



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

**Discovery Harbour
Vacant Lot
Orientation Meeting**

May 8, 2021



Welcome

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



Chairman's Message

William J. Aila, Jr.
Chairman
Hawaiian Homes Commission



Prince Jonah Kuhio Kalaniana'ole





Land Development Division

Acting Administrator
Stewart Matsunaga

Project Manager
Sara Okuda, P.E. Engineer V



Discovery Harbour

Naalehu, Kau, Island of Hawaii

Total DHHL Properties: 40 scattered lots

South Point Rd

Kamaoa Rd

Wakea Ave

Discovery Harbor

38 DHHL lots available for
new residential awards

N



Available DHHL Lots

38 Scattered Residential Lots

	Lot No.	TMK	Street Address	Lot Size (sq. ft.)
1	122	9-4-021 : 118	Kaulua Lp	13,877
2	123	9-4-021 : 117	Kaulua Cir	12,600
3	124	9-4-021 : 116	Kaulua St	13,877
4	262	9-4-019 : 121	Kaulua St	13,877
5	294	9-4-019 : 088	Kaulua St	14,474
6	369	9-4-019 : 033	Kaulua St	13,045
7	370	9-4-019 : 032	Kaulua St	13,870
8	371	9-4-019 : 031	Kaulua St	13,870
9	372	9-4-019 : 030	Kaulua St	13,870
10	451	9-4-018 : 074	Awa Pae Lp	14,000
11	*525	9-4-017 : 094	Kamaoa Rd	15,216
12	*541	9-4-016 : 082	Kamaoa Rd	14,562
13	*542	9-4-016 : 100	Kamaoa Rd	13,278
14	*573	9-4-016 : 063	Lewa Nuu St	13,666
15	*595	9-4-016 : 042	Kamaoa Rd	14,288
16	*599	9-4-016 : 029	Kalakau St	14,000
17	*606	9-4-017 : 087	Kalakau St	14,000
18	*607	9-4-017 : 086	Kalakau St	14,000
19	*608	9-4-017 : 085	Kalakau St	14,000

	Lot No.	TMK	Street Address	Lot Size (sq. ft.)
20	*609	9-4-017 : 084	Kalakau St	14,000
21	*610	9-4-017 : 083	Kalakau St	15,003
22	*616	9-4-017 : 077	Haehae Lp	14,000
23	*622	9-4-017 : 071	Haehae Lp	14,280
24	*627	9-4-017 : 058	Haehae Lp	14,001
25	*628	9-4-017 : 057	Haehae Lp	14,000
26	*631	9-4-017 : 054	Haehae Lp	14,000
27	*633	9-4-017 : 052	Haehae Lp	14,000
28	644	9-4-017 : 041	Kalakau Pl	15,931
29	646	9-4-017 : 039	Kalakau Pl	17,178
30	647	9-4-017 : 038	Kalakau Pl	17,280
31	*651	9-4-017 : 061	Haehae Lp	14,000
32	*652	9-4-017 : 060	Haehae Lp	14,000
33	748	9-4-023 : 040	Kia Kahi St	14,000
34	750	9-4-023 : 038	Kia Kahi St	14,000
35	751	9-4-023 : 037	Kia Kahi St	14,000
36	752	9-4-023 : 036	Kia Kahi St	14,000
37	755	9-4-023 : 033	Kia Kahi St	14,000
38	799	9-4-024 : 014	Kia Kane Lp	12,847

*lot cleared
around perimeter



Discovery Harbour Map



- Updated Map on DHHL webpage
 - <https://dhhl.hawaii.gov/awards/discovery-harbour-residential-vacant-lot-offering/>



Infrastructure Improvements

- Roadways maintained by the County of Hawaii
- Potable Water provided by the County of Hawaii Department of Water Supply
- Individual Wastewater System, prepared by a licensed engineer, approved by Department of Health is responsibility of lessee
- Overhead electrical system connect to Hawaii Electric Light Co.
- Telecommunications through Spectrum, Hawaiian Telcom, Sandwich Isles Communication and various broadband services.
- Onsite drainage swales responsibility of lessee, approved by Discovery Harbour Association



