

Lanai Vacant Lot Awards – July 27, 2019
Frequently Asked Questions

1. What type of lot awards will be offered at the lot selection meeting?

Only vacant lots will be offered for owner builder homes. A vacant lot option offers the applicant the ability to select the type, size and price of a home. It provides flexibility and affordability to the applicant.

2. Can I transfer the lease once I receive the award?

You may request a lease transfer through the DHHL Maui District Office provided all parties meet the conditions of a transfer. Transfer information is enclosed for your review.

3. What are the requirements for the Owner Builder home option?

You are required to meet with the HALE Program Manager privately ***AFTER*** the lot selection meeting on July 27, 2019. The meeting is to assess your financial ability and your ability to meet the conditions of the lease within the required timeline. DHHL staff members will assist you with scheduling your appointment at the lot selection meeting and those individual meetings will be held on island.

4. For the owner builder option, can I build the home myself or do I need to hire a contractor?

It's your decision who you choose to build your home, however you must fulfill the building requirements set by the County of Maui. While a general contractor is not required, all electrical, plumbing and masonry work must be done by a licensed professional. ***Bonding is also required.***

5. Are there other requirements for the owner builder option?

After lot selection, you will be solely responsible for managing the entire owner builder process from contracting the builder, obtaining building permits, connecting water lines, etc. to final loan approval. In an owner/builder situation the department will not provide any assistance to you and your selected vendors as the contract is between yourself and your vendors. For example, if you encounter a problem with your contractor, plumber, electrician, etc., you will need to resolve those issues directly with your vendor. The department will not get involved. However, the department will provide an Awards/Case Management Specialist who will monitor the progress of your buildout to ensure you are on track to meet the terms and conditions of the lease and within the provided timeline.

6. How soon do I need to occupy my lot?

Pursuant to Section 208 of the Hawaiian Homes Commission Act, "The lessee may be required to occupy...within one year after the commencement of the term of the lease."

7. Is the Lot Selection meeting mandatory?

Yes, you must be present to select a lot when your name is called. If circumstances prevent you from attending the meeting, you may authorize someone to act as your proxy by way of notarized "Lot Selection Authorization" proxy form (enclosed). The proxy form and a government issued ID must be presented at the time of lot selection. If the proxy form is not notarized, your designated person will not be eligible to select a lot.

8. What home options will be available at the Lot Selection meeting?

As an owner/builder you have the flexibility to work with package home suppliers like Honsador, HPM, Hardware Hawaii, a general contractor or other builders. Maui Habitat is also available provided you meet their requirements. All structures shall meet the project's Design Guidelines, County of Maui building codes, etc.

9. What if I have cash available and am ready to build?

If you have cash funds and you are ready to proceed as an owner builder you may do so, however the department will require proof of available cash funds. The terms and conditions of Question 4 still apply to cash transactions.

10. What are the financing options for vacant lots?

The owner builder option requires a construction loan, so you will need to apply for a construction loan with your lender of choice.

11. What about Water and Utility services? Who is responsible for cost of connections?

You and/or your contractor are responsible for the coordination, application and cost of installation of water, wastewater, electrical and telecommunications connections from the street to your home.

12. If I don't select a lot this time, when will more lots become available?

The availability of more lots is dependent upon funding from the legislature. Costs for the next phase will be millions of dollars. DHHL did request Capital Improvement Program (CIP) funding from the legislature this year for Lanai projects but did not receive any CIP funds. The department will request for CIP funds again in the 2020 session.

All information provided is subject to change