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STATE OF HAWAII

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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

July 26, 2021

Name  
Street address  
City, State Zipcode

Dear Applicant:

Subject: Kalama‘ula Pre-Owned Residential Offering – July 2021  
Indication of Interest

The Department of Hawaiian Home Lands (DHHL) is contacting applicants with current addresses on the Kalama‘ula Area List and Moloka‘i Island wide Residential Wait Lists with Application dates up to December 31<sup>st</sup>, 1991 to inform them of a new offering for one (1) previously owned residential home. This home is located at the Kalanaiana‘ole Settlement – Old Series, Kalama‘ula, Moloka‘i, Hawai‘i.

TMK	Lot	Bed/Bath	Lot Size	Living Area (Sf)	Street Address	Sales Price
2-5-2-008-043	11-A	3 / 2	4.02 acres	1,320	168 Kahanu Street	\$230,500

- Property is sold in “AS IS” condition.
- Sales price is non-negotiable
- DHHL financing is available

To be considered for this home, you must financially qualify for a loan to purchase the home. You must also be an owner occupant of this home; therefore, employment on the island of Hawai‘i is required if you are not retired.

**RESPONSE FORM – DUE BY AUGUST 23, 2021**

Please indicate your interest or desire to defer this offering on the enclosed Response Form. This form must be received by the DHHL, or postmarked by **AUGUST 23, 2021** or your application will be automatically deferred from this offering.

If you choose to defer this offering, your application will remain on the waitlist according to your date of application and will not go to the bottom of the list.

*Return the completed Response Form to:*  
DEPARTMENT OF HAWAIIAN HOME LANDS  
CONTACT AND AWARDS DIVISION  
P.O. BOX 1879  
HONOLULU, HAWAII 96805

**PREQUALIFICATION DEADLINE – LETTERS DUE BY SEPTEMBER 27, 2021**

If you indicate interest in this pre-owned home on your response form, then a pre-qualification letter must also be received by the DHHL, or postmarked by **SEPTEMBER 27, 2021**.

DHHL financing is available from the DHHL's Loan Services Branch for this lot. If you are interested in a DHHL loan, please indicate that on the response form and a financial packet will be sent to you. The DHHL's Loan Services Branch will evaluate the information you provide and inform you of their decision.

If you prefer to obtain financing from another source, you may choose an FHA lender of your choice. VA loans are also available for Veterans, but the waitlist applicant must be the Veteran and obtain the pre-qualification letter directly from the Department of Veteran's Affairs.

Only those who indicate their interest and submit a pre-qualification letter before the deadline will be included in this offering and invited to view the home. After the home viewing, the DHHL will contact the pre-qualified applicants by phone and/or email in their rank order to offer the home.

Those not offered to select will be placed on a backup list in their rank order and *will only be contacted if the lot becomes available*. The backup list will be terminated once the lease award for the available lot is recorded.

The Department of Hawaiian Home Lands is dedicated to fulfilling Prince Kūhiō's mission through the Hawaiian Homes Commission Act of 1920, amended, to return native Hawaiians to their lands.

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

Kalama'ula Pre-Owned Residential Project Team: Michelle Hitzeman and Kaila Bolton.

Disclaimer:

Pursuant to Title 10 Administrative Rule §10-3-23: Awards to Previous Lessees: (refer to page 3). If you are a previous lessee and this information is discovered after the offering is mailed, you will be ineligible to receive the offering and award of a lease to this lot.

Aloha,



William J. Ailā Jr.  
Hawaiian Homes Commission

Enclosures:  
FAQs, Response Form

**§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; provided, that exceptions to this limitation may be made in the following conditions: (1) Award of a residence lot lease to an applicant who had been a lessee may be made if the department determines that the transfer or surrender of the previous lease was made under compelling circumstances and that denial of award of another residence lot lease would be unreasonably unfair to the applicant. (2) Transfer of a residence lot lease through successorship may be made to an otherwise qualified designated successor who had been a lessee if at the time of the designation the former lessee had already transferred or 3-12 §10-3-23 surrendered the lease and if the designation was filed with and approved by the department. (3) Award of a residence lot lease may be made to a present lessee of a residence lot if the department determines an emergency situation as follows: (A) Due to circumstances beyond the control of and not caused by the lessee, the lessee's health, safety, and welfare are endangered by continued occupancy of the premises, or the further rehabilitation of the lessee is highly improbable without relocation to another residence lot; (B) The lessee has agreed to surrender the present lease and has waived all rights to the appraisal value of all improvements on the presently leased residence lot; (C) The lessee has agreed and is financially able to pay all expenses for the move to the residence lot to be leased; (D) The lessee is financially able to assume: (i) The indebtedness outstanding against the residence lot to be leased; or (ii) The indebtedness that must be incurred to enable the lessee to occupy the residence lot within one year after the lease is awarded; or (E) The circumstances of the present lessee indicate sufficient need for relocation to justify the department's withholding of the residence lot to be leased from availability to qualified applicants, if any, for leases in that area and the department's awarding of a lease of that residence lot to the relocating lessee. (4) Exceptions to this limitation shall be made only after notice of the department's 3-13 §10-3-24 consideration of such action has been given through the posting of the agenda and after full disclosure of the material facts has been made in a public meeting. [Eff 7/30/81; comp 10/26/98] (Auth: HHC Act §222) (Imp: HHC Act §207)