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

P. O. BOX 1879  
HONOLULU, HAWAII 96805

March 16, 2021

Name  
Address  
City, State, Zip code

Dear:

Subject: La'i Opua Village 4 -Akau- Residential Offering  
Rental Selection Meeting Invitation - Rent with Option to Purchase (RWOP)  
Status: Eligible

The Department of Hawaiian Home Lands, in partnership with ThirtyOne50, LLC., the property management company for this offering has determined that you have met the minimum qualifications for the La'i Opua Village 4-Akau Rent with Option to Purchase Program. Therefore, you are invited to participate in the upcoming rental selection meeting for this offering.

**La'i Opua Village 4 -Akau RWOP Rental Selection meeting information:**

Date: Saturday, April 17, 2021  
Registration: 8:00 am  
Meeting: 9:00 am - 2:00 pm  
Location: La'i Opua Community Center Complex  
74-5210 Keanalehu Dr, Kailua Kona, HI 96740 Parking  
available for invited guests

The meeting will follow COVID-19 guidelines of social distancing and a mask requirement.

**Registration Process:**

Upon arrival at the La'i Opua Community Center Complex, the DHHL staff will register you at your car and collect the Contact Information Form enclosed with this letter. This information will be used to contact you at the meeting in the event you are able to select a unit. Please complete this form *prior* to arriving at the meeting. You will then be directed to a parking area.

**We ask that you remain in your vehicle unless you are called to select a unit.**

**Rental Selection Process:**

The Department received more than 60 interested rental applicants who met the minimum requirements for this offering, so it is possible all units will be filled before your name is called.

**Order of selection:**

The Department will call the eligible rental applicant by name in order of their rank number based on their DHHL original application date. The selectee will have the opportunity to choose from the 60 available units in the La'i Opua Village 4-Akau Subdivision. The Area Median Income (AMI) eligibility requirement will also be a factor in selecting a unit. After selecting a unit, ThirtyOne50, LLC., the property management company, may require more information to verify financial information, credit and criminal check, rental

history, etc. to complete the full qualification requirements. If after receiving all required information and it is determined you are not eligible, ThirtyOne50 will inform you of their findings and you will not be able to move-in to the selected unit.

***As the official rental applicant, your attendance is required at the selection meeting.*** however, if you are not able to attend, you may authorize someone to act as your proxy by way of a notarized "La'i Opua Rent with Option to Purchase Selection Authorization" form. This form **and a State I.D. must be presented** at the time of selecting a rental unit.

***If the proxy form is not notarized and/or the proxy does not have a State I.D., your proxy will not be allowed to select a unit. A picture of the proxy form and official State I.D. is not acceptable.***

If you are not present to select a lot when called, you **may** be deferred from this offering.

**Backup List:**

If all 60 units are selected before your name is called, you will be placed on a backup list based on your DHHL original date of application. The backup list will be used in the event a unit becomes available due to a tenant moving out of a unit. ThirtyOne50, LLC., the property management company, will contact you by phone and/or email if a unit becomes available, provided the department has updated contact information. The backup list will be used for this offer only and will expire once all 60 units are filled. At this time, we are unable to determine when or if a unit will become available.

**Deferral:**

If you do not attend the meeting or decide you do not want to be added to the backup list, you will be deferred from this offering and will remain on the La'i Opua Undivided Interest List or the Hawaii Island Residential waitlist, whichever is applicable. You will not go to the bottom of the list.

**Important information to select:**

- 1) Bring a valid picture ID for verification purposes, i.e., State Driver's license, State ID, etc.
- 2) Notarized proxy form, if applicable - **do not mail or drop off proxy form to the DHHL.**

**Additional information:**

1. Only selectee and one (1) additional person will be allowed into the La' i Opua Community Center Complex to select a rental unit.
2. Everyone **must** wear a mask. Please inform a DHHL staff member if you need a mask.
3. Remain in your car during the meeting unless your name is called. It is possible all 60 units will be filled before your name is called.
4. To verify your Area Median Income (AMI); contact ThirtyOne50, LLC. at 808-333-3860 or by email at [villages@hyderco.com](mailto:villages@hyderco.com)
5. The Department will notify you of your rank number prior to the day of the rental selection meeting.

If you have further questions, please call the DHHL Contact Center at (808) 620-9500. The project team is Paula Aila and Moana Freitas.

Aloha,



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

Enclosures