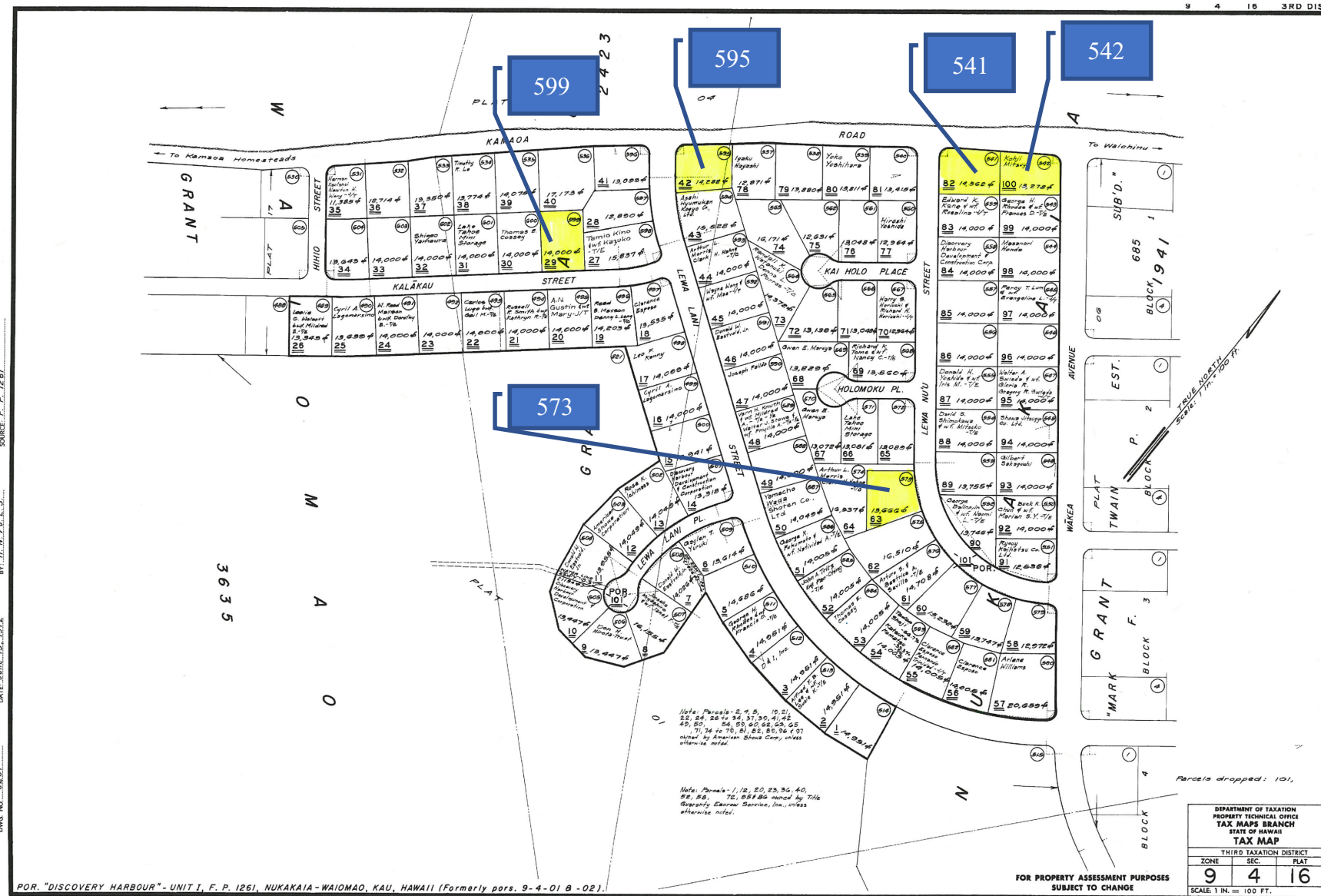
LIMITED LOT CLEARING

DHHL Lot Clearing

- 19 scattered lots (See map)
 - Perimeters cleared February 2021
- DHHL will clear lots up to 10,000 square feet, subject to house construction loan approval and lessee's house footprint and site plan



