



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Keaukaha Home Repair and Vacant Lot Options

December 16, 2020



TODAY'S DISCUSSION

- Purpose for the Meeting
- Path Forward
- NAHASDA Program Requirements
- Questions
- Mahalo

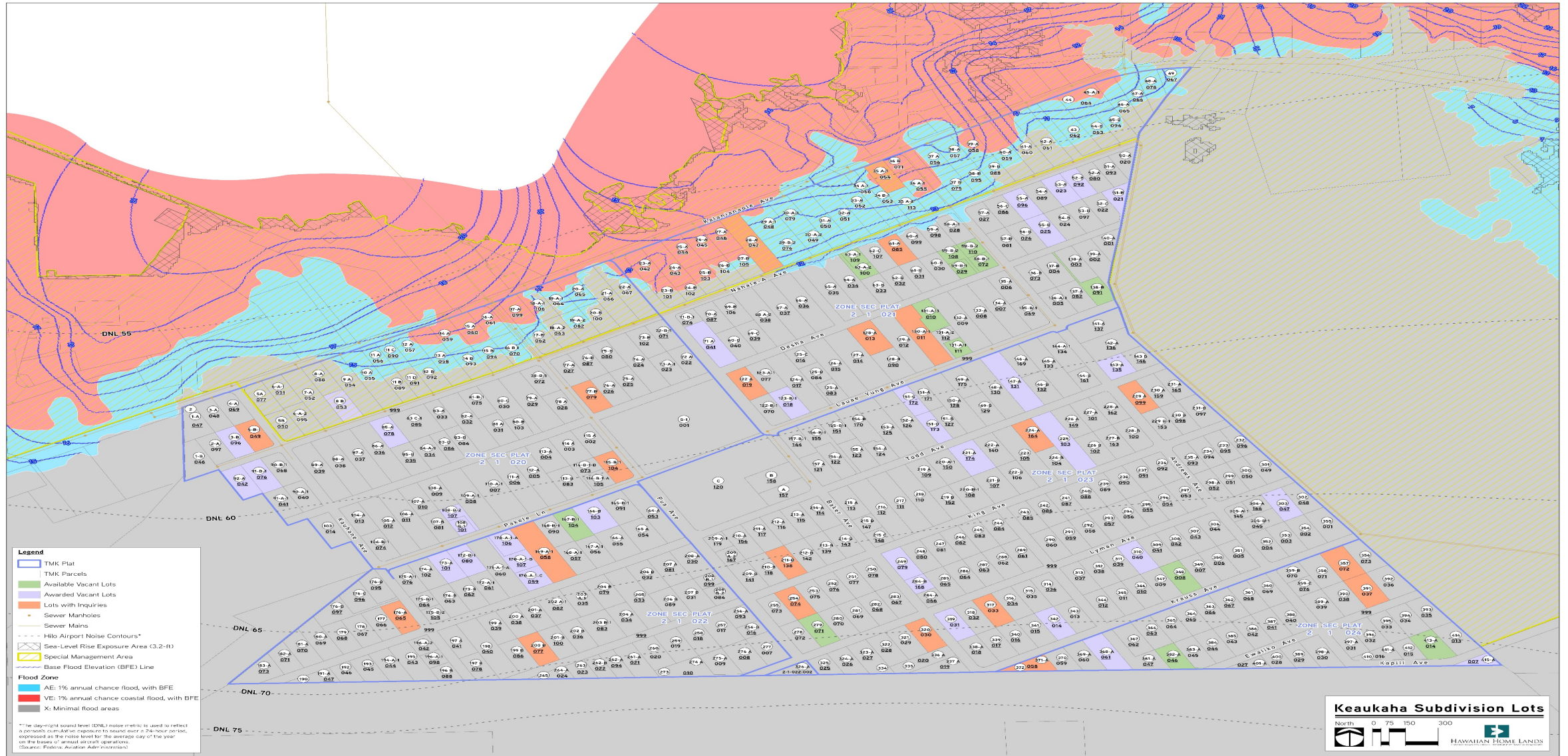


PURPOSE FOR THE MEETING

- Identify areas in Keaukaha where assistance for rehab and new construction is available subject to program requirements
- Encourage existing lessees to build where the lot has sat vacant
- Rehabilitate older existing homes that do not meet HUD's requirement for housing that is safe and in good repair



PATH FORWARD



Sources: Subdivision lot data from the Department of Hawaiian Home Lands, 2020. TMK parcel data from the County of Hawaii, 2016. Sewer infrastructure data from the County of Hawaii, 2016. Base flood elevation data and flood zone data from the Federal Emergency Management Agency, 2019. Sea level rise exposure data from P20005, 2017. Hilo Airport noise exposure data from the Hawaii State Department of Transportation, determined to be in accordance with the Aviation Safety and Noise Abatement Act in 2000. Data compiled by P&H - HAWAII & ASSOCIATES, Inc. on July 21, 2020.



PATH FORWARD

Assist households on roads in Keaukaha that have installed sewer lines/connections and would NOT be in the special management area between Kalanianaʻole and Nahalea Avenues or in the noise attenuation area at DNL-65 or greater that are closer to the airport.



PATH FORWARD

Lessees requiring assistance along the roads listed below are proposed to be assisted first, while the sewer lines and noise attenuation issues are addressed in other areas of Keaukaha:

- Nahalea Ave. (mauka)
- Pakele Lane
- Lauae Yung Ave.
- Pua Ave. from Nahalea Ave. to Lauae Yung Ave.
- Andrews Ave. from Nahalea Ave. to Lauae Yung Ave., and
- Portion of Baker Ave. from Lauae Yung Ave. to Todd Ave.



NAHASDA PROGRAM REQUIREMENTS - INCOME

The Native American Housing Assistance and Self-Determination Act (NAHASDA) assists Native Hawaiian families whose total household income is at or below 80% of the established area median income (AMI) and who are qualified to reside on Hawaiian home lands are eligible for services.



NAHASDA PROGRAM REQUIREMENTS - INCOME

Federal Fiscal Year 2020 HUD established Income Limits

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Hawaii County	54,400	62,150	69,900	77,700	83,900	90,100	96,300	102,550



NAHASDA PROGRAM REQUIREMENTS - FINANCING

- Verification of Income
- Loan Packet
- Credit Report
- Loan Review



NAHASDA PROGRAM REQUIREMENTS - LABOR

Any contract or agreement for construction or repair of housing must require prevailing wage rates under the Davis-Bacon Act.



NAHASDA PROGRAM REQUIREMENTS - ABATEMENT

- All housing units built before 1978 must be evaluated up-front, and identified lead-based paint hazards must be addressed.
- Asbestos
- Other



NAHASDA PROGRAM REQUIREMENTS - AFFORDABILITY

- When NAHASDA funds are used, then affordability restrictions must be placed on that housing unit.
- The affordability period is the period of time that the unit will be available for use by low-income families.
- The affordability period must be enforced with a lease addendum that includes a retention period/recapture clause



NAHASDA PROGRAM REQUIREMENTS - INSURANCE

- Adequate insurance coverage is required for housing units assisted with NAHASDA funds.
- Contractors and subcontractors shall provide insurance covering their activities.



NAHASDA PROGRAM REQUIREMENTS - COUNSELING

Housing Counseling required for families receiving NAHASDA assistance.



QUESTIONS

- DHHL Website:
<https://dhhl.hawaii.gov/po/hawaii-island/construction/home-repair-and-vacant-lot-options-keaukaha/>
- Nadine Pomroy – (808) 620-9507



MAHALO



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www.dhhl.hawaii.gov

