

DEVELOPER APPLICATION – ELIGIBLE DEVELOPER, INFORMATION REQUIRED, PROJECT PROPOSAL REQUIREMENTS

Developer submits a 201H application and other information to the HHFDC so that the Corporation may determine if the applicant is an eligible developer

Applicant must submit: contact information, proof of business status including articles of incorporation, partnership copies, joint venture agreements, or proprietorship copies; a resume of housing development experience; communications contact person; evidence of legal authority to incur obligations and sign and deliver documents necessary to finance, develop, and construct housing projects; a certificate of good standing from DCCA; tax clearance from DoTAX; evidence of capability to develop, own, manage, and provide services in connection with housing; evidence of applicant's credit worthiness including: three years' fiscal year end financial statements and tax returns, three years' fiscal year end financial statements or tax returns of any businesses the applicant is affiliated with, interim balance sheets and income statements of the borrowing entity if fiscal data is more than nine months old, tax returns if the borrower or guarantor is an individual, documents to support corporate actions, and other documents determined by the Corporation; proof of applicant's ties to the community and support from local community groups, descriptions of all housing projects owned or operated by the applicant, description of any financial default, modification of terms of financing, or legal action taken or pending against the applicant or its principals, description of past or current business experiences other than housing that demonstrate applicant's management capabilities, evidence of the ability to secure financing and the ability to complete the housing project, statement of any involvement with HHFDC or HPHA and any assistance previously received, a project proposal, and any other information requested by the HHFDC.

Developers submit to the HHFDC a project proposal that contains, at a minimum:

Contact information, evidence that the developer is an "eligible developer," a master plan of the proposed project which shows: evidence of site control, contact information for all holders of interest in the land and descriptions of each holder's interest, descriptions of the land and surrounding areas as well as improvements on the land, number of proposed dwelling units within the project and total area of the project, comprehensive site plan showing general development of the site including buildings, parking, service areas, and proposed and existing streets and drainage facilities, methods of waste disposal, water sources, and utilities, description of land contours, identification and description of historical or significant landmarks or natural features within and adjacent to the proposed project, description of existing improvements within and adjacent to proposed project as well as off-site and on-site infrastructure and improvements requirements, proposed and existing uses of each phase of the proposed project, and existing uses of lots adjacent to the proposed project for parks and public places etc., and shoreline setbacks; preliminary plans and specifications for housing units and other improvements in the project, number of proposed housing units, number of stories, number of units by size, special features, natural conservation devices, energy efficient designs utilized, description of indigenous plants for landscaping, proposed sales prices and rental rates for the units, proposed financing information including: manner of financing for all phases of the project, sources of repayment of the financing, start up expenses and the sources of funds to meet these expenses, net equity contributed by the developer, and budgets and cashflow requirements, development timetable, market analysis, sales marketing program, other activities to successfully complete the project, description of how the proposed project addresses the housing needs of lower income families, description of the land as to present use, soil classification, agricultural importance, flood, and drainage conditions, an assessment of the effects of the development of the proposed project on the environment, agriculture, recreational, cultural, historic, scenic, flora, and fauna, or other resources of the area, the availability and adequacy of public services and facilities such as schools, sewers, parks, water, sanitation, drainage, roads, police and fire protection and whether the development of the proposed project unreasonably burdens such services, comments from the community and community groups, accommodations for any displaced persons that result from the development, applicable provisions of existing state and county plans, zoning and land use requirements, and differences from the plans, zoning, or land use classification and the reasons for such differences, identify specific exemption requests allowed under Chapter 201H, any other information the Corporation requests to determine project eligibility.

No -
Require developer to make revisions
or submit additional information

HHFDC development staff reviews
application for minimum
requirements, completion, and EIS
completion

Is application
complete?

