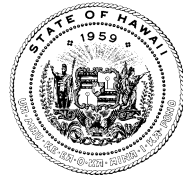


DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES  
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879  
HONOLULU, HAWAII 96805

Date

Name  
Address  
City, State ZC

Subject: La'i Opua Village 4 – Akau  
Rent with Option to Purchase  
Notice of Offering & Indication of Interest

Aloha (Name):

The Department of Hawaiian Home Lands is excited to offer a Rent with Option to Purchase (RWOP) program in the La'i Opua – Villages 4 – Akau subdivision on Hawaii Island. This offer is available to La'i Opua Undivided Interest Lessees and applicants on the Hawaii Island-wide Residential Wait List with application dates up to September 2, 2020. Undivided Interest Lessees will have priority at lot selection since they currently have leases for this subdivision.

The project Developers, Ikaika Ohana and AO597 Kona, L.P. will offer sixty (60) units of two, three, and four-bedroom single family residential homes. Living areas range from 1,000 to 1,553 square feet (sf). The rental period will be over a 15-year period and qualified households will earn no more than 60% Area Median Income (AMI). After the 15-year rental period the units will be offered for sale to existing tenants, or other qualified buyers.

Highlights of the Rent with Option to Purchase program:

- Affordable rental rates.
- Tenant can build credit and reduce debt.
- Existing tenants will have the first option to purchase their units after the 15-year rental period.

Tenant services will include:

- Home buying programs and training courses.
- Home maintenance courses.
- Educational classes.
- Health and wellness programs.
- And more...

Undivided Interest Lessees:

If you want to participate in this Rent with Option to Purchase program, you must be an original UI Lessee and you must "Opt-in" to this offering. If you "Opt-in" and meet the AMI requirements you can start to enjoy the benefits of living in an affordable single-family home now instead of waiting for a future opportunity. It will also require a rescission of your Undivided Interest Lease. If you choose not to opt-in, you will remain on the La'i Opua Undivided Interest list.

*Please refer to the FAQ's for more information about a rescission.*

***If you are interested in this offering, please return the enclosed “Response Form” by Friday, December 18, 2020.***

The Response Form is only an indication of interest and does not serve as confirmation of any prequalification for this project. Those who submit the Response Form by the due date will be placed on an “Interested” list. AO597 Kona L.P.’s property management company ThirtyOne50 Management LLC will contact you to start the Prequalification Application process upon completion of the orientation.

**ORIENTATION MEETING**

Due to COVID-19 and social distancing requirements, this orientation meeting will be conducted LIVE online. The orientation meeting will provide you with information about this program such as home models and pricing, financial qualification, lot selection process, etc.

**This VIRTUAL LIVE EVENT will be hosted via MICROSOFT TEAMS.**

Date: January 9, 2021 (Saturday)  
Time: 9:00 am – 11:00 am

Virtual Link: <http://dhhl.hawaii.gov/awards/>  
Refer to the FAQs for instructions.

**Important Dates:**

|                          |   |
|--------------------------|---|
| <b>December 18, 2020</b> | <b>Submit Response Form to DHHL by 12/18/20</b>     |
| <b>January 9, 2021</b>   | <b>Orientation Virtual Meeting hosted by DHHL</b>   |
| <b>January 11, 2021</b>  | <b>Pre-Qualification Application process begins</b> |
| <b>March 2021</b>        | <b>Pre-Qualification list finalized</b>             |
| <b>April 2021</b>        | <b>Lot Selection Meeting</b>                        |
| <b>June 2021</b>         | <b>First move in date</b>                           |

***Please refer to the Frequently Asked Questions and the Income limits information included in this mailing packet. You can also find all materials for this offering at [dhhl.hawaii.gov/awards/](http://dhhl.hawaii.gov/awards/)***

The Department of Hawaiian Home Lands is dedicated to fulfilling Prince Kuhio’s mission through the Hawaiian Homes Commission Act of 1920, amended, to return native Hawaiians to their lands. We look forward to your participation in the orientation meeting on January 9, 2021.

If you have any questions, please call the DHHL Contact Center at 808-620-9500.

Aloha,



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

Enclosures:  
Response Form, FAQs, Data Sheet