



Department of Hawaiian Home Lands



Ka'uluokaha'i

Orientation Meeting

**Kapolei High School Cafeteria
September 28, 2019**

Announcements

- **Restrooms**
- **No smoking**
- **Please keep your area clean**
- **Avoid distractions**
- **Support Desk available**



Department of Hawaiian Home Lands

- 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**
Kapi'ō Barber, Nanakuli Housing Corp.



Department of Hawaiian Home Lands



Prince Jonah Kūhio Kalanianaʻōle



Department of Hawaiian Home Lands

DHHL Ka`uluokaha`i Project Team

Michelle Hitzeman

Moana Freitas

Darrell Ing

Paula Aila



Department of Hawaiian Home Lands

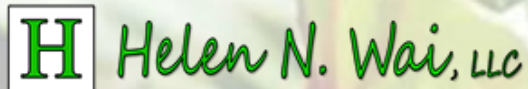
DHHL Partners



VA



U.S. Department
of Veterans Affairs



Nānākuli Housing Corporation





Department of Hawaiian Home Lands

Land Development Division

University of Hawaii
West Oahu

Kualaka'i Parkway

Ho'opili

Incr II-C

Incr II-B

Incr II-A

Kānehiki

Hale
Kalaniana'ōle

Ka'uluokaha'i

Kapolei Parkway

Ko Makana Ali'i



Kānehili





Ka Makana Ali'i



Ka'uluokaha'i



Increment II-C



Ka'uluokaha'i



Ka'uluokaha'i

Increment II-A

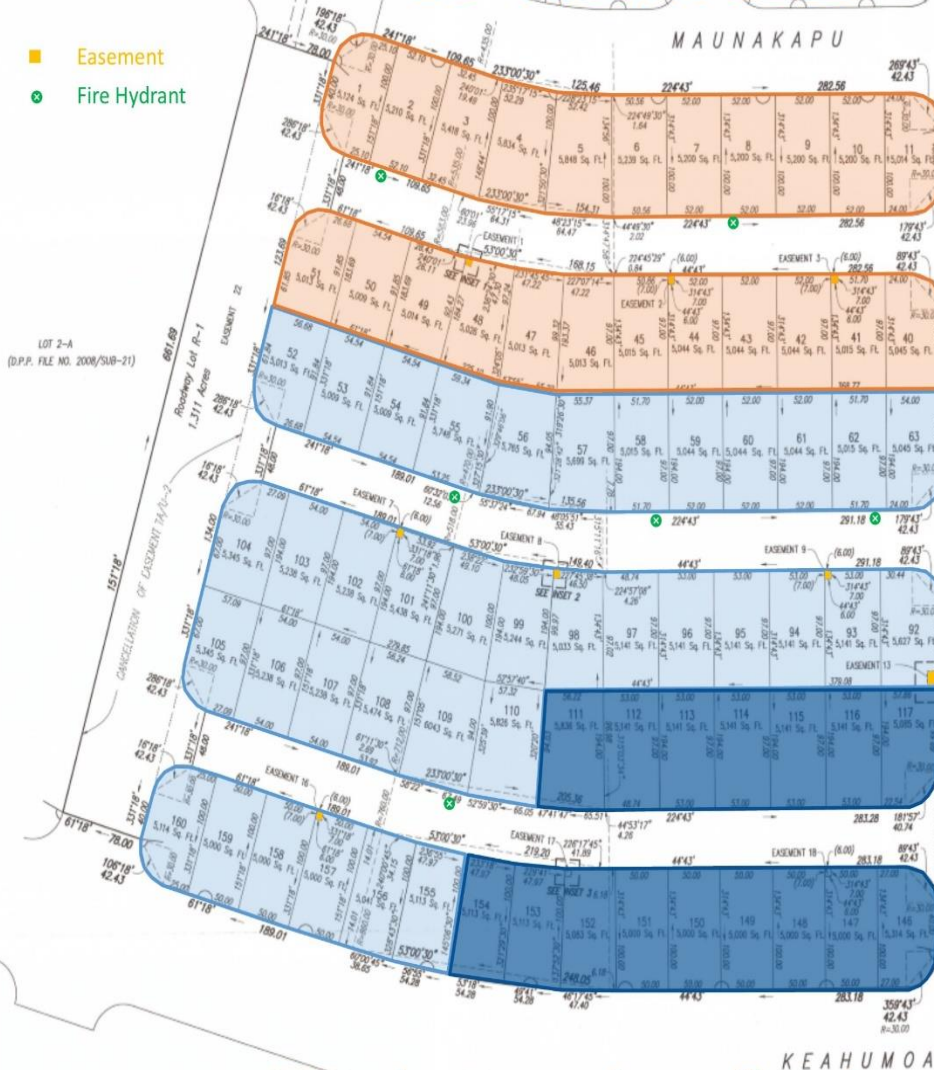


