

Grantee: Hawaii County, HI

Grant: P-19-HI-15-0DD2

April 1, 2022 thru June 30, 2022 Performance Report

Grant Number:

P-19-HI-15-0DD2

Obligation Date:**Award Date:****Grantee Name:**

Hawaii County, HI

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Award Amount:

\$107,561,000.00

Grant Status:

Active

QPR Contact:

Marianne Panoff

LOCCS Authorized Amount:**Estimated PI/RL Funds:**

\$0.00

Total Budget:

\$107,561,000.00

Disasters:

Declaration Number

FEMA-4366-HI

Narratives

Disaster Damage:

During the 2018 Kilauea eruption from May to August 2018, the USGS HVO reported a total of 24 known fissures, 60,000 earthquakes, and an eruption equivalent to eight years of Kilauea's magma supply. Puna suffered significant losses, especially from lava inundation. Multiple neighborhoods, including Leilani Estates, Lanipuna Gardens, Kapoho Beach Lots and Vacationland, were inundated (some completely), and a charter school, Kua O Ka La, and Ahalanui Park were destroyed. In addition to lava flow, earthquakes, and air pollutants, including sulfur dioxide, ash, tephra, and laze (lava haze) affected not only the residents of Puna but also the island and the state.

The sheer volume of the magma supply was one of the most significant distinguishing characteristics of the 2018 Kilauea event. Simultaneously, Kilauea's summit experienced its largest collapse in 200-plus years, with a total of 1,640 feet subsidence and tens of earthquakes at the summit each day rattling surrounding communities. Volcanic gases and ash created a cloud of vog (volcanic smog) that reached the island of Oahu. Dozens of new fissures opened along a line of craters in Puna. Many of these fissures produced lava into residential areas, farmlands, and sensitive natural areas and cultural sites.

In total, approximately 8,448 acres of land were inundated by lava, 3,983 acres were isolated, and 3,000 residents were displaced. Nearly 2,000 parcels were impacted by the lava flows, whether totally inundated, partially inundated, or isolated by lava; of these, the median size of parcels is approximately 1 acre. A new coastline was formed in Kapoho Bay, and the path of damage covered sections of several subdivisions, approximately 12.5 miles of public roads, 20 miles of private roads, and 14.5 miles of waterlines. These impacts resulted in more than \$236 million in public infrastructure damages.

The most significant direct impact from the volcanic event was to residential properties, including land and structures. It is estimated that 1,579 parcels were inundated with lava, resulting in the destruction of approximately 723 structures, with approximately 600 of those structures being a residence. Additionally, more than 120 parcels were identified as isolated. Housing impacts of the 2018 Kilauea eruption have proven particularly challenging to recovery. Seismic activity, noxious gases, and vog forced extended evacuations and damaged structures well beyond the boundaries of lava inundation. Lava flowed directly through residential neighborhoods. Few roads transect upper and lower Puna, and many of them became impassible. Entire areas of Puna were rendered inaccessible for months as lava flowed across arterial roadways. The lava flow continued for months and caused secondary impacts: new fissures opened, homes were compromised by gases and steam venting, parks and businesses faced extended closure, and tourism to the island slowed considerably. The geological effects of the magma channels below the surface continue to impact residential areas today with heat and steaming that has rendered some areas unlivable. These conditions may remain or expand in the area over time.

Impacts from the volcanic event were also felt in the local economy with 2,950 jobs lost island-wide between May 2018 and June 2019. The tourism industry alone suffered approximately \$415 million in economic losses. Additionally, the University of Hawaii estimates that damages for agricultural producers totaled approximately \$28 million in inundated and isolated farmland.

