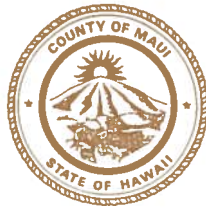


ALAN M. ARAKAWA
MAYOR



KEITH A. REGAN
MANAGING DIRECTOR

OFFICE OF THE MAYOR

Ke'ena O Ka Meia

COUNTY OF MAUI – Kalana O Maui
June 24, 2016

REFERENCE NO. BD-BA 17-06, 17-07

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL
Alan Arakawa 6/24/16

Mayor Date

For Transmittal to:

Honorable Mike White, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair White and Members:

**SUBJECT: AFFORDABLE HOUSING FUND PROGRAM
FISCAL YEAR 2016 WEST MAUI ANNUAL PLAN**

RECEIVED
2016 JUN 24 AM 10:03
OFFICE OF THE
COUNTY CLERK

Pursuant to Section 3.35.080, Maui County Code, I am transmitting on behalf of the Department of Housing and Human Concerns, the 2016 West Maui Affordable Housing Fund Annual Plan and proposed bills reflecting appropriations for the proposed projects identified in the plan for consideration by the Maui County Council.

An estimated total of \$3,909,000 is available for development of projects in West Maui pursuant to Section 3.35.040, Maui County Code.

A Notice for Request for Proposals for projects requesting funding from the Affordable Housing Fund for projects in West Maui was published in the Maui News on March 20 and 27, 2016. The application deadline was April 29, 2016.

The Department received two (2) proposals for the following projects:

1. Na Hale O Maui Kahoma Project – Na Hale O Maui
2. Habitat for Humanity Maui Kahoma Project - Habitat for Humanity Maui, Inc.

The proposals were reviewed and evaluated by a three person selection committee. Based on review and evaluation by the selection committee, the following projects are being recommended:

1. Na Hale O Maui Kahoma Project – Na Hale O Maui
2. Habitat for Humanity Maui Kahoma Project - Habitat for Humanity Maui, Inc.

Honorable Mike White, Chair
and Members of the Maui County Council
June 24, 2016
Page 2 of 2

Attached are brief descriptions of each project and recommended funding amounts as well as applicant proposals for the Council's review.

The Department of Housing and Human Concerns requests that this matter be considered as soon as possible. I respectfully request this matter be referred to the appropriate Council committee for review, discussion and appropriate action.

Thank you for your attention to this matter. Should you have any questions, please contact me at Ext. 7212.

Sincerely,

A handwritten signature in black ink, appearing to read "Sananda K. Baz". The signature is fluid and cursive, with a large initial "S" and a long, sweeping tail.

SANANDA K. BAZ
Budget Director

Attachments (5)

xc: Keith Regan, Managing Director
Danny Agsalog, Director of Finance
Carol Reimann, Director of Housing and Human Concerns

ORDINANCE NO. _____

BILL NO. _____ (2016)

A BILL FOR AN ORDINANCE AMENDING APPENDIX A
OF THE FISCAL YEAR 2017 BUDGET FOR THE COUNTY OF MAUI
AS IT PERTAINS TO PART II, SPECIAL PURPOSE REVENUES -
SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2017,
AFFORDABLE HOUSING FUND,
NA HALE O MAUI KAHOMA PROJECT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 4334, Bill No. 62 (2016), Draft 1, "Fiscal Year 2017 Budget", Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2017, is hereby amended as it pertains to the Affordable Housing Fund, by adding a proviso, to read as follows:

**“II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS
FOR FISCAL YEAR 2017**

	<u>ESTIMATED BALANCE AS OF 6/30/16</u>	<u>ANTICIPATED REVENUES FOR FY 2017</u>	<u>TOTAL FOR FY 2017</u>
M. Affordable Housing Fund (Section 9-20, Revised Charter of the County of Maui (1983), as amended; Chapter 3.35, Maui County Code)	20,212,525	5,469,783	25,682,308
(1) Provided, that no more than \$70,000 shall be for Administrative Expenses.			
(2) Provided, that \$2,000,000 shall be for planning, design, and engineering of the Lanai Affordable Housing Project, Phase I.			
(3) Provided, that \$290,430 shall be for the ARC of Maui County Group Home Rehabilitation/Improvement Project for the rehabilitation and off-site improvements to 4-6 of its special needs homes.			
(4) Provided, that \$450,000 shall be for the Aloha House Clean and Sober Residential Acquisition 2 of Aloha House, Inc. for the acquisition of property for a special needs facility for individuals being treated for substance abuse.			
(5) Provided, that \$2,500,000 shall be for Hale Mahaolu for the Hale Mahaolu Ewalu Senior Project Phase I to construct 38 rental units for seniors at 60% and below of the area median income.			

(6) Provided, that \$660,000 shall be for the Na Hale O Maui Kahoma Project for the construction of 12 single family homes to be sold to families earning between 80% - 120% of area median income."

SECTION 2. New material is underscored.

SECTION 3. This Ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:



JEFFREY UEOKA
Deputy Corporation Counsel

ORDINANCE NO. _____

BILL NO. _____ (2016)

A BILL FOR AN ORDINANCE AMENDING APPENDIX A
OF THE FISCAL YEAR 2017 BUDGET FOR THE COUNTY OF MAUI
AS IT PERTAINS TO PART II, SPECIAL PURPOSE REVENUES -
SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2017,
AFFORDABLE HOUSING FUND,
HABITAT FOR HUMANITY KAHOMA PROJECT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 4334, Bill No. 62 (2016), Draft 1, "Fiscal Year 2017 Budget", Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2017, is hereby amended as it pertains to the Affordable Housing Fund, by adding a proviso, to read as follows:

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	<u>ESTIMATED BALANCE AS OF 6/30/16</u>	<u>ANTICIPATED REVENUES FOR FY 2017</u>	<u>TOTAL FOR FY 2017</u>
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(4) Provided, that \$450,000 shall be for the Aloha House Clean and Sober Residential Acquisition 2 of Aloha House, Inc. for the acquisition of property for a special needs facility for individuals being treated for substance abuse.			
(5) Provided, that \$2,500,000 shall be for Hale Mahaolu for the Hale Mahaolu Ewalu Senior Project Phase I to construct 38 rental units for seniors at 60% and below of the area median income.			

(6) Provided, that \$1,500,000 shall be for the Habitat for Humanity Maui, Inc. Kahoma Project for the acquisition of 10 lots and construction of 10 single family homes to be sold to families earning 80% and below area median income."

SECTION 2. New material is underscored.

SECTION 3. This Ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:



JEFFREY UEOKA
Deputy Corporation Counsel

**2016 AFFORDABLE HOUSING FUND PLAN RECOMMENDATIONS
FOR WEST MAUI PROJECTS**

	Project and Description	Amount
1	<p>Na Hale O Maui's Kahoma Project – Na Hale O Maui Funds will be utilized for the construction of 12 single family homes in the Kahoma Project. Homes will be sold to families earning between 80% - 120% of area median income (AMI). \$60,000 of the \$660,000 request will be used for Administration/Developer Fees. Properties will be held in Na Hale's Land Trust and be kept affordable in perpetuity.</p>	\$ 660,000
2	<p>Habitat for Humanity's Kahoma Project – Habitat for Humanity Maui, INC. Funds will be utilized for the acquisition of 10 lots from West Maui Land – and the construction of 10 single family homes. Homes will be sold to families earning 80% and below AMI. Homes will be built via Habitat's self-help model. Habitat will self-finance the sales via an interest free mortgage. Homes will have a 20 year affordability period.</p>	\$1,500,000
	TOTAL	\$2,160,000



Na Hale O Maui KAHOMA CONSTRUCTION

FY 2016/2017

Request for \$660,000 Grant

from

County of Maui Affordable Housing Fund

April 29, 2016

COUNTY OF MAUI

2016 APR 29 PM 3:01

RECEIVED
HHC-HOUSING DIVISION

Mission Statement: *"To secure and preserve a permanent supply of affordable housing alternatives for low and moderate income households in Maui County."*

**County of Maui
Department of Housing and Human Concerns
Affordable Housing Fund Program Application Form**

Project Name:	Na Hale O Maui KAHOMA CONSTRUCTION
----------------------	---

1. ENTITY INFORMATION

A) Entity Information

Please type or print legibly the following information:

Entity's Name: Housing and Land Enterprise of Maui, dba: Na Hale O Maui	
Entity's Tax ID Number: 20-5325361	
Entity's Contact Name, Title: John M. Andersen, Executive Director	
E-Mail Address: john@nahaleomaui.org	Phone Number: 808-244-6110
Entity's Address: 190 N. Church St. Wailuku, HI 96793	Fax Number: 808-244-6115

Please also include the information below if this application is being prepared by a person or entity different from the applicant.

