



Department of Hawaiian Home Lands

Kaka'ina Subdivision Orientation Meeting

Department of Hawaiian Home Lands – Hale Pono`i

June 22, 2019

Announcements

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



Department of Hawaiian Home Lands

Agenda

- | | |
|----------------------------|-----------------------------------------------------|
| 9:00 am – 9:15 am | Pule & Introductions |
| | Welcome |
| | William J. Aila, Jr |
| | <i>Chairman, Hawaiian Homes Commission</i> |
| 9:15 am – 9:30 am | Land Development Division |
| 9:30 am – 10:00 am | Vacant Lot Program/Awards Process |
| 10:00 am – 10:15 am | Lot Selection Ground Rules / Important Dates |
| 10:15 am – 10:30 am | Questions? |
| 10:30 am – 12:00 pm | Vacant Lot Workshop |



Department of Hawaiian Home Lands



Prince Jonah Kuhio Kalaniana'ole



Department of Hawaiian Home Lands

DHHL Kakaina Project Team

Paula Aila

Michelle Hitzeman

Moana Freitas

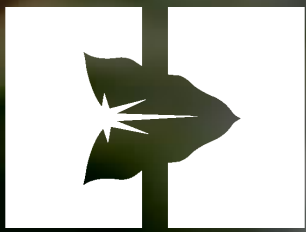
Darrell Ing



Department of Hawaiian Home Lands

DHHL Partners

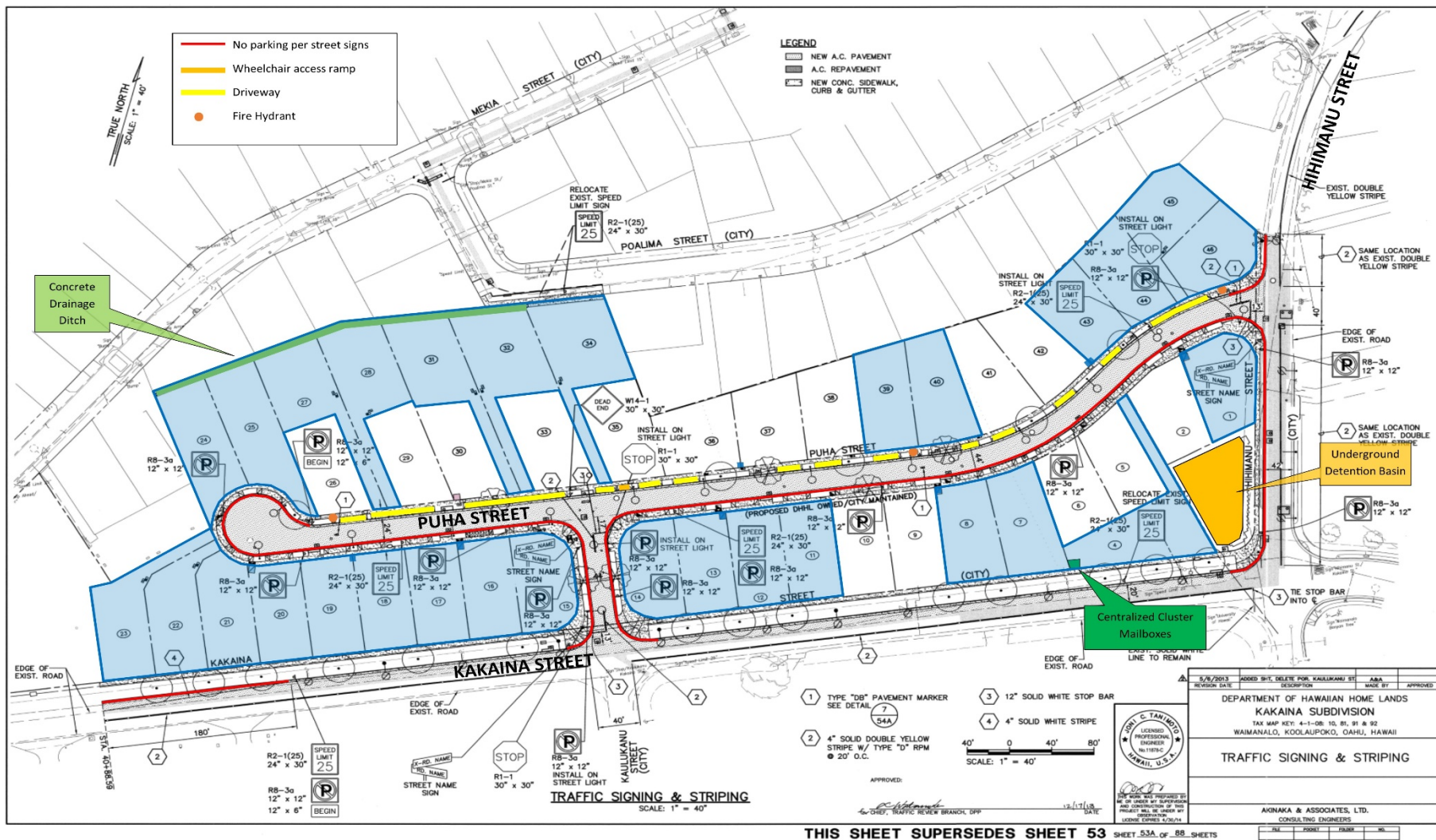




Department of Hawaiian Home Lands

Land Development Division

Available Vacant Lots



Lot Matrix

Kakaina Subdivision

Lot No.	Lot Size (sq.ft.)	Esmt No.	Address	TMK	Lot Notes
2	5,091		41-608 Puha Street	(1) 4-1-041-002	
3	7,018	2		(1) 4-1-041-003	DETENTION BASIN - 7,018 sq.ft. for Drainage Purposes in favor of City & County of Honolulu
5	5,010		41-612 Puha Street	(1) 4-1-041-005	
6	5,068		41-616 Puha Street	(1) 4-1-041-006	
9	5,000		41-624 Puha Street	(1) 4-1-041-009	
10	5,000		41-626 Puha Street	(1) 4-1-041-010	
26	5,146		41-661 Puha Street	(1) 4-1-041-026	
29	5,154		41-655 Puha Street	(1) 4-1-041-029	
30	5,149	9	41-653 Puha Street	(1) 4-1-041-030	40 sq.ft. for Electrical Purposes in favor of Oceanic Time Warner Cable
