predevelopment Budget	
		Total Funds Requested	
1	Total Non-HOPE VI Funds	67,654,000	33,216,392
2	1408 Management Improvements		100,870,392
3	1410 Administration	1,715,000	5,250,000
4	1430 Fees and Costs	5,367,000	1,715,000
5	1440 Site Acquisition		5,367,000
6	1450 Site Improvement	3,345,000	
7	1460 Dwelling Structures	17,117,000	3,345,000
8	1465 Dwelling Equipment—Nonexpendable	620,000	17,117,000
9	1470 Nondwelling Structures		620,000
10	1475 Nondwelling Equipment		
11	1485 Demolition	878,000	878,000
12	1495 Relocation Cost	708,000	708,000
13	Amount of HOPE VI Grant (Sum of lines 2-12)	29,750,000	5,250,000

Signature of PHA Executive Director
Shayna D. Mujachiro
Date (mm/dd/yyyy)
06/20/2001

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).
Signature of Authorized HUD Official

Date (mm/dd/yyyy)

0070

HOPE VI Budget
Part II: Supporting Pages

HA Name
Housing and Community Development Corporation of Hawaii

Work Item Number 1	Budget Line Item Number 2	Statement of Need 3	Description of Proposed/Approved Action and Method of Accomplishment 4	Individual Project Number 5	Total Funds Requested 6	HUD-Approved Funds 7
1	1408	Management Improvements	Improve the operation of Kuhio Park Terrace through effective management and supportive community services as identified in the application.	HA-110	5,250,000	
2	1410	Administration	Funds to cover staff time dedicated to the revitalization of Kuhio Park Terrace and other expenses associated with HOPE VI	HA-110	1,715,000	
3	1430	Fees & Costs	<ol style="list-style-type: none"> 1) Professional services necessary to implement HOPE VI plan 2) Architectural and engineering services 3) Environmental and market studies 4) Legal and accounting fees 5) Building permits and other fees 6) Insurance premiums 7) Contingency 	HA-110	5,367,000	
4	1450	Site Improvements	<ol style="list-style-type: none"> 1) Re-grade terrain for new buildings 2) Install new sewer and storm drainage systems, gas and water lines, and electrical and telecommunication services 3) Install new landscaping 4) Install perimeter fencing 	HA-110	3,345,000	
5	1460	Dwelling Structures	Construction of a portion of 295 public housing units	HA-110	17,117,000	
6	1465	Dwelling Equipment	Appliances and window coverings	HA-110	620,000	
7	1485	Demolition	Portion of the cost demolish existing 614 units	HA-110	878,000	
8	1495	Relocation	Temporary or permanent relocation of existing households	HA-110	708,000	

**ATTACHMENT 29: All HOPE VI Applicants
EXTRAORDINARY SITE COSTS CERTIFICATION**

I hereby certify that:

1. I am licensed as an engineer _____ or architect x (check one) by the licensing board for the state in which the public housing project identified below is located.
2. I am not an employee of the applicant public housing authority or unit of local government in which the public housing project identified below is located.
3. Extraordinary site costs may be incurred in the revitalization and demolition of existing property, as well as in the development of new and rehabilitated units. Examples of such costs include, but are not limited to: abatement of extraordinary environmental site hazards; removal or replacement of extensive underground utility systems; extensive rock and/or soil removal and replacement; removal of hazardous underground tanks; work to address unusual site conditions such as slopes, terraces, water catchments, lakes, etc.; and work to address flood plain and other environmental remediation issues. Costs to abate asbestos and lead-based paint should be included in normal demolition costs where such items are found within the structures themselves. An example of extraordinary lead-based paint would be where the lead has leached into the soil and extraordinary measures are needed to remove the lead.
4. I have reviewed the attached description of the extraordinary site costs requested by the applicant Housing Authority identified below, and affirm that these costs qualify as extraordinary site costs (as that term is defined in Paragraph 3 above) and that the costs are justified and reasonable in light of my assessment of the site of the severely distressed project and the work proposed to be completed at that site.

Name: _____

Signature: _____
Date

License number: _____ State of Registration: _____

Applicant PHA: Housing and Community Development Corporation of Hawaii

Development Name: Kuhio Park Terrace

Required Attachment: Description and itemized listing of extraordinary site costs.

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

**Attachment 30
REVITALIZATION GRANT LIMITATIONS WORKSHEET**

PHA: Housing and Community Development Corporation of Hawaii

Development(s): Kuhio Park Terrace

Total Number of Public Housing Replacement Units Proposed: 295

TDC City Used:

TDC Limit Calculation: Use sections I through VIII of this form to show, by housing type, the number of public housing replacement units (both new and rehabilitated) proposed for funding under this application. Then find the appropriate TDC and HCC dollar limits for each type and size of unit from TDC Notice PIH-99-17. Public housing replacement units may include on-site and off-site units, public housing rental, PH/LIHTC rental, and/or eligible homeownership units. For this calculation, treat units to be acquired and rehabilitated as new construction units. Numbers used in this TDC calculation must be consistent with data provided elsewhere in this application. Note that, in most cases, elevator units are permissible only as housing for the elderly.

NEW UNITS

I. Row	BR Size	Number	HCC Limit	HCC Total	TDC Limit	TDC Total	Com. Renewal
	1BR		\$74,610	\$0	\$130,567	\$0	\$
	2BR		\$97,024	\$0	\$169,792	\$0	\$
	3BR		\$121,984	\$0	\$213,472	\$0	\$
	4BR		\$143,758	\$0	\$251,576	\$0	\$
	5BR		\$157,597	\$0	\$275,795	\$0	\$

II. Detached	BR Size	Number	HCC Limit	HCC Total	TDC Limit	TDC Total	Com. Renewal
	1BR		\$87,694	\$0	\$153,464	\$0	\$
	2BR		\$111,673	\$0	\$195,427	\$0	\$
	3BR		\$138,929	\$0	\$243,127	\$0	\$
	4BR		\$164,123	\$0	\$287,215	\$0	\$
	5BR		\$180,183	\$0	\$315,320	\$0	\$

III. Walkup	BR Size	Number	HCC Limit	HCC Total	TDC Limit	TDC Total	Com. Renewal
	1BR	23	\$60,314	\$1,387,222	\$105,549	\$2,427,627	\$363,785
	2BR	98	\$75,846	\$7,432,908	\$132,731	\$13,007,638	\$1,550,041
	3BR	89	\$100,043	\$8,903,827	\$175,075	\$15,581,675	\$1,407,690
	4BR	25	\$123,697	\$3,092,425	\$216,470	\$5,411,750	\$395,419
	5BR		\$140,190	\$0	\$245,332	\$0	\$

IV. Elevator	BR Size	Number	HCC Limit	HCC Total	TDC Limit	TDC Total	Com. Renewal
	0BR		\$50,806	\$0	\$81,829	\$0	\$
	1BR	60	\$71,128	\$4,267,680	\$113,805	\$4,267,680	\$949,004
	2BR		\$91,450	\$0	\$146,320	\$0	\$
	3BR		\$121,933	\$0	\$195,093	\$0	\$
	4BR		\$152,417	\$0	\$243,867	\$0	\$
	5BR		\$172,739	\$0	\$276,382	\$0	\$

**Attachment 30
REVITALIZATION GRANT LIMITATIONS WORKSHEET**

REHABILITATED UNITS

V. Row	BR Size	Number	HCC Limit	HCC Total*	TDC Limit	TDC Total*	Com. Renewal
	1BR		\$	\$	\$	\$	\$
	2BR		\$	\$	\$	\$	\$
	3BR		\$	\$	\$	\$	\$
	4BR		\$	\$	\$	\$	\$
	5BR		\$	\$	\$	\$	\$

VI. Detached	BR Size	Number	HCC Limit	HCC Total*	TDC Limit	TDC Total*	Com. Renewal
	1BR		\$	\$	\$	\$	\$
	2BR		\$	\$	\$	\$	\$
	3BR		\$	\$	\$	\$	\$
	4BR		\$	\$	\$	\$	\$
	5BR		\$	\$	\$	\$	\$

VII. Walkup	BR Size	Number	HCC Limit	HCC Total*	TDC Limit	TDC Total*	Com. Renewal
	1BR		\$	\$	\$	\$	\$
	2BR		\$	\$	\$	\$	\$
	3BR		\$	\$	\$	\$	\$
	4BR		\$	\$	\$	\$	\$
	5BR		\$	\$	\$	\$	\$

VIII. Elevator	BR Size	Number	HCC Limit	HCC Total*	TDC Limit	TDC Total*	Com. Renewal
	1BR		\$	\$	\$	\$	\$
	2BR		\$	\$	\$	\$	\$
	3BR		\$	\$	\$	\$	\$
	4BR		\$	\$	\$	\$	\$
	5BR		\$	\$	\$	\$	\$

**Rehabilitated units must be counted at 90% of the TDC and HCC values. For proposed rehabilitated units, use the number of units after rehabilitation rather than before rehabilitation.*

In Box IX, provide the total number of public housing replacement units proposed in your application. Then provide the sum of the TDC limits, of the HCC limits, and of the Community Renewal limits for these units.

IX. Total ACC Replacement Units	295		\$25,084,062		\$40,696,370	\$4,665,938
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Funding Application

Section 8 Tenant-Based Assistance
 Rental Certificate Program
 Rental Voucher Program

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0169
 (exp.9/30/2002)

Send the original and two copies of this application form and attachments to the local HUD Field Office

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Eligible applicants (HAs) must submit this information when applying for grant funding for tenant-based housing assistance programs under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). HUD will use the information to evaluate an application based on selection criteria stated in the Notice of Funding Availability (NOFA). HUD will notify the HA of its approval/disapproval of the funding application. Responses are required to obtain a benefit from the Federal Government. The information requested does not lend itself to confidentiality.

Name and Mailing Address of the Housing Agency (HA) requesting housing assistance payments

Housing and Community Development Corporation of Hawaii (HCDCH)
 677 Queen Street, Suite 300
 Honolulu, Hawaii 96813

Application/Project No. (HUD use only)

Do you have an ACC with HUD	No	Yes	Date of Application	Legal Area of Operation (area in which the HA has authority under State and local law to administer the program)
for Section 8 Certificates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	June 19, 2001	State of Hawaii
for Section 8 Vouchers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

A. Area(s) From Which Families To Be Assisted Will Be Drawn.
 Locality (city, town, etc.)

Locality (city, town, etc.)	County	Congressional District	Units
Kuhio Park Terrace (HI-001010) - Kalihi	Honolulu	01	319

B. Proposed Assisted Dwelling Units. (Complete this section based on the unit sizes of the applicants at the top of the waiting list)	Number of Dwelling Units by Bedroom Size							Total Dwelling Units
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6+BR	
Certificates								
Vouchers	N/A	22	165	111	21	N/A	N/A	319

C. Average Monthly Adjusted Income. Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6+BR
Certificates	\$	\$	\$	\$	\$	\$	\$
Vouchers	\$ N/A	\$ 606	\$ 774	\$ 1022	\$ 1255	\$ N/A	\$ N/A

D. Need for Housing Assistance. Demonstrate that the project requested in this application is responsive to the condition of the housing stock in the community and the housing assistance needs of low-income families residing in or expected to reside in the community. (If additional space is needed, add separate pages.)

E. Housing Quality Standards (HQS). (Check applicable box)

HUD's HQS will be used with no modifications Attached for HUD approval are HQS acceptability criteria variations

F. New HA Information. Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and provide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

Note: If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

G. Certifications. The following certifications are incorporated as a part of this application form. The signature on the last page of this application of the HA representative authorized to sign the application signifies compliance with the terms of these certifications.

Equal Opportunity Certification

The Housing Agency (HA) certifies that:

- (1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.
- (2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.
- (3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).
- (4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of the handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- (5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance.
- (6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131) and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

- (7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.
- (8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regulations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or nonmetropolitan county) in which the project is located.

Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Certification Regarding Drug-Free Workplace Requirements

Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant Place of Performance (Street address, city, county, State, zip code)

Check if there are workplaces on file that are not identified here.

Housing Agency Signature

Signature of HA Representative



Print or Type Name of Signatory

Sharyn L. Miyashiro

Phone No.

