



Aloha,

Nā Hale O Maui is a non-profit organization that provides affordable housing ownership to low and moderate income households. NHOM retains ownership of the underlying land and sells the improvements (house) to the homeowner coupled with a sustainable long-term renewable and inheritable 99 year ground lease. The homeowner must occupy the home and has full exclusive use of the land.

Nā Hale O Maui has purchased 12 lots in the Kahoma Residential workforce housing subdivision in Lahaina, Maui in early March, 2017. In addition to Nā Hale O Maui's Homebuyer Selection guidelines, families on our qualified buyer list that work and/or live in West Maui and have gross annual income between 80.1% – 120% of the annual median income as determined by the County of Maui, will be the first to have the opportunity to purchase a home. Income limits specific to Kahoma are listed on page 3. Construction on the first homes began in the month of May. Please visit our website from time to time to check for updates at www.nahaleomaui.org **ABOUT > Kahoma** for the Kahoma Residential subdivision.

It is most important that you work on completing our 4 Step Program so that you can be added to our list of qualified homebuyers. Once your name has been added to our qualified homebuyer list and units become available then you will be able to participate in our homebuyer selection process. You must meet the income qualifications for the particular unit you are interested in purchasing.

Nā Hale O Maui 4 Step Program for Affordable Housing includes the following:

1. **Attend Nā Hale O Maui Homebuyer Seminar** - By attending our seminar you have completed the first step. **Next Free Homebuyer Seminar**

TBD

Sign up on our website or be added to a waitlist at www.nahaleomaui.org, or Phone: 244-6110
or Email: info@nahaleomaui.org

2. **Get a pre-qualification or pre-approval letter from your lender** – You may work with any lender you choose for this step, however they may not necessarily be willing to loan on leasehold community land trust property. The following lending institutions have reviewed our ground lease and are willing to provide competitive loans secured by mortgages on leasehold real estate property. We have other lending institutions that are in the process of reviewing our documents and we will make those names available as they are confirmed.

Lenders:

- **American Savings Bank – Lisa Carillo - 872-4991, cell 463-2296**
- **HomeStreet Bank – Carol Takeuchi – (808) 462-5710, cell (808) 561-1119**

Information may be subject to change from time to time. Visit www.nahaleomaui.org for the most current updates.
9.10.19

3. **Attend a homebuyer education financial workshop** – Being offered by 2 different organizations. These classes are offered in 2 sessions, 4 hours each for a total of 8 hours.

You may attend a Homebuyer Educational Financial workshop before you attend our next homebuyer seminar or before obtaining a pre-qualification or pre-approval letter.

- **Hale Mahaolu In-Person Classes: \$75 per household**

Schedule of Classes offered July - December 2019. See page 4 for all in-person classes being offered. (Requires a one on one counseling session with Hale Mahaolu before the certificate is issued)

Contact information for Hale Mahaolu:

Marlynn Tanji – 242-7027, email mtanji@halemahaolu.org,
Keri Kalilikane 661-5957, email kkalilikane@halemahaolu.org

OR

- **Online Homebuyers Ed course: \$75 for 1 or 2 persons**
Online class registration link: <https://halemahaolu.frameworkhomeownership.org>
(Requires a one on one counseling session with Hale Mahaolu before the certificate is issued)

OR

- **By Habitat for Humanity, \$55 for a total of 8 hr. HUD approved class.**
Contact Sophie of Habitat for Humanity at 242-1140 for registration and information

**** Offered in 2 sessions, the first 2 Saturdays of the month.**

4. **Meet with NHOM staff to discuss the ground lease, resale formula and homebuyer selection policy** - This is the final step after you have completed the first 3 steps. Please make sure your pre-qualification or pre-approval letter is still valid then contact our staff to schedule a time to meet.

(see next page for Income Eligible Guidelines)

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9.10.19

2019 Income Guidelines

Prepared by Housing Division, Dept of housing and Human Concerns,
County of Maui. effective date May 1, 2019

Maximum Income: To be considered for selection, a household must have a combined annual income which does not exceed one of the following: 80%, 120% or 140% of the HUD median income of households of equal size residing in Maui County ... as adjusted by the Department of Housing and Human Services. The grant funding agency for the property determines the maximum income limit. The HUD income calculation method also includes income from assets. Listed below are the maximum income guidelines per household size using gross annual income.