Ka'uluokaha'i

Increment II-B

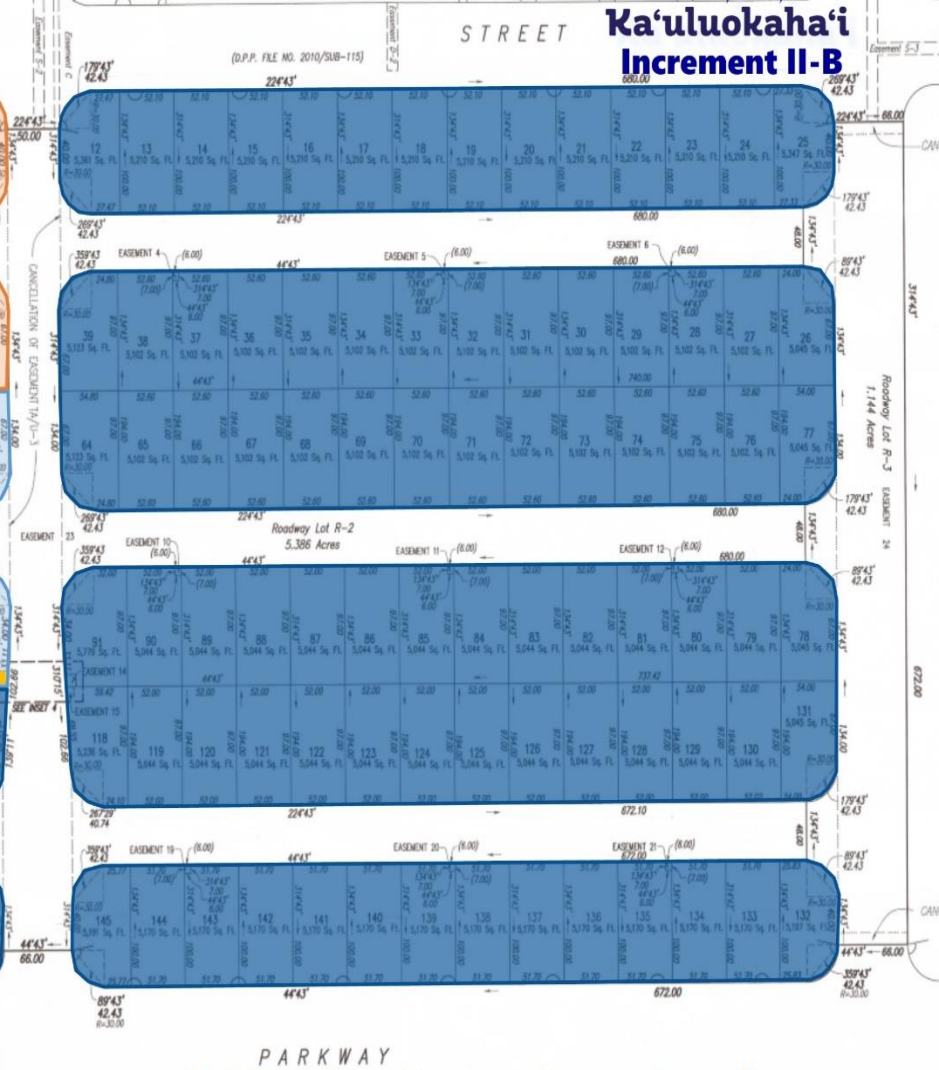
23 Vacant Lots

- Easement
- Fire Hydrant



37 Turnkey Houses (next offering)

Ka'uluokaha'i Increment II-B



100 Turnkey Houses (completed)

Lot Matrix

Lot	Street Address	Size (sq ft)	Easements	Street Parking	Fire Hydrant
1	91-0630 Nanaulu St	5,124		yes	
2	91-0638 Nanaulu St	5,210		yes	X
3	91-0642 Nanaulu St	5,418		yes	
4	91-0646 Nanaulu St	5,834		yes	
5	91-0652 Nanaulu St	5,848		yes	
6	91-0656 Nanaulu St	5,239		yes	
7	91-0660 Nanaulu St	5,200		yes	
8	91-0664 Nanaulu St	5,200		yes	X
9	91-0668 Nanaulu St	5,200		yes	
10	91-0672 Nanaulu St	5,200		yes	
11	91-0678 Nanaulu St	5,014		yes	
40	91-0679 Nanaulu St	5,045		no	
41	91-0673 Nanaulu St	5,015	3 (electrical) 42 sf	no	
42	91-0669 Nanaulu St	5,044		no	
43	91-0665 Nanaulu St	5,044		no	
44	91-0661 Nanaulu St	5,044	2 (electrical) 42 sf	no	
45	91-0657 Nanaulu St	5,015		no	
46	91-0653 Nanaulu St	5,013		no	
47	91-0651 Nanaulu St	5,013		no	
48	91-0647 Nanaulu St	5,026	1 (electrical) 43 sf	no	
49	91-0643 Nanaulu St	5,014		no	
50	91-0639 Nanaulu St	5,009		no	
51	91-0631 Nanaulu St	5,013		no	
		Average:			
		5,160			