Application Preparer Name: N/A	
Application Preparer Contact Name, Title:	
Application Preparer E-Mail Address:	Application Preparer Phone Number:
Application Preparer Address:	Application Preparer Fax Number:

The Entity is a:

- | | |
|--|--|
| <input type="checkbox"/> public agency | <input type="checkbox"/> private non-profit organization |
| <input type="checkbox"/> private for-profit entity | <input checked="" type="checkbox"/> Community Land Trust |
| <input type="checkbox"/> other | |

Non-Profit Articles of Incorporation (Include copy) **(Attachment #6)**

Corporate Bylaws (Include copy) **(Attachment #7)**

Financials (Include most current financial statement) **(Attachment #9)**

RECEIVED
 HOUSING DEPARTMENT
 COUNTY OF MAUI
 2016 APR 22 PM 3:01

Name and Title of Individual(s) authorized to sign legal documents on behalf of organization:

Name: Cassandra J L Abdul Title Executive Director

Name: Dawn DeRego Title President

(Include resolution authorizing individual(s) to sign application) (**Attachment #10**)

2. TYPE OF USES

A. Use Category: Check the use category(s) that most appropriately describes your use of Affordable Housing Fund Program funds:

- | | |
|---|---|
| <input type="checkbox"/> Land Acquisition | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> On-Site Improvements |
| <input type="checkbox"/> Planning, Design | <input type="checkbox"/> Off-Site Infrastructure |
| <input type="checkbox"/> Residential Building Acquisition | <input type="checkbox"/> Other Uses (please specify): |

B. Project/Program Type: Check the appropriate activity:

- For-Sale Housing
 Rental Housing
 Rehabilitation
 Other (please specify):

C. Occupancy Information:

Number of households assisted:

- At or below 50% of median income: _____
At or below 60% of median income: _____
At or below 80% of median income: _____
Other: 12 from 80% to 120% of AMI

Indicate the number of units allotted for each of the following:

- Family 12 Homeless _____
Elderly _____ Special Housing Needs _____

In the space provided below, please describe the special housing need served by this project (i.e. mobility impaired, hearing/vision impaired, mentally challenged, etc.).

3. FORM OF ASSISTANCE

Check the appropriate type of assistance:

- grant
 interest bearing loan (interest rate set at 3%)

If type of assistance is a loan, describe loan terms, loan repayment schedule and identify security/guarantee:

4. PROJECT SUMMARY

- A. Project Name: Na Hale O Maui Kahoma Construction
- B. Location (town/community): Kahoma Subdivision, Lahaina
- C. Tax Map Key #: por (2) 4-5-10-005
- D. Detailed project description [please include an outline of the income categories the project will serve; location of project; total number of units; type of project (homeownership or rental); target group (family, elderly or other special needs group, specify group); form of assistance (loan or grant); use of affordable housing fund program funds (acquisition of vacant land, acquisition of residential building and rehabilitation, new construction, etc.); unit size (no. of bedroom/bath); other funding sources (if firm commitment or tentative commitment), status of entitlements (zoning, district boundary amendment, community plan, 201H variances); environmental review status; site control status; project schedule (from pre-development to occupancy or acquisition of site or building to occupancy); if project satisfies another developer's affordable housing requirement or not; community support, other county, state or federal agencies support or approval and needs analysis for the type of project]: Please see Program Narrative (Attachment #1)
- E. Provide an overview of a long-term management plan for the proposed project (please include tenant selection process; homebuyer selection process; compliance monitoring plan (annual verification of owner occupancy, verification of homeownership unit kept affordable for 25 years, rental unit kept affordable for life of unit, etc.)
Please see Program Narrative (Attachment #1, Section 1.1 and Attachment #2)
- F. Provide a housing needs analysis for the type of project being developed (if citing information from housing needs studies or market analysis, reference the source document and include the pertinent pages of the source document) (document source if using statistics).

The State of Hawaii Consolidated Plan for Program Years 2015 through 2019 (June 1, 2015-Jun 30, 2020), (Please see attachment #3)

Page 19 Needs Assessment NA-05 Overview states:

“Projected housing need Statewide, approximately 64,100 housing units are projected to be needed from 2014 - 2020.* This includes an estimated backlog of approximately 25,900 housing units and the projected demand for approximately 38,200 new housing units to accommodate household growth (based on the State’s 2040 population projections).

“Households with incomes of 80% and below the area median income (AMI) are targeted for rental assistance while households with incomes from 80-140% AMI are targeted for homeownership assistance. As shown in the attached table of Projected Housing Need, approximately 27,200 affordable rental housing units and 16,500 affordable for-sale units are estimated to be needed by 2020.”

*Source: Ricky Cassidy, Rental Housing Study, 12/30/2014

Projected housing need for Maui County 2014-2020 is shown as follows:

Sub-total affordable rental	4,857
80-100% AMI	1,087
100-120% AMI	956
120-140% AMI	890
Sub-total for sale	2,933
>140% AMI	6,204

Total	13,994
-------	--------

Page 63 of the report further states:

“As noted in the Needs Assessment, statewide approximately 64,100 housing units are projected to be needed from 2014 – 2020. This includes an estimated backlog or unmet need of approximately 25,900 housing units, of which approximately 18,700 are needed by households with income of 140% AMI and below.

“... There is an unmet need for approximately 11,600 affordable rental housing units and 7,100 affordable for-sale units. (Rick Cassidy, Affordable Rental Housing Study Update 2014, December 2014.)”

The 2010-2014 Consolidated Plan for the County of Maui on page 27 states:

“Households with incomes at 80% of HUD median income and below are estimated to be in need of rental housing and households with incomes between 80 percent and 140 percent of HUD median income are estimated to be in need of affordable for-sale housing. By 2015, approximately 17,400 affordable rental housing units and nearly 6,800 affordable for-sale units are projected to be needed.” (Attachment #3)

The 2015-2019 Draft Consolidated Plan for the County of Maui, Summary of Housing Needs (p. 29) sets forth “Housing Problems for Maui County, defined as households with one of the following four needs:

- 1. Substandard Housing – lacking complete plumbing or kitchen facilities.**
- 2. Overcrowding –more than one person per room (and none of the above problem).**
- 3. Housing cost burden greater than 30% of income (and none of the above problems).**
- 4. Housing cost burden greater than 50% of income (and none of the above problems).”**

Na Hale O Maui serves qualified households with income from 80% to 140% of AMI, determined by funding source. The above list of housing problems consider each issue alone, and not in combination. However, we have found that most of the households who participate in our program contend with substandard or overcrowded housing situations. We routinely hear about living situations with multiple generations in a single ‘home,’ and households of six in a 1- or 2-bedroom apartment.

The high cost and the very small number of Maui rental units are well documented. Our program participants struggle with housing cost burdens much greater than 30% and often more than 50% of their income, even holding down multiple jobs.

We hold quarterly 1-hour Homebuyer Seminars to introduce the Na Hale O Maui homeownership program. We limit our seminars to approximately 80 people, based on the room capacity, and routinely receive 100 or more calls of interest. The ‘extras’ are first placed on a wait list, and then transferred to the reservation list for the next scheduled seminar.

We are currently only able to complete (renovate or build) one residence at a time. For every housing opportunity, we have 8 – 12 families who complete our 4-step program, are pre-qualified by a lender and submit a Statement of Interest.

Funding a portion of the construction cost of 12 affordable homes on the lots in the Kahoma Residential Subdivision will help Na Hale O Maui meet the pent up demand from our program participants and Maui County's housing need. Upon the completion of this project Na Hale O Maui will have 46 single family homes that will remain affordable in perpetuity in our Community Land Trust portfolio.

G. Summary of amount and use of Affordable Housing Fund Program funds:

	<u>Affordable Housing Fund</u>	<u>TOTAL FUNDS</u>
Land Acquisition (Grant G3980)	\$ <u>780,000</u> ⁺	\$ <u>1,560,000</u>
Residential Building Acquisition	\$ _____	\$ _____
New Construction	\$ <u>600,000</u>	\$ <u>4,550,000</u>
Rehabilitation	\$ _____	\$ _____
On-Site Improvement	\$ _____	\$ <u>100,000</u>
Off-Site Infrastructure	\$ _____	\$ _____
Planning, Design	\$ _____	\$ <u>100,000</u>
Other Admin/Developer Fee	\$ <u>60,000</u>	\$ <u>250,000</u>
TOTAL	\$ <u>660,000</u>	\$ <u>5,000,000</u>

H. What type of project are you planning? (Check all that apply)

- Apartment building
 Garden Style Mid-rise High-rise
 Cluster Single-family dwelling units
 Townhouse Duplex, triplex, fourplex
 New Construction Rehabilitation Acquisition

I. Size, number and rent of units:

<u>Affordable Housing Fund Program Units</u>	<u>Size</u>	<u>Number</u>	<u>Rent/Sales Price</u>
0 bedroom units	_____ s.f.	# _____	\$ _____
1 bedroom units	_____ s.f.	# _____	\$ _____
2 bedroom units	_____ s.f.	# _____	\$ _____
4 bedroom units(80%-100% AMI)	<u>1,350</u> s.f.	# <u>4</u>	<u>\$350,000-400,000</u>
4 bedroom units(80%-120% AMI)	<u>1,500</u> s.f.	# <u>8</u>	<u>\$400,000-450,000</u>
5 bedroom units	_____ s.f.	# _____	\$ _____

Total number of units in project: 12

J. Number of affordable units and rents/sales price (as a percentage of median income)
Please indicate if it is rents or sales price.

	<u>50 percent below</u>	<u>80 percent below</u>	<u>100 percent below</u>	<u>120 percent below</u>
0 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____
1 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____
2 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____
3 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____

4 bedroom units	# _____	\$ _____	# _____	\$ _____	# <u>8</u>	\$ <u>75,800</u>	# <u>4</u>	\$ <u>90,120</u>
5 bedroom units	# _____	\$ _____	# _____	\$ _____	# _____	\$ _____	# _____	\$ _____

K. Project Unit Mix

Fill in the appropriate number in the table below. N/A

L. Project Amenities N/A

L. Unit Amenities

What equipment/furnishings will be available in each unit?

- Range Refrigerator Air Conditioning Disposal
 Dishwasher Washer Dryer Carpet
 Window Coverings Furniture Heating Cable TV
 High speed internet access Other (describe) Solar Water Heating

N. Project includes other facilities (if applicable): N/A

O. Will project have innovative techniques in design, construction, or operation?

X Yes ___ No (If "Yes", briefly describe)

The CLT Ground Lease is innovative as a sustainable leasehold ownership model that provides affordability in perpetuity. It is socially progressive, but fiscally conservative.