33	6,179	10	41-645 Puha Street	(1) 4-1-041-033	2,008 sq.ft. for Drainage Purposes in favor of City & County of Honolulu
35	5,862		41-641 Puha Street	(1) 4-1-041-035	
36	5,388	11	41-637 Puha Street	(1) 4-1-041-036	36 sq.ft. for Postal Purposes in favor of the U.S. Postal Service (to be deleted)
37	5,341	11	41-633 Puha Street	(1) 4-1-041-037	36 sq.ft. for Postal Purposes in favor of the U.S. Postal Service (to be deleted)
38	5,336		41-627 Puha Street	(1) 4-1-041-038	
41	5,590		41-615 Puha Street	(1) 4-1-041-041	
42	5,255	12	41-611 Puha Street	(1) 4-1-041-042	36 sq.ft. for Postal Purposes in favor of the U.S. Postal Service (to be deleted)

DCCRs & Design Guidelines

KUMUHAU SUBDIVISION AND KAKA'INA SUBDIVISION

DESIGN GUIDELINES

These Design Guidelines are made a part of the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration") for Kumuhau Subdivision and Kaka'ina Subdivision (hereinafter referred to as the "Subdivision") and are incorporated therein by this reference. All capitalized terms not otherwise specifically defined herein shall have the meanings given them in the Declaration.

RESIDENTIAL AREA: BUILDING REQUIREMENTS. Any new construction, improvement, alteration, repair or other work undertaken upon any Residential Lot which is or may be Visible from a Neighboring Lot property or street, shall be subject to the conditions, limitations and restrictions set forth below (hereinafter referred to as the "Building Requirements"):

A. **COMPLIANCE WITH LAWS, CODES AND ORDINANCES.** All work undertaken within the Community Area shall comply with the appropriate existing laws, rules, regulations, codes and ordinances. Where requirements hereunder are more stringent than the applicable laws, rules, regulations, codes, and ordinances, the requirements hereunder shall govern.