(808)587-0680

Date

June 19, 2001

<u>BDRMS</u>	<u>UNIT ID</u>	<u>HEAD L NAME</u>	<u>AVAIL STATUS</u>	<u>NO OF FAMILY</u>
1 1	1010-B0311	LEGG	OCCUPIED	1
2 1	1010-B0103	PUAA	OCCUPIED	1
3 1	1010-B0111	GALUAFI	OCCUPIED	1
4 1	1010-B0211	MATAMEA	OCCUPIED	1
5 1	1010-B0210	ISUMU	OCCUPIED	3
6 1	1010-B0303	PORRAL	OCCUPIED	1
7 1	1010-B0310	YOO	OCCUPIED	1
8 1	1010-B0403	HOAEAE	OCCUPIED	2
9 1	1010-B0503	NITULLAMA	OCCUPIED	1
10 1	1010-B0603	CHOKBENBOUN	OCCUPIED	1
11 1	1010-B0610	BONOCAN	OCCUPIED	2
12 1	1010-B0703	WHITE	OCCUPIED	1
13 1	1010-B0710	QUIOCHO	OCCUPIED	1
14 1	1010-B0711	NUUMANAI	OCCUPIED	1
15 1	1010-B0811	EMERSON	OCCUPIED	1
16 1	1010-B0903	KAUHINI	OCCUPIED	1
17 1	1010-B0910	CHOE	OCCUPIED	1
18 1	1010-B1103	YUN	OCCUPIED	1
19 1	1010-B1111	SAPHANETHONG	OCCUPIED	2
20 1	1010-B1210	FALETOGO	OCCUPIED	1
21 1	1010-B1403	SAO	OCCUPIED	1
22 1	1010-B1410	AGEMOTU	OCCUPIED	2
23 1	1010-B1411	PUAAULI	OCCUPIED	1
24 1	1010-B1511	TAGATAESE	OCCUPIED	2
25 1	1010-B1610	KAPAHUA	OCCUPIED	1
26 1	1010-B0510	NOGA	OCCUPIED	1
27 1	1010-B1603	BATIS	OCCUPIED	1
28 1	1010-B0810	SANELE	OCCUPIED	1
29 1	1010-B0803	SOLAITA	OCCUPIED	1
30 1	1010-B1711	FALETOGO	OCCUPIED	1
31 1	1010-B0410	VAIVAI	OCCUPIED	2
32 1	1010-B1611	PHAN	OCCUPIED	2
33 1	1010-B1011	AMBROCIO	OCCUPIED	1
34 1	1010-B1503	PANOKE	OCCUPIED	1
Total units	34			
1 2	1010-A1403	RAMOS	OCCUPIED	2
2 2	1010-A0914	ELISARA	OCCUPIED	4
3 2	1010-A0202	TUPUA	OCCUPIED	2
4 2	1010-A0203	IOSUA	OCCUPIED	3
5 2	1010-A0204	AMITUANAI	OCCUPIED	2
6 2	1010-A0207	IFOPO	OCCUPIED	2
7 2	1010-A0208	COSTA	OCCUPIED	1
8 2	1010-A0209	MALIVAO	OCCUPIED	3
9 2	1010-A0213	TAVAI	OCCUPIED	3
10 2	1010-A0302	SMITH	OCCUPIED	1
11 2	1010-A0303	BUTTEL	OCCUPIED	3
12 2	1010-A0304	ENLET	OCCUPIED	5
13 2	1010-A0308	HUYNH	OCCUPIED	3
14 2	1010-A0313	GAFA	OCCUPIED	6
15 2	1010-A0314	NAKISO	OCCUPIED	2
16 2	1010-A0315	CORREA	OCCUPIED	3
17 2	1010-A0316	KHAMMOUNTRY	OCCUPIED	2
18 2	1010-A0403	HO	OCCUPIED	2
19 2	1010-A0404	KAHALEHOE	OCCUPIED	3

Residents To Be Relocated

20 2	1010-A0408	NUNU	OCCUPIED	3
21 2	1010-A0409	SATARAKA	OCCUPIED	3
22 2	1010-A0410	SIPRASEUTH	OCCUPIED	3
23 2	1010-A0215	LE	OCCUPIED	2
24 2	1010-A0413	OTINERU	OCCUPIED	2
25 2	1010-A0414	EMELIO	OCCUPIED	2
26 2	1010-A0415	NAPEAHI	OCCUPIED	2
27 2	1010-A0502	ASUNCION	OCCUPIED	3
28 2	1010-A0504	TALAMOA	OCCUPIED	3
29 2	1010-A0507	SAMUELU	OCCUPIED	3
30 2	1010-A0509	NONEMOUNTRY	OCCUPIED	3
31 2	1010-A0513	SIFAGALOA	OCCUPIED	3
32 2	1010-A0514	TRINH	OCCUPIED	3
33 2	1010-A0603	CHEE	OCCUPIED	2
34 2	1010-A0607	IERU	OCCUPIED	2
35 2	1010-A0613	MARKS	OCCUPIED	1
36 2	1010-A0616	NGUYEN	OCCUPIED	2
37 2	1010-A0701	SITHIVONG	OCCUPIED	2
38 2	1010-A0704	TUVALE	OCCUPIED	3
39 2	1010-A0707	ANOUPHAB	OCCUPIED	3
40 2	1010-A0710	NGUYEN	OCCUPIED	2
41 2	1010-A0714	MEYER	OCCUPIED	5
42 2	1010-A0715	LE	OCCUPIED	3
43 2	1010-A0716	DELA CRUZ	OCCUPIED	2
44 2	1010-A0615	NAGLE	OCCUPIED	2
45 2	1010-A0801	NGUYEN	OCCUPIED	2
46 2	1010-A0802	LAM	OCCUPIED	4
47 2	1010-A0804	PATHAMMAVONG	OCCUPIED	3
48 2	1010-A0807	DO	OCCUPIED	4
49 2	1010-A0809	BROWN	OCCUPIED	6
50 2	1010-A0810	ALBINDA	OCCUPIED	3
51 2	1010-A0813	KIM	OCCUPIED	2
52 2	1010-A0901	VIYAVONG	OCCUPIED	2
53 2	1010-A0904	JOHNSON	OCCUPIED	2
54 2	1010-A0907	ULUGALU	OCCUPIED	4
55 2	1010-A0916	LE	OCCUPIED	5
56 2	1010-A1003	ATOIA	OCCUPIED	3
57 2	1010-A1004	CUSTODIO	OCCUPIED	2
58 2	1010-A1007	TUAATO	OCCUPIED	5
59 2	1010-A1008	TIEDEMANN	OCCUPIED	4
60 2	1010-A1014	PULLEY	OCCUPIED	2
61 2	1010-A1015	MERRITT	OCCUPIED	3
62 2	1010-A0307	PULUSILA	OCCUPIED	3
63 2	1010-A1104	MOLIGA	OCCUPIED	2
64 2	1010-B0314	LUAMANAVAE	OCCUPIED	3
65 2	1010-A1116	FONUA	OCCUPIED	3
66 2	1010-A1202	SAINGO	OCCUPIED	4
67 2	1010-A1203	APILADO	OCCUPIED	2
68 2	1010-A1209	HUYNH	OCCUPIED	2
69 2	1010-A1214	KEOSEN	OCCUPIED	4
70 2	1010-A1401	TAAMU	OCCUPIED	2
71 2	1010-A1404	NGUYEN	OCCUPIED	2
72 2	1010-A0216	POMELE	OCCUPIED	1
73 2	1010-A1409	LIFTEE	OCCUPIED	2
74 2	1010-A1410	BOUNINO	OCCUPIED	6

Residents To Be Relocated

75 2	1010-A1414	CHANTHIRATH	OCCUPIED	3
76 2	1010-A1501	MEDINA	OCCUPIED	3
77 2	1010-A1503	SUE	OCCUPIED	2
78 2	1010-A1507	VILI	OCCUPIED	5
79 2	1010-A1508	KIM	OCCUPIED	3
80 2	1010-A1509	REID	OCCUPIED	3
81 2	1010-A1510	BUI	OCCUPIED	4
82 2	1010-A1513	VINCENT	OCCUPIED	3
83 2	1010-A0210	LAUVAO	OCCUPIED	2
84 2	1010-A1604	WILSON	OCCUPIED	5
85 2	1010-A0610	YUEN	OCCUPIED	2
86 2	1010-A1610	MAKANANI	OCCUPIED	4
87 2	1010-A1613	KEKUA	OCCUPIED	2
88 2	1010-A1614	SULLIVAN	OCCUPIED	2
89 2	1010-A1701	MEACHAM	OCCUPIED	5
90 2	1010-A1702	KEAWEAMAHI	OCCUPIED	3
91 2	1010-A1013	TUPUA	OCCUPIED	2
92 2	1010-A1704	PETER	OCCUPIED	3
93 2	1010-A1707	RUDOLPH	OCCUPIED	4
94 2	1010-A0407	AQUINO	OCCUPIED	2
95 2	1010-A1710	FELEUNGA	OCCUPIED	3
96 2	1010-A1713	TORRES	OCCUPIED	5
97 2	1010-A1715	TALUVALE	OCCUPIED	2
98 2	1010-B0109	COLLINS	OCCUPIED	3
99 2	1010-B0202	KIM	OCCUPIED	2
100 2	1010-B0208	ONOSAI	OCCUPIED	2
101 2	1010-B0209	HOOPII	OCCUPIED	2
102 2	1010-B0214	RECHING	OCCUPIED	5
103 2	1010-B0215	CHING	OCCUPIED	2
104 2	1010-B0216	MAILO	OCCUPIED	1
105 2	1010-B0217	LABUGUEN	OCCUPIED	5
106 2	1010-B0301	BOTELHO	OCCUPIED	6
107 2	1010-B0307	IOSEFO	OCCUPIED	2
108 2	1010-B0308	WYLAND	OCCUPIED	2
109 2	1010-B0309	FRANKLIN	OCCUPIED	2
110 2	1010-B0316	ILI	OCCUPIED	5
111 2	1010-B0317	TALIAU	OCCUPIED	2
112 2	1010-B0401	HUFANA	OCCUPIED	2
113 2	1010-B0402	IOANE	OCCUPIED	2
114 2	1010-B0407	SULU	OCCUPIED	2
115 2	1010-B0408	FRUEAN	OCCUPIED	4
116 2	1010-B0414	TAITO	OCCUPIED	3
117 2	1010-B0415	GARCIA	OCCUPIED	5
118 2	1010-B0417	FESILI	OCCUPIED	2
119 2	1010-B0502	QUINORES	OCCUPIED	2
120 2	1010-B0509	SIFAGALOA	OCCUPIED	1
121 2	1010-B0516	LAUNIU	OCCUPIED	2
122 2	1010-B0517	MUAMUA	OCCUPIED	4
123 2	1010-B0602	LATHER	OCCUPIED	7
124 2	1010-B0614	TAITO	OCCUPIED	3
125 2	1010-B0616	MAREKO	OCCUPIED	5
126 2	1010-B0617	KETUU	OCCUPIED	3
127 2	1010-B0702	FARIA	OCCUPIED	4
128 2	1010-B0707	ANTONE	OCCUPIED	3
129 2	1010-B0708	RUBEN	OCCUPIED	4