P. Provide schematic plans and/or preliminary plans, if available. (See Attachment #17)

Q. Period of Affordability? ___ 25 years X In perpetuity ___ Other

R. Who will own the project?

1. Prior to completion: **Na Hale O Maui**
2. After construction: **Na Hale O Maui**
3. After occupancy: **Homeowner owns the dwelling, Na Hale O Maui owns the land.**

S. Parking N/A

T. Energy Efficiency and Green Building Practices

- Project will utilize solar water heating.
 Project will install Energy Star certified appliances throughout the project.
 Project will install low flow plumbing fixtures which conserve water.
 Project will install energy efficient light fixtures in common areas.

- Project will install air conditioning in each unit.
- Project will install ceiling fans in each unit.
- Project will install a light colored cool roof in each building.
- Project will incorporate water-efficient landscaping.
- Project will use painted rated low or no Volatile Organic Compounds (VOC).
- Project will vent range hood to the outside.

U. Accessible units

Number of Accessible units	0
Number of Adaptable units	12

V. Availability

Will all of the residential units be available to the general public? Yes No

If you answered no, please qualify which populations the units will be made available to.
Purchaser must meet income qualifications (80 – 120% AMI) and owner-occupy units

4. **SITE INFORMATION**

A. Current legal owner of property: West Maui Land Co., Inc.

B. Street Address (if applicable): 305 E Waieka Ave., Suite 100, Kahului, HI 96732

C. Provide the following documents, if applicable:

1. Preliminary title report: **Please see Attachment #12**
2. Location map: **Please see Attachment #13**
3. Project site map: **Please see Attachment #14**
4. Flood insurance rate map: **Please see Attachment #15**
5. Professional Housing Report (Residential Building Acquisition) **N/A**

D. Year Residential Building constructed (Residential Building Acquisition) **N/A**

E. Total site land area: _____ sq.ft. 16.7 acres

F. Describe the physical characteristics of site (shape, terrain, foliage, structures, etc.)

The Project is approximately 16.7 acres located in Lahaina. The land is currently vacant and is relatively flat with a gentle upslope. The Project is surrounded by areas of urban use. Single-family residences exist on lands mauka and to the south of the Project. Multi-family properties are located on the land makai of the Project. On the

North of the Petition Area is the Kahoma Stream Flood Control Channel. Just North of the Kahoma Stream Flood Control Channel lies the Lahaina Business Park which consists of light industrial and commercial properties.

G. If applicable, indicate if any of the following conditions apply to the infrastructure servicing the project site by checking the appropriate category:

	Yes	No	N/A
1. Road access to site adequate	<u>X</u>	___	___
2. Sewer capacity adequate	<u>X</u>	___	___
3. Electrical service adequate	<u>X</u>	___	___
4. Water service adequate	<u>X</u>	___	___
5. Aquifer serving area adequate	<u>X</u>	___	___
6. Storm drainage adequate	<u>X</u>	___	___
7. Trash/garbage service adequate	<u>X</u>	___	___
8. Fire service adequate	<u>X</u>	___	___
9. Police service adequate	<u>X</u>	___	___

Distance to fire station **approx. 1 mile**
 Distance to police station **approx. 1 mile**

If any answer to the above questions is "No", on a separate attachment describe the deficiency, include the distance needed to bring the infrastructure to the project site and time to complete. Describe any actions being taken, or which must be taken to resolve any potential problems associated with any infrastructure deficiencies.

H. Schools. For new construction projects having more than 50 non-elderly housing units, provide letters from the Department of Education that note (a) the capacity of the school(s) servicing the area of the project, (b) current enrollment, and (c) whether the schools can accommodate the additional students generated by the project. **N/A**

I. Specify any off-site public improvements required for the project: **N/A**

J. Specify any special assessments or impact fees that are or may be required for the project: **N/A**

K. Land use requirements: Does the project already have the following applicable land use requirements necessary to carry out project proposed? Indicate by checking "Yes" or "No" for each item:

	Yes	No		Yes	No
State Land Use	<u>X</u>	___	General Plan	<u>X</u>	___
Subdivision Ordinance	<u>X</u>	___	Zoning Ordinance	<u>X</u>	___

If any answer to any question is "No", identify on a separate attachment any actions taken toward obtaining the necessary changes. Estimate the time required for effecting these changes.

	Yes	No
Does the project require a 201 H Variance?	<u>X</u>	___
If yes, has it been approved?	<u>X</u>	___

If no, when will it be approved?

L. Site Control:

1. Date of option agreement, purchase agreement, lease agreement, development agreement, land sales contract, or other enforceable agreement:

Entered into 12 / 27 / 2013 Terminates 12 / 15 / 2015
Extension to 12/15/2016

2. Provide copy of site control (ie. Option, purchase, lease, etc.) agreement.
Please see Attachment #11

3. If entity does not have site control, does entity have a valid commitment of site control? Yes No
N/A ___ ___

4. If entity does not have site control or valid commitment of site control, when will site control be obtained? N/A

5. Include appraisal, if available, or other information regarding property value. N/A

M. Environmental Considerations: Indicate which of the following environmental concerns are applicable to your project by checking "Yes" or "No":

- | | Yes | No | NA |
|--|------------|----------|------------|
| 1. Project will affect a property designated as a historic site on the State or National Registers of Historic Places. | <u>___</u> | <u>X</u> | <u>___</u> |
| 2. Project site is located in 100-year flood zone. | <u>___</u> | <u>X</u> | <u>___</u> |
| 3. Project site is located in a wetland. | <u>___</u> | <u>X</u> | <u>___</u> |
| 4. Project will require a Shoreline Management Permit. | <u>___</u> | <u>X</u> | <u>___</u> |
| 5. Project will affect endangered species or their habitats. | <u>___</u> | <u>X</u> | <u>___</u> |
| 6. Project has manmade hazards or nuisances. | <u>___</u> | <u>X</u> | <u>___</u> |

If any answer to the above questions is "Yes":

Have any of the permits or clearances related to the aforementioned environmental concerns been obtained? X ___

If "No", identify on a separate attachment any actions taken toward obtaining an environmental clearance and the anticipated time to complete such actions.

Does the proposed project require an Environmental Assessment in accordance to Chapter 343, Hawaii Revised Statute? X ___

If not required, provide explanation:

Is the Final Environmental Assessment for the proposed project complete (in accordance to Chapter 343, Hawaii Revised Statute)? X ___

If yes, please submit one set of the completed State Final Environmental Assessment, Finding of No Significant Impact or Environmental Impact Statement.

Filed with County of Maui Department of Housing and Human Concerns (DHC) on 9/11/2013, as part of the 201(H) Application for Kahoma Residential Development in Lahaina.

If no, when will it be completed?

Does the proposed project require an Environmental Assessment in accordance to 24 CFR Part 58 (if federal funds are utilized)?

Is the Final Environmental Assessment for the proposed project complete (in accordance to 24 CFR Part 58)?

If yes, please submit a copy of the final Federal Environmental Assessment, Finding of No Significant Impact or Federal Environmental Impact Statement.

Filed with County of Maui Department of Housing and Human Concerns (DHC) on 9/11/2013, as part of the 201(H) Application for Kahoma Residential Development in Lahaina.

If no, when will it be completed?

If Affordable Housing Fund Program funds or federal funds are utilized for site acquisition, an All Appropriate Inquiry (AAI) and Phase 1 Site Assessment are required to be completed. **This will take place after the award of this Affordable Housing Fund Grant. The site is clear and no commercial use has ever been on the property. Additionally mauka of the proposed development housing is the current and only use. We are confident no environmental conditions exist.**

Will Affordable Housing Fund Program funds or federal funds be utilized for site acquisition?

Yes No

Grant #G3980

If yes, has it been completed?

If yes, attached a copy of the AAI and Phase 1 Site Assessment.

If no, when will it be completed? **Post award of the Affordable Housing Fund Grant.**

N. Community support: (If available, include letters of support from community members, other organizations, government officials, and local elected officials) (Please see Attachment #16)

O. Does this project involve any relocation of existing tenants or homeowners?

[] Yes [X] No

If yes, please describe any proposed relocation assistance:

5. PROJECT SCHEDULE

Indicate the approximate dates for the following:

Milestones:	Date
Approval of Zoning Change, Community Plan Amendment, District Boundary Amendment or 201 (H) Variances	Completed
Projected Building Permit Date:	12/1/2016
Closing of Construction Financing:	1/1/2017
Construction Start Date:	2/1/2017
Construction Completion Date:	7/1/2018 to 10/1/2018
Projected Occupancy Permit Date:	12/1/2018 to 12/31/2018
Placed in service date ¹ :	12/1/2018 to 12/31/2018
Achievement of initial occupancy for 100% of the units	12/31/2018

6. SOURCES OF FUNDS

A. Identify all potential sources of financing for the proposed project/program in this section and Attachment "A" - Uses and Sources Budget.

	<u>Funds Committed</u>	<u>Funds Tentative</u>	<u>Total Funds</u>
1. Grants			
Affordable Housing Fund	<u>\$780,000</u>	<u>\$660,000</u>	<u>\$1,440,000</u>
HOME	\$ _____	\$ _____	\$ _____
CDBG	\$ _____	\$ _____	\$ _____
EDI-SP	\$ _____	\$ _____	\$ _____
Value of equity in property contributed by NHOM	<u>\$780,000</u>	\$ _____	<u>\$780,000</u>
Cash contribution from private source, other than applicant	\$ _____	\$ _____	\$ _____
Permit or Fee Waiver(s)	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
2. Loans			
Affordable Housing Fund	\$ _____	\$ _____	\$ _____
Local Government Loans	\$ _____	\$ _____	\$ _____
State Loans	\$ _____	\$ _____	\$ _____
HOME Loans	\$ _____	\$ _____	\$ _____
Other Federal Loans	\$ _____	\$ _____	\$ _____
Private Loans	\$ _____	\$ _____	\$ _____
Construction Loan	\$ _____	<u>\$4,340,000</u>	<u>\$4,340,000</u>
3. Applicant cash contribution (other than land)	<u>\$780,000</u>	<u>\$1,000,000</u>	<u>\$1,780,000</u>

¹ If project consists of multiple buildings or phases, please list the projected date of the first building to be placed in service and the last building to be placed in service.

