



Department of Hawaiian Home Lands



Ka'uluokaha'i

Lessee Orientation Meeting

Ray and Joan Kroc Corps Community Center
September 30, 2017

Announcements

- **Restrooms**
- **No smoking**
- **No food and beverages – please keep your area clean**
- **Avoid distractions**
- **Help Desk available**

Agenda

- **Introduction**
- **Ka'uluokaha'i**
- **Turnkey Program**
- **Financing**
- **Vacant Lots**
- **Lot Selection Ground Rules**
- **Award Process**
- **Important Dates**



Department of Hawaiian Home Lands



Prince Jonah Kuhio Kalaniana'ole

East Kapolei



June 2008

Ka'uluokaha'i



Ka'uluokaha'i



Ka'uluokaha'i
Increment II-B

Available Turnkey Lots Ka'uluokaha'i Phase 1

- 100 lots have been designated for Turnkey homes**
- The number of lots released for selection is subject to the number of pre-qualified buyers**
 - The list will be provided prior to lot selection**
- The same Lot Selection Ground Rules will be followed until all 100 lots have been offered and selected**



DEPARTMENT OF HAWAIIAN HOME LANDS

HO'OKAHUA

TURNKEY PROPERTIES
AWARDS PROGRAM

Turnkey Awards

Turnkey Awards are lots with pre-built single-family homes.

Recognizing that some beneficiaries are not comfortable with, or able to, plan, design, and organize the construction of a home, the department develops turnkey homes for their convenience.



Ka'uluokaha'i Phase 1

Proposed Construction Schedule

- **House construction start**
 - **January 2018**
- **First house complete**
 - **May 2018**

Ka'uluokaha'i Phase 1

- **The total number of turnkey lots for Phase 1 is 100; however the total number of lots that will be available for selection in December 2017 is subject to the number of interested and pre-qualified buyers.**
- **DHHL will only release units if there are a sufficient number of buyers to satisfy the Developer's requirement.**