Executive Director reviews
application and presents
project proposal to HHFDC
Board of Directors for action

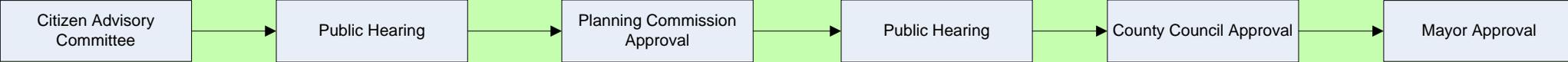
HHFDC

COUNTY DETAILS



County

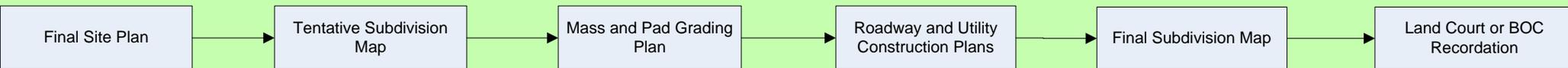
County General/Development/Community Plan Amendment:



County Rezoning Process:

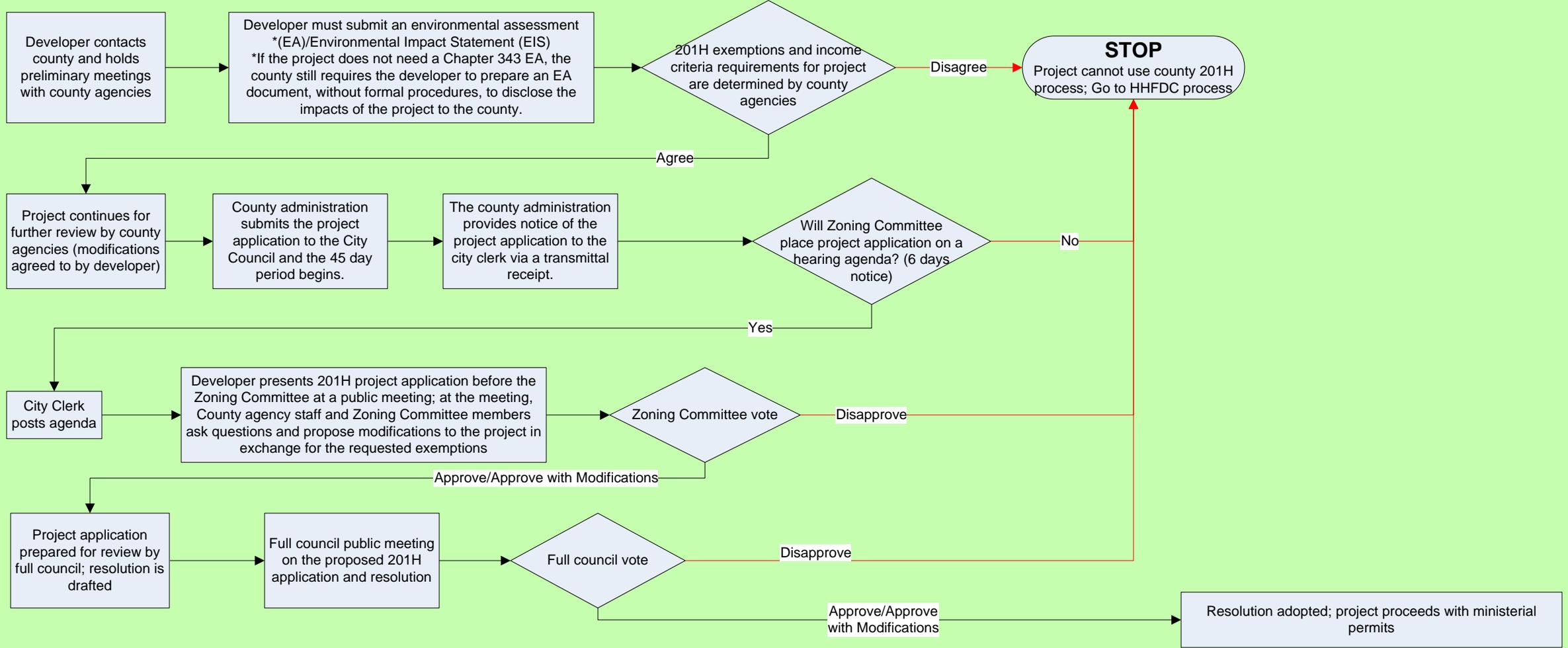


County Subdivision Review and Approval:

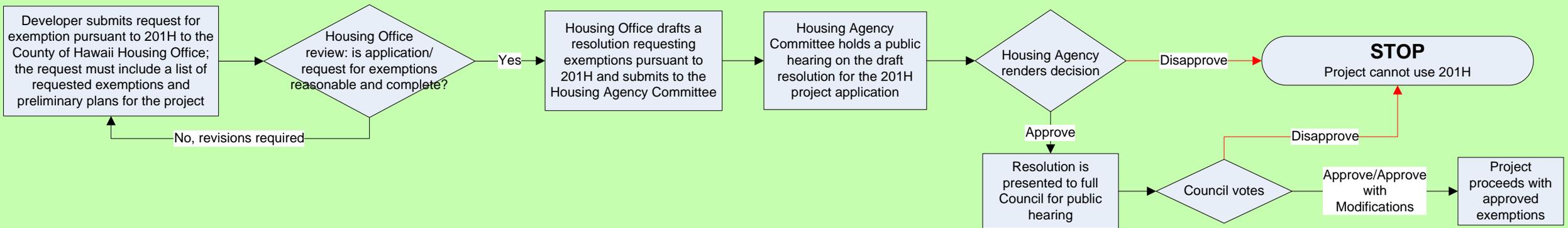


COUNTY 201H DETAILS

City and County of Honolulu

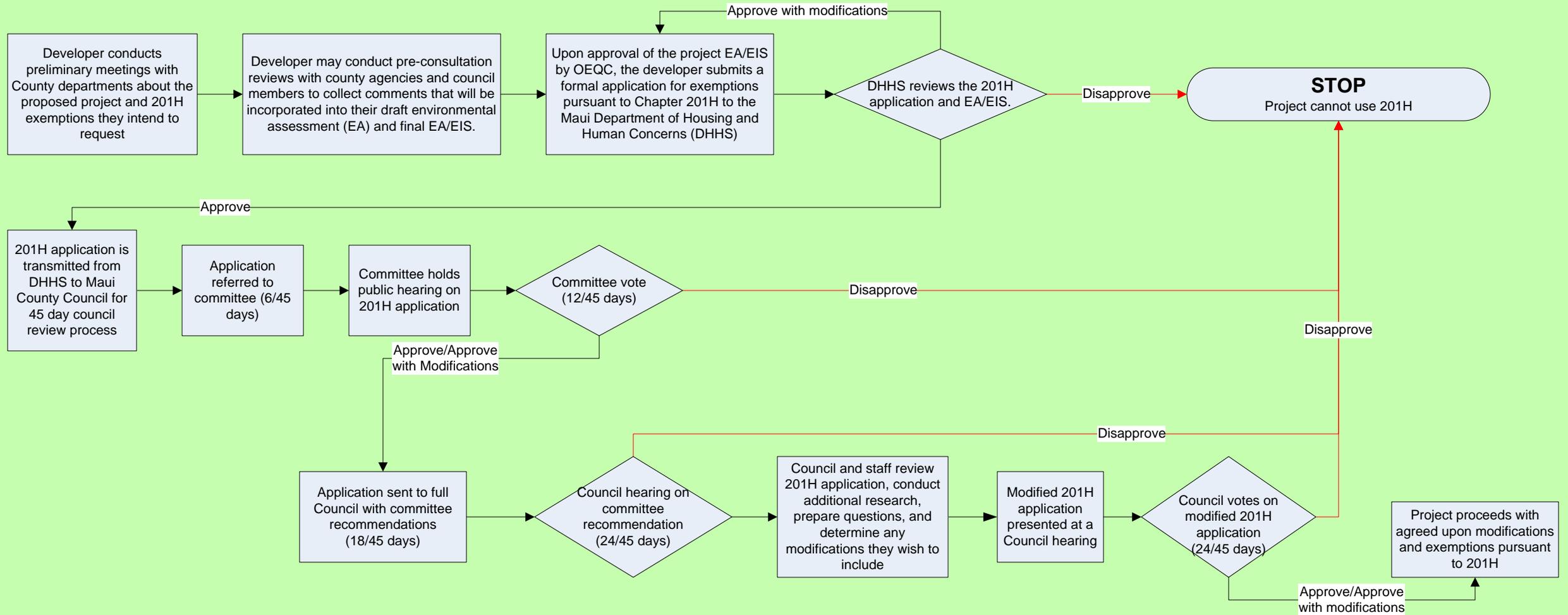


Hawaii County



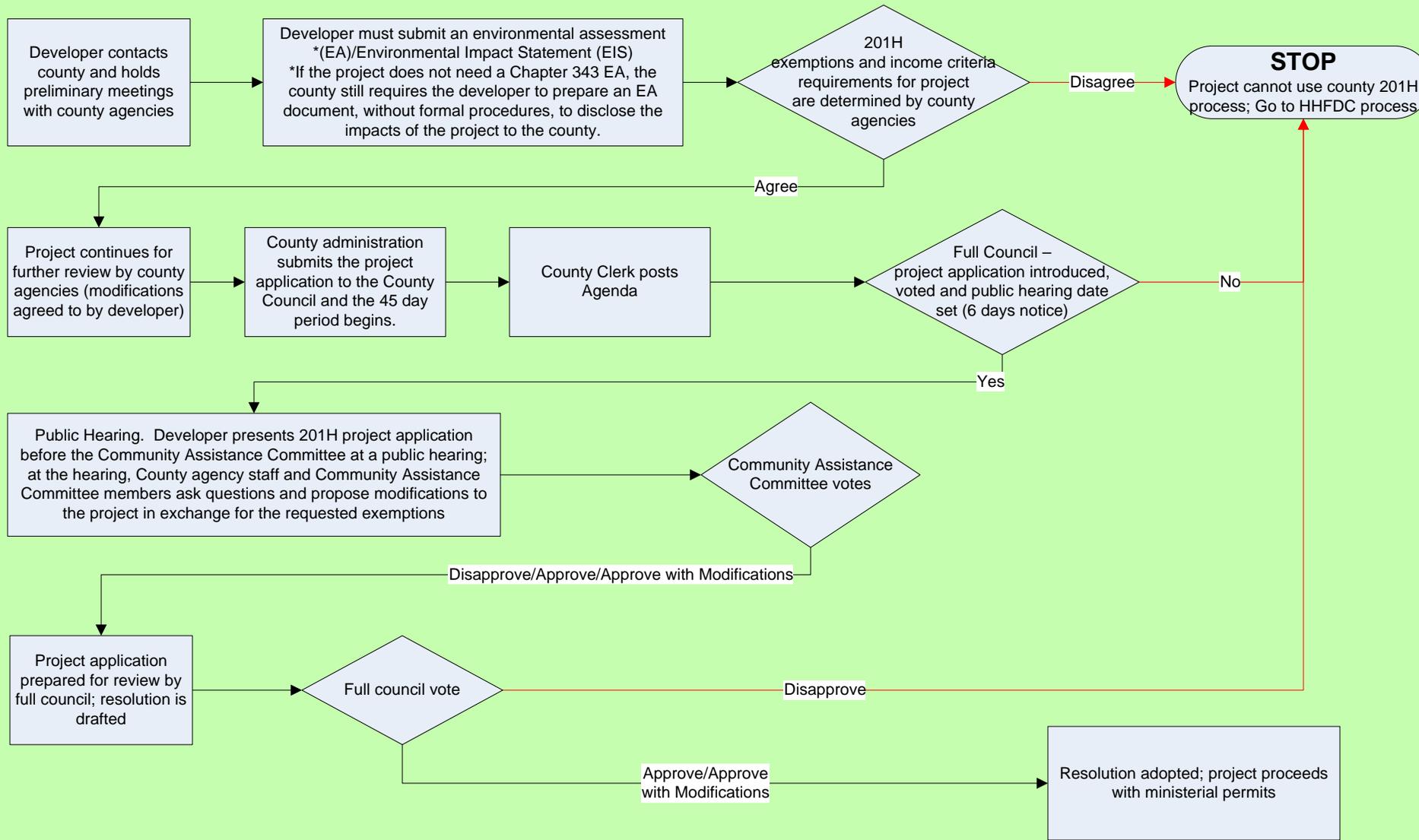
COUNTY 201H DETAILS

Maui County



COUNTY 201H DETAILS

Kauai County



Land Use Commission

LUC MANDATORY CONDITIONS IMPOSED ON APPROVED 201H PROJECTS

If a 201H project is approved or approved with modification by the LUC on the 46th day, the following mandatory conditions apply to the project:

1. Petitioner must develop the reclassified area in substantial compliance with the representations made to the commission; failure to do so may result in a reversal of the decision or reclassification of the land
2. Petitioner is required to provide notice to the commission of any intent to sell, lease, assign, pace in trust or otherwise voluntarily alter the ownership interests in the reclassified area prior to development of the area
3. Petitioner must provide annual reports to the commission updating the status of the project
4. Petitioner must record with Bureau of Conveyances a statement of the required conditions imposed by the LUC and provide a copy of the recorded statement to the commission
5. Petitioner must provide affordable housing opportunities for low, low-moderate, and moderate income residents to the satisfaction of the county in which the reclassified land is located