4. Private Foundations			
(Specify: _____)	\$ _____	\$ _____	\$ _____
(Specify: _____)	\$ _____	\$ _____	\$ _____
5. Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Total Project Funds	<u>\$1,560,000</u>	<u>\$4,340,000</u>	<u>\$5,000,000</u>

B. Explain how all of the Affordable Housing Fund Program funds allocated for this project/program will be expended within 36 months of commitment of Affordable Housing Funds Program funds?

Please see Program Narrative (Attachment #1)

C. Describe fund sources unsuccessfully attempted: **None**

D. Provide Attachment "A" - Uses and Sources Budget. Use the format provided (or another comparable format prepared by your organization for your proposed project). Provide name of individual or company who prepared budget.

Provide Attachment "B" - Operating Pro Forma budget (rental projects only). Use the format provided (or another comparable format prepared by your organization for your proposed project). Provide name of individual or company who prepared budget.

7. NARRATIVES

A. ANTICIPATED RESULTS **Please see Program Narrative (Attachment #1)**

Describe the results you expect to achieve. Explain how the proposed activities are directly related to the priority housing need described and what anticipated direct and indirect results of the project will be. Include information on the length of commitment to the original target population, the continued affordability of the assisted housing in terms of monthly rent, and other program results that help illustrate the overall benefit of the project.

B. LEVERAGING **Please see Program Narrative (Attachment #18)**

Provide a description of all efforts to leverage or match funding from non-County sources for the subject project. Also, describe all non-County sources that will assist with project or program implementation and management (discuss sources in the order listed in Section III(A) of application). Identify whether commitments are firm or tentative and under what circumstances tentative commitments will become actualized. **Please attach commitment/reservation letters of other project/program funding sources that are in place.** Briefly describe the general terms and conditions of other resources and give their expiration date(s). For non-cash contributions, detail how dollar amounts were calculated.

C. PROGRAM DESIGN **Please see Program Narrative (Attachment #1)**

Describe the proposed project activities. Describe how the housing units and/or services proposed will be developed and marketed to eligible participants and what kind of screening procedure, if any, will be used. Outline the relationship of this proposal to established local housing and community development plans and strategies. For special needs housing projects, describe in detail the services that will be provided or coordinated for the property's residents. Describe any known opposition to this proposal. Give enough detail to clearly illustrate all activities associated with the proposed project or program.

8. **APPLICANT EXPERIENCE**

- A. Provide name, address, contact person and phone number of the organization who will develop, manage, coordinate and implement the proposed project:

Name **Housing and Land Enterprise of Maui, dba:Na Hale O Maui**

Address **190 N. Church St. (P.O.Box 1829)**

Wailuku, HI 96793

Contact Person **Cassandra J L Abdul**

Phone Number **(808) 244-6110**

- B. Describe your capacity to carry out the proposed project. Submit relevant documents (i.e. applicable licenses to operate project, permits, etc.)

Please see Program Narrative (Attachment #1)

- C. Describe the qualifications and experience of your organization and individual(s) who will manage the development of the project and manage the rental housing project. Submit detailed description of experience and ability to implement project.

Please see Program Narrative (Attachment #1)

- D. Submit resumes of key personnel involved in the development, implementation and/or management of the rental housing project.

Please see Resumes (Attachment #4)

- E. Describe past experience relevant to the proposed housing project.

Please see NHOM Project Experience (Attachment #5)

- F. Legal Status of Applicant (check, as applicable):

A. Corporation: Non-profit X or For-profit ___
Partnership: General ___ or Limited ___
Joint Venture (explain)

- B. The Offeror, if a corporation, was organized on **August 5, 2006** under the laws of the State of **Hawaii**. (Attach Certified copy of Articles of Incorporation and Bylaws, or

Certified copy of Partnership Agreement. Non-profit corporations are to attach a copy of the IRS tax-exempt determination).

(Please see Attachments #6, #7 and #8)

C. Have you ever failed to complete any work awarded to you? **NO**.

If yes, when, where and why?

D. Has any officer or partner of your organization in the past five (5) years been involved with of some other organization that defaulted on a federally funded contract? **NO**.

If yes, state name of individual, name of owner and reason therefore?

E. Has any officer or partner of your organization in the past five (5) years been involved with some other organization declared ineligible to participate in any governmental assisted contract? () Yes (X) No

If "Yes", please explain:

F. Has any officer or partner of your organization ever filed a petition of voluntary bankruptcy? () Yes (X) No

L. Has there ever been filed a petition or involuntary bankruptcy against your organization, or any officer or partner of the organization? () Yes (X) No

M. Has the organization, or any officer or partner ever made an assignment of assets for the benefit of creditors? () Yes (X) No

N. Are there any unsatisfied judgments outstanding against the organization, or any director or partner of the organization? () Yes (X) No

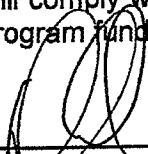
O. Has the organization been a party to any litigation within the last 5 years?
() Yes (X) No

If "yes" was answered to any question 6 through 10, give a full explanation:

The remainder of this page intentionally left blank

CERTIFICATION OF AUTHORIZED OFFICIAL

To the best of my knowledge and belief, data, attachments and exhibits in this application are true and correct. The documents have been duly authorized by the governing body of the entity and the entity will comply with all of the federal, state and county rules and regulations if Affordable Housing Fund Program funds are awarded.



SIGNATURE


President
TITLE

Dawn DeRego

PRINTED NAME

4/29/16

DATE



SIGNATURE

Executive Director
TITLE

Cassandra J L Abdul

PRINTED NAME

4/29/16

DATE

**County of Maui
Department of Housing and Human Concerns
Affordable Housing Fund Program Application Form**

Project Name:	Kahoma Residential Subdivision
----------------------	--------------------------------

1. ENTITY INFORMATION

A) Entity Information

Please type or print legibly the following information:

Entity's Name: Habitat for Humanity Maui, Inc.	
Entity's Tax ID Number: 94-3278838	
Entity's Contact Name, Title: Sherri K. Dodson, Executive Director	
E-Mail Address: sherri@habitat-maui.org	Phone Number: 808-242-1140
Entity's Address: 970 Lower Main Street Wailuku, HI 96793	Fax Number: 808-242-1141

Please also include the information below if this application is being prepared by a person or entity different from the applicant.

Application Preparer Name:	
Application Preparer Contact Name, Title:	
Application Preparer E-Mail Address:	Application Preparer Phone Number:
Application Preparer Address:	Application Preparer Fax Number:

The Entity is a:

- | | |
|--|---|
| <input type="checkbox"/> public agency | <input checked="" type="checkbox"/> private non-profit organization |
| <input type="checkbox"/> private for-profit entity | <input type="checkbox"/> Community Land Trust |
| <input type="checkbox"/> other | |

Non-Profit Articles of Incorporation (Include copy)

Corporate Bylaws (Include copy)

Financials (Include most current financial statement)

Name and Title of Individual(s) authorized to sign legal documents on behalf of organization:

Name: Sherri K. Dodson Title Executive Director

Name: _____ Title _____

(Include resolution authorizing individual(s) to sign application)

2. TYPE OF USES

A. Use Category: Check the use category(s) that most appropriately describes your use of Affordable Housing Fund Program funds:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Land Acquisition | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> On-Site Improvements |
| <input checked="" type="checkbox"/> Planning, Design | <input type="checkbox"/> Off-Site Infrastructure |
| <input type="checkbox"/> Residential Building Acquisition | <input type="checkbox"/> Other Uses (please specify): |

B. Project/Program Type: Check the appropriate activity:

- For-Sale Housing
 Rental Housing
 Rehabilitation
 Other (please specify):

C. Occupancy Information:

Number of households assisted:

At or below 50% of median income: 2

At or below 60% of median income: 3

At or below 80% of median income: 5

Other: _____

Indicate the number of units allotted for each of the following:

Family 10 Homeless _____

Elderly _____ Special Housing Needs _____

In the space provided below, please describe the special housing need served by this project (i.e. mobility impaired, hearing/vision impaired, mentally challenged, etc.).

Although elderly, homeless, or special needs applicants are encouraged to apply, none of the 10 single family homes will be specifically restricted to these populations.

3. FORM OF ASSISTANCE

Check the appropriate type of assistance:

- grant
 interest bearing loan (interest rate set at 3%)

If type of assistance is a loan, describe loan terms, loan repayment schedule and identify security/guarantee:



Habitat for Humanity®

Maui

Corporate Resolution of Authority

A meeting of the Executive Committee of the Board of Directors of Habitat for Humanity Maui, Inc. was duly held on Wednesday, February 10, 2016. After a Motion was made and a vote taken, the Executive Committee passed the following Corporate Resolution:

BE IT RESOLVED, that an application be made to apply for the AFFORDABLE HOUSING PROGRAM GRANT, through the County of Maui Department of Housing and Human Concerns Housing Division. In the application we propose to build and/or renovate 10 homes in Lahaina.

BE IT FURTHER RESOLVED, that Sherri K. Dodson, Executive Director, is authorized to represent, negotiate, and execute any and all documents required to apply for the AFFORDABLE HOUSING PROGRAM GRANT.