B. GENERAL REQUIREMENTS.

1. **Consultation Service.** Before preparation of preliminary drawings, the Owner may arrange for consultation with a member of the Design Committee for suggestions as to siting of a dwelling on the Owner's Lot and assistance in interpretation of these Building Requirements. Any additional consultation will be at the Owner's expense.

2. Preliminary Drawings.

a. Before proceeding with the working drawings or with any work at the site, the Owner shall submit to the Design Committee, and secure its approval of two (2) copies of the preliminary drawings prepared by or under the direct and responsible supervision of a registered Architect. Plans, when submitted, shall be accompanied by a letter of transmittal from the Architect requesting preliminary approval and stating the estimated construction cost of the dwelling proper. The preliminary drawings shall consist of: (i) a site plan at either a 1/16 inch = 1 foot or 1 inch = 20 feet scale, showing the existing and proposed topography (2 foot contours), setback lines, view channels, outlines of the proposed structure(s) and paved areas, proposed placement of major trees, and materials and methods for retaining soil on cut embankment slopes; (ii) a reduced scale site plan at a 1 inch = 40 feet scale, showing accurately the same items and details as the aforementioned site plans as well as other major structures such as swimming pools, greenhouses, etc. Further, roof lines for all structures and lot

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII
BUREAU OF CONVEYANCES
DATE: Dec 2010-184313
DOCUME DEC 15, 2010 09:02 AM

LAND COURT SYSTEM	REGULAR SYSTEM
AFTER RECORDATION: RETURN BY MAIL (X) PICK UP ()	
DEPARTMENT OF HAWAIIAN HOME LANDS	
ATTN: LAND DEVELOPMENT DIVISION	
P.O. BOX 1879	
HONOLULU, HAWAII 96813	
TMK No. (1) 9-1-016-140	Total Pages: _____