130 2	1010-B0709	MANIVONG	OCCUPIED	2
131 2	1010-B0715	KEUNKHAM	OCCUPIED	4
132 2	1010-B0716	HUYNH	OCCUPIED	3
133 2	1010-B0717	SAVEA	OCCUPIED	5
134 2	1010-B0807	ALEFOSIO	OCCUPIED	2
135 2	1010-B0809	GODINEZ	OCCUPIED	2
136 2	1010-B0815	HILLIER	OCCUPIED	2
137 2	1010-B0816	SYBANGONE	OCCUPIED	4
138 2	1010-B0817	KUNI	OCCUPIED	3
139 2	1010-B0907	NGUYEN	OCCUPIED	2
140 2	1010-B0908	LE	OCCUPIED	2
141 2	1010-B0917	TAUINAOLA	OCCUPIED	3
142 2	1010-B1002	MCCOY	OCCUPIED	2
143 2	1010-B1007	PUNI	OCCUPIED	2
144 2	1010-B1008	AGASIVA	OCCUPIED	3
145 2	1010-B1009	AH KUI	OCCUPIED	5
146 2	1010-B0409	PENEUETA	OCCUPIED	2
147 2	1010-B1017	FAATAMALII	OCCUPIED	3
148 2	1010-B1101	ATONIO	OCCUPIED	4
149 2	1010-B1102	AVILLA	OCCUPIED	4
150 2	1010-B1107	LOGO	OCCUPIED	3
151 2	1010-B0302	ESA	OCCUPIED	3
152 2	1010-B1117	DANIEL	OCCUPIED	4
153 2	1010-B1201	PHOUTHAVONG	OCCUPIED	4
154 2	1010-B1202	SAMATUA	OCCUPIED	3
155 2	1010-B1214	SOUPHAPHONE	OCCUPIED	2
156 2	1010-B1215	HUNKIN	OCCUPIED	2
157 2	1010-B1216	ANDREWS	OCCUPIED	2
158 2	1010-B1415	TEO	OCCUPIED	4
159 2	1010-B1417	TUI	OCCUPIED	3
160 2	1010-B1501	TRUCE	OCCUPIED	3
161 2	1010-B1502	PUNEFU	OCCUPIED	3
162 2	1010-B1507	BROWN	OCCUPIED	3
163 2	1010-B1509	MAILO	OCCUPIED	4
164 2	1010-B1514	JOSIAH	OCCUPIED	4
165 2	1010-B1517	VAA	OCCUPIED	3
166 2	1010-B1601	TAPUOLO	OCCUPIED	2
167 2	1010-B1616	NGUYEN	OCCUPIED	2
168 2	1010-B1701	FAAMASINO	OCCUPIED	6
169 2	1010-B1702	FAUALO	OCCUPIED	3
170 2	1010-B1707	VENEVONGSOTH	OCCUPIED	1
171 2	1010-B1709	IESE	OCCUPIED	3
172 2	1010-B1714	TRAN	OCCUPIED	3
173 2	1010-A0803	PADERES	OCCUPIED	2
174 2	1010-A1516	LESU	OCCUPIED	3
175 2	1010-A1109	MOEVALE	OCCUPIED	3
176 2	1010-A0516	MITCHELL	OCCUPIED	2
177 2	1010-A1107	POMELE	OCCUPIED	2
178 2	1010-A1609	IGNASIO	OCCUPIED	3
179 2	1010-B0514	ISARA	OCCUPIED	3
180 2	1010-B0808	TALOSAGA	OCCUPIED	2
181 2	1010-B0814	SIAUMAU	OCCUPIED	3
182 2	1010-B1114	LIO	OCCUPIED	2
183 2	1010-A0601	MAMEA	OCCUPIED	2
184 2	1010-A0608	HARTMAN	OCCUPIED	2

Residents To Be Relocated

185 2	1010-A1216	TUIOLEMOTO	OCCUPIED	4
186 2	1010-B1401	AGA	OCCUPIED	3
187 2	1010-A1716	LOKETI	OCCUPIED	3
188 2	1010-A0709	CHUN	OCCUPIED	2
189 2	1010-A0816	LEFUA	OCCUPIED	3
190 2	1010-A0902	FALEFIA	OCCUPIED	2
191 2	1010-A0501	BROECKEL	OCCUPIED	2
192 2	1010-A1009	GLUSHENKO	OCCUPIED	4
193 2	1010-A1616	FAAMAUSILI	OCCUPIED	2
194 2	1010-A1210	NONEMOUNTRY	OCCUPIED	2
195 2	1010-A0909	SAVEA	OCCUPIED	2
196 2	1010-A1110	SULA	OCCUPIED	2
197 2	1010-B1409	ISHIMURA	OCCUPIED	3
198 2	1010-B1414	PUNDYKE	OCCUPIED	3
199 2	1010-B1402	KANALULU	OCCUPIED	2
200 2	1010-A0903	ANAE	OCCUPIED	2
201 2	1010-B1614	KAAIHUE	OCCUPIED	3
202 2	1010-B1609	NGUYEN	OCCUPIED	3
203 2	1010-A1201	ESA	OCCUPIED	4
204 2	1010-B1108	BAKER	OCCUPIED	3
205 2	1010-A1102	TAUOA	OCCUPIED	2
206 2	1010-A1215	VAIMANINO	OCCUPIED	3
207 2	1010-A0702	IU	OCCUPIED	2
208 2	1010-B0902	FUATAGA	OCCUPIED	2
209 2	1010-B1615	MURRAY	OCCUPIED	2
210 2	1010-B1617	YOSUO	OCCUPIED	2
211 2	1010-A0515	KEKOA	OCCUPIED	3
212 2	1010-A0602	KESI	OCCUPIED	4
213 2	1010-B0916	WILLY	OCCUPIED	2
214 2	1010-B0701	PITOLUA	OCCUPIED	2
215 2	1010-B1015	LEE	OCCUPIED	2
216 2	1010-A0503	LAUTI	OCCUPIED	2
217 2	1010-B1607	PHAM	OCCUPIED	4
218 2	1010-B1014	KETU'U	OCCUPIED	3
219 2	1010-B0608	KHEMMANIVONG	OCCUPIED	2
220 2	1010-B0615	TUIMASEVE	OCCUPIED	3
221 2	1010-A0402	ESTREMER	OCCUPIED	1
222 2	1010-A1208	AGAIAVA	OCCUPIED	3
223 2	1010-B0515	RAPOZA	OCCUPIED	2
224 2	1010-A1603	FAOA	OCCUPIED	4
225 2	1010-A1602	TIMU	OCCUPIED	3
226 2	1010-A0401	LUAFATASAGA	OCCUPIED	4
227 2	1010-A1515	ASI	OCCUPIED	3
228 2	1010-A0713	LEUTA	OCCUPIED	2
229 2	1010-A0913	LAUAMA	OCCUPIED	1
230 2	1010-A1415	LAUIFATA	OCCUPIED	2
231 2	1010-A1703	GRACE	OCCUPIED	2
232 2	1010-A0310	CHUNG	OCCUPIED	3
233 2	1010-A1502	TUIOLEMOTU	OCCUPIED	4
234 2	1010-B1001	MOEFU	OCCUPIED	3
235 2	1010-A0309	FAALAE	OCCUPIED	4
236 2	1010-B0607	TALITIGA	OCCUPIED	3
237 2	1010-A1207	LIFTEE	OCCUPIED	2
238 2	1010-A1101	LAUAMA	OCCUPIED	4
239 2	1010-B0207	TAITAIU	OCCUPIED	4

240	2	1010-B0601	EDGAR	OCCUPIED	4
241	2	1010-B0914	RIEI	OCCUPIED	2
242	2	1010-B0801	IRUMUNDOMON	OCCUPIED	2
243	2	1010-A0708	AGUINALDO	OCCUPIED	1
244	2	1010-B0901	SIMINA	OCCUPIED	4
245	2	1010-B0909	SAGO	OCCUPIED	2
246	2	1010-B0416	TAITO	OCCUPIED	4
247	2	1010-A1708	ARGELANDER	OCCUPIED	2
248	2	1010-A1407	PAWAI	OCCUPIED	2
249	2	1010-B1416	JENNINGS	OCCUPIED	2
250	2	1010-A1504	SKELTON	OCCUPIED	3
251	2	1010-B1716	ALFANSO	OCCUPIED	4
252	2	1010-A1113	WONG	OCCUPIED	1
253	2	1010-A0510	SELU	OCCUPIED	2
254	2	1010-B0714	ATONIO	OCCUPIED	3
255	2	1010-B1715	YOCKMAN	OCCUPIED	3
256	2	1010-B1602	ANAKALEA JR	OCCUPIED	4
257	2	1010-B1116	MALAGA	OCCUPIED	4
258	2	1010-B1508	LENE	OCCUPIED	3
259	2	1010-B1208	KAHUI	OCCUPIED	4
Total units		259			
1	3	1010-B0112	SAKARIA	OCCUPIED	4
2	3	1010-A0117	PACT	OCCUPIED	0
3	3	1010-A0118	PACT	OCCUPIED	1
4	3	1010-A0205	OTINERU	OCCUPIED	4
5	3	1010-A0206	TAYLOR	OCCUPIED	7
6	3	1010-A0211	FALETOGO	OCCUPIED	1
7	3	1010-A0212	UMU	OCCUPIED	5
8	3	1010-A0217	TAVAI	OCCUPIED	6
9	3	1010-A0218	JENNINGS	OCCUPIED	3
10	3	1010-A0611	MALIVAO	OCCUPIED	5
11	3	1010-A0305	TALIA	OCCUPIED	3
12	3	1010-A0306	FIDOW	OCCUPIED	6
13	3	1010-A0311	LUI	OCCUPIED	3
14	3	1010-A0317	TUIGAMALA	OCCUPIED	4
15	3	1010-A0318	THAKHAM-HO	OCCUPIED	3
16	3	1010-A0406	HONOR	OCCUPIED	5
17	3	1010-A0411	KIMI	OCCUPIED	2
18	3	1010-A0417	ARREOLA	OCCUPIED	3
19	3	1010-A0418	WHITE	OCCUPIED	3
20	3	1010-A0506	COVINGTON	OCCUPIED	5
21	3	1010-A0511	JUSTO	OCCUPIED	4
22	3	1010-A0512	LAOINH	OCCUPIED	4
23	3	1010-A0518	TUDALIAA	OCCUPIED	4
24	3	1010-A0617	DAYTON	OCCUPIED	2
25	3	1010-A0705	BALAI	OCCUPIED	6
26	3	1010-A0717	ROPER	OCCUPIED	3
27	3	1010-A0805	PULA	OCCUPIED	6
28	3	1010-A0806	YOUNG	OCCUPIED	3
29	3	1010-A0812	SILA	OCCUPIED	2
30	3	1010-A0905	DINH	OCCUPIED	4
31	3	1010-A0911	TONG	OCCUPIED	5
32	3	1010-A0912	LE	OCCUPIED	3
33	3	1010-A0918	MASOE	OCCUPIED	4
34	3	1010-A1005	LOUIS	OCCUPIED	3

35 3	1010-A1011	MASALOSALO	OCCUPIED	7
36 3	1010-A1012	JONES	OCCUPIED	4
37 3	1010-A1017	FEAGAIGA	OCCUPIED	6
38 3	1010-A1105	HOOHULI	OCCUPIED	6
39 3	1010-A1117	TUIOTI	OCCUPIED	7
40 3	1010-A1118	TUAVELA	OCCUPIED	5
41 3	1010-A1206	ANOURAK	OCCUPIED	5
42 3	1010-A1217	KEPANO	OCCUPIED	4
43 3	1010-A1405	MICHAEL	OCCUPIED	7
44 3	1010-A1406	ABAYON	OCCUPIED	3
45 3	1010-A1411	ENOS	OCCUPIED	2
46 3	1010-A1417	KIHLENG	OCCUPIED	3
47 3	1010-A1505	IIGA	OCCUPIED	4
48 3	1010-A1506	LONO	OCCUPIED	5
49 3	1010-A1511	FALETOGO	OCCUPIED	3
50 3	1010-A1518	MARTIN	OCCUPIED	6
51 3	1010-A1606	TAFAI	OCCUPIED	6
52 3	1010-A0605	ILAOA	OCCUPIED	5
53 3	1010-A1611	AGRESSOR	OCCUPIED	5
54 3	1010-A1618	PAWAI	OCCUPIED	2
55 3	1010-A1706	LAVEA	OCCUPIED	6
56 3	1010-A1711	POLA	OCCUPIED	3
57 3	1010-A0706	AH SAN	OCCUPIED	4
58 3	1010-A1717	TORRES	OCCUPIED	4
59 3	1010-A1718	KAOIHANA	OCCUPIED	7
60 3	1010-B0104	PALAFU	OCCUPIED	4
61 3	1010-B0105	SANAY	OCCUPIED	5
62 3	1010-B0106	MANDAC	OCCUPIED	5
63 3	1010-B0113	LEMAPU	OCCUPIED	5
64 3	1010-A0412	KURESA	OCCUPIED	6
65 3	1010-B0206	LATU	OCCUPIED	8
66 3	1010-B0205	AUNESE	OCCUPIED	5
67 3	1010-B0212	ILALIO	OCCUPIED	2
68 3	1010-B0213	RIPLEY	OCCUPIED	3
69 3	1010-B0218	LALOPAU	OCCUPIED	5
70 3	1010-B0219	JULIO	OCCUPIED	4
71 3	1010-B0304	LOPES	OCCUPIED	2
72 3	1010-B0305	RAMOS	OCCUPIED	4
73 3	1010-B0306	KAIO	OCCUPIED	4
74 3	1010-B0312	SINGSONGKHAM	OCCUPIED	4
75 3	1010-B0318	MITCHELL	OCCUPIED	6
76 3	1010-B0319	SOMBATH	OCCUPIED	5
77 3	1010-B0404	ASOSAOLETOETU	OCCUPIED	5
78 3	1010-B0405	TALIULU	OCCUPIED	4
79 3	1010-B0406	TUIGAMALA	OCCUPIED	8
80 3	1010-B0412	ONO	OCCUPIED	6
81 3	1010-B0413	LAVE	OCCUPIED	4
82 3	1010-B0418	TORRES	OCCUPIED	3
83 3	1010-B0419	MAHI	OCCUPIED	7
84 3	1010-B0504	ANETONE	OCCUPIED	4
85 3	1010-B0505	NAUFAHU	OCCUPIED	3
86 3	1010-B0506	MATAAFA	OCCUPIED	6
87 3	1010-B0513	ESTREMER	OCCUPIED	3
88 3	1010-B0518	RATSASOMBATH	OCCUPIED	6
89 3	1010-B0604	PENN	OCCUPIED	3