Date: February 10, 2016

By: Wendy Fujinaka
Its: Secretary

4. PROJECT SUMMARY

- A. Project Name: Kahoma Residential Subdivision
- B. Location (town/community): Lahaina
- C. Tax Map Key #: Not yet assigned
- D. Detailed project description [please include an outline of the income categories the project will serve; location of project; total number of units; type of project (homeownership or rental); target group (family, elderly or other special needs group, specify group); form of assistance (loan or grant); use of affordable housing fund program funds (acquisition of vacant land, acquisition of residential building and rehabilitation, new construction, etc.); unit size (no. of bedroom/bath); other funding sources (if firm commitment or tentative commitment), status of entitlements (zoning, district boundary amendment, community plan, 201H variances); environmental review status; site control status; project schedule (from pre-development to occupancy or acquisition of site or building to occupancy); if project satisfies another developer's affordable housing requirement or not; community support, other county, state or federal agencies support or approval and needs analysis for the type of project]:

Habitat for Humanity Maui is applying for a grant to purchase 10 lots from West Maui Land Company in its Kahoma Residential Subdivision Project in Lahaina. The project will solely be for families and individuals with incomes below 80% of the median income for Maui County. Habitat feels that this project is essential as there has been little or no affordable housing built in Lahaina. The last project (2009) was through DHHL which was limited to Hawaiians or part-Hawaiians. Habitat's project will not be limited to any one group and Habitat will take applications from anyone who falls below the 80% of median income.

Homes will be single family homes. The size of the approved family will determine the size of the home with the smallest home being a two bedroom for a single person to four or five bedroom for a large family. Each home will be turn-key and come with a refrigerator and range.

The units will be financed by Habitat who will lend the money to potential homeowners at 0% interest. The units will also have a Silent Second Mortgage that will be the difference between the fair market value of the property and the sales price. The Silent Second will stay in effect for the entire mortgage period with the Homeowner acquiring shared equity after the 11th year of ownership.

Habitat for Humanity will also provide homeowner education, budget counseling and credit counseling. Habitat will continue family support for all the families after they move in to assure that the families are successful homeowners.

Habitat will finance the project with funds from the Affordable Housing Fund, USDA, a sale of the potential mortgages and fundraising. The USDA grant is tentative but the financing is firm. Fundraising and grant writing will continue.

The Kahoma Residential Subdivision is a project that was brought before the planning commission, LUC, County Council for a 201H approval and has been approved at each level. All requirements for this project have been completed by the Developer, West Maui Land Company. They will provide pad-ready lots to Habitat at a discount price. The entire project is deemed affordable, serving 25% to 140% of median income.

All environmental and land use issues are being handled by West Maui Land Company and to our knowledge have been completed. We have already been given a Letter of Intent to purchase the 10 lots from West Maui Land Company. We can purchase the lots as soon as funding becomes available. The project schedule as of this date is that site work should be complete the last quarter of 2016 and then Habitat will take position once all infrastructure has been complete.

E. Provide an overview of a long-term management plan for the proposed project (please include tenant selection process; homebuyer selection process; compliance monitoring plan (annual verification of owner occupancy, verification of homeownership unit kept affordable for 25 years, rental unit kept affordable for life of unit, etc.)

Habitat for Humanity Maui follows the long standing and tested family selection process created by Habitat for Humanity International. Applications are provided online, mailed or available at our offices. Deadlines are established for the return of applications and for all information needed to evaluate the application. The files are reviewed by the Family Selection Committee. This committee is comprised of mortgage lenders, bank officials, and social workers. The file is reviewed for completeness, for meeting the basic requirements of Habitat which includes the showing of need, the ability to repay the 0% interest loan and the willingness to partner with Habitat including providing at least 500 hours of sweat equity.

Habitat looks for families that are living in substandard housing, living in overcrowded quarters, paying more than 30% of their income for housing or who are currently or recently homeless. The family's financial situation is accessed to see if they fall within the 25% to 60% of median income guidelines. Habitat will accept families that earn up to 80% of median income if there are not enough qualified families within the 25% to 60% median income category.

Habitat reviews the families' credit report and if inadequate, refers the family to our homeownership counselor who helps the family repair their credit report. Habitat will accept families with poor credit history if they are willing and able to repair their credit history.

Lastly, families are required to read and fully understand Habitat's partner agreement. The Agreement clearly states sweat equity of at least 500 hours that is required by each family. In addition each family must do at least 8 hours of "Get Acquainted Hours" on someone else's house so they clearly understand our program. The elderly and disabled are provided opportunities for their sweat equity in creative ways to accommodate physical constraints.

The Family Selection committee does a home visit and then determines if they will recommend the family for Partnership. If the family is referred then the file is given to the Executive Director for final review. The Executive Director prepares a summary for the Board of Directors deleting any reference to family name. The Board of Directors makes the final decision of approval.

Once the family is approved, they must attend classes that include credit counseling, budget counseling and debt management. They also learn more about Habitat and the requirements of sweat equity. They begin their sweat equity immediately and may work on other Habitat homes.

Once a family is accepted they are monitored by our Family Support Committee. Each committee member is a skilled social worker and works with the family on any issue that will help them with home ownership. The Family Support Manager continues with the family even after they move into their home.

Habitat requests income verification each year from all its Partner Families. Habitat Family Support Managers continue to be available for families for whatever they might encounter as new homeowners.

Habitat not only builds the project, we also are the lender and issue a mortgage at a 0% interest rate that only includes the cost of the unit with no profit. The unit is sold with a 20 - 40 year 0% interest mortgage for the actual cost. There is a buy back clause and restriction for owner occupancy. A Silent Second Mortgage is also executed that includes the difference between the fair market value and the actual sales cost of the unit. This Silent Second will be in effect for the full 10 years required by the Residential Workforce Housing Ordinance. All mortgages will be recorded so that no sale can occur without notification to Habitat.

F. Provide a housing needs analysis for the type of project being developed (if citing information from housing needs studies or market analysis, reference the source document and include the pertinent pages of the source document) (document source if using statistics).

With the rebound of the economy, house prices on Maui have sky rocketed. The median house price for the month of February 2016 for a house in Lahaina was \$1,040,000. There hasn't been an affordable housing project in Lahaina since the Department of Hawaiian Home Lands project which was limited to Native Hawaiians in many years. (*Realtors Association of Maui – www.RAMau.com; MLS Sale Data Sales information through February 2016– Information deemed reliable, however not guaranteed.*) Many families desire to live in Lahaina due to the number of jobs that are located in this resort area.

Currently Hawaii ranks number one in country for the rate of homelessness according to a report published by the Hawaii Appleseed's Center. The report went on to say that 15% of households would become homeless if forced to move out of their current living situation. One out of 4 households not adequately housed. *Hawaii Appleseed's Center for Law and Economic Justice Policy Report: The High Cost of Our Affordable Housing Shortfall, June 2014.*

Maui County in its 2010-2014 Consolidated Plan places increasing homeownership opportunities as its number one goal. They plan for a total of 33 new units for low to moderate income individuals. In addition, the Plan places elderly and disabled news high on its priority for needs in the community. *2010-2014 Consolidated Plan for the Period July 1 2010 Through June 30, 2015, prepared by the County of Maui and submitted to HUD.*

The Draft 2015-2019 Consolidated Plan continues to put Affordable Housing as a priority for extremely low and low income families. *2015-2019 Draft Consolidated Plan & 2015 Draft Annual Action Plan.*

Our project fulfills several goals established within the consolidated plan. In The Housing and Special Needs Housing Goals for the County of Maui 2015-2019, the ConPlan indicates that one of their goals is to promote decent and affordable housing, while another is to strengthen communities. Habitat's program of building and or renovating homes that are substandard promotes decent housing for everyone. In addition, the method that Habitat uses, bringing the community together to help build the homes, strengthens the community. In addition, when a rundown house in a neighborhood is renovated it revitalizes the entire neighborhood.

Habitat for Humanity Maui offers a 0% interest mortgage or promissory note. Habitat will complete the 10 homes within 3 years of receiving the pad ready lots. There is no other program available to residents of Lahaina that serves the same income range (25% - 80% of median income of Maui County).

G. Summary of amount and use of Affordable Housing Fund Program funds:

	<u>Affordable Housing Fund</u>	<u>TOTAL FUNDS</u>
Land Acquisition	\$ <u>960,000</u>	\$ <u>960,000</u>
Residential Building Acquisition	\$ _____	\$ _____
New Construction	\$ <u>1,000,000</u>	\$ <u>1,214,540</u>
Rehabilitation	\$ _____	\$ _____
On-Site Improvement	\$ <u>85,000</u>	\$ <u>85,000</u>
Off-Site Infrastructure	\$ <u>0</u>	\$ _____
Planning, Design	\$ <u>10,000</u>	\$ <u>18,000</u>
Other	\$ <u>273,000</u>	\$ <u>564,000</u>
TOTAL	\$ <u>2,328,000</u>	\$ <u>2,841,540</u>

H. What type of project are you planning? (Check all that apply)

- Apartment building
 Garden Style Mid-rise High-rise
 Cluster Single-family dwelling units
 Townhouse Duplex, triplex, fourplex
 New Construction Rehabilitation Acquisition

I. Size, number and rent of units:

10 units (size of each unit to be determined by family size of qualified applicants).

<u>Affordable Housing Fund Program Units</u>	<u>Size</u>	<u>Number</u>	<u>Rent/Sales Price</u>
0 bedroom units	_____ s.f.	# _____	\$ _____
1 bedroom units	_____ s.f.	# _____	\$ _____
2 bedroom units	<u>720</u> s.f.	# <u>TBD</u>	\$ <u>230,000</u>
3 bedroom units	<u>1000</u> s.f.	# <u>TBD</u>	\$ <u>260,000</u>
4 bedroom units	<u>1200</u> s.f.	# <u>TBD</u>	\$ <u>300,000</u>
5 bedroom units	_____ s.f.	# _____	\$ _____

Total number of units in project: 10

J. Number of affordable units and rents/sales price (as a percentage of median income)

Please indicate if it is rents or sales price.