KĀNĀWAI
(DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS)
FOR KUMUHAU SUBDIVISION AND KAKA'INA SUBDIVISION

DEPARTMENT OF HAWAIIAN HOME LANDS

HO'OPA'A

VACANT LOT
AWARDS PROGRAM

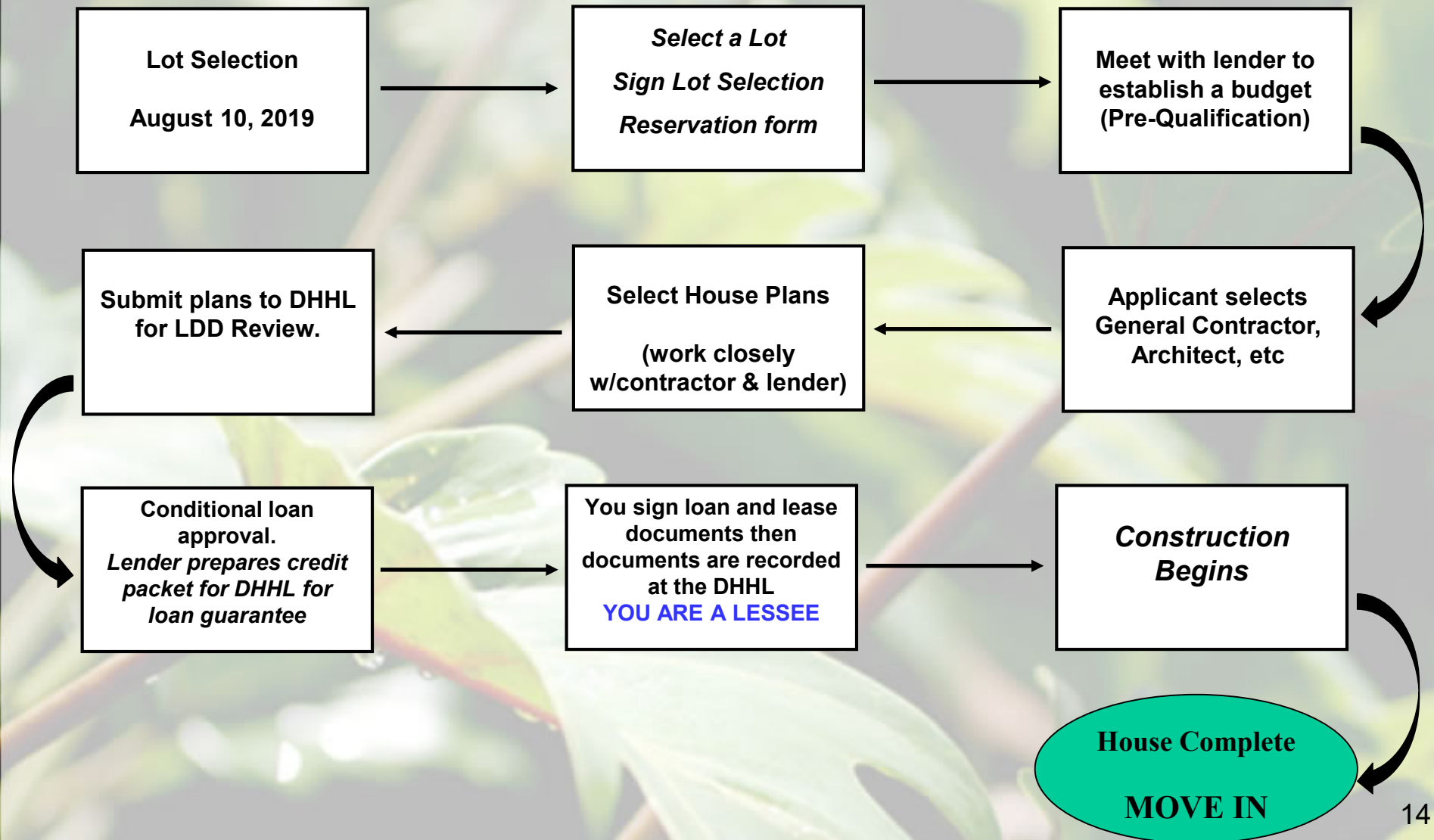


The Vacant Lot Award is an award to a beneficiary who would like to design and construct his or her own home on a parcel of land with infrastructure developed by DHHL.

Vacant Lot Awards Process

- **Fifteen (15) lots available for selection**
- **The lot selection meeting for these lots will be held on August 10, 2019 at Hale Pono'i in Kapolei.**
- **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:**
 - ✓ **Attend Vacant Lot Workshop – June 22, 2019**
 - **Review Vacant Lot steps and requirements**

Vacant Lot Awards Process



HHCA Section 208

- **(3) The lessee may be required to occupy and commence to use or cultivate the tract as the lessee's home or farm or occupy and commence to use the tract for aquaculture purposes, as the case may be, within one year after the commencement of the term of the lease.**

Hawaii Administrative Rules

- **§10-3-23 Awards to previous lessees, when. No award of a residence lot lease shall be made to an applicant who at the time of application has previously been a lessee of a Hawaiian home lands residence lot; or who at the time of consideration for award had become a lessee of a Hawaiian home lands residence lot through transfer or successorship;**

Lot Selection Ground Rules



Lot Selection Ground Rules

- Applicants who have fulfilled the vacant lot requirement will be called based on date of application
- Names will be called until all fifteen (15) lots have been selected
- 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
- If you come in after your name is called, you may select, if lots are still available

Back Up List

- If all lots have been selected before your name is called, you will be placed on a back list and contacted based on your Waimanalo area rank number.
- Back up list will expire once all fifteen (15) lots have been awarded.
- You will remain on the Waimanalo Area and Oahu Islandwide Residential

Deferrals

- **If you are no longer interested:**
 - **Complete a Deferral Request Form (at Support Desk)**
 - **You will remain on the Waimanalo Area and Oahu Islandwide Residential Waitlist**

Important Dates



Important Dates

Vacant Lot Workshop

- June 22, 2019 (immediately following orientation mtg)

Response Form Deadline

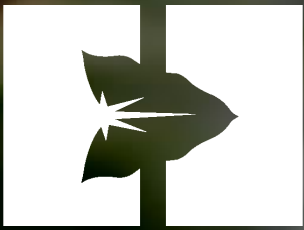
- July 29, 2019

Lot Selection Meeting

- August 10, 2019

HALE Homebuyer's Education Workshop

- August 17, 2019



Questions?

www.dhhl.hawaii.gov



Department of Hawaiian Home Lands

Vacant Lot Workshop

Department of Hawaiian Home Lands – Hale Pono`i

June 22, 2019

Vacant Lot Construction Procedure

VACANT LOT CONSTRUCTION PROCEDURE

Pre-Qualification Letter for an amount to cover all costs of the construction contract to include labor, materials and septic (if applicable)

- ☐ **Pre-qualification Letter from your lender**
- ☐ Lender's Name: _____
- ☐ Lender's Phone Number: _____

***(OR IF NO CONSTRUCTION LOAN)**

- ☐ Cash Verification Letter (amount to cover all costs of the construction contract)

Work with a contractor and draftsman to insure construction stays within loan limits and can be Bonded.