90 3	1010-B0605	FRASCO	OCCUPIED	5
91 3	1010-B0606	SUKA	OCCUPIED	6
92 3	1010-B0612	CORDERO	OCCUPIED	5
93 3	1010-B0618	PETELO	OCCUPIED	5
94 3	1010-B0619	STINNETT	OCCUPIED	4
95 3	1010-B0705	BOBO	OCCUPIED	7
96 3	1010-B0706	TOILOLO	OCCUPIED	3
97 3	1010-A0811	FAAMATA	OCCUPIED	6
98 3	1010-B0719	BENTLEY	OCCUPIED	2
99 3	1010-B0804	VADISIRISAK	OCCUPIED	5
100 3	1010-B0805	FAATOIA	OCCUPIED	6
101 3	1010-B0806	TAUALA	OCCUPIED	4
102 3	1010-B0813	AGA	OCCUPIED	5
103 3	1010-B0819	AONA	OCCUPIED	3
104 3	1010-B0904	MALIETUFA	OCCUPIED	4
105 3	1010-B0905	NGUYEN	OCCUPIED	2
106 3	1010-B0912	MOMOSEA	OCCUPIED	4
107 3	1010-B0913	IOSUA	OCCUPIED	4
108 3	1010-B0313	TUIAI	OCCUPIED	3
109 3	1010-B1019	TI'A	OCCUPIED	5
110 3	1010-B1104	TIA	OCCUPIED	5
111 3	1010-B1106	MOORE	OCCUPIED	3
112 3	1010-B1119	ARTHUR	OCCUPIED	3
113 3	1010-B1204	FEARS	OCCUPIED	4
114 3	1010-B1213	SEFO	OCCUPIED	5
115 3	1010-B1404	DEUZ	OCCUPIED	3
116 3	1010-B1405	LEMISIO	OCCUPIED	5
117 3	1010-B1406	TOGIA	OCCUPIED	4
118 3	1010-B0512	TUIVAITI-TIALAV	OCCUPIED	5
119 3	1010-B1412	JAMES	OCCUPIED	6
120 3	1010-B1504	MOROLT	OCCUPIED	3
121 3	1010-B1506	SOUZA	OCCUPIED	4
122 3	1010-B1512	HONGPHAO	OCCUPIED	4
123 3	1010-B1605	SEU	OCCUPIED	3
124 3	1010-B1606	NGUYEN	OCCUPIED	1
125 3	1010-B1612	SIMEONA	OCCUPIED	6
126 3	1010-B1613	FUAMATU	OCCUPIED	3
127 3	1010-B1705	CHENG	OCCUPIED	3
128 3	1010-B1713	SALMON	OCCUPIED	3
129 3	1010-B1718	KAMONO	OCCUPIED	4
130 3	1010-B1719	TOILOLO	OCCUPIED	2
131 3	1010-B1105	SELET	OCCUPIED	4
132 3	1010-B1206	HIGDON	OCCUPIED	3
133 3	1010-A1111	PUCHOLONG	OCCUPIED	4
134 3	1010-B1604	SILIGA	OCCUPIED	4
135 3	1010-A1418	KOULTHASSEN	OCCUPIED	3
136 3	1010-B1519	TULENKUN	OCCUPIED	6
137 3	1010-B1413	IOANE	OCCUPIED	4
138 3	1010-A1212	SEIULI	OCCUPIED	4
139 3	1010-A0917	CHALEUNXAY	OCCUPIED	5
140 3	1010-A1517	RODRIGUEZ	OCCUPIED	4
141 3	1010-A0606	TUAEFE	OCCUPIED	5
142 3	1010-A0906	JAMES	OCCUPIED	4
143 3	1010-B0519	IESE	OCCUPIED	7
144 3	1010-B1005	DACUMOS	OCCUPIED	4

145 3	1010-B0718	SUKA	OCCUPIED	4
146 3	1010-B0712	LAUOFO	OCCUPIED	6
147 3	1010-A1218	TAUFI	OCCUPIED	4
148 3	1010-B0812	AMMONS	OCCUPIED	5
149 3	1010-B1712	IFOPO	OCCUPIED	6
150 3	1010-A1512	HITO	OCCUPIED	5
151 3	1010-B1219	FAUMUINA	OCCUPIED	3
152 3	1010-A0505	LAVATAI	OCCUPIED	5
153 3	1010-B1205	CUMMINGS	OCCUPIED	6
154 3	1010-A0618	KAEA	OCCUPIED	5
155 3	1010-A0517	STOWERS	OCCUPIED	4
156 3	1010-A0612	OLIONE	OCCUPIED	4
157 3	1010-B1518	KARRATTI	OCCUPIED	4
158 3	1010-B1006	APOLO	OCCUPIED	3
159 3	1010-B0918	VO	OCCUPIED	4
160 3	1010-A1617	KILLION	OCCUPIED	4
161 3	1010-B0613	TAETUNA	OCCUPIED	4
162 3	1010-B0818	SAKARIA	OCCUPIED	4
163 3	1010-B0204	VAGAI	OCCUPIED	5
164 3	1010-B1618	THOMPSON	OCCUPIED	7
165 3	1010-A0405	SIKUKA	OCCUPIED	4
166 3	1010-A1106	LEOMITI	OCCUPIED	5
167 3	1010-B1419	NEMAIA	OCCUPIED	5
168 3	1010-B1706	DEFANG	OCCUPIED	5
169 3	1010-B1505	NIFFANG	OCCUPIED	5
170 3	1010-B1004	FATUESI	OCCUPIED	6
171 3	1010-B0919	MAMEA	OCCUPIED	5
172 3	1010-B1112	RISTA	OCCUPIED	4
173 3	1010-B0713	TUUA	OCCUPIED	4
174 3	1010-B0906	TUNAI	OCCUPIED	4
Total units	174			
1 4	1010-1590C	ANDON	OCCUPIED	9
2 4	1010-1472C	SATARAKA	OCCUPIED	5
3 4	1010-1474C	ROBERTS	OCCUPIED	7
4 4	1010-1476C	NGUYEN	OCCUPIED	6
5 4	1010-1478C	KEKUA	OCCUPIED	9
6 4	1010-1482C	BOYER	OCCUPIED	6
7 4	1010-1484C	REYES	OCCUPIED	6
8 4	1010-1486C	TUA	OCCUPIED	7
9 4	1010-1488C	WILLIAMS	OCCUPIED	5
10 4	1010-1492C	WONG	OCCUPIED	7
11 4	1010-1496C	FAAMAUSILI	OCCUPIED	6
12 4	1010-1498C	TAUASOSI	OCCUPIED	7
13 4	1010-1538D	FAAMATAU	OCCUPIED	3
14 4	1010-1548D	AGASIVA	OCCUPIED	4
15 4	1010-1550D	POASA	OCCUPIED	4
16 4	1010-1552C	UTU	OCCUPIED	7
17 4	1010-1554C	NIKICHIW	OCCUPIED	7
18 4	1010-1556C	AFOA	OCCUPIED	8
19 4	1010-1558C	NUPEISET	OCCUPIED	7
20 4	1010-1562C	ORTIZ	OCCUPIED	5
21 4	1010-1564C	TOGIA	OCCUPIED	5
22 4	1010-1566C	AH CHING	OCCUPIED	8
23 4	1010-1572C	AH KEY	OCCUPIED	8
24 4	1010-1574C	FAUMUI	OCCUPIED	5

Residents To Be Relocated

25 4	1010-1576C	PHASOUK	OCCUPIED	6
26 4	1010-1578C	UNUTOA	OCCUPIED	6
27 4	1010-1580C	MELEI	OCCUPIED	6
28 4	1010-1582C	MAKILAN	OCCUPIED	5
29 4	1010-1588C	TAFEAGA	OCCUPIED	7
30 4	1010-1592C	ASUGAR	OCCUPIED	8
31 4	1010-1540D	TUIMALEALIFANO	OCCUPIED	6
32 4	1010-1586C	TUA	OCCUPIED	9
33 4	1010-1494C	KAHOANO	OCCUPIED	7

**NOTICE OF TRAINING SESSION FOR THE
PROPOSED REVITALIZATION PROGRAM FOR KUHIO PARK TERRACE
UNDER THE PUBLIC HOUSING DEMOLITION, SITE REVITALIZATION AND
REPLACEMENT HOUSING GRANTS PROGRAM (HOPE VI)**

Residents of Kuhio Park Terrace are cordially invited to a training session on the proposed revitalization program for Kuhio Park Terrace and the HOPE VI development process. The purpose of the meeting and workshop is to inform and train all interested residents on the requirements of the FY 2001 HOPE VI Program. This informational meeting and training workshop will be held on the following date, place and time:

DATE: March 21, 2001

PLACE: Kuhio Park Terrace Community Hall
1475 Linapuni Street

TIME: 6:00 P.M. – 7:00 P.M.

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call Darrell Chun at the Housing and Community Development Corporation of Hawaii office at (808) 587-0526, by the close of business, two days prior to this meeting date, so that arrangements can be made.



Sharyn Miyashiro
SHARYN L. MIYASHIRO
Acting Executive Director
Housing and Community Development
Corporation of Hawaii

I certify that this notice was posted in English, Samoan, Vietnamese, Laotian, and Micronesian at the elevator lobby of every floor in the high-rise towers, at all laundry rooms, and main bulletin boards. Additionally, staff delivered notices door to door at every unit at Kuhio Park Terrace.

Darrell Chun

Darrell Chun, HOPE VI Coordinator

Kuhio Park Terrace HOPE VI Resident Training Session

March 21, 2001 Agenda

- I. Welcome & Introductions
- II. Recap of previous events
- III. HOPE VI Purpose
- IV. 2001 HOPE VI Funding
- V. 2000 HOPE VI Results
- VI. Timetable w/ HOPE VI
- VII. Timetable w/o HOPE VI
- VIII. Eligible Activities
- IX. Required Meetings
- X. HOPE VI Process
 - A. Relocation Policies, Procedures & Options
 - B. Re-occupancy Criteria
 - C. Number Of Units To Be Built
 1. On-Site
 2. Off-Site
 - D. Community & Supportive Services Partners
 - E. Community & Supportive Services Activities
 - F. Section 3 Requirements & Compliance
 - G. Continued Resident And Community Involvement
- XI. Conclusion

I certify that this is the agenda for the March 21, 2001 HOPE VI resident training session and that translators were available for Samoan and Vietnamese residents.



Darrell Chun, HOPE VI Coordinator

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**RESIDENT TRAINING SESSION
FOR KUHIO PARK TERRACE
HOPE VI**

March 21, 2001

Kuhio Park Terrace Community Hall
1475 Linapuni Street

<u>Name</u>	<u>Address</u>
Chung Lu Jean	1475 Linapuni St. A807
Cindy Loane	1475 Linapuni St.
Frances Anetone	1545 Linapuni St.
Olav Anetone	1545 Linapuni St
Corona Anetone	1545 Linapuni St.
Melania Laukata.	1475 Linapuni St
Toutua Laukata.	11 11
CHUNG DO	1475 # 807
Melle Loketi	1716 A
Judith Masana	#203A
Faamua Masana	#503A
Faumu Sue	1475 Linapuni St. A-1573
Faumu Masana	15, A
Daphne Masana	#1518 A
Kahala Masana	#401A
Temutua Masana	#913B
Sophia Masana	203A
Kahala Loketi	1716A
Simatai Hoia	1475 LINAPUNI ST A1003
Umuu Stowers	1475 A17 Linapuni St
Phi Long Pham	403 A
Ho Nibinno	453B
Mulipola Gafa	1475 Linapuni St 313 A
Taliau Tinetai Gafa	11

I certify that a total of 33 signatures were collected on sign-in sheets at the resident training session for the Kuhio Park Terrace HOPE VI application.