The number and size of the houses will depend on the family size of each qualified/approved applicant. Sale prices will be between \$230,000 (2 bedroom) and \$300,000 (4 bedroom) at 0% interest. All families/individuals served will be below 80% median income, with at least 2 families/individuals below 50% median income.

	<u>50 percent below</u>	<u>80 percent below</u>	<u>100 percent below</u>	<u>120 percent below</u>
0 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____
1 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____
2 bedroom units	# TBD \$ TBD	# TBD \$ TBD	# _____ \$ _____	# _____ \$ _____
3 bedroom units	# TBD \$ TBD	# TBD \$ TBD	# _____ \$ _____	# _____ \$ _____
4 bedroom units	# TBD \$ TBD	# TBD \$ TBD	# _____ \$ _____	# _____ \$ _____
5 bedroom units	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____	# _____ \$ _____

K. Project Unit Mix

Fill in the appropriate number in the table below.

The number and size of the houses will depend on the family size of each qualified applicant.

No. of Buildings	Studios	1 BR	2 BR	3 BR	4 BR	Total units
10	0	0	TBD	TBD	TBD	10
Gross Building Area in square feet	SF / unit	SF / unit	SF / unit	SF / unit	SF / unit	Gross Residential Area
	-	-	720 SF	1000 SF	1200 SF	TBD
Common Area (in square feet)						
Commercial Space (in square feet)						-
Total Area						TBD

If you need more space, attach a separate sheet with the information requested above.

L. Project Amenities

The Project will include the following amenities:

- Playground/Tot lot
- Picnic Area
- Swimming Pool
- Community Meeting Room
- Elevator
- Transportation
- Laundry Room
- Computer with high-speed internet access
- Other (describe) _____

L. Unit Amenities

What equipment/furnishings will be available in each unit?

- Range Refrigerator Air Conditioning Disposal
- Dishwasher Washer Dryer Carpet
- Drapes Furniture Heating Cable TV
- High speed internet access Other (describe) _____

N. Project includes other facilities (if applicable):

- Community Center Facility
- Child Care Facility
- Other (Describe):

O. Will project have innovative techniques in design, construction, or operation?

Yes No (If "Yes", briefly describe)

As with all the building Habitat does, we will incorporate as many energy efficient products as possible. Habitat uses energy efficient appliances and builds "green", while recycling and reusing materials on the job sites and with our ReStore.

With regard to the mortgage or promissory note for each homeowner, because Habitat is the lender, Habitat is able to tailor the mortgage for each homeowner. This enables the Family Support committee to recommend to the Board of Directors a restructure of a mortgage rather than a foreclosure should there be a substantial change in the homeowner's situation. An example is if a couple purchase a unit and they both are retired and living on a fixed income. Should the husband pass away, Habitat can restructure a mortgage so that the wife would be able to afford the unit on her own. The wife would be able to age at home and not have to fear losing her home.

P. Provide schematic plans and/or preliminary plans, if available.

Q. Period of Affordability? 20 years In perpetuity Other

R. Who will own the project?

1. Prior to completion: Habitat for Humanity Maui
2. After construction: Habitat for Humanity Maui
3. After occupancy: Homeowner

S. Parking

How many parking spaces will be provided at the project site? Please complete the table below.

	Number of spaces	Ratio of Spaces/Units
Tenant	2 for each unit	200%
Guest	1 with street parking	100%
Handicap Accessible	-	-
Commercial	-	-
Total	20 (not including street parking)	200%

Will a fee be charged to tenants for parking in addition to rent? Yes No

T. Energy Efficiency and Green Building Practices

- Project will utilize solar water heating.
- Project will install Energy Star certified appliances throughout the project.
- Project will install low flow plumbing fixtures which conserve water.
- Project will install energy efficient light fixtures in common areas.
- Project will install air conditioning in each unit.
- Project will install ceiling fans in each unit.
- Project will install a light colored cool roof in each building.
- Project will incorporate water-efficient landscaping.
- Project will use painted rated low or no Volatile Organic Compounds (VOC).
- Project will vent range hood to the outside.

U. Accessible units

Number of Accessible units	As many as needed
Number of Adaptable units	All (10)

V. Availability

Will all of the residential units be available to the general public? Yes No

If you answered no, please qualify which populations the units will be made available to.

4. SITE INFORMATION

A. Current legal owner of property: West Maui Land Company

B. Street Address (if applicable): 305 E. Wakea Ave.
Kahului, HI 96732

C. Provide the following documents, if applicable:

1. Preliminary title report – will be completed before purchase
2. Location map - attached
3. Project site map - attached
4. Flood insurance rate map – Lots not completed yet. Will provide once available.
5. Professional Housing Report (Residential Building Acquisition) – N/A

D. Year Residential Building constructed (Residential Building Acquisition) N/A

E. Total site land area: 62,792 sq.ft. 1.44 acres
 (lots to be provided to Habitat range from 5,000 to 8,000 square feet)

F. Describe the physical characteristics of site (shape, terrain, foliage, structures, etc.)

The lots will be pad ready for Habitat. Developer is providing all infrastructure.

G. If applicable, indicate if any of the following conditions apply to the infrastructure servicing the project site by checking the appropriate category: The plans include the following:

	Yes	No	N/A
1. Road access to site adequate	<u>x</u>	___	___
2. Sewer capacity adequate	<u>x</u>	___	___
3. Electrical service adequate	<u>x</u>	___	___
4. Water service adequate	<u>x</u>	___	___
5. Aquifer serving area adequate	___	___	<u>x</u>
6. Storm drainage adequate	<u>x</u>	___	___
7. Trash/garbage service adequate	<u>x</u>	___	___
8. Fire service adequate	<u>x</u>	___	___
9. Police service adequate	<u>x</u>	___	___
Distance to fire station	<u>2.0</u>	___	___
Distance to police station	<u>2.0</u>	___	___

If any answer to the above questions is "No", on a separate attachment describe the deficiency, include the distance needed to bring the infrastructure to the project site and time to complete. Describe any actions being taken, or which must be taken to resolve any potential problems associated with any infrastructure deficiencies.

H. Schools. For new construction projects having more than 50 non-elderly housing units, provide letters from the Department of Education that note (a) the capacity of the school(s) servicing the area of the project, (b) current enrollment, and (c) whether the schools can accommodate the additional students generated by the project.

N/A

I. Specify any off-site public improvements required for the project:

The developer is doing all off-site public improvements.

J. Specify any special assessments or impact fees that are or may be required for the project:

The impact fees were determined during the 201H process. Developer will be taking care of all special assessments or impact fees.

K. Land use requirements: Does the project already have the following applicable land use requirements necessary to carry out project proposed? Indicate by checking "Yes" or "No" for each item:

The project has completed the 201H process, LUC and planning department approval.

	Yes	No		Yes	No
State Land Use	<u>X</u>	___	General Plan	<u>X</u>	___
Subdivision Ordinance	<u>X</u>	___	Zoning Ordinance	<u>X</u>	___

If any answer to any question is "No", identify on a separate attachment any actions taken toward obtaining the necessary changes. Estimate the time required for effecting these changes.

Does the project require a 201 H Variance? X Yes ___ No

If yes, has it been approved? X Yes ___ No

If no, when will it be approved?

L. Site Control:

1. Date of option agreement, purchase agreement, lease agreement, development agreement, land sales contract, or other enforceable agreement:

Entered into 7 / 15 / 2011 Terminates / /

2. Provide copy of site control (ie. Option, purchase, lease, etc.) agreement.

3. If entity does not have site control, does entity have a valid commitment of site control? X Yes ___ No

4. If entity does not have site control or valid commitment of site control, when will site control be obtained?

Once funding is complete.

5. Include appraisal, if available, or other information regarding property value.

Lots are not complete yet. We will provide an appraisal when available.

M. Environmental Considerations: Indicate which of the following environmental concerns are applicable to your project by checking "Yes" or "No":

	Yes	No	NA
1. Project will affect a property designated as a historic site on the State or National Registers of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Project site is located in 100-year flood zone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Project site is located in a wetland.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Project will require a Shoreline Management Permit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Project will affect endangered species or their habitats.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Project has manmade hazards or nuisances.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If any answer to the above questions is "Yes":

Have any of the permits or clearances related to the aforementioned environmental concerns been obtained?

If "No", identify on a separate attachment any actions taken toward obtaining an environmental clearance and the anticipated time to complete such actions.

Does the proposed project require an Environmental Assessment in accordance to Chapter 343, Hawaii Revised Statute?

If not required, provide explanation:

Is the Final Environmental Assessment for the proposed project complete (in accordance to Chapter 343, Hawaii Revised Statute)?

If yes, please submit one set of the completed State Final Environmental Assessment, Finding of No Significant Impact or Environmental Impact Statement.

If no, when will it be completed?

Does the proposed project require an Environmental Assessment in accordance to 24 CFR Part 58 (if federal funds are utilized)?

___ X

Is the Final Environmental Assessment for the proposed project complete (in accordance to 24 CFR Part 58)?

X ___

If yes, please submit a copy of the final Federal Environmental Assessment, Finding of No Significant Impact or Federal Environmental Impact Statement.

If no, when will it be completed?

If Affordable Housing Fund Program funds or federal funds are utilized for site acquisition, an All Appropriate Inquiry (AAI) and Phase 1 Site Assessment are required to be completed.

Will Affordable Housing Fund Program funds or federal funds be utilized for site acquisition? Yes No
X ___

If yes, has it been completed? ___ X

If yes, attached a copy of the AAI and Phase 1 Site Assessment.

If no, when will it be completed? When purchase is done.

N. Community support: (If available, include letters of support from community members, other organizations, government officials, and local elected officials)

See Attached.