Recovery Needs:

In calculating recovery need the County of Hawaii utilized HUD's unmet recovery needs methodology as outlined in the August 14, 2018 Federal Register Notice. Through the review of best available data and information the County identified a total of \$948,135,147 in recovery needs for DR-4366 prior to factoring recovery-related assistance received or anticipated. These recovery needs are categorized across housing, economic development, infrastructure, and general recovery needs. The data sources for calculated this recovery need include Federal Emergency Management Agency (FEMA) Individual and Household Assistance Program, FEMA Public Assistance Program, Small Business Administration (SBA) home loan registrations, County-led damage assessments, economic analysis of publicly available data, and engineering estimates.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$107,561,000.00
B-19-UV-15-0001	\$0.00	\$66,890,000.00
B-19-UV-15-0002	\$0.00	\$40,671,000.00
Total Budget	\$0.00	\$107,561,000.00
B-19-UV-15-0001	\$0.00	\$66,890,000.00
B-19-UV-15-0002	\$0.00	\$40,671,000.00
Total Obligated	\$7,500,000.00	\$12,878,050.00
B-19-UV-15-0001	\$0.00	\$3,344,500.00
B-19-UV-15-0002	\$7,500,000.00	\$9,533,550.00
Total Funds Drawdown	\$1,262,429.70	\$2,144,500.54
B-19-UV-15-0001	\$108,933.94	\$675,983.13
B-19-UV-15-0002	\$1,153,495.76	\$1,468,517.41
Program Funds Drawdown	\$1,262,429.70	\$2,144,500.54
B-19-UV-15-0001	\$108,933.94	\$675,983.13
B-19-UV-15-0002	\$1,153,495.76	\$1,468,517.41
Program Income Drawdown	\$0.00	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	\$0.00
Total Funds Expended	\$1,499,247.62	\$2,444,518.62
B-19-UV-15-0001	\$1,355,587.11	\$1,961,236.46
B-19-UV-15-0002	\$143,660.51	\$483,282.16
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
County of Hawaii	\$ 1,499,247.62	\$ 2,444,518.62

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	1.61%	N/A
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$71,528,065.00	\$1,648,950.00	\$.00
Limit on Public Services	\$.00	\$1,648,950.00	\$.00
Limit on Admin/Planning	\$.00	\$5,378,050.00	\$.00
Limit on Admin	\$.00	\$5,378,050.00	\$.00
Most Impacted and Distressed	\$.00	\$107,561,000.00	\$.00

Overall Progress Narrative:

April 1, 2022 through June 30, 2022
Housing Buyout Program:

As of June 30, 2022, there are 298 primary home or Phase 1 (primary homeowner) applicants that have been determined fully eligible for the Voluntary Housing Buyout Program. In addition, during this reporting period the program received an additional 18 late applications for Phase 1 who have yet to be fully vetted to determine eligibility. These applications will be given priority over Phase 2 (secondary residences including long-term rentals) or even Phase 3 (vacant or undeveloped property). Of the 298 eligible applicants the program has made 282 offers (non-binding agreements) of which 192 have been signed and currently in financial review pending a formal purchase agreement (binding contractual agreement) to move into the escrow process. In June, the program was successful in closing escrow and acquiring five (5) properties. There are



currently 69 offers waiting signatures, 3 of which are appealing the offer amount. Appeals are being handled by an external team separate from the Volunteer Housing Buyout Program staff. Another 16 applications are stalled due to either failure to provide required documentation, title issues (e.g., probate et.al.) or considered inactive due to lack of communication with the program. Offers are valid for up to 30 days to review and assess any potential concerns including seeking professional advice or support based on individual needs. Applicants with formal purchase agreements have up to 7 days to review.

Extension request on both the offer and purchase agreements can be mutually agreed upon depending on the circumstances of the extension request. Discretion for approving an extension is determined by the CDBG-DR Program Manager.

For the five (5) properties that closed escrow and now owned by the County of Hawai'i, corresponding payouts are tendered following receipt of all necessary documents and are reflected in this report. A file stamped copy has been recorded with the Hawai'i State Bureau of Conveyances. The final recorded deeds will be reflected in the next quarterly report along with any other that may be tendered during that period.

The program has received 200 Phase 2 (secondary residences including long-term rentals) applications. The program completed 56 intakes before having to pause on intakes to re-focus program efforts and expeditiously process Phase 1 applicants having been deferred due to unforeseen circumstances with HUD mandated environmental assessment which will be discussed later in this report. Of the 200 Phase 2 applications received six (6) withdrew due to title issues, already an applicant in Phase 1, or unable to get cooperation from co-applicant(s). Program policy limits one property acquisition per applicant or owner, unless otherwise approved through the County's Exception Policy/Process. Therefore, if an applicant applied for Phase 1 and Phase 2, they are given an opportunity to determine which property they would prefer to apply for and provided a form to officially withdraw the other property from the program. If they choose not to withdraw on their own, the program will determine eligibility based on policy and procedures.