Darrell Chun, HOPE VI Coordinator

**ATTACHMENT 33: HOPE VI REVITALIZATION APPLICATIONS
HOPE VI RESIDENT TRAINING SESSION CERTIFICATION**

I hereby certify, on behalf of the Public Housing Authority identified below, that a Resident Training Session on the HOPE VI development process was held after February 26, 2001 for residents of the public housing development identified below, and that the following issues were discussed:

1. relocation policies, procedures, and options;
2. reoccupancy criteria;
3. number of units to be built, on-site and off-site;
4. partners that will provide community and supportive services;
5. the requirements of section 3 and plans to ensure compliance;
6. plans for continued resident and community involvement; and
7. community and supportive service activities to be provided for residents during the course of the grant term.

Required Attachments:

1. A copy of the notice of the resident training session and a description of how it was distributed to each affected resident;
2. The agenda for the resident training session, indicating that the training session was held after the publication of the FY 2001 SuperNOFA; and
3. A copy of the first page of the sign-in sheets, with a certification at the bottom of the page stating the total number of signatures collected at the training session.

Date of HOPE VI Training Session: March 21, 2001

Name of Executive Director: Sharyn L. Miyashiro

Signature: *Sharyn Miyashiro* 4/27/01
Date

Name of PHA: Housing and Community Development Corporation of Hawaii

Development Name: Kuhio Park Terrace

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

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**ATTACHMENT 34: HOPE VI REVITALIZATION APPLICATIONS
HOPE VI PUBLIC MEETING CERTIFICATION**

I hereby certify, on behalf of the Public Housing Authority identified below, that:

1. At least three Public Meetings were held with residents and the broader community, including young people between the ages of 16 and 21, to involve them in a meaningful way in the process of planning the revitalization and preparing the HOPE VI application; and
2. The following issues were discussed during the three public meetings:
 - a. The HOPE VI planning and implementation process;
 - b. The proposed physical plan, including site and unit design;
 - c. The extent of proposed demolition;
 - d. Planned community and supportive service activities;
 - e. Other proposed revitalization activities;
 - f. Relocation issues, including relocation planning, mobility counseling, and maintaining the HOPE VI community planning process during the demolition and reconstruction phases where temporary relocation is involved;
 - g. Reoccupancy plans and policies, including site-based waiting lists; and
 - h. Section 3 and employment opportunities to be created as a result of redevelopment activities.

Required Attachments:

1. A copy of the notice for each meeting as it appeared in a commercial newspaper or journal that serves both the public housing project and the broader community;
2. A copy of the first page of the meeting sign-in sheets for each meeting, and a certification at the bottom of the page stating the total number of signatures collected.
3. A copy of the minutes of each meeting that constitutes a summary (not a word-for-word transcription) of the discussion. (A one-page summary of each meeting is suggested.) Each set of minutes must include the notarized signature of the person who took the minutes. **Please note that all pages of the minutes will be counted toward your total page limit for Attachments, as provided in Section IX(A)(2) of this HOPE VI section of the SuperNOFA.**

HOPE VI PUBLIC MEETING CERTIFICATION, Page Two

Dates of Public Meetings:

#1 January 16, 2001 #2 April 17, 2001 #3 June 8, 2001

Name of Executive Director: Sharyn L. Miyashiro

Signature: Sharyn Miyashiro June 12, 2001
Date

Name of PHA: Housing and Community Development Corporation of Hawaii

Development Name: Kuhio Park Terrace

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Attachment 34: Public Meeting Documentation

NOTICE OF PUBLIC INFORMATIONAL MEETING

PROPOSED PLANNING PROGRAM FOR KUHIO PARK TERRACE UNDER THE PUBLIC HOUSING DEMOLITION, SITE REVITALIZATION AND REPLACEMENT HOUSING GRANTS PROGRAM (HOPE VI)

The public is cordially invited to a public informational meeting on the proposed planning program for Kuhio Park Terrace. The purpose of the meeting is to inform all interested residents, including residents of the existing Kuhio Park Terrace, community organizations, neighborhood boards, business associations, private, non-profit and/or public service providers, who may be interested in participating in the proposed planning program, about the requirements of the HOPE VI Program. This public informational meeting will be held on the following date, place and time:

DATE: January 16, 2001
PLACE: Kuhio Park Terrace Community Hall
1475 Linapuni Street
TIME: 6:00 P.M. - 8:00 P.M.

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call Darrell Chun at the Housing and Community Development Corporation of Hawaii office at (808) 587-0526, by the close of business, two days prior to this meeting date, so that arrangements can be made.



SHARYN L. MIYASHIRO
Acting Executive Director
Housing and Community Development
Corporation of Hawaii

(HS&CPN05502178: January 8, 2001)

NOTICE OF PUBLIC MEETING Kuhio Park Terrace HOPE VI Revitalization Grant Application

Housing and Community Development Corporation of Hawaii (HCDCH) will be submitting a HOPE VI Revitalization Grant Application to the U.S. Department of Housing and Urban Development (HUD). The public is cordially invited to a community workshop (charette) on the proposed revitalization program for Kuhio Park Terrace. The purpose of the workshop is to gather input from residents and the community and will address:

1. The proposed physical plan, including site and unit design;
2. The extent of proposed demolition;
3. Other proposed revitalization activities.

This community workshop will be held on the following dates, place and time:

DATE: April 17, 2001
PLACE: Housing & Community Development
Corporation of Hawaii
1002 North School Street, Building E
Honolulu, Hawaii 96817
TIME: 8:30 am - noon

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call Darrell Chun at the Housing and Community Development Corporation of Hawaii office at 587-0526 prior to the workshop so that arrangements can be made.

SHARYN L. MIYASHIRO
Executive Director
Housing and Community
Development Corporation of Hawaii
(MW23500071: April 9, 2001)



Public Hearings

NOTICE OF PUBLIC HEARING

This notice is to inform you that, pursuant to the Revitalization Application requirements of the U.S. Department of Housing and Urban Development Super Notice of Funding Availability (SuperNOFA) for the HOPE VI Program for FY 2001, the Housing and Community Development Corporation of Hawaii (HCDCH), Department of Business, Economic Development and Tourism, State of Hawaii, will hold a public hearing as specified below on a HOPE VI grant application for the revitalization of Kuhio Park Terrace.

Background. HCDCH seeks public comment on an application to be submitted to the U.S. Department of Housing and Urban Development (HUD) for approximately \$35 million in grant funds for the revitalization of the Kuhio Park Terrace public housing community. If HCDCH's request is approved by HUD, these funds will be combined with approximately \$40 million in other funds to replace the 614 Kuhio Park Terrace units. Current residents will be temporarily relocated to accommodate the project if HCDCH is awarded a grant. An intensive economic self-sufficiency program will be included in the project. This program will assist resident families to increase their employment-related income and promote improved school performance for Kuhio Park Terrace children. HCDCH must submit the application to HUD no later than June 22, 2001.

Copies of the application may be viewed between 7:45 a.m. and 4:30 p.m., Monday through Friday, except holidays, beginning June 4, 2001:

HCDCH 677 Queen St., Ste. 300 Honolulu, HI 96813	HCDCH-Bldg. E 1002 N. School St. Honolulu, HI 96817	Kuhio Park Terrace 1475 Linapuni St. Honolulu, HI 96819
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Kalihi-Palama Public Library
1325 Kalihi Street
Honolulu, Hawaii 96819

A public hearing will be held on June 8, 2001 at 6:00 p.m. at the following location:

Kalihi-Waena School
1240 Gulick Avenue
Honolulu, Hawaii 96819

All interested persons are invited to attend the public hearing and provide comments relating to the application either orally or in writing. If written testimony is presented, five copies should be made available to the presiding officer at the public hearing. All written comments may also be mailed to the HCDCH at 677 Queen Street, Suite 300, Honolulu, Hawaii 96813 or faxed to (808) 587-0600 by 4:30 p.m. on June 8, 2001. All comments and testimony received will be considered in finalizing the application.

In accordance with the NOFA, letters in opposition to the grant application must be submitted directly to HUD so that it is received at least ten days prior to the application submission date at the following address:

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
Attention: Milan Ozdinec, Room 314

Persons who require special needs (i.e., large print, taped materials, sign language interpreter, etc.) shall make all requests to HCDCH at least four working days prior to the public hearing by written request or by contacting Janice Takahashi 587-0639.

HCDCH does not discriminate against any person because of race, color, religion, sex, disability, familial status, ancestry, age, marital status, or HIV infection.

Sharyn L. Miyashiro
Executive Director
Housing and Community Development
Corporation of Hawaii Department of Business,
Economic Development and Tourism,
State of Hawaii



(MW23500441: 5/28/2001)

0082

PUBLIC INFORMATIONAL MEETING FOR
 PROPOSED PLANNING PROGRAM
 FOR KUHIO PARK TERRACE
 UNDER THE PUBLIC HOUSING DEMOLITION, SITE REVITALIZATION AND
 REPLACEMENT HOUSING GRANTS PROGRAM (HOPE VI)

January 16, 2001
 Kuhio Park Terrace Community Hall
 1475 Linapuni Street
 6:00 p.m.

ATTENDANCE SHEET

Place on
Mailing List?

<u>Name</u>	<u>Organization</u>	<u>Address</u>	
W. Duggan & P. Duggan		A-1014	
Elliott & Angelina		1556 Linapuni St #C	
Anoa & Kamea		A 214	
Sirun Ponele		# 216	
Simoa Suiain		313B.	
Athenese Sakaris		112B	
ROPATI T. TIATIA		KAMU RD	
Jesmondia Jaito		414B	
Melanie Jaito		414B	
John Doe			
Telesia Lee		A. 202	
Alonna Sojo		B. 307	
Ana Toche		B 402	
MAUA CHIN		215B	
MOKA TANELE		215-B	
Gregory Kronklin		B309	
John Doe		A911	
Jeyekkehneyum		B 908	
CHUNG HOANG DO		A807	
Mary Ann Albinda		A810	
John Doe		1106B	
John Doe		1575 210B.	
Melama Tanele		1545 0806	
John Doe		B 703	

I certify that 85 signatures were collected.


 Darrin Chun, HOPE VI Coordinator

**Minutes Of HOPE VI Public Meeting & Training Session
Kuhio Park Terrace - January 16, 2001**

Language translators provided by Housing and Community Development Corporation of Hawaii (HCDCH) identified themselves and announced, in Samoan, Vietnamese, Laotian and Micronesian, the availability of translation services. The meeting was called to order at 6:15 p.m. by Sharyn Miyashiro, HCDCH Acting Executive Director. She introduced special guests including Kalihi-Palama Neighborhood Board Members and U.S. Department of Housing and Urban Development (HUD) representatives.

Mr. Robert Hall, HCDCH Acting Executive Assistant, described the formation of a resident steering committee in May 1999 and their participation in developing the master plan report. He reviewed the resident survey of February 2000 that supported the master plan. He described the proposed extent of demolition and the four replacement phases: 1) Resource Center; 2) Replacement of Tower A with 168 low-rise units; 3) Replacement of Tower B with 132 low-rise units; and 4) Construction of a 100 unit elderly mid-rise building. The total estimated cost of the master plan is \$71 million. Possible sources of funding to implement the master plan include Capital Fund, Rental Housing Trust Fund, Low-Income Housing Tax Credits and private funding. He noted that \$35 million would be requested from HUD in the HOPE VI grant application and that HCDCH has requested \$10 million from the State's legislature. He noted that \$10 million for the Resource Center was funded by HUD and the U.S. Department of Labor (DOL) and that design had begun.

Mr. Burt Yumol then described the physical plan of the Resource Center that is being constructed to house community and supportive service providers. He noted that construction should begin by summer.