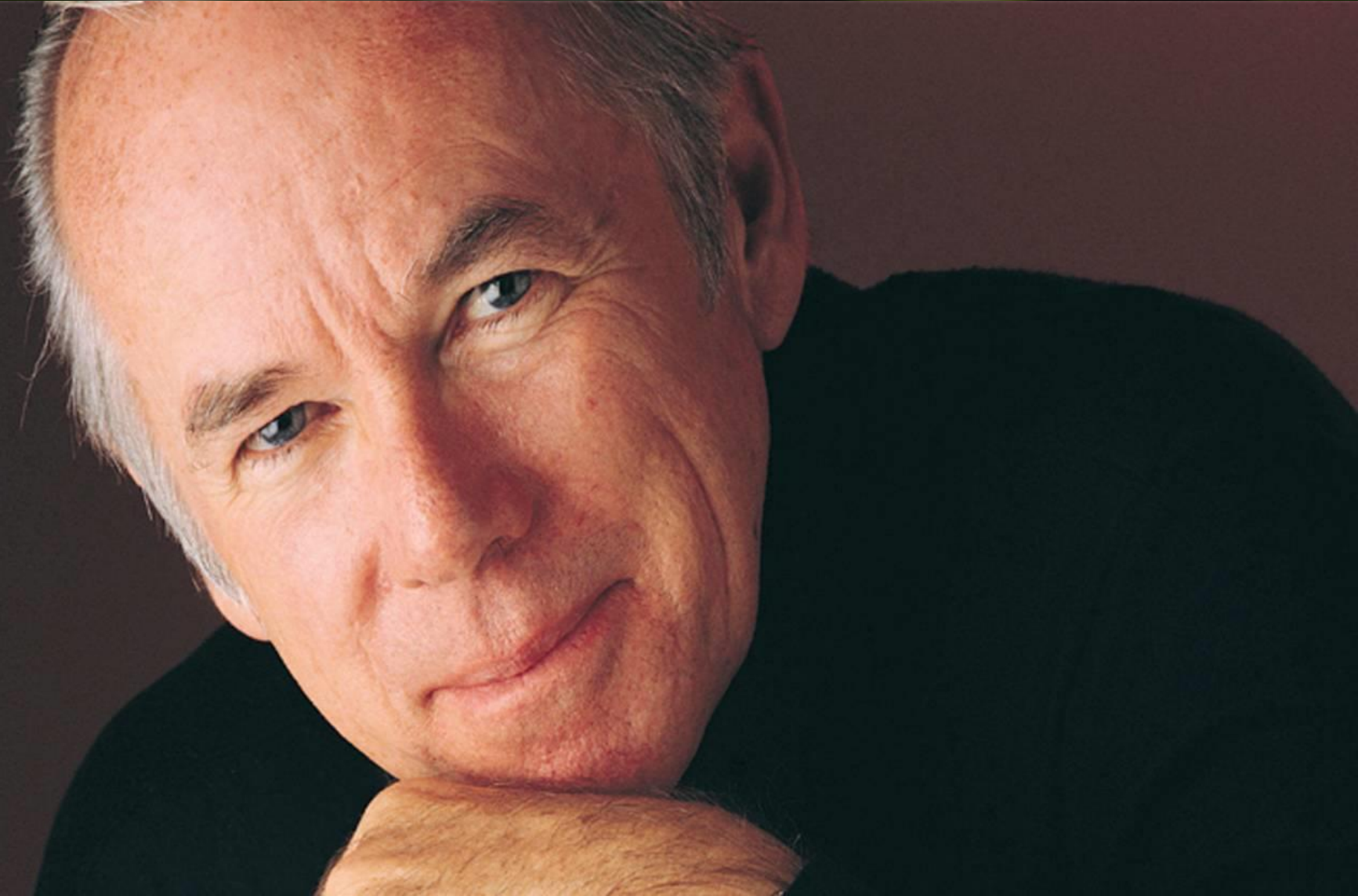
Ka'uluokaha'i

Phase 1



GENTRY

Tom Gentry





Quality Construction



Superior Customer Care



An Inspired Design



Energy Saving Features

- **Low E Dual paned vinyl windows**
- **17-SEER central air conditioning**
- **Solar hot water heating system**
- **Spray foam insulation**
- **LED light package**
- **Insulated roll up garage door with remotes**





**HECO approved
80 gallon
solar water heater**

open cell foam insulation





Kitchen Appointments

- **GE ceramic top electric range with self-cleaning oven**
- **Ge Microwave/hood**
- **GE dishwasher**
- **Designer laminate kitchen cabinets**
- **Stainless steel kitchen sink**
- **Kohler plumbing fixtures**

Comfort Features

- **Wall to wall carpet**
- **No wax resilient vinyl flooring at entry, kitchen, bathrooms**
- **Spacious walk-in closet in master bedrooms**
- **Dual wash basins in master bathrooms (except Plan A & B)**
- **Mirrored sliding closet doors (in select rooms)**
- **Corian bathroom vanity tops**



Telephone and Cable

- **Pre-wired for ceiling fan in living & all bedrooms**
- **Category 5 telecommunication wiring throughout home**
- **Phone & cable outlets in kitchen/living & all bedrooms**

Warranty = Quality

- **30 year warranty on Borate treated lumber**
- **Limited lifetime warranty on composite roof**
- **30 year warranty on Hardi siding**
- **Limited lifetime warranty on vinyl fencing with gate**



Value-Added Features

- **Front yard landscaping**
- **Gravel edging**
- **Vinyl privacy fence and gate**
- **Seller incentive to use approved lender**

Optional Upgrades

- **Covered lanais**
- **Stainless steel appliances**
- **Washer/dryer**
- **Ceiling fans**
- **Wireless security system**
- **Flooring upgrade package**
- **Credit to delete A/C and foam insulation**