O. Does this project involve any relocation of existing tenants or homeowners?

[] Yes [X] No

If yes, please describe any proposed relocation assistance:

5. **PROJECT SCHEDULE**

Indicate the approximate dates for the following:

Milestones:	Date
Approval of Zoning Change, Community Plan Amendment, District Boundary Amendment or 201 (H) Variances	County 201-H via Resolution 11-126 was received on 12/2/2011; District Boundary Amendment was received April 5, 2013.
Projected Building Permit Date:	Grading & Grubbing Permit rcv'd 9/26/14; permit no. G201440136 attached. We are still processing subdivision construction plans, and anticipate approved plans in 6 months.
Closing of Construction Financing:	Landowners have funded construction out-of-pocket to date, and are in the process of obtaining an 18-month loan, which, if finalized, would be due Feb. 2017.
Construction Start Date:	Mass grading was initiated Nov. 2014 and is 95% complete
Construction Completion Date:	Est. completion date of Infrastructure is Nov. 2016
Projected Occupancy Permit Date:	Habitat can begin building homes when infrastructure is complete, and county has accepted subdivision improvements.
Placed in service date ¹ :	TBD
Achievement of initial occupancy for 100% of the units	TBD

¹ If project consists of multiple buildings or phases, please list the projected date of the first building to be placed in service and the last building to be placed in service.

6. SOURCES OF FUNDS

A. Identify all potential sources of financing for the proposed project/program in this section and Attachment "A" - Uses and Sources Budget.

	<u>Funds Committed</u>	<u>Funds Tentative</u>	<u>Total Funds</u>
1. Grants			
Affordable Housing Fund	\$ _____	<u>\$2,328,000</u>	<u>\$2,328,000</u>
HOME	\$ _____	\$ _____	\$ _____
CDBG	\$ _____	\$ _____	\$ _____
EDI-SP	\$ _____	\$ _____	\$ _____
Value of equity in property contributed	\$ _____	\$ _____	\$ _____
Cash contribution from private source, other than applicant	\$ _____	\$ _____	\$ _____
Permit or Fee Waiver(s)	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
2. Loans			
Affordable Housing Fund	\$ _____	\$ _____	\$ _____
Local Government Loans	\$ _____	\$ _____	\$ _____
State Loans	\$ _____	\$ _____	\$ _____
HOME Loans	\$ _____	\$ _____	\$ _____
Other Federal Loans	\$ _____	\$ _____	\$ _____
Private Loans	\$ _____	\$ _____	\$ _____
Other Financing	<u>\$154,540</u>	\$ _____	<u>\$154,540</u>
3. Applicant cash contribution (other than land)	<u>\$153,500</u>	\$ _____	<u>\$153,500</u>
4. Private Foundations			
(Specify: <u>TBD</u>)	\$ _____	<u>\$5,000</u>	<u>\$5,000</u>
(Specify: _____)	\$ _____	\$ _____	\$ _____
5. Other (Specify: <u>USDA</u>)	\$ _____	<u>\$200,500</u>	<u>\$200,500</u>
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____	\$ _____
Total Project Funds	<u>\$308,040</u>	<u>\$2,533,500</u>	<u>\$2,841,540</u>

B. Explain how all of the Affordable Housing Fund Program funds allocated for this project/program will be expended within 36 months of commitment of Affordable Housing Funds Program funds?

The majority of funds will be used for purchase and pre-development and should be expended within the first 12 months.

C. Describe fund sources unsuccessfully attempted:

None

D. Provide Attachment "A" - Uses and Sources Budget. Use the format provided (or another comparable format prepared by your organization for your proposed project). Provide name of individual or company who prepared budget.

Executive Director Sherri K. Dodson prepared Attachment "A" – Uses and Sources Budget

Provide Attachment "B" - Operating Pro Forma budget (rental projects only). Use the format provided (or another comparable format prepared by your organization for your proposed project). Provide name of individual or company who prepared budget.

7. NARRATIVES

A. ANTICIPATED RESULTS

Describe the results you expect to achieve. Explain how the proposed activities are directly related to the priority housing need described and what anticipated direct and indirect results of the project will be. Include information on the length of commitment to the original target population, the continued affordability of the assisted housing in terms of monthly rent, and other program results that help illustrate the overall benefit of the project.

Habitat will provide a simple decent place to live for 10 families. These families will be coming out homelessness, substandard housing and over-crowded conditions. These families will come out of the cycle of homelessness and poverty for both the families and for their next generation.

Families with stable housing typically increase their income, their children do better in school and they have a sense of security. These homes will also have a positive economic impact on the community with more real property taxes, more income taxes and the project itself will employ many individuals.

This project will include mortgages provided with a zero percent interest loan to families making between 25% - 80% of median income and will be managed by Habitat. This increases the chances of success for the families because the monthly payments are generally lower than most rents and Habitat can continue to support the families through hard times. Habitat's Family Support Committee and all the staff of Habitat continue to be involved in the families' lives, helping with continued homeownership education, credit counseling and budgeting. Habitat also assists with any issues that may arise with the family, such as loss of employment, loss of a family member, guidance on adding onto the existing house, etc.

Every time Habitat is able to move a family from a rental into a permanent house, it frees up a rental for another family. The rental may be the opportunity for a homeless family to finally be able to move from transitional housing and take that first step to breaking the cycle of homelessness. Those that come directly out of homelessness into a permanent house means that transitional housing is opened up for another homeless family. These families are typically in transitional housing or low income rentals. The fact that they will now have permanent housing will release housing for others who are working their way out of homelessness and substandard housing.

The project will be a positive addition to the Lahaina community. The design is such that it includes a small park, walkways, bike paths and on-site parking. Landscaping will be extensive in the common areas. Children will have areas to play and families will be able to walk to nearby grocery stores.

B. LEVERAGING

Provide a description of all efforts to leverage or match funding from non-County sources for the subject project. Also, describe all non-County sources that will assist with project or program implementation and management (discuss sources in the order listed in Section III(A) of application). Identify whether commitments are firm or tentative and under what circumstances tentative commitments will become actualized. Please attach commitment/reservation letters of other project/program funding sources that are in place. Briefly describe the general terms and conditions of other resources and give their expiration date(s). For non-cash contributions, detail how dollar amounts were calculated.

We will be doing these projects with volunteer labor so all labor costs are donated. The average cost of a volunteer hour in Hawaii is \$17.00 per hour.

In addition, Habitat receives donations of materials such as refrigerators, ranges, paint and hardware through partnerships with Whirlpool, Valspar, Kwickset, Ferguson and others.

C. PROGRAM DESIGN

Describe the proposed project activities. Describe how the housing units and/or services proposed will be developed and marketed to eligible participants and what kind of screening procedure, if any, will be used. Outline the relationship of this proposal to established local housing and community development plans and strategies. For special needs housing projects, describe in detail the services that will be provided or coordinated for the property's residents. Describe any known opposition to this proposal. Give enough detail to clearly illustrate all activities associated with the proposed project or program.

Habitat for Humanity has been working on Maui for 18 years and served over 100 families in either new builds or renovations. In addition, Habitat serves 100's of residents each year in homeowner education and individualized credit counseling.

Applications will be accepted and the Family Selection Committee will review the initial application for completeness, including proof of low income status and proof of need. The Committee will work with the family to determine how much, if any, the family can afford to pay for materials and if they have inadequate credit. Our Homeownership Counselor will work with the family to clear their credit report and to reduce their debt.

The Family Support Committee continues to work with the families during the process. They provide support not only in the construction process but also in connecting the family with other services that may be beneficial to them.

Habitat not only builds the project, we also are the lender and manage the mortgage. Mortgages or promissory notes are at a 0% interest and are sold with no profit. The unit is sold with a 20 to 40 year 0% interest mortgage for the actual cost. There is a buy back clause and restriction for owner occupancy. A Silent Second Mortgage is also executed that includes the difference between the fair market value and the actual sales cost of the unit. This Silent Second will be in effect for the full 10 years required by the Residential Workforce Housing Ordinance. The monies received back from the mortgage and/or promissory note payments will go into the "Fund For Humanity" which is used to help more families.

8. APPLICANT EXPERIENCE

A. Provide name, address, contact person and phone number of the organization who will develop, manage, coordinate and implement the proposed project:

Name Habitat for Humanity Maui

Address 970 Lower Main Street
Wailuku, HI 96793

Contact Person Sherri K. Dodson

Phone Number (808) 242-1140

B. Describe your capacity to carry out the proposed project. Submit relevant documents (i.e. applicable licenses to operate project, permits, etc.)

Habitat has been building homes for Maui's families for the last eighteen years. With each year Habitat's capacity has grown. Since 2003, Habitat has completed over 100 projects on Maui, Lanai and Molokai. Currently Habitat is building two houses and continuing with its Brush With Kindness program which provides for minor and major repairs to families in need.

As an affiliate of Habitat for Humanity International, Habitat Maui has the full support of hundreds of affiliates who also build multi-family projects. Habitat Maui intends to take advantage of the knowledge and expertise of larger affiliates across the nation. HfHI construction personnel are also available for consultation on all affiliate projects. As part of our Construction team, we have two contractors on our board of directors, both with many years of both commercial and residential construction. Habitat for Humanity Maui is a licensed contractor with the State of Hawaii (BC 32403).

C. Describe the qualifications and experience of your organization and individual(s) who will manage the development of the project and manage the rental housing project. Submit detailed description of experience and ability to implement project.

The Habitat for Humanity Maui Board of Directors include 15 business people with varied areas of expertise. Wendy Fujinaka is a licensed architect, Ryan Teshima is an attorney, Darryl Banks owns BanksPacific Construction and Adam Durante is a principal of Sterling Development Services. The remaining board members bring experience in business and social service. David Lundquist, a licensed architect and former board member is a longtime volunteer and offers his services to Habitat.