6. If proposed use of land includes residential, the petitioner shall contribute to the development, funding, and construction of public school facilities as determined by the DOE
7. Petitioner shall participate in funding and construction of adequate wastewater transmission and disposal facilities, on a fair-share basis as determined by the county and HI-DOH
8. Petitioner shall prepare a traffic analysis report to identify traffic impacts and mitigation measures; report to be reviewed by HI-DOT and county transportation departments; petitioner may be required to fund or contribute to transportation improvements
9. Petitioner shall fund and construct on a fair-share basis adequate civil defense measures as determined by State Civil Defense
10. Petitioner shall have a professional archaeologist conduct an archeological inventory survey with significance evaluations and mitigation commitments acceptable to the State Historic Preservation Division (SHPD)
11. Petitioner shall submit and execute a detailed historic preservation mitigation plan to the SHPD to verify in writing that the plan has been successfully executed
12. Petitioner shall stop work if significant archaeological sites are found and may resume when mitigative measures have been implemented to the satisfaction of SHPD
13. Petitioner shall monitor air quality as specified by the HI-DOH
14. Petitioner shall mitigate noise pollution
15. If the approved boundary amendment involves conversion of prime agricultural land, the petitioner shall contribute to the protection of an equivalent amount of prime agricultural lands and related infrastructure via long-term agricultural conservation easements or other ag-related assets as determined by and to the satisfaction of the HI-DOA.
16. Petitioner shall notify all prospective buyers of property of the potential odor, noise, and dust pollution if there are agricultural district lands surrounding the reclassified area
17. Petitioner shall notify all prospective buyers of property of the Hawaii Right to Farm Act limitations on "nuisance" determinations
18. Petitioner shall fund the design and construction of drainage improvements to the satisfaction of State and county agencies
19. Petitioner shall address and provide for solid waste management in cooperation with HI-DOH and county agencies in accordance with a schedule/timeframe satisfactory to HI-DOH
20. To the extent required by the HI-DOH, petitioner shall ensure that nearshore, offshore, and deep ocean waters remain in pristine condition
21. Petitioner shall participate in the funding and construction of adequate water source, storage, and transmission facilities and improvements to accommodate the proposed uses, as coordinated by State and county agencies
22. Petitioner shall protect and preserve existing native Hawaiian gathering rights