The program was then turned over to Darrell Chun, HCDCH HOPE VI Coordinator. Mr. Chun explained that the Notice of Funding Availability (NOFA) had not yet been published by HUD and that the training provided would be based upon the 2000 NOFA. He explained that another training session will be conducted after the 2001 NOFA is published. Mr. Chun discussed the purpose of HOPE VI and described the maximum grant and matching fund requirements. Mr. Chun then described eligible activities under the 2000 HOPE VI program and discussed the required number of meetings and topics to be covered. He described the process for the Kuhio Park Terrace application and the timetable.

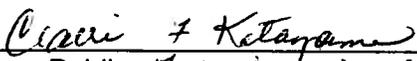
Mr. Hall discussed relocation and re-occupancy. Residents would be given several options including: 1) relocation on site; 2) relocation to other public housing projects; and 3) Section 8 certificates. Mr. Hall discussed re-occupancy but noted that HCDCH will work with a resident committee to develop relocation and re-occupancy policy.

Mr. Hall mentioned the upcoming resident survey pertaining to community and supportive services and that HCDCH will seek separate information from service providers and community leaders.

The meeting adjourned at 7:30 p.m.



Prepared by Darrell Chun


Notary Public, First Judicial Circuit
My commission expires: 8-3-2004

Claire F. Katayama
Notary Public, State of Hawaii

0084

**PUBLIC DESIGN WORKSHOP
FOR KUHIO PARK TERRACE**
UNDER THE PUBLIC HOUSING DEMOLITION, SITE REVITALIZATION AND
REPLACEMENT HOUSING GRANTS PROGRAM (HOPE VI)

April 17, 2001

HCDCH – School Street Campus, Bldg. E

<u>Name</u>	<u>Organization Name</u>	<u>Address</u>
FRANCESCO ANTONIO	KPT FAMILY CTR- PACT	1485 Linapuni St.
MARIE SANA	Pacific Gateway	Interpreter
Vilain Coates	QLCC	1300 A Halona St 98617
Linh Nguyen	Pacific Gateway	interpreter
LOGAN AHKEY	KPT Tenant	1872 LINAPUNI ST #C
Pete Mjauke	(Samoan Interpreter)	Waipahu
Derek Soulatra	PBC	INTERPRETER
Kathy Jaycob	Employment Training Center	879 N King St.
Dwight E Bailey	DYNAMIC Inter	633 Bannister St
Faye McCoy	Neighbor	2255 Hulali Place
Kii M. Mannen	Sen chun Oakland's etc	state capitol, RM 223
RON RICHMOND	HECO	P.O. Box 2750, Hono 96840
JIM MASKREY	HECO	P.O. Box 2750 Hono HI 96840
Sgt. Samuel Rodriguez	Hono/Jo Police	1865 KAM N RD HONO HI 96819
CHIL SUZUKI-JAMES	DBAOT / ORTD	235 S. Puuetauaa Hwy, HI 96813
Michael Flores	HUD	500 Alamaana Blvd., Suite 3A 96813
MATAUAIWA S. TAIASOBI	KPT TENANT.	1498-C LINAPUNI ST. Hono HI. 96819
Lowell Kulapa	Tax Foundation of HI	126 Queen St #304 96813

I certify that a total of 18 signatures were collected.


Darrett Chun, HOPE VI Coordinator

Minutes Of HOPE VI Public Design Workshop (Charette)
HCDC School Street Campus, Building E – April 17, 2001

The meeting was called to order at 8:40 a.m. by Darrell Chun, HOPE VI Coordinator. He gave a brief explanation of the grant and recapped the events that occurred as a part of the revitalization planning process. Mr. Roland Libby of AM Partners, Inc., an architectural and planning firm, then began the workshop.

Highlights of the physical design input provided by the residents of Kuhio Park Terrace, surrounding neighborhood property owners, the Honolulu Police Department's CPTED officer, Hawaiian Electric Company, government department representatives, non-profit service providers, and other attendees included the following:

- Access and Parking: The guard barricades on Linapuni and Ahonui Streets should be removed because they isolate and alienate the Kuhio Park Terrace residents from neighborhood surroundings. Crime Prevention Through Environmental Design (CPTED) principles can resolve the security issues the guard gates are intended to address.
- Site Plan: Fencing at the family housing units would help to define personal boundaries and increase the residents' sense of ownership. Fencing should be see-through for CPTED purposes. The sense of ownership desired to be instilled in the residents of the new development should extend to the streets and sidewalks of the adjoining property.
- Kalihi Stream: The project boundary adjoining Kalihi Stream can be improved to allow access to a natural setting. Uses along the stream can include picnic/luau areas with tables and pathways. Units should be positioned to allow natural surveillance of the stream area.
- Elderly Housing: Senior housing should provide opportunities to interact with children and others in the community; e.g. provide porch or gathering areas where seniors can encounter passersby and children. The elderly housing should be 100% adaptable for accessibility to persons with disabilities.
- Sustainable Development and Energy Efficiency: Buildings/roofs should be oriented to take advantage of solar water heating potential. Windows should be oriented or treated with overhangs to reduce heat gain. Locate solar hot water tanks for ease of access.
- Building Design: Stair towers should be open, part of the unit, or gated to give control to the residents under CPTED principles. Different architectural styles in the family housing can be used to create smaller villages. Style should reflect architecture in the broader community. Windows in the new buildings can be located and sized to provide "natural surveillance," e.g., windows can be positioned to allow residents who are seated and watching TV to see without getting up. See-through lanai railings are desirable for CPTED purposes. Solid railings are desirable to conceal clutter.

The workshop adjourned at 12:30 p.m.



Prepared by Darrell Chun

Notary Public, *Claire F. Katayama*
My commission expires: 8-2-2004

Claire F. Katayama
Notary Public, State of Hawaii

PUBLIC HEARING
FOR KUHIO PARK TERRACE
UNDER THE PUBLIC HOUSING DEMOLITION, SITE REVITALIZATION AND
REPLACEMENT HOUSING GRANTS PROGRAM (HOPE VI)

June 8, 2001

Kalihi- Waena Elementary School

Name

Address

DAWN MARUGAME

JTS Yoshida

Kii M. Mannen - Sen Suzanne Chan Oakland's etc

Jaye McCoy 2255 Hulali Place Honolulu, HI 96819

Rene Nakama 1681 Kino St 96819

Helen Shinsato 2461 Lakolou Pl.

Tracy Enos 1475 Linapuni St #1411 Hon. HI 96819

K.I. OPA HCDCH HONO HI

J Yamashiro 96819

[Signature] 2277 15th St

Darven Ueki

Janice Takahashi

Thomas Bui

Brant Ueki

Chen Takahashi

Mike Flores HUD

C. MATSUSHITA

I certify that a total of 17 signatures were collected.

Janice Takahashi

Janice Takahashi, HCDCH Chief Planner

**Minutes Of Kuhio Park Terrace HOPE VI Public Hearing
Kalihi-Waena School – June 8, 2001**

The meeting was called to order at 6:20 p.m. by Sharyn Miyashiro, Executive Director. Janice Takahashi, HCDCH Chief Planner, gave a brief explanation of the HOPE VI planning and implementation process and the "Dare to Dream" master plan developed with the Kuhio Park Terrace residents. She then presented the proposed demolition plan and physical re-development plan.

Ms. Takahashi noted some of the other proposed revitalization activities which include: the City and County of Honolulu's capital improvement plan for the neighborhood; proposed State and City transportation improvements; and proposed neighborhood developments by Kokua Kalihi Valley and Kalihi Valley Community Foundation.

Sandi Miyoshi, HCDCH Program Administrator, then spoke about the planned community and supportive services and the Community Resource Center that is slated for construction before the end of summer. She also discussed Section 3 employment opportunities that will arise from the implementation of the revitalization plan.

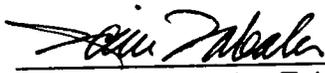
Relocation issues including counseling and the importance of maintaining communication during the revitalization process was addressed by Keith Oda, HCDCH property management director. He also discussed re-occupancy, site based waiting list, and preferences.

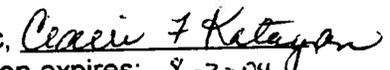
Ms. Takahashi concluded the formal presentation by explaining the HUD HOPE VI procedure for filing letters in opposition to the Kuhio Park Terrace HOPE VI revitalization grant application and then opened the floor to public comments.

Four persons testified:

- Mr. Kii McMannen of Senator Suzanne Chun-Oakland's office testified in favor of the revitalization plan. He recommended that HCDCH use quality materials in the construction of the project. He also cautioned HCDCH of the toxicity of Kalihi Stream.
- Mr. George Turner testified in favor of the project stating that the high-rise structures had outlived their useful life.
- Ms. Rene Nakama testified in support of the revitalization plan and the community and supportive services to be provided. She praised HCDCH for its collaborative process which included input from the neighborhood community.
- Mr. Tracy Enos testified in opposition to the revitalization of Kuhio Park Terrace stating that there is "history in the buildings." As a 20-year resident he stated that the revitalization would be inconvenient and felt "that people don't want it." He also stated that "people at KPT don't understand what's going on" and "don't want new rules."

The meeting adjourned at 7:15 p.m.


Prepared by Janice Takahashi

Notary Public, 
My commission expires: 8-3-04

Claire F. Katayama
Notary Public, State of Hawaii

ATTACHMENT 35: ALL HOPE VI APPLICANTS

MTCS CERTIFICATION

I hereby certify on behalf of the Public Housing Authority identified below that: (check one)

_____ has a minimum reporting rate of not less than 85 percent for public housing resident records to HUD's MTCS (see 24 CFR part 908 and Notices PIH 98-30, 99-2, and 2000-13) for the period ending December 1999; or

 X received less than an 85 percent rate of reporting under MTCS for the period ending December 1999 but subsequently achieved a minimum rate of not less than 85 percent for public housing resident records under the MTCS as of the December 2000 reporting period; or

_____ received less than an 85 percent rate of reporting under MTCS for the period ending December 1999 but was granted forbearance by HUD under the applicable procedures under PIH Notice 2000-13 for the semi-annual assessment period ending December 2000.

Name of Executive Director: Sharyn L. Miyashiro

Signature: Sharyn Miyashiro June 12, 2001
Date

Name of PHA: Housing and Community Development Corporation of Hawaii

Development Name: Kuhio Park Terrace

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

HOPE VI Revitalization Grant Applicant Certifications

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the HOPE VI Revitalization application of which this document is a part and make the following certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Applicant Certifications

1. The public housing project or building in a project targeted in this HOPE VI Revitalization Grant application meets the definition of severe distress, in accordance with Section 24(j)(2) of the U.S. Housing Act of 1937 ("the Act").
2. The PHA has not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the HOPE VI Revitalization application.
3. The PHA does not have any litigation pending which would preclude timely start-up of activities.
4. The PHA is in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the PHA's public housing program and that is in effect on the date of application submission.
5. PHA has returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or that HUD has approved a payback plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. The application is consistent with Environmental Justice Executive Order 12898, in that the proposed public housing will be developed only in environmentally sound and desirable locations and will avoid disproportionately high and adverse environmental effects on minority and low-income communities.
8. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
9. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

Grantee Certifications

If selected for HOPE VI Revitalization funding:

10. The PHA will comply with all policies, procedures, and requirements prescribed by HUD for the HOPE VI Program, including the implementation of HOPE VI revitalization activities, in a timely, efficient, and economical manner.
11. The PHA will not receive assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities funded by the HOPE VI Revitalization grant. The PHA has established controls to ensure that any activity funded by the HOPE VI Revitalization grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
12. The PHA will not provide to any development more assistance under the HOPE VI Revitalization grant than is necessary to provide affordable housing after taking into account other governmental assistance provided.
13. The PHA will supplement the aggregate amount of the HOPE VI Revitalization grant with funds from sources other than HOPE VI in an amount not less than 5 percent of the amount of HOPE VI grant.
14. In addition to supplemental amounts provided in accordance with Certification 13 above, if the PHA uses more than 5 percent of the HOPE VI grant for the community and supportive services component, it will provide supplemental funds from sources other than HOPE VI, dollar for dollar, for the amount over 5 percent of the grant used for the community and supportive services component.
15. Disposition activity under the grant will be conducted in accordance with Section 18 of the Act.
16. The PHA will carry out acquisition of land, or acquisition of off-site units with or without rehabilitation to be used as public housing, in accordance with 24 CFR part 941, or successor part.
17. The PHA will carry out major rehabilitation and other physical improvements of housing and non-dwelling facilities in accordance with 24 CFR 968.11 2(b), (d), (e), and (g)-(o), 24 CFR 968.130, and 24 CFR 968.135(b) and (d) or successor part.
18. The PHA will carry out construction of public housing replacement housing, both on-site and off-site, and community facilities, in accordance with 24 CFR part 941 or successor part, including mixed-finance development in accordance with subpart F.
19. The PHA will carry out replacement homeownership activities in general conformance with the requirements of Section 24(d)(1)(J) or Section 32 of the 1937 Act and the income limitations of the Act.

