Piʻilani Mai Ke Kai
Orientation Meeting

March 26, 2022
Welcome

- Introduction
- Pule
- Welcome – Chairman’s Message
- Land Development Division
- Vacant Lot Program
- Financing
- Lot Selection Ground Rules
- Partner Presentations
- Vacant Lot Workshop
Chairman’s Message

William J. Aila, Jr.
Chairman
Hawaiian Homes Commission
LAND DEVELOPMENT DIVISION (LDD)
PI'ILANI MAI KE KAI SUBDIVISION
PHASE 2

LAND SITUATED ON THE SOUTHERLY SIDE OF PI'ILANI MAI KE KAI SUBDIVISION, PHASE 1 (FILE PLAN 2511)

AT ANAHOLA, KAWAIHU, KAUA'I, HAWAII

BEING A PORTION OF LOT 89 OF PI'ILANI MAI KE KAI SUBDIVISION, PHASE 1 (FILE PLAN 2459)

BEING A PORTION OF THE GOVERNMENT (CROWN) LAND OF ANAHOLA DESIGNATED AS HAWAIIAN HOME LANDS BY SECTION 235 OF THE HAWAIIAN HOMES COMMISSION ACT OF 1920 (SECTION 332, REVISED LAWS OF HAWAI'I, 1925) AND COVERED BY PUBLIC LAW 914, 86TH CONGRESS, 2ND SESSION, CHAPTER 397 DATED JUNE 3, 1954

SUBDIVIDED INTO LOTS 1 TO 51, INCLUSIVE, AND LOTS 53 TO 55, INCLUSIVE

DESIGNATION OF EASEMENTS D-1, AND EASEMENTS E-1 THROUGH E-5, INCLUSIVE

DESIGNATION OF RESTRICTION OF VEHICULAR ACCESS RIGHTS AFFECTING LOTS 1, 5, 17, 18, 26, 35 AND 51

SUBJECT, HOWEVER, TO EXISTING RESTRICTION OF VEHICULAR ACCESS RIGHTS ALONG LOT 67 OF PI'ILANI MAI KE KAI SUBDIVISION PHASE 1 (FILE PLAN 2459)

AREA = 15.075 ACRES

OWNER: DEPARTMENT OF HAWAIIAN HOME LANDS

ADDRESS: 91-5429 KAPOLEI PARKWAY

KAPOLEI, OAHU, HAWAII 96707
CURRENT OFFERING

• Piʻilani Mai Ke Kai Ph. 2
  51 lots
  File Plan 2511

FUTURE OFFERING

• Piʻilani Mai Ke Kai Ph. 3
  Approximately 40 lots
  Development schedule subject to design and construction funding
INFRASTRUCTURE AND LOT CONDITIONS

- County of Kauai Department of Water Potable water system
- Dry sanitary sewerlines for future connection
- Kauai Island Utility Cooperative overhead electrical system
- Sandwich Isles Communication underground telecommunication
- Storm drain system in roadways.
- Property pins
- Various easements
LESSEE KULEANA

- Maintain property pins
- Maintain landscaping, dust control, road frontage
- Maintain lot drainage to roadway; keep concrete drain clear (Easement D-1)
- Obtain Department of Health approval for Individual Wastewater System (Septic Tank and leach field)
- Subdivision easements for electrical and drainage
- Lot access restrictions (see File Plan 2511)
- Comply with Community Association Design guidelines
- Comply with County of Kauai building code
Environmental Factors Requiring Mitigation

A. Endangered Species
B. Historic Preservation
C. Air, Water, & Noise Quality
D. Energy
E. Waste & Wastewater
F. Permits, Reviews, Approvals, Compliance with State/County Codes
A. Endangered Species

1) Sea Birds

2) Hawaiian Hoary Bat
A. Endangered Species

1) Sea Birds (various)
   • Avoid nighttime construction. No-night work allowed from Sept 15- Dec 15
   • Shield outdoor lights- so bulb is not visible at or above the bulb height
   • Install motion sensor switches and controls on all outdoor lighting OR turn off lights when no human activity in the lighted area
A. Endangered Species

1) Sea birds

2) Hawaiian Hoary Bat
   • No use of barbed wire for fencing
   • No disturbance, removal, cutting or trimming of trees (or woody plants) taller than 15 feet from June 1 thru September 15
# Avoiding Impact to Endangered Species

## Species Avoidance Chart

<table>
<thead>
<tr>
<th>Species</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>Conservation Recommendations</th>
<th>Surveys</th>
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<tbody>
<tr>
<td>Seabirds-critical phase</td>
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<td></td>
<td>Fledging: Sept 15- Dec 15</td>
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<td>NO NIGHT work during fledging period. If possible also avoid night work during breeding and nesting seasons.</td>
<td>No general survey requirements.</td>
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<tr>
<td>Seabirds</td>
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<td></td>
<td>Breeding, Nesting, Fledging* Seasons: March 1- Dec 15</td>
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<td></td>
<td>No general survey requirements.</td>
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<tr>
<td>Bats</td>
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<td></td>
<td>Pupping: June 1- Sept 15</td>
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<td>NO trimming of woody plants/trees greater than 15' during pupping season. No use of barbed wire at any time.</td>
<td>No general survey requirements.</td>
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</tbody>
</table>

*the critical phase seasons for turtles (nesting) & birds (fledging) overlap with other seasonal activities. Refer to the specific dates listed under critical phase for nesting and fledging specifically.