The staff is led by Sherri K. Dodson, Executive Director. Ms. Dodson has been the director for twelve years and was an attorney for 13 years prior to joining Habitat for Humanity Maui. Ms. Dodson has successfully lead the organization from a small nonprofit to a highly successfully affiliate building 5 to 10 houses a year. The affiliate has won numerous awards for its work both nationally and locally. The Deputy Director, Richard Carr has worked in the construction industry and has experience in the nonprofit arena. Max Tornai, the Community Relations and Development Director has a bachelor's degree and many years of experience in the nonprofit arena as well.

As indicated the Construction team consists of Darryl Banks, Mike Gerry, Adam Durante, David Lundquist and very experiences project managers. Habitat also has thousands of volunteers many of whom are skilled workers.

The Family Selection Committee consists of individuals from the mortgage industry and realtors. The Committee is led by Victoria Cherockma, a licensed realtor who specializes in lower income purchases.

The Family Support Committee has individuals who have experience in social services, including family services, housing services and elderly services. The Committee is led by Stephanie Franco who is retired from the County of Maui, Housing Division.

D. Submit resumes of key personnel involved in the development, implementation and/or management of the rental housing project.

See Attached.

E. Describe past experience relevant to the proposed housing project.

1. Complete the following information for all government (federal, state or county) funded project(s). Attach additional pages for each project, if needed:

- a. Name of Project Kahawai Apartments
- b. Project Address 2024 Kahawai Street, Wailuku
- c. Date project started 11/13 Date completed 3/15
- d. Total grant/loan amount \$3,000,000 Source HOME and AHF
- e. Provide a brief description of project:

Kahawai is a 16 unit condominium which was built as "infill" project. It is the first mulit-family project done by a Habitat affiliate in the State of Hawaii. It was brought in on time and has resulted in a revitalization of the Happy Valley area.

2. Describe any problems encountered in carrying out project:

There were many obstacles such as permitting, weather and labor costs but Habitat overcame all the obstacles.

3. Describe any amendments to the original proposal subsequent to receipt of government (federal, state or county) funding:

None.

4. Any differences between the anticipated and actual accomplishments of the project (if, for example, a different number of housing units were built, etc.)

None.

5. If the project is not yet complete, indicate why: N/A

1. Complete the following information for all government (federal, state or county) funded project(s). Attach additional pages for each project, if needed:

- a. Name of Project Harbor Lights
- b. Project Address 111 Kahului Beach Road, Kahului, Hawaii
- c. Date project started 5/11 Date completed 12/14
- d. Total grant/loan amount \$400,000 Source Affordable Housing Fund
- e. Provide a brief description of project:

Purchase of foreclosed and tax lien units at Harbor Lights for renovation and resale. Nine units were purchases out foreclosure. Habitat did extensive renovations to each unit and sold them at a 0% interest mortgage. The project resulted in an increase of funds to the project in the form of maintenance fee and helped the project recover from the downturn in the economy. Harbor Lights has been able to convert to individual electrical metering which has brought the monthly maintenance fee down and is now in the process of installing photo voltaic.

The project was completed on time and within budget.

2 Describe any problems encountered in carrying out project:

None.

3. Describe any amendments to the original proposal subsequent to receipt of government (federal, state or county) funding:

None.

4. Any differences between the anticipated and actual accomplishments of the project (if, for example, a different number of housing units were built, etc.)

None.

5. If the project is not yet complete, indicate why: N/A

F. Legal Status of Applicant (check, as applicable):

- A. Corporation: Non-profit or For-profit
Partnership: General or Limited

Joint Venture (explain)

Note: If the proposal is submitted by a partnership or joint venture, composed of two or more individual firms, then each member firm must submit all information listed on this form, and in addition answer the following:

- (a) Members of Joint Venture
 - (b) Date of Joint Venture Agreement
 - (c) State of Registration
 - (d) Does the agreement between members comprising joint venture make them jointly and severally liable? If not, state terms of agreement in this regard.
 - (e) Certified copy of Partnership Agreement
- B. The Offeror, if a corporation, was organized on July 1997 under the laws of the State of Hawaii. (Attach Certified copy of Articles of Incorporation and Bylaws, or Certified copy of Partnership Agreement. Non-profit corporations are to attach a copy of the IRS tax-exempt determination).**
- C. Have you ever failed to complete any work awarded to you? No. If yes, when, where and why?**
- D. Has any officer or partner of your organization in the past five (5) years been involved with of some other organization that defaulted on a federally funded contract? No. If yes, state name of individual, name of owner and reason therefore?**
- E. Has any officer or partner of your organization in the past five (5) years been involved with some other organization declared ineligible to participate in any governmental assisted contract? () Yes (x) No**

If "Yes", please explain:

- F. Has any officer or partner of your organization ever filed a petition of voluntary bankruptcy? () Yes (x) No**
- L. Has there ever been filed a petition or involuntary bankruptcy against your organization, or any officer or partner of the organization? () Yes (x) No**
- M. Has the organization, or any officer or partner ever made an assignment of assets for the benefit of creditors?() Yes (x) No**
- N. Are there any unsatisfied judgments outstanding against the organization, or any director or partner of the organization? () Yes (x) No**
- O. Has the organization been a party to any litigation within the last 5 years?
(x) Yes () No**

If "yes" was answered to any question 6 through 10, give a full explanation:

Habitat for Humanity Maui had to evict a tenant at one of our Harbor Lights units. The tenant refused to pay rent for over 2 years. Habitat spend countless hours trying to work with the individual but he refused assistance and became a holdover tenant. Habitat was successful in evicting the individual and has a new tenant on her way to homeownership.

CERTIFICATION OF AUTHORIZED OFFICIAL

To the best of my knowledge and belief, data, attachments and exhibits in this application are true and correct. The documents have been duly authorized by the governing body of the entity and the entity will comply with all of the federal, state and county rules and regulations if Affordable Housing Fund Program funds are awarded.



SIGNATURE

Executive Director

TITLE

Sherri K. Dodson

PRINTED NAME

4/28/2016

DATE

ATTACHMENT "A" - USES AND SOURCES BUDGET

<u>USE OF FUNDS</u>	<u>ACTUAL COST</u>	<u>AFFORDABLE HOUSING FUND SOURCE</u>	<u>OTHER SOURCE</u>	<u>NAME OF OTHER SOURCE</u>
1. ACQUISITION				
1.1 LAND	<u>960,000</u>	<u>960,000</u>		
1.2 EXISTING STRUCTURES				
1.3 OTHER				
2. PREDEVELOPMENT				
2.1 ARCHITECT FEE DESIGN	<u>10,000</u>	<u>10,000</u>		
2.2 ARCHITECT FEE SUPERVISE	<u>10,000</u>	<u>10,000</u>		
2.3 ENGINEERING FEES				
2.4 COST ESTIMATES				
2.5 OTHER	<u>92,500</u>		<u>92,500</u>	<u>USDA, HHM</u>
3. SITE WORK				
3.1 DEMOLITION				
3.2 SITE CLEARANCE				
4. CONSTRUCTION/REHAB.				
4.1 OFF-SITE INFRASTRUCTURE				
4.2 ON-SITE IMPROVEMENT	<u>85,000</u>	<u>85,000</u>		
4.3 NEW BUILDING	<u>1,214,540</u>	<u>1,000,000</u>	<u>214,540</u>	<u>USDA, HHM, Financing</u>
4.4 REHABILITATION				
5. DEVELOPER'S FEES	<u>300,000</u>	<u>250,000</u>	<u>50,000</u>	<u>Financing</u>
6. OTHER RELATED COSTS				
6.1 BLDG. PERMITS & FEES	<u>8,000</u>	<u>8,000</u>		
6.2 APPRAISAL	<u>5,000</u>		<u>5,000</u>	<u>Grant</u>
6.3 GEOTECHNICAL				
6.4 ENV. CONSULTANT				
6.5 RECORDATION FEES	<u>5,000</u>		<u>5,000</u>	<u>HHM</u>
6.6 ATTORNEYS FEES	<u>5,000</u>		<u>5,000</u>	<u>HHM</u>
6.7 IMPACT FEES				
6.8 PROJECT AUDIT	<u>5,000</u>		<u>5,000</u>	<u>HHM</u>
6.9 OTHER				
7. INTERIM COSTS				
7.1 CONST. INSURANCE	<u>5,000</u>	<u>5,000</u>		
7.2 CONST. INTEREST				
7.3 CONST. LOAN ORIG. FEE				
8. PERMANENT FINANCING FEES				
8.1 CREDIT REPORT	<u>6,000</u>		<u>6,000</u>	<u>HHM</u>
8.2 PERM. LOAN ORIG. FEE				
8.3 TITLE & RECORDING	<u>15,000</u>		<u>15,000</u>	<u>HHM</u>

9. TENANT RELOCATION	_____	_____	_____	_____
10. PROJECT RESERVES	_____	_____	_____	_____
10.1 LEASE-UP RESERVE	_____	_____	_____	_____
10.2 OPERATING RESERVE	_____	_____	_____	_____
11. PROJECT ADMIN/MGMT.				
11.1 AFFIRMATIVE MKT.	<u>2,500</u>	_____	<u>2,500</u>	<u>USDA</u>
11.2 MANAGEMENT	<u>108,000</u>	_____	<u>108,000</u>	<u>USDA</u>
11.3 TAXES	_____	_____	_____	_____
11.4 INSURANCE	<u>5,000</u>	_____	<u>5,000</u>	<u>HFM</u>
12. TOTAL USES (DEVELOPMENT)	<u>\$2,841,540</u>	_____	_____	
13. TOTAL SOURCES	<u>\$2,841,540</u>	<u>\$2,328,000</u>	<u>\$513,540</u>	
14. DIFFERENCE	<u>\$ _____</u>	<u>0</u>		