20. The PHA will administer and operate local units in accordance with all existing public housing rules and regulations, as those requirements now exist or as they may be amended from time to time.
21. The PHA will comply with the requirements of the Fair Housing Act (42 U.S.C. 3601-19) and regulations pursuant thereto (24 CFR part 100); Executive Order 11063 (Equal Opportunity in Housing) and regulations pursuant thereto (24 CFR part 107); the fair housing poster regulations (24 CFR part 110) and advertising guidelines (24 CFR part 109); and Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations pursuant thereto (24 CFR part 1).
22. The PHA will address the elimination of impediments to fair housing choice relating to its public housing and particularly to the revitalization of distressed public housing that were identified in the jurisdiction's Analysis of Impediments to Fair Housing Choice, remedy discrimination in housing, and promote fair housing rights and fair housing choice.
23. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR part 146); the prohibitions against discrimination against, and reasonable modification and accommodation and accessibility requirements for, handicapped individuals under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR part 8); the Americans with Disabilities Act (42 U.S.C. 12101 et. seq.) and regulations issued pursuant thereto (28 CFR Part 36); and the Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations issued pursuant thereto (24 CFR Part 40).
24. The PHA has adopted the goal of awarding a specified percentage of the dollar value of the total of the HOPE VI contracts to be awarded during subsequent fiscal years to minority business enterprises and will take appropriate affirmative action to assist resident-controlled and women's business enterprises in accordance with the requirements of Executive Orders 11246, 11625, 12432, and 12138.
25. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Employment Opportunities for Lower Income Persons in Connection with Assisted Projects) and its implementing regulation at 24 CFR part 135, including the reporting requirements of subpart E.
26. The PHA will comply with Davis-Bacon or HUD-determined prevailing wage rate requirements to the extent required under Section 12 of the U.S. Housing Act of 1937.
27. As applicable, the PHA will comply with the relocation assistance and real property acquisition requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and government-wide implementing regulations at 49 CFR part 24; relocation regulations at 24 CFR 968.108 or successor regulation (rehabilitation, temporary relocation); 24 CFR 941.207 or successor regulation (acquisition); and 24 CFR Section 18 of the 1937 Act as amended (disposition).
28. The PHA will comply with the HOPE VI requirements for reporting and access to records as required in the HOPE VI Revitalization Grant Agreement.
29. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821, et seq.) and is subject to 24 CFR 965.701, as they may be amended from time to time, and Section 968.110(k) or successor regulation.
30. The PHA will comply with the policies, guidelines, and requirements of OMB Circular A-87 (Cost Principles Applicable to Grants, Contracts, and Other Agreements with State and Local Governments).
31. The PHA will comply with 24 CFR part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments), as modified by 24 CFR 941 or successor part, subpart F, relating to the procurement of partners in mixed finance developments, except when inconsistent with the provisions of the 2001 Appropriations Act or other applicable Federal statutes. Requests for Proposals (RFPs) and Requests for Qualifications (RFQs) will reflect pertinent language from the program section of FY 2001 HOPE VI NOFA; e.g., seeking diversity, accessibility, fair housing requirements, etc.
32. The PHA will keep records in accordance with 24 CFR 85.20 that facilitate an effective audit to determine compliance with program requirements, and comply with the audit requirements of 24 CFR 85.26.
33. The PHA will start construction within 12 months from the date of HUD's approval of the Revitalization Plan's Supplemental Submissions. In no event may this time period exceed 18 months from the date the Grant Agreement is executed.
34. The PHA will complete construction within 48 months from the date of HUD's approval of the Revitalization Plan's Supplemental Submissions. In no event may the time period for completion exceed 54 months from the date the Grant Agreement is executed.
35. All activities that include construction, rehabilitation, lead-based paint removal, and related activities will meet or exceed local building codes. New construction will comply with the latest HUD-adopted Model Energy Code issued by the Council of American Building Officials.

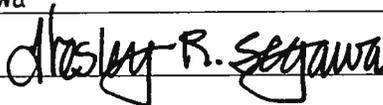
Name of Housing Authority

Housing and Community Development Corporation of Hawaii

Attested By: Board Chairman's Name

Wesley R. Segawa

Board Chairman's Signature



Date (mm/dd/yyyy)

06/15/2001

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Assurances — Construction Programs

OMB Approval No. 0348-0042

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Please do not return your completed form to the Office of Management and Budget; send it to the address provided by the sponsoring agency.

Note: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States, and if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§ 4728-4763) relating to prescribed standards for merit systems for programs funded under one of the nineteen statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibit discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 93-255), as amended, relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§ 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination Statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§ 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§ 276a and 276a-7), the Copeland Act (40 U.S.C. § 276c and 18 U.S.C. § 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. § 7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended, (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§ 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and preservation of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act of 1984.
19. Will comply with all applicable requirements of all other Federal laws, Executive Orders, regulations and policies governing this program.

Signature of Authorized Certifying Official <i>Shawn Kuyashiro</i>	Title Executive Director
Applicant Organization Housing and Community Development Corporation of Hawaii	Date Submitted June 12, 2001

**Certification of Consistency
with the Consolidated Plan**

**U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Housing and Community Development Corporation of Hawaii

Project Name: Kuhio Park Terrace

Location of the Project: 1475 Linapuni Street
Honolulu, Hawaii 96819

Name of the Federal
Program to which the
applicant is applying: HOPE VI Revitalization

Name of
Certifying Jurisdiction: City & County of Honolulu

Certifying Official
of the Jurisdiction
Name: Jean Tanji

Title: Acting Federal Grants Coordinator

Signature: *Jean Tanji*

Date: May 11, 2001

Certification of Consistency with the EZ/EC Strategic Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in this application are consistent with the Strategic Plan of a Federally-designated Empowerment Zone (EZ), Enterprise Community (EC), an Urban Enhanced Enterprise Community, or a Strategic Planning Community.

(Type or clearly print the following information)

Applicant Name _____

Name of the Federal Program to which the applicant is applying
HOPE VI REVITALIZATION _____

Name of EZ/EC _____

I further certify that the proposed activities/projects will be located within the EZ/EC/Urban Enhanced EC or Strategic Planning Community and will serve the EZ/EC/Urban Enhanced EC or Strategic Planning Community residents. (2 points)

Name of the Official Authorized to Certify the EZ/EC
NA _____

Title _____

Signature _____

Date (mm/dd/yyyy) _____

Certification Regarding Debarment and Suspension

U.S. Department of Housing
and Urban Development

Certification A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief that its principals;

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal debarment or agency;

b. Have not within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (A)

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms **covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded**, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of these regulations.

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines this eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph (6) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

Certification B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (B)

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of these regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a lower covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies including suspension and/or debarment.

Applicant Housing and Community Development Corporation of Hawaii	Date June 12, 2001
Signature of Authorized Certifying Official <i>Ashlyn Muzashiro</i>	Title Executive Director

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing and Community Development Corporation of Hawaii

Program/Activity Receiving Federal Grant Funding

HOPE VI

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Sharyn L. Miyashiro

Title

Executive Director

Signature

X *Sharyn Miyashiro*

Date

June 12, 2001

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing and Community Development Corporation of Hawaii

Program/Activity Receiving Federal Grant Funding

HOPE VI

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Sharyn L. Miyashiro

Title

Executive Director

Signature

Sharyn Miyashiro

Date (mm/dd/yyyy)

06/12/2001

Instructions for Completion of SF-LLL, Disclosure of Lobbying Activities

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee", then enter the full name, address, city, state and zip code of the prime Federal recipient, Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box (es). Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box (es). Check all boxes that apply. If other, specify nature.
14. Provide specific and detailed description of the services that the lobbyist has performed, or will be expected to perform, and the date(s) of any services rendered. Include all preparatory and related activity, not just the time spent in actual contact with Federal officials. Identify the Federal official(s) or employee(s) contacted or the officer(s), employee(s), or Member(s) of Congress that were contacted.
15. Check whether or not a continuation sheet(s) are attached.
16. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

Public Reporting Burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Please do not return your completed form to the Office of Management and Budget; send it to the address provided by the sponsoring agency.

Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Approval No. 2510-0011 (exp. 3/31/2003)

Instructions. (See Public Reporting Statement and Privacy Act Statement and detailed instructions on page 2.)

Applicant/Recipient Information

Indicate whether this is an Initial Report or an Update Report

1. Applicant/Recipient Name, Address, and Phone (include area code): Housing and Community Development Corporation of Hawaii 677 Queen Street, Suite 300, Honolulu, HI 96813 (808) 587- 0680	2. Social Security Number or Employer ID Number: -
3. HUD Program Name HOPE VI	4. Amount of HUD Assistance Requested/Received \$35,000,000.00
5. State the name and location (street address, City and State) of the project or activity: Kuhio Park Terrace, 1475 Linapunit St, Honolulu, HI 96819	

Part I Threshold Determinations

- | | |
|--|---|
| 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. |
|--|---|

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. **However,** you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)
AM Partners, Inc.		Consultant	\$54,000.00
Group 70 International		Consultant	\$15,080
John Child & Company		Consultant	\$24,500
Market Trends Pacific, Inc.		Consultant	\$24,000
Townscape, Inc.		Consultant	\$18,720

(Note: Use Additional pages if necessary.)

Certification

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

I certify that this information is true and complete.

Signature: X <i>Shaun Nuyashiro</i>	Date: (mm/dd/yyyy) 6/12/2001
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Public reporting burden for this collection of information is estimated to average 2.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Privacy Act Statement. Except for Social Security Numbers (SSNs) and Employer Identification Numbers (EINs), the Department of Housing and Urban Development (HUD) is authorized to collect all the information required by this form under section 102 of the Department of Housing and Urban Development Reform Act of 1989, 42 U.S.C. 3531. Disclosure of SSNs and EINs is optional. The SSN or EIN is used as a unique identifier. The information you provide will enable HUD to carry out its responsibilities under Sections 102(b), (c), and (d) of the Department of Housing and Urban Development Reform Act of 1989, Pub. L. 101-235, approved December 15, 1989. These provisions will help ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. They will also help ensure that HUD assistance for a specific housing project under Section 102(d) is not more than is necessary to make the project feasible after taking account of other government assistance. HUD will make available to the public all applicant disclosure reports for five years in the case of applications for competitive assistance, and for generally three years in the case of other applications. Update reports will be made available along with the disclosure reports, but in no case for a period generally less than three years. All reports, both initial reports and update reports, will be made available in accordance with the Freedom of Information Act (5 U.S.C. §552) and HUD's implementing regulations at 24 CFR Part 15. HUD will use the information in evaluating individual assistance applications and in performing internal administrative analyses to assist in the management of specific HUD programs. The information will also be used in making the determination under Section 102(d) whether HUD assistance for a specific housing project is more than is necessary to make the project feasible after taking account of other government assistance. You must provide all the required information. Failure to provide any required information may delay the processing of your application, and may result in sanctions and penalties, including imposition of the administrative and civil money penalties specified under 24 CFR §4.38.

Note: This form only covers assistance made available by the Department. States and units of general local government that carry out responsibilities under Sections 102(b) and (c) of the Reform Act must develop their own procedures for complying with the Act.

Instructions

Overview.

A. Coverage. You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity and you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance): General.

All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's SSN or EIN, as appropriate, is optional.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. **Recipients filing Update Reports should not complete this Part.**

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report, but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
 2. State the type of other government assistance (e.g., loan, grant, loan insurance).
 3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
 4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.
- B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD **and any other source** - that have been or are to be, made available for the project or activity. Non-government sources of funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Social Security Number (SSN) or Employee Identification Number (EIN), as appropriate, for each person listed is optional.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to

incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, and on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional information required.

Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.
4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.
5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

FY 2001 HOPE VI REVITALIZATION GRANT LIMITATIONS WORKSHEET

X. To determine the maximum grant you can request for your proposed project, complete the following four items:

<p>1. PUBLIC HOUSING REPLACEMENT UNITS: In the box to the right, enter the amount you are requesting to fund the public housing replacement units proposed in this application. <i>You may not request in this category more than the TDC total in Part IX.</i></p>	<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;">\$</div>
<p>2. COMMUNITY AND SUPPORTIVE SERVICES: In the box to the right, enter the amount you are requesting for Community and Supportive Services. <i>You may not request more than 15% of a total grant for CSS. A dollar-for-dollar match is required for amounts requested over 5% of the grant.</i></p>	<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;">\$</div>
<p>3. DEMOLITION AND SITE REMEDIATION FOR OFF-SITE REPLACEMENT UNITS: In the box to the right, enter the amount you are requesting for demolition and site remediation costs of public housing units that will <u>not</u> be replaced on site. How many public housing units will be demolished on site? _____ How many public housing units will be replaced on site? _____ What is the total cost of demolition, site restoration, abatement, and site remediation of these on-site units? \$ _____</p>	<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;">\$</div>
<p>4. EXTRAORDINARY SITE COSTS: In the box to the right, enter the amount you are requesting for extraordinary site costs related to this project and supported by the required certification. What is the total of <i>all</i> site costs, including extraordinary site costs? \$ _____ List extraordinary site costs by type and amount to justify this request:</p>	<div style="border: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;">\$</div>

FY 2001 HOPE VI REVITALIZATION GRANT LIMITATIONS WORKSHEET

TOTAL OF ITEMS 1 THROUGH 4:

\$

You may not request more than this amount and you may not request more than \$35 million. In addition, while a PHA may receive a Revitalization grant of up to \$35 million, that amount plus any previous HOPE VI funds awarded for the project may not exceed the per-unit TDC limitations.

What is your total request for this application?

\$

XI. In order to control the use of HUD public housing funds in development projects, HUD has established a cost control policy that separates development costs into three separate sub-categories. Refer to Notice PIH 99-17 to divide the amount you are requesting into these categories.

Housing Cost Cap (HCC): \$ _____ (HCC+CR = TDC)

Community Renewal (CR): \$ _____

CSS: \$ _____

Demolition and Remediation of Unreplaced Units: \$ _____

Extraordinary Site Costs: \$ _____

MEMORANDUM OF AGREEMENT (MOA)

This Memorandum of Agreement, hereinafter referred to as "MOA," is made and entered into between the Housing and Community Development Corporation of Hawaii, a governmental entity corporation and the public housing agency hereinafter referred to as "HCDCH," and the Department of Human Services, a governmental organization providing local welfare services hereinafter referred to as "DHS." The parties hereto agree as follows:

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (hereinafter referred to as "PHRA," the Public Housing Reform Act) envisions that the HCDCH and the DHS will target services to families who receive housing assistance, and will work together to help these families to become self-sufficient;

WHEREAS, the HCDCH and the DHS recognize the significant overlap in the population receiving welfare assistance and living in public housing or receiving Section 8 tenant-based assistance;

WHEREAS, the HCDCH and the DHS recognize that these families have the potential to succeed and become socially and economically self-sufficient where adequate supportive services are provided;

WHEREAS, the HCDCH and the DHS recognize that coordinated administrative practices support participant self-sufficiency, and it is in the best interest of all parties concerned to coordinate efforts aimed at jointly assisting these families in becoming socially and economically self-sufficient so that efforts are not duplicated and so that the strengths of both the HCDCH and the DHS can be used to benefit the families; and

WHEREAS, the HCDCH and the DHS recognize the need for a streamlined process to collect, verify and provide information as necessary to either party in a timely manner to ensure efficient delivery of service, and to detect and deter participant fraud and program noncompliance;

Therefore be it resolved that the parties agree to following:

PURPOSE OF MEMORANDUM OF AGREEMENT (MOA):

The purpose of this MOA is to carry out, on a local level, sec.512 (d)(7) of the Public Housing Reform Act of 1998 (PHRA) (implemented at 24 CFR 5.613). That section states, in relevant part, the following:

"A public housing agency...shall make its best efforts to enter into such cooperation agreements, with State local, and other agencies providing... welfare or public assistance..., as may be necessary, to provide... information to facilitate administration (of their program requirements) and other information regarding rents, income, and assistance that may assist a public housing agency or welfare or public assistance agency in carrying out its functions"

“A public housing agency shall seek to include in a cooperation agreement... requirements and provisions designed to target assistance under welfare and public assistance programs to families residing in public housing projects and families receiving tenant-based assistance under section 8, which may include providing for economic self-sufficiency services within such housing, providing for services designed to meet the unique employment-related needs of residents of such housing and recipients of such assistance, providing for placement of work fare positions on site in such housing, and such other elements as may be appropriate.”

This MOA carries out this provision by identifying common goals and purposes of both the HCDCH and the DHS that support the social and economic self-sufficiency efforts of low-income families receiving welfare assistance and living in public housing or receiving Section 8 tenant-based assistance. The HCDCH and the DHS agree to the following goals:

- A. Targeting services and resources to families to assist them in achieving social and economic self-sufficiency;
- B. Coordinating and streamlining administrative functions to ensure the efficient delivery of services to families; and
- C. Reducing and discouraging fraud and noncompliance with welfare and housing program requirements.

A. TARGETING SERVICES AND RESOURCES

Sec. 512 (d)(7)(B) of the Public Housing Reform Act (PHRA) and 24 CFR 5.613 states that housing authorities and local welfare agencies should enter into cooperative agreements which include provisions designed to target assistance and services to families receiving federal housing assistance. The HCDCH and the DHS agree to carry out this provision through targeting services and resources to programs that support the social and economic self-sufficiency of low-income families receiving welfare assistance and living in public housing or receiving Section 8 tenant-based assistance.

Pursuant to this commitment made by the DHS and the HCDCH, the following commitments and responsibilities will be provided by the DHS:

1. The DHS will arrange for child care for up to 100 families receiving welfare and living in public housing or receiving Section 8 tenant-based assistance during their participation in employment and training related activities for a period agreed upon by the DHS and the HCDCH.
2. The DHS will provide or arrange for employment related workshops/job training for up to 100 families receiving welfare and living in public housing or receiving Section 8 assistance for a time period agreed upon by the DHS and the HCDCH.

Pursuant to the commitment made by the DHS and the HCDCH, the following commitments and responsibilities will be provided by the HCDCH:

1. The HCDCH will send out timely notification to all public housing residents of all joint services provided by the HCDCH and the DHS.
2. The HCDCH will provide meeting space for employment related workshops and/or services provided by the DHS for families receiving welfare and living in public housing or receiving Section 8 assistance for a time period agreed upon by the DHS and the HCDCH.
3. The HCDCH will provide for 186 families receiving welfare assistance and living in public housing or receiving Section 8 assistance to participate in the Family Self-sufficiency (FSS) program.
4. The HCDCH will provide for placement of 20 workfare positions on-site or with HCDCH-partner agencies.
5. The HCDCH will work with the DHS to devise an efficient method of identifying welfare recipients who are public housing residents.
6. The HCDCH will provide access to its Computer Neighborhood Network (located at 1002 North School Street) for the purpose of job search and computer training for a time period agreed upon by the DHS and the HCDCH.

B. COORDINATING DELIVERY OF ASSISTANCE AND SERVICES

The DHS and the HCDCH will coordinate and streamline the delivery of services to joint recipients of assistance. This will include coordination of resources and program activities, identification of eligible participants and coordination of verification of information to determine program eligibility.

Pursuant to the commitment made by the DHS and the HCDCH, the following commitments and responsibilities will be provided by both the DHS and the HCDCH:

1. The HCDCH and the DHS will meet quarterly to identify areas of coordination to avoid duplication of service delivery and ways to combine or maximize scarce resources.
2. The HCDCH shall provide for a seat on its Board of Directors for the Director of the DHS to decide on policy issues in all areas of operation, including public housing and section 8 program.

C. PROVIDING INFORMATION TO REWARD WORK AND PROMOTE COMPLIANCE WITH WELFARE AND HOUSING PROGRAM REQUIREMENTS

The Public Housing Reform Act requires the HCDCH to obtain and verify information regarding families living in public housing or receiving Section 8 tenant-based assistance from Welfare Agencies for various specific purposes described below. To carry out these

purposes, the HCDCH and the DHS will work together to streamline and develop joint mechanisms to verify participant income and other information used to determine program eligibility and program compliance. The HCDCH and the DHS will develop and define joint processes to address participant noncompliance, sanctioning of benefits, and any participant appeals processes.

The following commitments and responsibilities will be provided by both the DHS and the HCDCH:

1. Welfare-To Work Voucher Program The DHS will support the HCDCH in its administration of the Section 8 Welfare-To-Work Tenant-Based Rental Voucher Program and will cooperate with the HCDCH to assure coordination with welfare reform and welfare-to-work initiatives.
2. Target Supportive Services The DHS and the HCDCH will implement a jointly developed process for verification by each party, and the sharing of information, for all families jointly served by the DHS and the HCDCH in order to determine if a family in public housing or receiving Section 8 assistance is receiving welfare benefits/assistance. This will be done so that supportive services can be targeted as provided by this agreement.
3. Provide Welfare to Work Incentives The DHS and the HCDCH will implement a jointly developed process for verification by each party, and the sharing of information, for all families jointly served by the DHS and the HCDCH in order to determine if a family in public housing is eligible for a “disallowance of earned income from rent determination” because of an increase in income due to employment during the 12-month period beginning on the date on which the employment began and a phase-in of fifty percent of the total rent increase for the next 12-month period. [Pursuant to PHRA, Sec. 508 (d)]
The eligible family must:
 - a. Reside in public housing; and
 - b. Have experienced an increase in income as a result of employment of a member of the family who was previously unemployed for one or more years; and
 - c. Have experienced an increase in income during participation of a family member in any family self-sufficiency or other job training program; or
 - d. Have or has, within six months, been assisted under any State program for temporary assistance for needy families under part A of title IV of the Social Security Act and whose earned income increases.
4. Encourage Welfare Compliance The DHS and the HCDCH will implement a jointly developed processes for verification by each party, and the sharing of information, for all families jointly served by the DHS and the HCDCH in order to determine if a family in public housing or receiving Section 8 assistance that has a decrease in income may have their rent decreased.

The DHS will ensure that the HCDCH has information when a family's welfare benefits/assistance has been reduced or terminated due to fraud.

5. Determining Exemptions from Public Housing Community Service Requirements The DHS and the HCDCH will implement a jointly developed process for verification by each party, and the sharing of information, for all families jointly served by the DHS and the HCDCH in order to determine if adult members of a family in public housing are exempt from Community Service because they are:
- a. Engaged in a work activity (as such items is defined in section 407 (d) of the Social Security Act [42 U.S.C. 607 (d)], as in effect on and after July 1, 1997;
 - b. Engaged in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601, et seq.) or under any other welfare programs of the State in which the public housing agency is located, included a State-administered welfare-to-work program; or,
 - c. Receiving assistance under a State program funded under part A of title IV of the Social Security act (42 U.S.C. 601 et. seq.) or under any other welfare program, and has not been found by the State or other administering entity to be in noncompliance with such program.
6. The DHS and the HCDCH will implement a jointly developed a process for timely verification, including a written verification form, to ensure that the DHS and the HCDCH can release relevant information to either party regarding all areas stated above. This process will include joint definition of terms used in verification and will take into account all applicable privacy considerations.

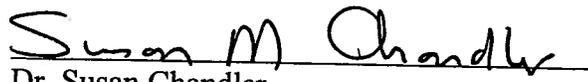
WHEREAS, both parties herein fully understand and agree to the roles and responsibilities outlined in this agreement.

WITNESS OUR HANDS EFFECTIVE _____

Housing and Community Development
Corporation of Hawaii

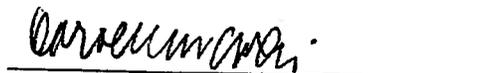
Department of Human Services


Sharyn L. Miyashiro
~~Executive~~ Executive Director


Dr. Susan Chandler
Director

APPROVED AS TO FORM:

APPROVED AS TO FORM:


DEPUTY ATTORNEY GENERAL

DEPUTY ATTORNEY GENERAL