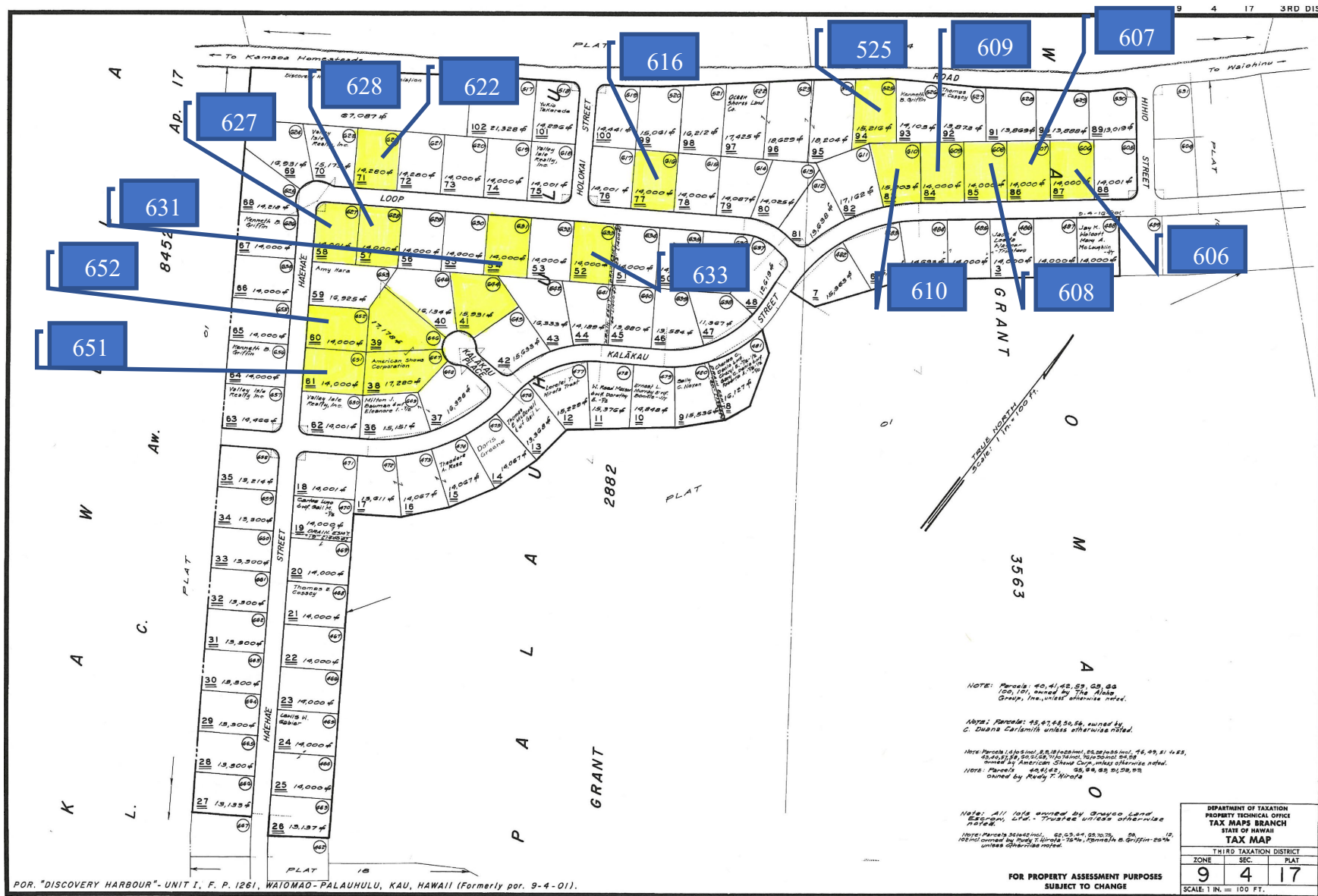
Lots Cleared



Lot 541
Lot 542
Lot 573
Lot 595
Lot 599



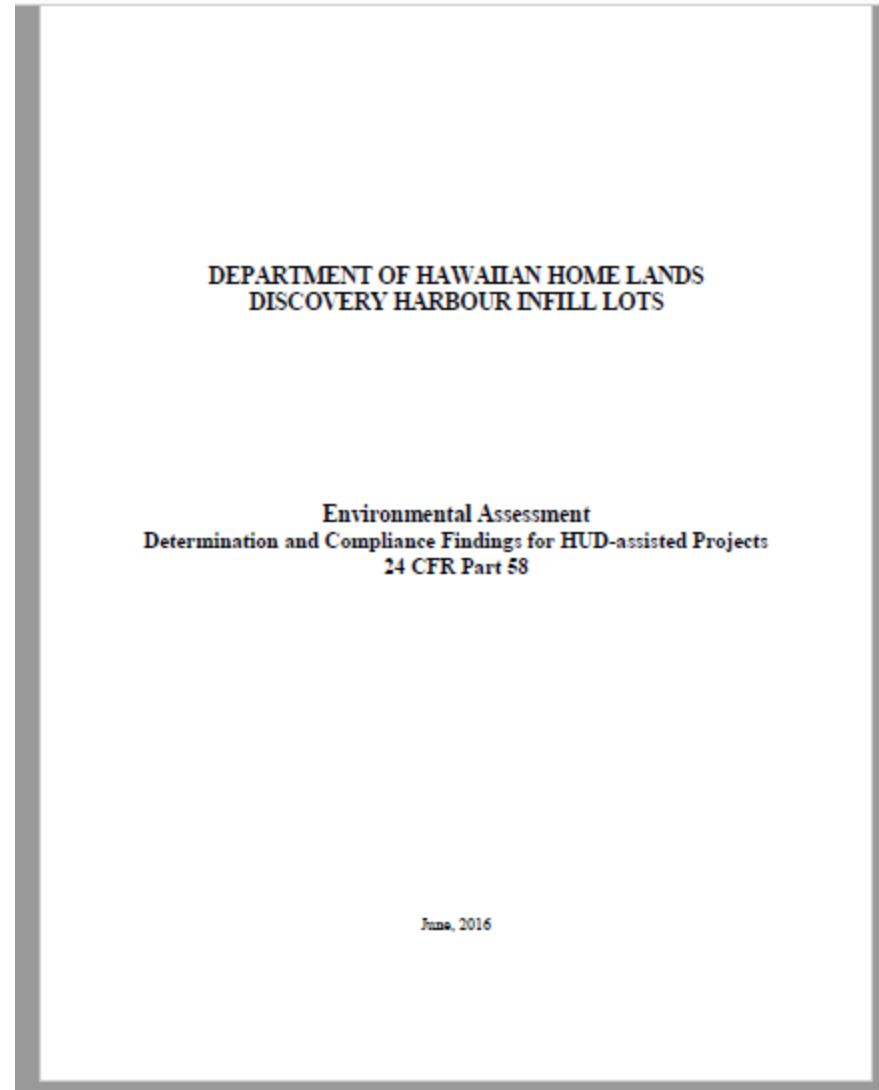
Lots Cleared⁶⁰



Lot 525
Lot 606
Lot 607
Lot 608
Lot 609
Lot 610
Lot 616
Lot 622
Lot 627
Lot 628
Lot 631
Lot 633
Lot 651
Lot 652



Environmental Assessment



Full copy will be available on DHHL website.



Environmental Factors Requiring Mitigation

A. Endangered Species

B. Air, Water, & Noise Quality

C. Historic Preservation



Avoiding Impact to Endangered Species

A. Endangered Species

- 1) Sea Birds
- 2) Hawaiian Hoary Bat
- 3) Hawaiian Hawk
- 4) General Requirements



Avoiding Impact to Endangered Species

A. Endangered Species

1) **Sea Birds**

- Avoid nighttime construction. No-night work allowed from Sept 15- Dec 15
- Shield outdoor lights- so bulb is not visible at or above the bulb height



Avoiding Impact to Endangered Species

A. Endangered Species

1) Sea birds

2) **Hawaiian Hoary Bat**

- No use of barbed wire for fencing
- No cutting or trimming of trees (or woody plants) taller than 15 feet from June 1 thru September 15



Avoiding Impact to Endangered Species

A. Endangered Species

1) Sea birds

2) Hawaiian Hoary Bat

3) **Hawaiian Hawk**

- Work from March thru September- Retain an biologist to search for nests within the construction site PRIOR to starting construction
- No construction work within 1,600 feet of a hawk nest
- No noise greater than 60 decibels within 1,600 feet of hawk nest



Avoiding Impact to Endangered Species

A. Endangered Species

- 1) Sea birds
- 2) Hawaiian Hoary Bat
- 3) Hawaiian Hawk

4) General Requirements

- Check ALL equipment/material from GUAM to ensure no brown tree snakes in material
- All workers will remove ALL food, food-related trash from construction site each day (to reducing attraction of rats and other animals that may prey on endangered species)



Avoiding Impact to Endangered Species

Species	January	February	March	April	May	June	July	August	September	October	November	December	Mitigations	Surveys
Seabirds-critical phase									Fledging: Sept 15- Dec 15				NO NIGHT work during fledging period. If possible also avoid night work during breeding and nesting seasons.	No general survey requirements.
Seabirds			Breeding, Nesting Fledging Seasons: March 1- Dec 15											
Hawk			Breeding: March 1 - Sept 30										Avoid work during breeding season. No actions within 1600' of a nest or noise greater than 60 dB if cannot avoid work.	Conduct biological survey NO MORE THAN 30 days prior to construction. Repeat survey if workdoes not occur for 30 days.
Bats						Pupping: June 1- Sept 15							NO trimming of woody plants/trees greater than 15' during pupping season. No use of barbed wire at any time.	No general survey requirements.
This chart is a general guide to assist in the planning of construction activities based on the species of concern and the time of year. Please review the project specific requirements as well as technical assistance and consultation provided by the US Fish & Wildlife Service for specific mitigations measures and biological survey requirements.														



Environmental Factors Requiring Mitigation

A. Endangered Species

B. Air, Water, & Noise Quality

1) Contractor should

- implement control measures to reduce
 - Dust
 - Erosion/soil loss
 - Sedimentation
- Conduct “noisy” activities during daytime hours only
- Comply with Noise regulations
- Get a permit if noise levels will exceed allowed
- Comply with grading requirements

C. Historic Preservation



Environmental Factors Requiring Mitigation

A. Endangered Species

B. Air, Water, & Noise Quality

C. Historic Preservation

- **Cease work if any burials, or other traditional deposits are found. Contact DHHL and police (if human remains)**