This chart is a general guide to assist in the planning of construction activities based on the species of concern and the time of year. The goal is to avoid impacting these species. Please review the project specific requirements as well as technical assistance and consultation provided by the US Fish & Wildlife Service for specific mitigations measures and biological survey requirements as they may be more or less restrictive.
B. Historic Preservation

- Cease work if any burials, or other traditional deposits are found. Contact DHHL and police (if human remains)
- Include compliance with NAGPRA and State of Hawaii Laws in construction contracts
C. Air, Water, & Noise Quality

1) Contractor should
   - prevent polluted runoff from entering the ocean and nearby streams during the construction
   - implement best management practices to control/reduce
     • Dust
     • Erosion/soil loss
     • Sedimentation
   - Install/plant vegetative cover within 30 days of grading, vegetation removal or suspension of work
   - Conduct “noisy” activities during daytime hours only
   - Comply with Noise regulations
   - Get a permit if noise levels will exceed allowed
   - Comply with grading requirements
B. Energy

- Ensure all cables and ducts are suitable for underground applications and will be tolerant of both wet and dry conditions
B. Waste

- Ensure best management practices are followed during all phases of construction
  - Collect and store all waste materials including trash and construction debris in a securely lidded metal dumpster that do not leak and meet all local and State solid waste management regulations.
  - Empty dumpsters a minimum of 2 X per week
  - No burial of construction waste material on site
  - Notices regarding correct procedures shall be posted on office trailer.
  - Responsible for procedures being followed.

- Portable toilets- waste will be collected and properly disposed a minimum of 1 X per week.
B. Permits, Reviews, Approvals

- Obtain permits, reviews, approvals (including but not limited to)
  - Construction Plans
  - Grading
  - Building
  - Individual wastewater system
  - Construct in accordance with Kauai County Building Codes for destructive earthquake, rain, wind
- Comply with PMKK Mitigation Plan
Site Visits

Below are dates and times applicants may visit the site from the MAKAI gate:

First Weekend
Saturday – April 2\textsuperscript{nd}    Gate Opened at 8:00 am
Sunday – April 3\textsuperscript{rd}    Gate Closed at 4:00 pm

Second Weekend
Saturday – April 23\textsuperscript{rd}    Gate Opened at 8:00 am
Sunday – April 24\textsuperscript{th}    Gate Closed at 4:00 pm

- Highly recommend viewing the lots prior to lot selection.
- Stay on the pavement, whether driving or walking
- Car access limited to dates/time listed above
VACANT LOT PROGRAM
Vacant Lot Program

• 51 vacant lots have been designated for the Pi‘ilani Mai Ke Kai Offering.

Before Lot Selection; requirements to proceed to lot selection:

1. Return the Response Form by April 8, 2022, to declare interest.

2. Attend a Vacant Lot Workshop.
   • Workshop #1 – TODAY following Orientation Meeting
   • Final workshop on Wednesday, April 13 from 6:00 pm – 7:30 pm

3. Sign and Return the Vacant Lot Construction Procedures Form
Lot Selection Requirements Met
1. Submit Response Form
2. Attended VL Workshop
3. Sign Vacant Lot Construction Procedure Form

Lot Selection
April 30, 2022
1. Select a Lot
2. Sign Lot Selection Reservation form

Contact lender within 7 days of lot selection and set an appt. to obtain a PreQualification

You select General Contractor, Architect, etc.

Lot Selection Requirements Met
1. Submit Response Form
2. Attended VL Workshop
3. Sign Vacant Lot Construction Procedure Form

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

Conditional loan approved. Lender prepares credit packet for DHHL for loan guarantee

Submit plans to DHHL for LDD Review. (submit for recommendations only; this is not an approval)

You select house plans (work closely w/contractor & lender)

Construction Begins

House Complete
MOVE IN

YOU ARE NOW A LESSEE

House Complete
MOVE IN
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.
FINANCING
Lenders providing Construction loans on the Homelands:

- FHA Construction Loan
  - Homestreet Bank
  - 1st Tribal Lending dba Mid America Mortgage
- United States Department of Agriculture-Rural Development (USDA-RD)
- Department of Veteran’s Affair (VA)
- Council for Native Hawaiian Advancement (CNHA)
- Hawaiian Lending & Investment (HLI)
- Homestead Community Development Corporation (HCDC)
- DHHL Trust Funds
- NAHASDA Program

*Applicable fee may vary by lender*
NAHASDA FINANCING
• The Native American Housing Assistance and Self-Determination Act (NAHASDA) was passed by Congress in 1996 and amended in 2000 to add Native Hawaiians.