PRIMARY *properties*



PRIMARY
properties



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Financing



Loan Programs and Lenders

- **FHA 247 & 184A**
 - HomeStreet Bank
 - Bank of Hawaii
- **VA**
- **USDA-RD**

Lender Matrix

	USDA-RD DIRECT	USDA-RD GUARANTEE	FHA 247	FHA 184A	VA Direct Loan Program
Loan Value	100%	101%	96.5%	97.75%	100%
Term	30 YEARS	30 YEARS	30 YEARS	30 YEARS	30 YEARS
Current Interest Rate (subject to change)	Fixed at time of loan approval currently 3.25%	Varies with lender	Fixed Rate locked up to 60 days prior to funding.	Fixed Rate locked up to 60 days prior to funding.	Fixed @ time of loan approval currently 4% (rate reduced if lower at closing)
Maximum Loan Amount	\$ 360,525	101% of appraised value	\$ 721,050	\$ 544,185	\$ 721,050
Application Fee	NONE	Varies with lender	NONE	NONE	NONE
Discount (Points)	NONE	Varies with lender	VARIES	VARIES	NONE
*Appraisal Fee	\$475	Varies with lender	\$650	\$650	\$650
Origination Fee	NONE	Varies with lender	Varies with lender	Varies with lender	VA funding fee
Mortgage Insurance	n/a	n/a	3.8%	n/a	Active Duty 1.25% Reserves 2%
Guarantee Fee	n/a	1.00% + .35 annual fee	NONE	1%	
Approval Fee	n/a	Varies with lender	NONE	NONE	NONE
Tax Origination Fee	\$79	Varies with lender	NONE	NONE	n/a
Eligibility Restrictions	80% & below AMI (LOW INCOME)	Native Hawaiian	Native Hawaiian	Native Hawaiian	lessee must be veteran

*Note: ALL INTEREST RATES AND FEES SUBJECT TO CHANGE WITHOUT NOTICE.

DEPARTMENT OF HAWAIIAN HOME LANDS

HO'OPA'A

VACANT LOT
AWARDS PROGRAM



The Vacant Lot Award is an award to a beneficiary who would like to design and construct his or her own home on a parcel of land with infrastructure developed by DHHL.

Steps to Constructing Your Own Home

Ka'uluokaha'i Phase 2



Available Vacant Lots Ka'uluokaha'i Phase 2

- **60 lots have been designated for vacant lot awards**
- **The lot selection meeting for these lots will be held in early 2018**
- **Lessees who are interested in a vacant lot and meet the vacant lot qualifications will be eligible for the lot selection meeting**
- **Minimum qualifications include:**
 - ✓ **Meet with HALE Specialist**
 - **Review Vacant Lot steps and requirements**
 - ✓ **Meet with DHHL Service Provider**
 - **Assess ability to meet terms and conditions of the vacant lot program**

Steps to Building Your Own Home

Ka'uluokaha'i Phase 2

- 1. Meet with HALE Specialist**
- 2. Meet with DHHL Service Provider**
- 3. Meet with a lender and establish a budget (pre-qualification)**
- 4. Shop for contractor/architect/designer**
- 5. Select house plan**
- 6. Submit construction package to DHHL & lender**
- 7. Lender reviews construction package**
- 8. Appraisal complete**
- 9. Loan approval**
- 10. Amend lease and close loan; construction starts**
- 11. House complete**
- 12. Move in!**

Vacant Lot Workshop Schedule

Learn more about the Vacant Lot/Owner Builder process

Dates/times

- October 11- Wednesday

Session #1: 9:30am - 11:30am

Session #2: 6:00pm – 8:00pm

Location:

Department of Hawaiian Home Lands

Hale Ponoī

91-5420 Kapolei Parkway, Kapolei, HI 96707

Turn-key Lot Selection Ground Rules



Turn-key Lot Selection Ground Rules Ka'uluokaha'i Phase 1

- **You must be present or have a notarized authorized proxy present to select a lot for you**
- **Bring a current picture ID (state ID, military ID or driver's license) in order to select**
- **Bring a copy of your pre-qualification letter in order to select a turnkey lot**
- **If you come in after your name is called, you may select, if lots are still available**

Turn-key Lot Selection Ground Rules Ka'uluokaha'i Phase 1

- **An earnest money deposit of \$1,000 made payable to Title Guaranty Escrow Services, Inc.**
- **An additional deposit equal to 50% of the total option amount, made payable to Title Guaranty Escrow Services, Inc., must be submitted two weeks from the date of selection**
- **Cashier's checks or money orders only – cash will not be accepted**

Back Up and Deferrals Ka'uluokaha'i Phase 1

- **If the lots of your choice are selected before your name is called and you want to be a back up selectee:**
 - **Complete Back Up Request Form**
 - **Turn the form in at the Help Desk**
 - **Your pre-qualification letter must be attached**