- ☐ Contractor's Name: _____
- ☐ Phone Number: _____
- ☐ Copy of Contractor's License issued by State of Hawaii
- ☐ Copy of Contractor's insurance
- ☐ Copy of Performance Bond

Submit to DHHL Construction Package for LDD Engineering Review:

- ☐ Construction Contract
 - ☐ Specs
 - ☐ Floor Plan
 - ☐ Plot Plan – including elevation plan, dimensions of property, location and dimensions of main and accessory buildings; location and sizes of driveways, steps, terraces, porches and retaining walls; location and dimensions of easements and setbacks; indication of type and location of drainage swales; location of water and or/sewer systems.
 - ☐ Individual Wastewater System Report stamped by engineer (for areas without County sewer system) Perk Test Resolutes
 - ☐ DHHL to proceed with LDD Engineering Department approval and the authorization letters for county building permits*.
- * Obtained with stamped plans and sewer report (if required)

Conditional Loan Approval from lender

- ☐ Appraisal completed
- ☐ Conditional Loan Commitment

Building approval from the community association, if applicable

Building Permit

Homeowner's Insurance Binder/Course of Construction

Executed Performance Bond

- ☐ **Final Loan Approval / Mortgage Documents from Lender**
- ☐ **Construction Schedule from contractor**

I certify that I have been given a copy of this form, understand and accept the vacant lot construction procedure.

Signature

Date

Print Name

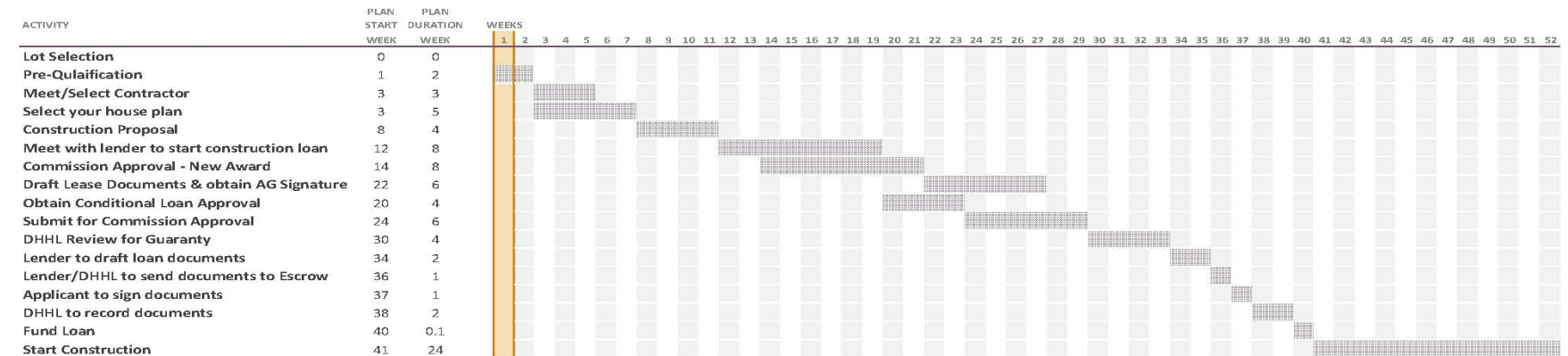
Email Address

Vacant Lot Timeline



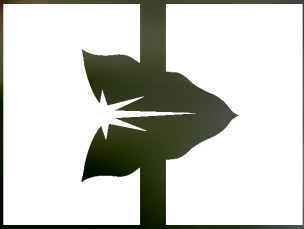
Vacant Lot Process

Period Highlight 1



Challenges

- **Construction Loan Limits**
- **Exceed your budget**
- **Bonding Issues**
- **Not enough cash funds**



Mahalo!

www.dhhl.hawaii.gov