DHHL is the designated recipient of the Native Hawaiian Housing Block Grant (NHHBG) administered by HUD.

Federal funds used for lot development, homeowner financing, housing counseling, and other housing services.
BEST FINANCING TERMS

• No Down Payment Required
• No Closing Costs
• Interest Rate of Up to 1%
• Financing Up to Appraisal Amount
• Subsidy May Be Available
NAHASDA PROGRAM REQUIREMENTS

- Total Household Income at or below 80% area median income

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<tr>
<th></th>
<th>1 person</th>
<th>2 person</th>
<th>3 person</th>
<th>4 person</th>
<th>5 person</th>
<th>6 person</th>
<th>7 person</th>
<th>8 person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kauai County</td>
<td>57,100</td>
<td>65,250</td>
<td>73,400</td>
<td>81,550</td>
<td>88,100</td>
<td>94,600</td>
<td>101,500</td>
<td>107,500</td>
</tr>
</tbody>
</table>

- House size dependent on household number
- Submit required documentation for loan review
- Labor requirements for contractor
- Adequate insurance coverage
- Housing counseling
NAHASDA Financing Provided to Your Neighbors
LOT SELECTION
GROUND RULES
Lot Selection meeting: April 30, 2022 (Invitation only)
Time: 9:00 am – 2:00 pm
Location: TBD

Rank Order: Undivided Interest Lessees, Relocatees and Kauai Island Wide Applicants

Applicants who have fulfilled the vacant lot requirements by specified deadlines will be invited to the lot selection meeting.

Names will be called based on the rank order until all fifty-one (51) lots have been selected.

You must be present or have a **notarized** authorized proxy present to select a lot for you.

- Bring the notarized Proxy form to the lot selection meeting.
- **DO NOT MAIL PROXY FORM TO THE DEPARTMENT OR DISTRICT OFFICES**

Bring a **valid** government picture ID in order to select.

If you come in after your name is called, you may select, **if lots are still available**
Backup list

If all lots have been selected before your name is called, you may be placed on a back list and contacted based on your rank number if a lot becomes available. Or you can defer.

The backup list will expire when all fifty-one (51) lots have been awarded.

You will remain on the Kauai Island-wide Residential Waitlist and will not go to the bottom of the list.
Deferrals

If you are no longer interested, complete a Deferral Request Form.

You will remain on the Kauai Residential Island wide waitlist at your original date of application and await future offerings.
KAUAII HABITAT FOR HUMANITY
Program Eligibility Requirements

• **Income**
  – You must be within the Kauai median annual income limits of 30%-80%. We calculate the combined annual income of all household members.

• **Debt**
  – Your monthly debt cannot exceed 41% of your repayment income. We consider credit card payments, loan payments, collections, and charge offs as monthly debt.

• **PITI**
  – Your monthly expenses are considered the Principal, Interest, Taxes, and Insurance. They cannot exceed 29% of your monthly repayment income.

• **Homeowner Education**
  – All loan signers must complete an approved homeowner education class. Certificate of completion must be completed within 2 years of loan closing date.

• **Willingness to Partner**
  – You must complete a minimum of 30 sweat equity hours per week. Sweat equity is your labor in building your home.

• **Primary Residence**
  – You must occupy the home as your primary residence. You may not rent out your home.
<table>
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<th>Event</th>
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<td>Response Form Due:</td>
<td>April 8, 2022</td>
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<tr>
<td>Final VL Workshop:</td>
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<td></td>
<td>6:00 pm – 7:30 pm</td>
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<td>Lot Selection Mtg:</td>
<td>April 30, 2022*</td>
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*By invitation only; met minimum requirements.
Acknowledgements

**Piʻilani Mai Ke Kai Project Team**
Michelle Hitzeman, Moana Freitas

**DHHL Awards Support team:**
Kaila Bolton, Darlene Kennison, Paula Aila

**DHHL Land Development Division:**
Stewart Matsunaga

**DHHL Contact Center team:**
Deb Aliviado, Kaui Colon, Darlene Llacuna

**Kauai District Office:**
Erna Kamibayashi, Rhonda Gadingan

**Information & Community Relations Office team**
Cedric Duarte, Michael Lowe, Jamilia Pacheco, Marjorie Adkins

**NAHASDA**
Lehua Kinolau-Cano, Aloha Kaikaina, Malia Cox, Nadine Pomroy
QUESTIONS?