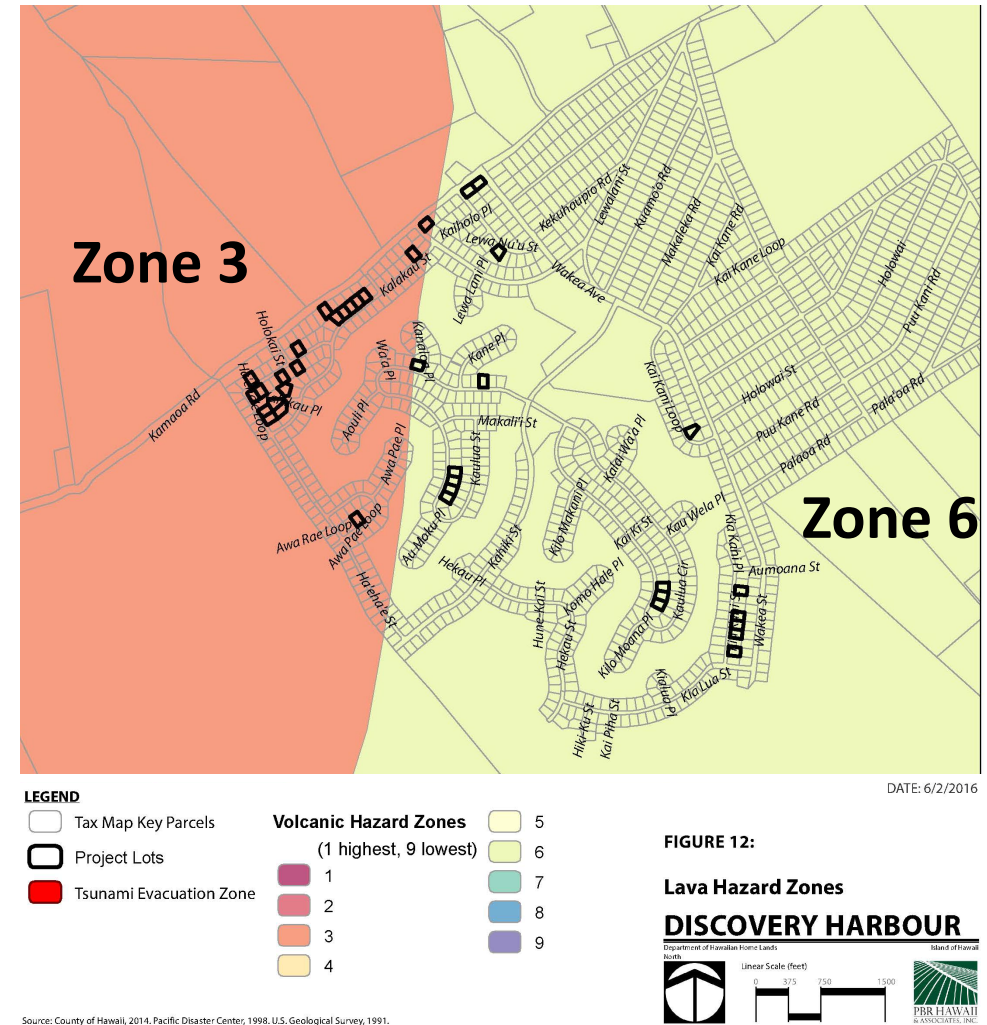
Other Environmental Factors to Consider

A. Lava/Volcanic Hazards

- Lots are located in lava/volcanic hazard zones 3 & 6 (federal funding cannot be used in the highest hazard zones 1 & 2)

B. Wastewater

- Septic system (individual wastewater system) approved by State Department of Health is required





DHHL VACANT LOT PROGRAM



Vacant Lot Program

Before Lot Selection; requirements to proceed to lot selection:

1. Return the Response Form by May 3, 2021 to declare interest.
2. Attend a Vacant Lot Workshop.
 - Workshops #1 and #2 were held on April 14th and 24th respectively.
 - Final workshop on Saturday, May 15th from 9:00am – 10:30am
3. Sign a Construction Procedures Form.



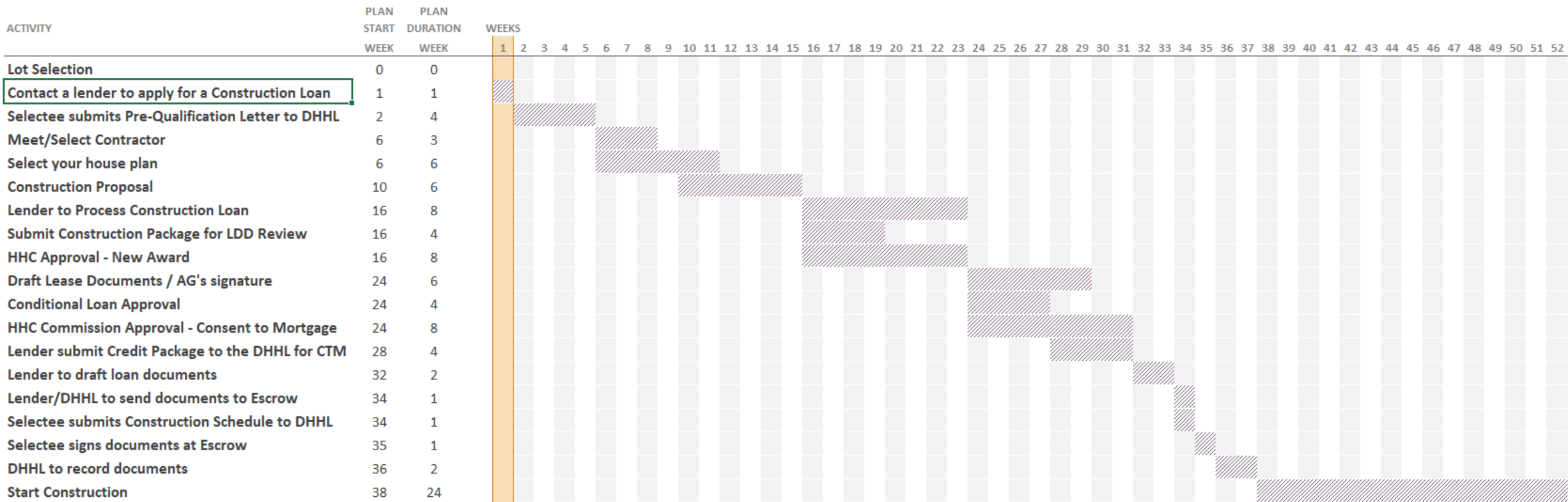
After Lot Selection

After Lot Selection:

1. Sign Vacant Lot Reservation Form at Lot Selection meeting.
 - For those who select a lot, you are required to attend the Lot Reservation Form workshop after selecting a lot. Please allow additional time at the meeting.
2. Within 7 days – Contact a lender and set an appointment to obtain a Pre-qualification.
3. Shop for contractor/architect/designer.
4. Select house plan.
5. Submit construction package to DHHL & lender.
6. Lender reviews construction package.
7. Appraisal complete.
8. Loan approval.
9. Amend lease and close loan; construction starts.
10. House complete.
11. Move in!