Phase 3 (undeveloped and vacant land) will begin taking formal applications beginning July 18, 2022. As of June 30, 2022, the program received 199 registrations for Phase 3, with 173 deemed fully eligible. Anyone who registered with the program prior to the formal application period are required to submit a formal application beginning July 18, 2022, and the program will reach out to those applicants to ensure they understand the application requirement and process.

Substantial Action Plan Revisions:

HUD approved two substantial amendments to the existing Action Plan; 1) elimination of the housing relocation services (HRSP) and, 2) setting a new maximum award for Phase 3 (undeveloped or vacant properties) to \$22,000. As reported in the January 1, 2022, through March 31, 2022 performance report the program had been unsuccessful in serving anyone requesting relocation assistance for varying reasons. The substantial amendment request was to reallocate a total of \$1,648,950.00 of HRSP funds to the Voluntary Housing Buyout Program (VHBP) as to service more people through the buyout program. The second substantial amendment was to change the previous maximum award for acquisitions in Phase 3 of undeveloped or vacant properties from the initial cap of \$230,000 to a new maximum award capped at \$22,000. After an analysis of potential payout for Phase 1 and Phase 2 acquisitions the program would commit \$90+ million to those acquisitions. Per HUD's national standard to service as many people as possible the County of Hawai'i (CoH) felt to meet that goal with the limited remaining resources required a substantial amendment to the action plan. The open public comment period closed on May 3, 2022, with comments reflected in the revised Action Plan submitted to HUD. The revised Action Plan was approved on June 9, 2022.

Environmental Assessment:

The program completed and submitted an Environmental Assessment (EA) (Project No. 2021PR01129) as mandated by the National Historic Preservation Act (NHPA) (54 USC 306108) Section 106 review to the State Historic Preservation Division (SHPD). The initial submittal was considered incomplete by SHPD initiating further consultation between the County of Hawai'i (CoH) and State Historic Preservation Officer (SHPO) Dr. Alan Downer. It was mutually agreed that the County of Hawai'i would proceed with a Procedural Programmatic Agreement (PPA) to ensure compliance with National Historic Preservation Act pursuant to 24 CFR 58 with respect to the use of HUD CDBG-DR program funds for the buy-out of properties through the VHBP. The effects of the additional consultation period leading to an approved PPA delayed the County's ability to request for release of funds and certification pending the PPA. VHBP staff could not provide non-binding offers or legally binding purchase agreements without approval. Though the process delayed financial agreements with Phase 1 (primary residences) applicants, VHBP staff continued to vet and process applications for both Phase 1 and Phase 2 (secondary residences). Once the PPA was accepted VHBP redirected efforts temporarily halting intakes for Phase 2 applicants to expeditiously deploy CDBG-DR funds to displaced individuals and families in Phase 1 (primary residences) prioritizing low to moderate income (LMI) households as mandated by HUD.

VHBP is now working on securing external contract services agreements in efforts to complete site visits on properties that are either standing, isolated, partially damaged, have remaining debris or other factors which would trigger a site visit (e.g., archaeological sites, endangered species et.al.). The program has identified 37 properties in Phase 1 that require a site visit. Though we can initiate non-binding offer agreements to title holders we will not be able to proceed with a contractual purchase agreement until a site visit has been completed as mandated by both CoH and HUD.

Policies and Procedures:

Based on Substantial Amendments to the CoH Action Plan, changes were made to the VHBP policies and procedures manual which we have posted on our website to accommodate both the action plan changes as well as internal policy and procedural changes. During this reporting period the team is re-evaluating our internal buyout criteria and ranking system which will be updated into the final policy and procedural manual and reflected during the next reporting period.