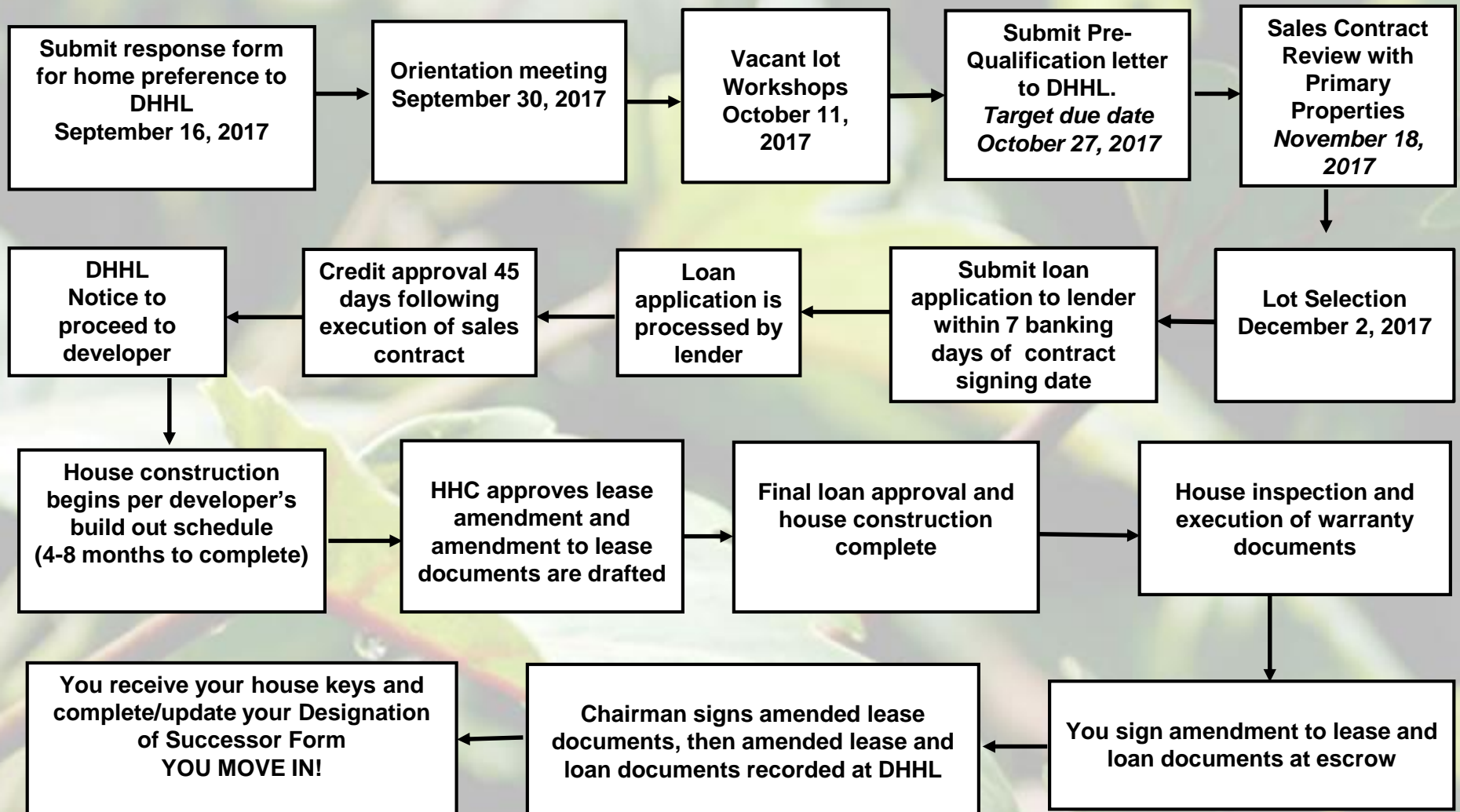
Back Up and Deferrals Ka'uluokaha'i Phase 1

- **If you are no longer interested:**
 - **Complete a Deferral Request Form
(at Help Desk)**

Award Process



Award Process – Lessees Turnkey Homes



Important Dates



Important Dates

Ka'uluokaha'i Phase 1

Model Home Preference Response Form Due Date

- **September 16, 2017**

Vacant Lot Workshops

- **October 11, 2017**

Pre-Qualification Letter Target Due Date

- **October 27, 2017**

Contract Review and Upgrades Meeting

(for those interested in the Turn-key option only)

- **November 18, 2017**

Turn-key Lot Selection Meeting

- **December 2, 2017**

MAHALO

- **Gentry Kapolei Development, LLC**
- **Primary Properties**
- **Helen Wai, LLC**
- **Department of Veteran Affairs**
- **HomeStreet Bank**
- **Bank of Hawaii**
- **USDA – Rural Development**
- **KROC Center**
- **DHHL Staff**



Mahalo!

www.dhhl.hawaii.gov



Mahalo!

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