DEPARTMENT OF HAWAIIAN HOME LANDS

HO'OPA'A

VACANT LOT
AWARDS PROGRAM

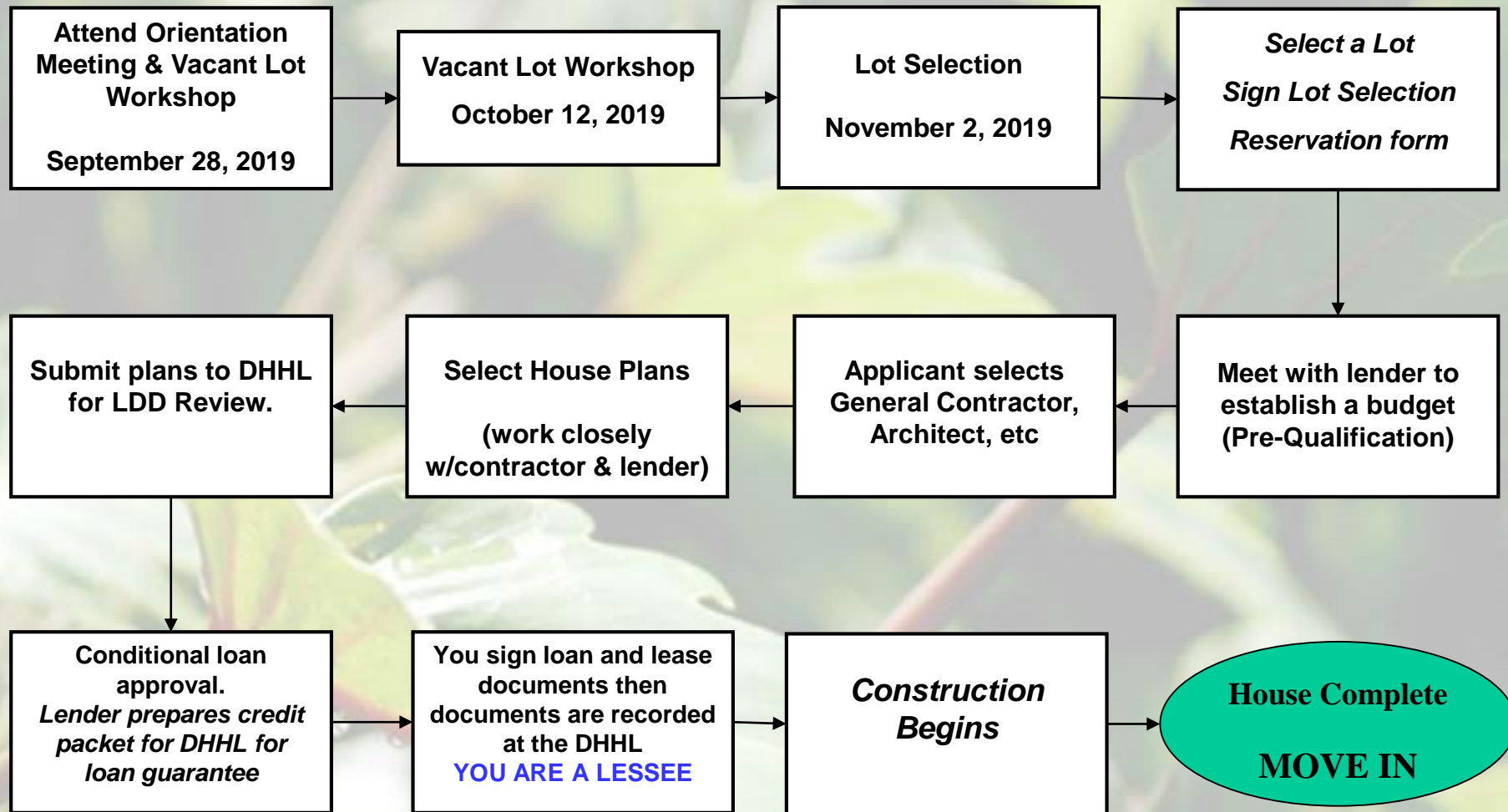


The Vacant Lot Award is an award to a beneficiary who would like to design and construct his or her own home on a parcel of land with infrastructure developed by DHHL.

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



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.

Hawaii Administrative Rules

- §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



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?



Department of Hawaiian Home Lands

Vacant Lot Workshop