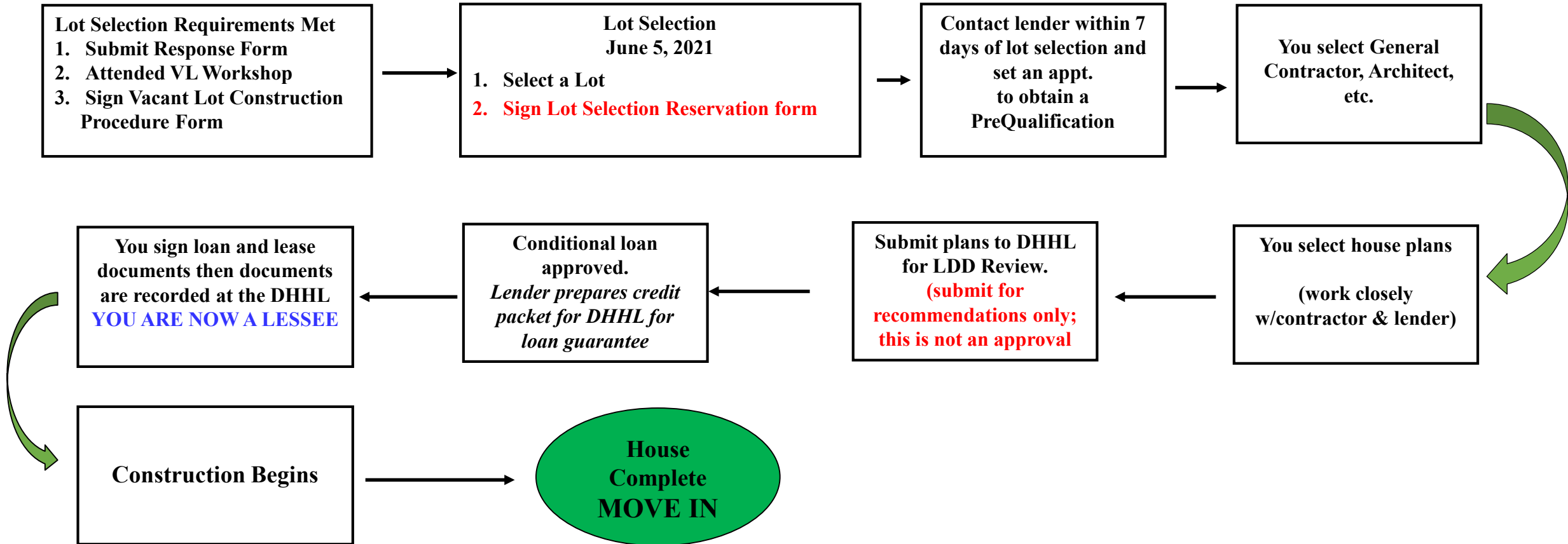


Period Highlight: 1





Vacant Lot Process Map





Financing – Construction Loans

Lenders providing Construction loans on the Homelands:

- Homestreet Bank
- USDA
- Veteran's Administration (VA)
- Habitat for Humanity – Hawaii Island

*Applicable fees may vary by lender.



HHCA Section 208

(3) The lessee may be required to occupy and commence to use or cultivate the tract as the lessee's home or farm or occupy and commence to use the tract for aquaculture purposes, as the case may be, within one year after the commencement of the term of the lease.



Lot Selection Ground Rules

Lot Selection meeting: June 5, 2021
Registration: 9:00am
Meeting Time: 10:00am to 2:00pm
Location: Naalehu Community Center
95-5635 Hawaii Belt Rd, Naalehu, HI 96772

Applicants who have fulfilled the vacant lot requirements prior to lot selection will be receive an ***invitation letter*** to attend the Lot Selection Meeting. If you do not receive an invitation letter, that indicates you did not meet the vacant lot minimum requirements.

DHHL will follow Covid-19 guidelines as provided by the State of Hawaii and the County of Hawaii. Social distancing and masks are required at the Lot Selection Meeting.



Lot Selection Ground Rules - Continued

Names will be called based on your date of application until all thirty-eight (38) lots have been selected.

The Selectee and One guest will be allowed into the meeting space. Others will need to stay in their cars.

Bring a current picture ID (state ID, military ID or driver's license) in order to select.

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

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

- **BRING THE NOTARIZED PROXY FOR TO THE LOT SELECTION MEETING.**
- **DO NOT MAIL PROXY FORM TO THE DEPARTMENT OR TO THE DISTRICT OFFICES.**
- **IF YOUR PROXY DOES NOT HAVE THE NOTARIZED PROXY FORM THEY WILL NOT BE ALLOWED TO SELECT A LOT.**



Backup list

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

The backup list will expire when all thirty-eight (38) lots have been awarded.

You will remain on the Hawaii Islandwide Residential Waitlist and will not go to the bottom of the list.



Deferrals

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

You will remain on the Hawaii Residential Islandwide waitlist
based on your original date of application.



Partners

- Discovery Harbour Community Association
- Habitat for Humanity-Hawaii Island
- Honsador
- HPM



HAWAIIAN HOME LANDS

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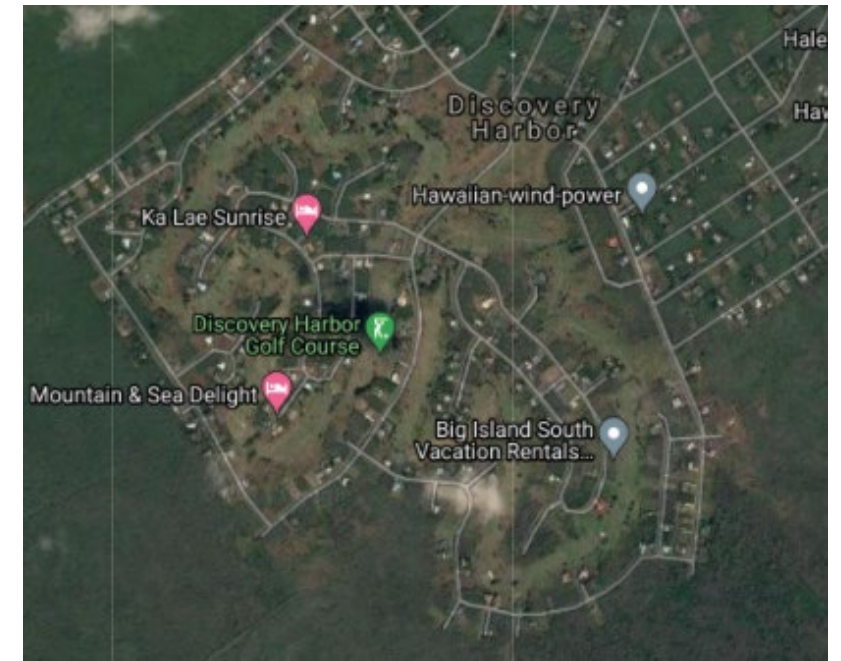
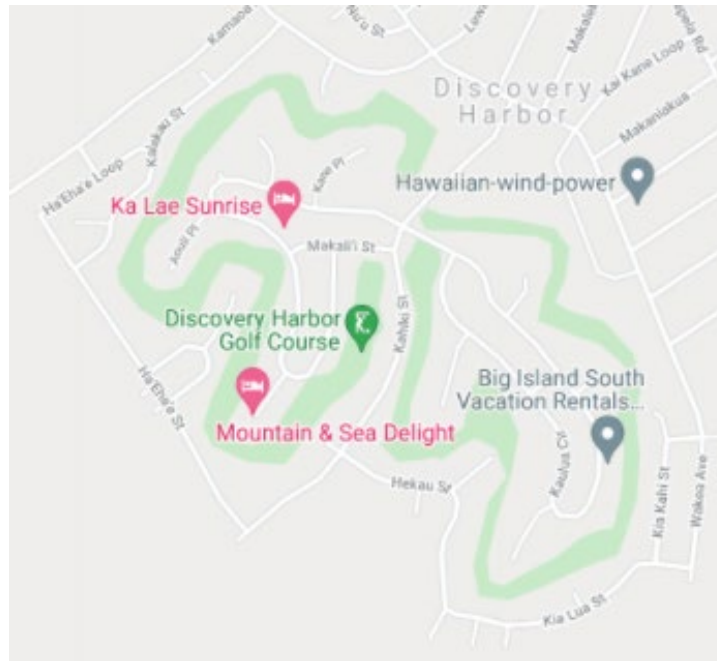
Discovery Harbour Community Association

