

Hōkūao Application and Lottery Process

Community Meeting Summary: August 29, 2022

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Pūlama Lāna'i Director of Commercial and Residential Properties Operations

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Maui Financial Opportunity Center

150 TWO BEDROOM/TWO BATHROOM HOMES

Visit the showroom--@Dole Admin Building #120



All Units

- Rent includes:
 - Utilities (water, internet, trash, sewer, electricity (excess use will incur a fee))
 - Landscaping
 - Tesla roof w/ batter storage
- Fully Furnished with 2 configuration options

76 Affordable Units

- Lottery and Waitlist Process
- Rent is set annually by Maui County DHHC in May and depends on household size and income

74 Other Units will be added to our inventory

- No Lottery Process
- No Waitlist Process
- Housing Committee assigns tenants
- Rent: \$2000

GENERAL PROCESS FOR AFFORDABLE HOMES

Apply

- Pick up application in person at 730 Lāna'i Avenue, Suite 120, Lāna'i City, Hawai'i 96763— (Dole Admin Building)
- Submit application to Pūlama Lāna'i Housing Office

Qualify Applicants

- Meet Eligible Criteria set by Maui County Code
- Verify Household Income
- Credit Check
- LIHTC questionnaire

Lottery

- Award units based on income level availability
- 5 Draws:
 1. Teacher (10 names drawn)
 2. Below Moderate (8 homes)
 3. Moderate (15 homes)
 4. Above Moderate (53 homes)
 5. Move in (76 homes)

Waitlist

- If there are more qualified applicants than available units for income level added to a Wait List
- When a unit becomes available, offered to next person on Wait List, subject to confirmation that the applicant is still qualified, subject to second interview

Execute Rental Agreement

- Selected 76 will need to execute rental agreements

REQUIRED DOCUMENTS

Assets

- Bank Statements
- Most Recent Statements
- Retirement / 401k
- Trust Account(s)
- Stocks/Bonds
- Whole Life Insurance

Other

- Most recent Federal Tax Return
- Public Assistance recipient letters
- Credit Report
- Picture ID
- Birth Certificate (under 18)
- Social Security Card
- Release forms for background checks and verification (over 18)

MAUI FINANCIAL OPPORTUNITY CENTER

- Provides free one on one assistance with the application, gathering documents, financial training, etc.
- 808-727-8870
- mauifoc@hawaiiancommunity.net
- www.hawaiiancommunity.net

KEY DATES

September 6

Pick up application at Dole Administration Building Pūlama Lāna'i Leasing Office

October 7

Last day to apply for the lottery (affordable homes only)
Drop off completed applications at Pūlama Lāna'i Leasing Office

November 5

Lottery at the Dole Administration Building (affordable homes only)
Pūlama Lāna'i Leasing Office

For more information, please reach out to communitymeetings@pulamalanai.com

Info as of August 29, 2022, subject to change without notice

Hökūao Housing Project

Residential Workforce Housing Unit Announcement

Pūlama Lānaʻi, the developer of the Hōkūao Housing Project located at Lānaʻi City, Island of Lānaʻi, State of Hawaiʻi, will offer 150 furnished 2BD/2BA single-family homes with a detached garage for rent. 76 homes will be residential workforce housing units reserved for households earning more than 80% and up to 140% of the area median income (AMI) for Lānaʻi in perpetuity. Ten residential workforce housing units will be reserved for teachers in grades Pre-K through 12 residing on Lānaʻi, who must complete the same application and verification process as any other applicant, as indicated in County Resolution 21-136, Modification #4. Each 2BD/2BA home will be fully furnished, include modern finishes, a solar roof, and a battery energy storage system. Landscaping will be maintained by Pūlama Lānaʻi. Hōkūao amenities include a community center and 1-acre park.

DHHC Guidelines For Income Limits and Monthly Rent* for the 76 Residential Workforce Housing Units

*utilities included

Income Category	% AMI	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	Monthly Rent	# of Units
Below Moderate	80% < x ≤ 100%	\$33,071	\$37,791	\$42,521	\$47,241	\$51,021	\$54,801	\$58,581	\$62,361	\$1,064 - \$1,329	8
		\$41,340	\$47,240	\$53,150	\$59,050	\$63,770	\$68,500	\$73,220	\$77,950		
Moderate	100% < x ≤ 120%	\$41,341	\$47,241	\$53,151	\$59,051	\$63,771	\$68,501	\$73,221	\$77,951	\$1,330 - \$1,594	15
		\$49,600	\$56,690	\$63,770	\$70,860	\$76,530	\$82,200	\$87,870	\$93,540		
Above Moderate	120% < x ≤ 140%	\$49,601	\$56,691	\$63,771	\$70,861	\$76,531	\$82,201	\$87,871	\$93,541	\$1,595 - \$1,860	53
		\$57,870	\$66,140	\$74,400	\$82,670	\$89,280	\$95,900	\$102,510	\$109,120		

Income and rent are based on Maui County Department of Housing and Human Concerns (DHHC) 2022 guidelines for Lānaʻi and are subject to change. Per MCC 2.96.090.B.4, assets cannot exceed 140% of the County's area median income as established by HUD, or as adjusted for Lānaʻi. Assets shall include all cash, securities, stocks, bonds, and real property. Real property shall be valued at fair market value less liabilities on such real property. A qualified applicant will be verified by Pūlama Lānaʻi or its designee to ensure that the qualified applicant meets the eligibility requirements, as set by the definitions in MCC Section 2.96.020 and eligibility criteria in MCC Section 2.96.090(B)(1), (2), (3), (4), and (5).

Timeline

Starting September 6, 2022 at 9:00 a.m. HST, rental applications will be available for pick up in person at the Pūlama Lānaʻi Housing Office, located at 730 Lānaʻi Avenue, Former Dole Admin Building, Suite 120, Lānaʻi City, Hawaiʻi 96763.

Applications available for pick up	Application deadline for initial lottery	Lottery for 76 residential workforce housing units	First homes available*
September 6, 2022 9:00 a.m. HST	October 7, 2022 5:00 p.m. HST	November 5, 2022 9:00 a.m. HST	December 2022

*Target date current as of the date of this published announcement, subject to change depending on construction timeline. Homes will be available in phases.

Contact Information: For more information, email hokuao@pulamalanai.com or visit the Pūlama Lānaʻi Housing Office located at 730 Lānaʻi Avenue Suite 120, Lānaʻi City, Hawaii 96763.