Data Management:

VHBP staff has been deeply involved in updating all application information into the new database system. This effort replicates all required documentation for each acquisition in both paper and electronic formats and allows us to link files for reporting purposes as well as other data needs. Phase 1 applications are nearly complete in the database system and staff has identified areas of concern for changes to the system. The financial database continues to be a work in progress. Pictometry efforts (aerial photos) for Phase 1 have been completed and updated into the system. We have integrated our efforts with the CoH GIS system to assist in policy decisions in particular assessing access by ground or air (helicopter) for potential site visits as well as determining demolition needs as we move through the process. During this reporting period, Phase 2 pictometry efforts are underway and expected to be completed by the next reporting period. This will help identify any Phase 2 properties that may require site visits as well.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2018 Kilauea Administration, 2018 Kilauea Administration	\$182,733.94	\$5,378,050.00	\$1,064,804.78
B-19-UV-15-0001	\$108,933.94	\$3,344,500.00	\$675,983.13
B-19-UV-15-0002	\$73,800.00	\$2,033,550.00	\$388,821.65
2018 Kilauea Housing Relocation Services, 2018 Kilauea	\$0.00	\$1,648,950.00	\$0.00
B-19-UV-15-0001	\$0.00	\$1,315,565.00	\$0.00



B-19-UV-15-0002	\$0.00	\$333,385.00	\$0.00
2018 Kilauea Voluntary Housing Buyout Program, 2018	\$1,079,695.76	\$100,534,000.00	\$1,079,695.76
B-19-UV-15-0001	\$0.00	\$62,229,935.00	\$0.00
B-19-UV-15-0002	\$1,079,695.76	\$38,304,065.00	\$1,079,695.76
9999, Restricted Balance	\$0.00	(\$23,720,000.00)	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	(\$23,720,000.00)	\$0.00

Activities

Project # / 2018 Kilauea Administration / 2018 Kilauea Administration



Grantee Activity Number: 2018 Kilauea Administration

Activity Title: 2018 Kilauea Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

2018 Kilauea Administration

Project Title:

2018 Kilauea Administration

Projected Start Date:

05/04/2021

Projected End Date:

04/30/2027

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

County of Hawaii

Overall	Apr 1 thru Jun 30, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$5,378,050.00
B-19-UV-15-0001	\$0.00	\$3,344,500.00
B-19-UV-15-0002	\$0.00	\$2,033,550.00
Total Budget	\$0.00	\$5,378,050.00
B-19-UV-15-0001	\$0.00	\$3,344,500.00
B-19-UV-15-0002	\$0.00	\$2,033,550.00
Total Obligated	\$0.00	\$5,378,050.00
B-19-UV-15-0001	\$0.00	\$3,344,500.00
B-19-UV-15-0002	\$0.00	\$2,033,550.00
Total Funds Drawdown	\$182,733.94	\$1,064,804.78
B-19-UV-15-0001	\$108,933.94	\$675,983.13
B-19-UV-15-0002	\$73,800.00	\$388,821.65
Program Funds Drawdown	\$182,733.94	\$1,064,804.78
B-19-UV-15-0001	\$108,933.94	\$675,983.13
B-19-UV-15-0002	\$73,800.00	\$388,821.65
Program Income Drawdown	\$0.00	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	\$0.00
Total Funds Expended	\$419,551.86	\$1,364,822.86
County of Hawaii	\$419,551.86	\$1,364,822.86
B-19-UV-15-0001	\$275,891.35	\$881,540.70
B-19-UV-15-0002	\$143,660.51	\$483,282.16
Most Impacted and Distressed Expended	\$0.00	\$0.00
B-19-UV-15-0001	\$0.00	\$0.00
B-19-UV-15-0002	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:

Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00

Activity Description:



Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 2018 Kilauea Voluntary Housing Buyout Program / 2018

Grantee Activity Number: Low-Mod Voluntary Housing Buyout Program

Activity Title: Low-Mod Voluntary Housing Buyout Program

Activity Type:

Acquisition - buyout of residential properties

Project Number:

2018 Kilauea Voluntary Housing Buyout Program

Projected Start Date:

05/04/2021

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod Buyout

Activity Status:

Under Way

Project Title:

2018 Kilauea Voluntary Housing Buyout Program

Projected End Date:

04/30/2027

Completed Activity Actual End Date:

Responsible Organization:

County of Hawaii

Overall

Total Projected Budget from All Sources

B-19-UV-15-0001

B-19-UV-15-0002

Total Budget

B-19-UV-15-0001

B-19-UV-15-0002

Total Obligated

B-19-UV-15-0001

B-19-UV-15-0002

Total Funds Drawdown

B-19-UV-15-0001

B-19-UV-15-0002

Program Funds Drawdown

B-19-UV-15-0001

B-19-UV-15-0002

Program Income Drawdown

B-19-UV-15-0001

B-19-UV-15-0002

Program Income Received

B-19-UV-15-0001

B-19-UV-15-0002

Total Funds Expended

County of Hawaii

B-19-UV-15-0001

B-19-UV-15-0002

Most Impacted and Distressed Expended

B-19-UV-15-0001

B-19-UV-15-0002

Other Funds

Match Funds

Non-Match Funds

Other Funds:

Overall

Match Funds

Apr 1 thru Jun 30, 2022 To Date

\$0.00 \$69,879,115.00

\$0.00 \$43,166,285.00

\$0.00 \$26,712,830.00

\$0.00 \$69,879,115.00

\$0.00 \$43,166,285.00

\$0.00 \$26,712,830.00

\$6,000,000.00 \$6,000,000.00

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\$ 0.00 \$ 0.00

This Period To Date

\$ 0.00 \$ 0.00



Activity Description:

Voluntary housing buyout program for low- to moderate-income households.

Location Description:

Activity Progress Narrative:

In June the program was successful in closing escrow and acquiring five (5) residential primary home properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
Activity funds eligible for DREF	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired	5	5/200
# of Properties	5	5/200
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/200
# of Multifamily Units	0	0/0
# of Singlefamily Units	5	5/200

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	1	5	4/100	1/100	5/200	100.00
# Owner	4	1	5	4/100	1/100	5/200	100.00
# Renter	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: Urgent Need Voluntary Housing Buyout Program

Activity Title: Urgent Need Voluntary Housing Buyout Program

Activity Type:

Acquisition - buyout of residential properties

Project Number:

2018 Kilauea Voluntary Housing Buyout Program

Projected Start Date:

05/04/2021

Benefit Type:

Direct Benefit (Households)

National Objective:

Urgent Need

Activity Status:

Planned

Project Title:

2018 Kilauea Voluntary Housing Buyout Program

Projected End Date:

04/30/2027

Completed Activity Actual End Date:

Responsible Organization:

County of Hawaii

Overall

Total Projected Budget from All Sources

B-19-UV-15-0001

B-19-UV-15-0002

Total Budget

B-19-UV-15-0001

B-19-UV-15-0002

Total Obligated

B-19-UV-15-0001

B-19-UV-15-0002

Total Funds Drawdown

B-19-UV-15-0001

B-19-UV-15-0002

Program Funds Drawdown

B-19-UV-15-0001

B-19-UV-15-0002

Program Income Drawdown

B-19-UV-15-0001

B-19-UV-15-0002

Program Income Received

B-19-UV-15-0001

B-19-UV-15-0002

Total Funds Expended

County of Hawaii

Most Impacted and Distressed Expended

B-19-UV-15-0001

B-19-UV-15-0002

Other Funds

Match Funds

Non-Match Funds

Apr 1 thru Jun 30, 2022

To Date

\$0.00	\$30,654,885.00
\$0.00	\$19,063,650.00
\$0.00	\$11,591,235.00
\$0.00	\$30,654,885.00
\$0.00	\$19,063,650.00
\$0.00	\$11,591,235.00
\$1,500,000.00	\$1,500,000.00
\$0.00	\$0.00
\$1,500,000.00	\$1,500,000.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
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\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

Other Funds:

Overall

Match Funds

This Period

\$ 0.00

To Date

\$ 0.00

Activity Description:

Voluntary housing buyout program for urgent need.



Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
Activity funds eligible for DREF		0		0/0
# of Parcels acquired by admin		0		0/0
# of Parcels acquired by		0		0/0
# of Parcels acquired		0		0/100
# of Properties		0		0/100
Total acquisition compensation		0		0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/100	0
# Owner	0	0	0	0/0	0/0	0/100	0
# Renter	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None