Introduction

May 8, 2021



About Discovery Harbour Community Association



Discovery Harbour is located near the southern tip of the Big Island, about 5 miles outside of Naalehu. We are about a 90 minute drive from both Kona and Hilo. Therefore good paying jobs are rare in this area.



About Discovery Harbour Community Association



Wonderful weather and a lava zone 6 designation makes this a great place.



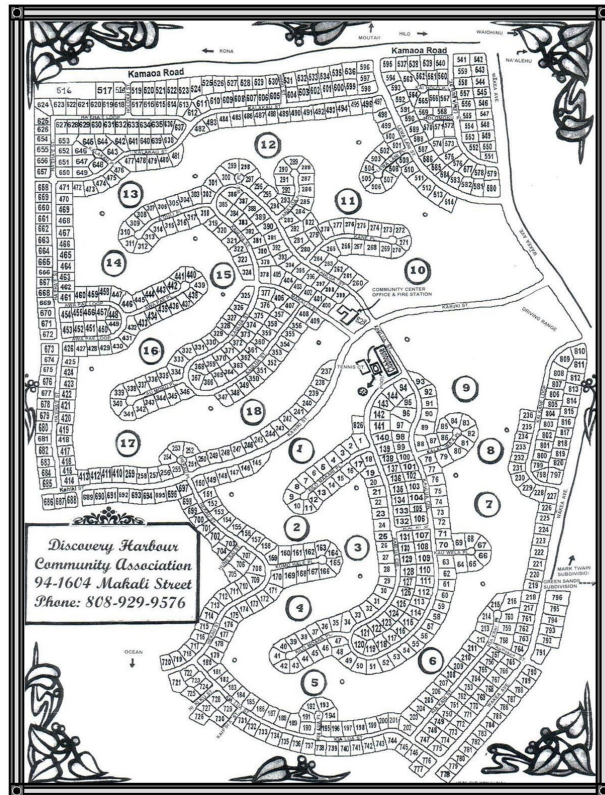
About Discovery Harbour Community Association



The neighborhood is very quiet with the majority of residents retirement age and includes many snowbirds.



About Discovery Harbour Community Association



Discovery Harbour was developed in the early 1970s as a covenant-controlled community with an active HOA.



About Discovery Harbour Community Association



**There are about 825 lots of which 300+ have houses.
Lot sizes range from 12,000 to 18,000 sq. ft.**



About Discovery Harbour Community Association



Discovery Harbour features paved County maintained streets, County Water, Public Utilities of electric, telephone service, and cable tv & internet.



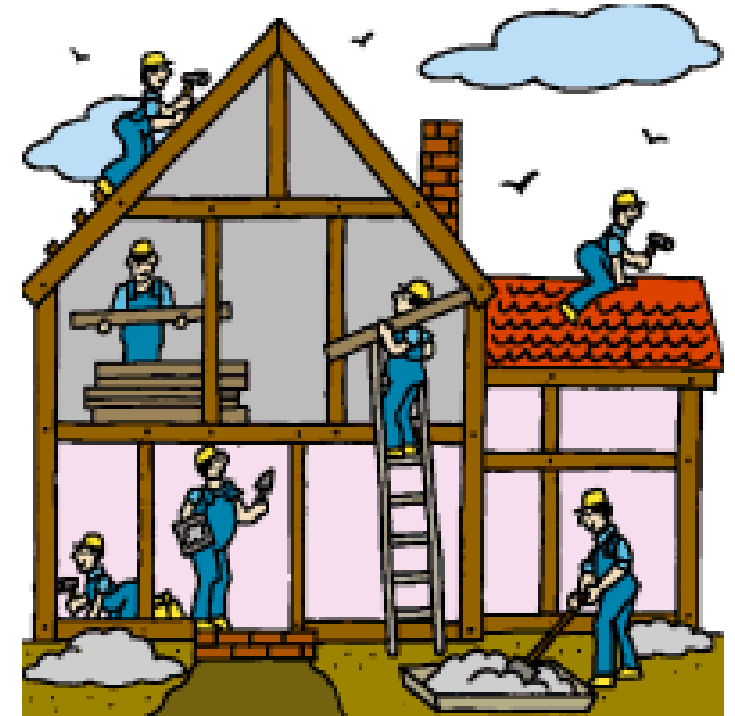
About Discovery Harbour Community Association



There is a neighborhood watch program, a volunteer fire department & community center with organized activities (Covid restrictions apply).



About Discovery Harbour Community Association



**Dues are currently \$150 a year (subject to change).
New builds are required to have approval
from the HOA prior to commencing.**

DHCA Single-Family Dwelling

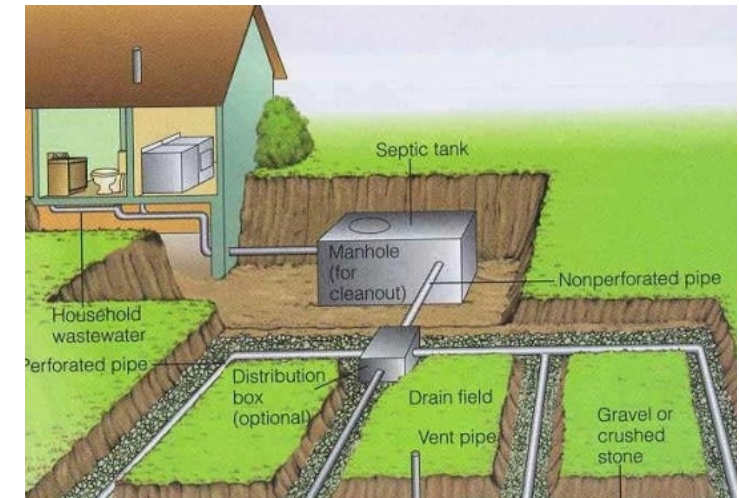
- **“Single-family dwelling” means a residential dwelling for one or more persons, each related to the other by blood, marriage or legal adoption or a group of not more than five (5) persons not so related.**
- **Each dwelling shall be a single-story.**
A single-family dwelling of not less than 750 square foot, and shall also have a carport, garage or parking space.
- **No garage or shed shall be built before a dwelling is built.**
No garage, shed, temporary building or partially-completed building shall be used for human habitation.