**Kapolei High School Cafeteria
September 28, 2019**

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: _____

***(OR IF NO CONSTRUCTION LOAN)**

- ☐ Cash Verification Letter (amount to cover all costs of the construction contract)

Work with a contractor and draftsman 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 Resolutes
 - ☐ 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

Period Highlight: 1

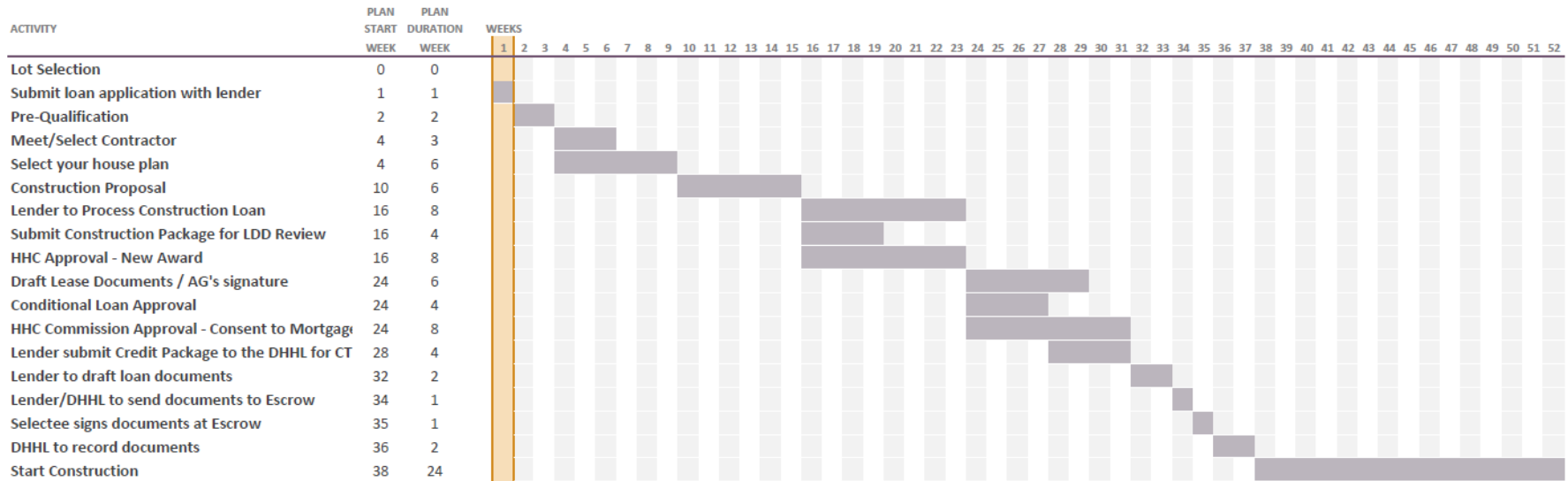
Plan

Actual

% Complete

Actual (beyond plan)

 % Complete (beyond plan)



HHCA Section 215

(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!

www.dhhl.hawaii.gov