Max AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
80%	\$46,930	\$53,630	\$60,340	\$67,040	\$72,400	\$77,770
120%	\$70,390	\$80,450	\$90,500	\$100,560	\$108,600	\$116,650
140%	\$82,120	\$93,860	\$105,590	\$117,320	\$126,710	\$136,090

- **RE: KAHOMA HOMES**, income limits will be based on the previous 2016 guidelines below. Prepared by Housing Division, Dept of housing and Human Concerns, County of Maui. 5/1/2016

Maximum Income: To be considered for selection, a household must have a combined annual income within one of these 2 groups: 80.1% to 100%, and 100.1% to 120%, of the HUD median income of households of equal size residing in Maui County ... as adjusted by the Department of Housing and Human Services. The grant funding agency for the property determines the maximum income limit. The HUD income calculation method also includes income from assets. Listed below are the maximum income guidelines per household size using gross annual income.

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
80.1% to	\$46,096 -	\$52,681 -	\$59,266 -	\$65,852 -	\$70,420 -	\$76,386 -
100% AMI	\$57,050	\$65,200	\$73,350	\$81,500	\$88,020	\$94,540
100.1% to	\$57,620 -	\$65,852 -	\$74,083 -	\$82,315 -	\$88,900 -	\$95,485 -
120% AMI	\$68,460	\$78,240	\$88,020	\$97,800	\$105,620	\$113,450

- Participants must be a US citizen or registered alien.
- Kahoma Homes selection priority will be given to buyers who live or work on the West Side of Maui
- Owner occupancy required.



Information may be subject to change from time to time. Visit www.nahaleomaui.org for current updates 9.10.19



HALE MAHAOLU
WHERE ALOHA LIVES

Homeownership/Housing Counseling Program

615 West Papa Avenue, Kahului, HI 96732

Phone: 808-242-7027 Fax: 1-808-442-0740

2019 July – December Homebuyers Education Classes

In-person Classes – Cost \$75.00 per Household

To register for the in-person class: <https://halemahaoluhbclass2.eventbrite.com>

** Class dates and times are subject to change. To obtain the Certificate of Completion, a 1-hour Pre-Purchase counseling session is required.

<p><u>Hale Mahaolu Ehiku Community Hall**</u> <u>56 Ehiku Street, Kihei, HI 96753</u> 8:30 am – 12:30 pm Sunday – July 14 & 21 Sunday – August 11 & 18 Sunday – September 15 & 22 Sunday – October 13 & 20 Sunday – November 10 & 17 No scheduled classes in December</p>	<p><u>Hale Mahaolu Lahaina Surf Community Hall**</u> <u>Baker Street, Lahaina, HI 96761</u> 4:30 pm – 8:30 pm Wednesday – July 10 & 17 Wednesday – August 7 & 14 Wednesday – September 11 & 25 Wednesday – October 16 & 23 Wednesday – November 13 & 20 No scheduled classes in December</p>
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Parking Note:

Hale Mahaolu Lahaina Surf Community Hall, Baker Street, Lahaina, HI 96761

Parking for the Community Hall is on Baker Street alongside the property.

Hale Mahaolu Ehiku Community Hall, 56 Ehiku Street, Kihei, HI 96753

Parking on property allowed only in un-numbered stalls. Additional street parking is located alongside the property.

Online Course - Cost \$75.00 per Household

Framework is an online Homebuyer educational course approved by HUD. The online course is comprehensive, so you will have all the fact's you will need to navigate every step of the home buying process. Learning can be done using your computer, tablet or cell phone and at your own pace.

Online class registration: <https://halemahaolu.frameworkhomeownership.org/>

Cost is \$75.00 per Household. To obtain the Certificate of Completion, successful passing of the online course and a 1-hour Pre-Purchase counseling session is required.

** To get more information to setup a class at our other Hale Mahaolu sites on the island, call Marlynn at 808-242-7027.

Contact info: Marlynn at 808-242-7027 or Keri at 808-661-5957 Monday – Friday or 808-283-2665 on the day of the event.