DHCA Single-Family Dwelling

- Every improvement shall be completed within nine (9) months.
- No used buildings shall be placed on any lot.
- All plumbing fixtures shall be connected to a septic tank.
- All signs, billboards or advertising structures of any kind are prohibited.



DHCA Single-Family Dwelling

- No animals shall be kept on any Lot except usual household pets, providing that such pets are not kept, bred or maintained for commercial purposes. Household pets shall be kept reasonable confined so as not to become a nuisance. No farm animals allowed.
- No boat, trailer, truck or truck camper will be habitually parked on any street or kept on a Lot except in a garage or carport.
- No owner shall-burn or permit the burning out-of-doors, nor shall any owner accumulate on his Lot any junked or inoperable vehicle. No travel trailer or tent shall be placed or erected on any Lot.



NO CAMPFIRES



DHCA Single-Family Dwelling

- No television or radio antennas. No laundry drying equipment shall be so located as to be visible from the adjacent street.
- No Lot shall be subdivided.
- It is the intent to protect the view of each Lot owner.
- See www.DiscoveryHarbour.net for more information





Discovery Harbour Golf Course



The community is planned around an 18 hole golf course. The Club at Discovery Harbour is an 18 hole active course. As a private club it offers affordable golf and social memberships. (Not affiliated with the Discovery Harbour Community Association). Membership is voluntary and not included in yearly HOA dues. Golf course access is restricted to paid members.



Discovery Harbour Community Association

It is the responsibility of the DHHL applicant/homeowner to obtain current information from the DHCA to verify requirements related to construction and responsibilities of the homeowner. The DHHL cannot intervene between the homeowner and DHCA as DHCA is a membership based Community Association.

Discovery Harbour Community Association (DHCA) contact:

Website: discoveryharbour.net

Phone: 808-929-9576

Email: dhca@discoveryharbour.net



Partner Families

Executive Director: Patrick Hurney

Main Office Phone: (808)-331-8010

Email: pat@habithawaiiisland.org

Website: <https://www.habithawaiiisland.org/>



REQUIREMENTS

- ☐ Need for Housing
 - ☐ Habitat assists people who do not own a home and are living in “substandard” housing.
- ☐ Ability to Pay
 - ☐ We partner with families with gross earnings between 30% and 80% of Area Median Income (AMI).
- ☐ Willingness to Partner
 - ☐ Perform 500 hours of sweat equity
- ☐ Attend Home Pre and Post Ownership workshops and classes
 - ☐ Provide opportunities for you to learn the skills you will need to own and maintain a house.
- ☐ Pay down payment for escrow account





HABITAT HOME AND MORTGAGE

- ☐ Habitat for Humanity builds Accessible and Affordable homes
- ☐ Habitat for Humanity will charge **no** interest on this mortgage.
- ☐ Must also pay insurance and taxes.
- ☐ Habitat house prices are based on our cost and we do whatever we can to keep the cost as low as possible.





Mahalo



<https://www.habitathawaiiisland.org/>



Manager: Jocelyn Hirota

Phone: (808)-356-1877

Email: jhirota@honsador.com

Website: www.honsador.com

May 8, 2021

Honsador Island Homes Collection



A collection of stylish and efficient home design packages that continues to grow and evolve, representing the best of the best in proven home models designed for Hawaii's unique climate, location and lifestyles.

VISIT
HONSADOR.COM

To view the full selection of models, floor plans, virtual tours and image galleries!

- ✓ 24 Stylish Floor Plans
- ✓ Single Story and Two Story
- ✓ Price Points for Every Budget
- ✓ 500 sq ft – 3000 sq ft



FLOOR PLANS



VIRTUAL TOURS



KAUAI
3371 Wilcox Rd
Lihue, HI 96766
P: (808) 248-2412
F: (808) 248-2413

MAUI
250 Lalo Pl
Kahului, HI 96732
P: (808) 877-5045
F: (808) 877-8571

OAHU
91-151 Malakole Rd
Kapolei, HI 96707
P: (808) 682-2011
F: (808) 682-5252

HILO
100 Kukula St
Hilo, HI 96720
P: (808) 961-6000
F: (808) 961-5892

KONA
73-5580 Kauhola St
Kailua-Kona, HI 96740
P: (808) 329-0738
F: (808) 328-2764



BONDING SERVICE

Honsador Lumber provides bonds to our clients—qualified licensed general contractors and owner builders who partner with Honsador for their residential projects—**free of charge.**



PERFORMANCE & PAYMENT PROTECTION

Commonly termed Material House Bonds, our bond provides both performance and payment protection to ensure the construction project is completed according to the job's contract plans and specifications and that all related expenses are paid.



SECURITY & REPUTATION

Honsador's been providing bonding to our clients for more than 30 years, and our bond is recognized and accepted by financial lenders, banking institutions, companies within the construction industry and even U.S. government agencies doing business across the Hawaiian Islands.



EXPERIENCED PROFESSIONALS

If you need bonding for your construction projects, our experienced bonding professionals have provided the necessary bonding to thousands of other contractors, and they can help you navigate the process too.

If you're ready to partner with Honsador's building materials specialists and want bonding through us, stop by your nearest island location or visit our website to start the process.

