Department of Hawaiian Home Lands

Kaʻuluokahāʻi
Orientation Meeting

Kapolei High School Cafeteria
September 28, 2019
Announcements

- Restrooms
- No smoking
- Please keep your area clean
- Avoid distractions
- Support Desk available
9:00 am – 9:15 am  Pule & Introductions

Welcome
William J. Aila, Jr
Chairman, Hawaiian Homes Commission

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
Kapiʻo Barber, Nanakuli Housing Corp.
Prince Jonah Kuhio Kalaniana‘ole
Department of Hawaiian Home Lands

Land Development Division
Kānehili
Increment II-C

Kaʻuluokahaʻi
Kaʻuluokahaʻi

Increment II-A
23 Vacant Lots

- Easement
- Fire Hydrant

37 Turnkey Houses (next offering)

100 Turnkey Houses (completed)
<table>
<thead>
<tr>
<th>Lot</th>
<th>Street Address</th>
<th>Size (sq ft)</th>
<th>Easements</th>
<th>Street Parking</th>
<th>Fire Hydrant</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>91-0630 Nanaulu St</td>
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<td>91-0651 Nanaulu St</td>
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<td>1 (electrical) 43 sf</td>
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</table>

Average: 5,160
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

- Twenty-three (23) lots available for selection

- Lot selection meeting:
  - November 2, 2019 at Kapolei High School - Cafeteria.

- 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
    • September 28, 2019
    OR
    • October 12, 2019

- Review Vacant Lot steps and requirements
Vacant Lot Awards Process

- Attend Orientation Meeting & Vacant Lot Workshop
  - September 28, 2019

- Vacant Lot Workshop
  - October 12, 2019

- Lot Selection
  - November 2, 2019

- Select a Lot
  - Sign Lot Selection Reservation form

- Submit plans to DHHL for LDD Review.

- Select House Plans
  - (work closely w/contractor & lender)

- Applicant selects General Contractor, Architect, etc

- Meet with lender to establish a budget (Pre-Qualification)

- Conditional loan approval.
  - Lender prepares credit packet for DHHL for loan guarantee

- You sign loan and lease documents then documents are recorded at the DHHL
  - YOU ARE A LESSEE

- Construction Begins

- House Complete
  - MOVE IN
(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.
§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

- East Kapolei IIB & C Undivided Interest Lessees who have fulfilled the vacant lot requirement will be called based on date of application.
- Applicants who have fulfilled the vacant lot requirement will be called based on date of application.
- Names will be called until all twenty-three (23) 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 based on your original date of application.

• Back up list will expire once all twenty-three (23) lots have been awarded.

• You will remain on the East Kapolei IIB & C Undivided Interest List or Oahu Islandwide Residential Wait list based on your original date of application.
Deferrals

• If you are no longer interested:
  – Complete a Deferral Request Form (at Support Desk)
  – You will remain on the East Kapolei IIB & C Undivided Interest List or Oahu Islandwide Residential Wait list based on your original date of application
Important Dates

Vacant Lot Workshop
- September 28, 2019
  OR
- October 12, 2019
  *need to attend only one workshop

Response Form Deadline
- October 18, 2019

Lot Selection Meeting
- November 2, 2019
Questions?
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: 

*NOR IF NO CONSTRUCTION LOAN*
- Cash Verification Letter (amount to cover all costs of the construction contract)

Work with a contractor and drafts-person 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 Results
- 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 Process

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>PLAN START WEEK</th>
<th>PLAN DURATION WEEK</th>
<th>WEEKS</th>
</tr>
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<tbody>
<tr>
<td>Lot Selection</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Submit loan application with lender</td>
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<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Pre-Qualification</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Meet/Select Contractor</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Select your house plan</td>
<td>4</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td>Construction Proposal</td>
<td>10</td>
<td>6</td>
<td>6</td>
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<tr>
<td>Lender to Process Construction Loan</td>
<td>16</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Submit Construction Package for LDD Review</td>
<td>16</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>HHC Approval - New Award</td>
<td>16</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>Draft Lease Documents / AG’s signature</td>
<td>24</td>
<td>6</td>
<td>10</td>
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<tr>
<td>Conditional Loan Approval</td>
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<td>4</td>
<td>11</td>
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<tr>
<td>HHC Commission Approval - Consent to Mortgage</td>
<td>24</td>
<td>8</td>
<td>12</td>
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<tr>
<td>Lender submit Credit Package to DHHL for CT</td>
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<td>4</td>
<td>13</td>
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<tr>
<td>Lender to draft loan documents</td>
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<td>14</td>
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<tr>
<td>Lender/DHHL to send documents to Escrow</td>
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<td>15</td>
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<tr>
<td>Selectee signs documents at Escrow</td>
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<td>16</td>
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<tr>
<td>DHHL to record documents</td>
<td>36</td>
<td>2</td>
<td>17</td>
</tr>
<tr>
<td>Start Construction</td>
<td>38</td>
<td>24</td>
<td>18</td>
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</tbody>
</table>
(1) At any time, the outstanding amount of loans made to any lessee, or successor or successors in interest, for the repair, maintenance, purchase, and erection of a dwellings and related permanent improvements shall not exceed fifty percent of the maximum single residence loan amount allowed in Hawaii by the United States Department of Housing and Urban Development’s Federal Housing Administration (FHA)
Challenges

• Construction Loan Limits
  – 50% of FHA Limit for Oahu = $360,525.00
• Exceed budget
• Upfront costs/not enough cash funds
• Bonding Issues
• Permit
Mahalo!