To get you started, we've loaded our forms and checklists for support documentation online at:
honsador.com/services/bonding

KAUAI
3371 Wilcox Rd
Lihue, HI 96766
P: (808) 246-2412
F: (808) 246-2413

MAUI
250 Lalo Pl
Kahului, HI 96732
P: (808) 877-5045
F: (808) 877-6571

OAHU
91-151 Malakole Rd
Kapolei, HI 96707
P: (808) 682-7235
F: (808) 682-3058

HILO
100 Kukila St
Hilo, HI 96720
P: (808) 961-6000
F: (808) 961-5892

KONA
73-5580 Kauhola St
Kailua-Kona, HI 96740
P: (808) 328-0789
F: (808) 328-2764



Honsador Package Home Program with DHHL Vacant Lot Projects

❖ Initial meeting with *Home Planning Department Team*

- Draftsperson & Package Home Coordinator
 - a. Budget
 - b. Model Selection
 - c. Fee's for required services presented
 - Plans deposit fee
 - Architect review Structural calculations & stamp for plans
 - Waste water Engineering/Stamp
 - d. Bonding program

❖ **Selected Model draft submitted to DHHL for approval by Awarded Recipient (3 months)**

❖ Meeting with HPDT on Approved drawings by DHHL

- Plan review and sign for approval by Awardee for draftsperson to complete plans for Architect and Septic Engineer Stamp
- Fees for services collected
- **Lead time for above averages approximately 1 month**
- Plans are routed thru County





Honsador Package Home Program with DHHL Vacant Lot Projects

❖ Permit routing process (*2-3 months)*simultaneously

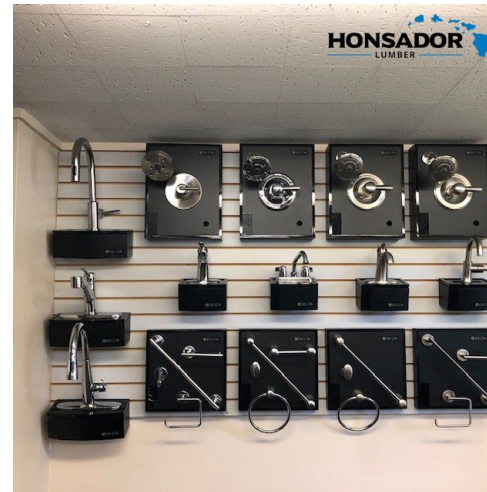
- Awardee works with Financial institution *2-3 months
- Source Bondable Contractor*2-3 months
- 1st time bonding contractor will require to complete bonding application *2-3 months
- Meet with Package Home Coordinator for selection on finished products.

❖ Permitted Plans ☺

❖ Pre-Con Meeting with Package Home Coordinator, OSR

- Awardee & Contractor
- Bond in place
- Confirm Material selections
- Set material delivery schedule

❖ Start build☺ (10-12 months)





Honsador Homes Completed House Model





HPM
HOMES



MARIA GACULA

HPM HOMES PROGRAM MANAGER

Phone: 808-934-4255

Email: maria.gacula@hpmhawaii.com

Website: hpmhawaii.com/homes

Social Media: [@hpmhomedesign](https://www.instagram.com/hpmhomedesign)



HPM HOMES saves you time and money
WITHOUT sacrificing quality.



MODIFICATIONS



HIGH-QUALITY



GUIDANCE



WHEN IS HPM HOMES RIGHT FOR YOU?



WHEN YOU WANT A GUIDE...

- To plan, design and get permits
- To look at options and make decisions

WHEN YOU WANT TO SAVE TIME...

- Start from a standard model, modify the floor plan and/or materials
- Pre-approved Models (Big Island Only)
- One-stop shopping and resources

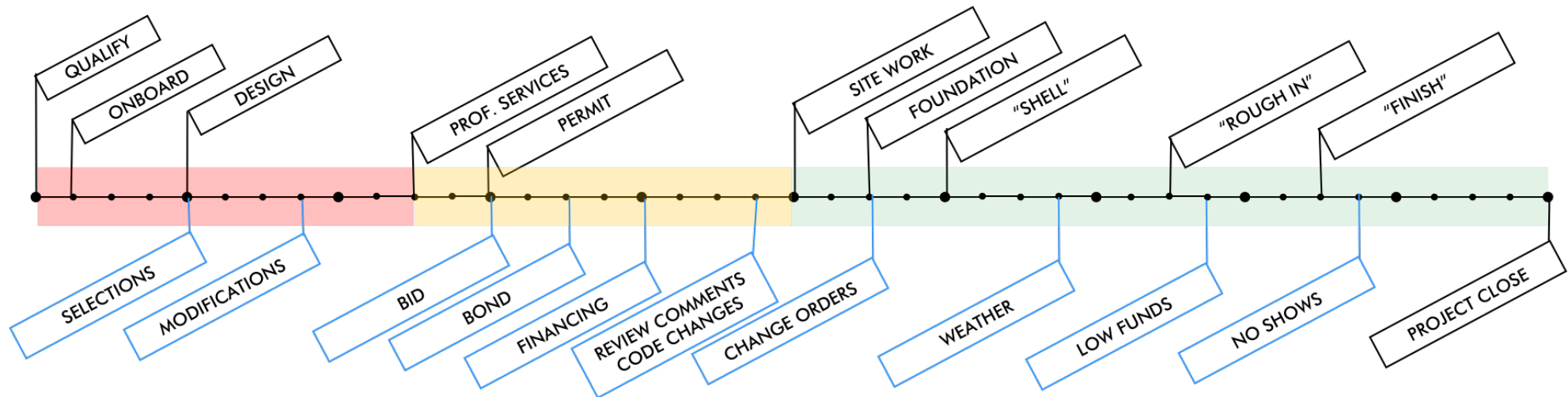


TYPICAL NEW HOME BUILDING PROCESS

PHASE 1: QUALIFY & DESIGN

PHASE 2: PERMITS & FINANCING

PHASE 3: BUILD



STUFF THAT COULD SLOW YOU DOWN

● — ● — ● — ● — ● = 4 WEEKS OR A MONTH



Learn more

HPM
HOMES



hpmhawaii.com/homes

[@hpmhomedesign](https://www.instagram.com/hpmhomedesign)



Vacant Lot Workshop

Vacant Lot Workshop:

May 15, 2021

Meeting Time:

9:00am to 10:30am

Virtual Meeting (Zoom):

dhh1.hawaii.gov/awards/

Meeting link and info. will be available on the day of the workshop



Lot Selection

Lot Selection meeting:

June 5, 2021

Meeting Time:

10:00am to 2:00pm

Registration:

9:00am

Location:

**Naalehu Community Center
95-5635 Hawaii Belt Rd, Naalehu, HI 96772**



Acknowledgements

DHHL Awards Project team

Stewart Matsunaga, Sara Okuda, Kaila Bolton, Paula Aila

DHHL Awards Support team:

Michelle Hitzeman, Moana Freitas, Darlene Kennison

DHHL Contact Center team:

Deb Aliviado, Geri Gante, Kauai Colon, Darlene Llacuna

East Hawaii District Office:

Nina Fisher, Kristina Tolentino

Information & Community Relations Office team

Cedric Duarte, Michael Lowe, Jamilia Pacheco, Marjorie Adkins

Planning:

Malia Cox



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

Contact Center (808)-620-9500

www.dhhl.hawaii.gov