

**RESOLUTION NO. 118 13****A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR TO SELL REAL PROPERTY IN THE KAMAKOA NUI WORKFORCE HOUSING COMMUNITY AT WAIKOLOA TO HABITAT FOR HUMANITY WEST HAWAI‘I.**

WHEREAS, Section 2-120 (a) (1) of the Hawai‘i County Code provides that the Council of the County of Hawai‘i may, by resolution approved by a majority of its members, direct the finance director to negotiate the disposition of real property by “[s]elling it in fee simple at such price and on such terms and conditions deemed proper to governments and governmental agencies authorized to hold lands in fee simple, to nonprofit organizations to develop affordable housing, or to affordable housing developers”; and

WHEREAS, Kamakoa Nui at Waikoloa (“Kamakoa Nui”) is a Workforce Housing Community developed by the County of Hawai‘i and overseen by the Office of Housing and Community Development (“OHCD”); and

WHEREAS, Habitat for Humanity West Hawai‘i (“Habitat”) is a nonprofit organization, whose mission is to empower families, build community and hope through home ownership for low income partner families; and

WHEREAS, since founding in 2002, Habitat has successfully completed 19 new homes, 18 critical home repairs, helped with renovation of the women’s shelter, home repairs for seniors and those affected by the 2006 earthquake, and the highly covered “2012 Blitz Build”, 5 homes in 10 days for DHHL lessees in West Hawai‘i; and

WHEREAS, Habitat serves partner families who need to fulfill certain requirements such as, earnings between 80-30% of the area median income, provide 500 hours of sweat equity on the construction of their home, in order to receive a 30 year mortgage with no interest; and

WHEREAS, Habitat has agreed to construct the exact home as determined by the Kamakoa Nui community development plans and specifications, and include the CC&R’s and Deed restrictions in sales to its purchasers to keep the intentions of the Workforce Housing and the integrity of the community design intact; and

WHEREAS, Habitat for Humanity West Hawai‘i, has obtained appraisals and has the funding to purchase six (6) vacant lots, Tax Map Keys 6-8-030:206, 213, 215, 216, 222, and 223, at Kamakoa Nui at the appraised fair market value; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI‘I that in accordance with Chapter 2, Article 19, Section 2-120 (a)(1) of the Hawai‘i County Code, the Finance Director is hereby authorized to negotiate the sale of real property with Habitat.

BE IT FURTHER RESOLVED, that the Mayor of the County of Hawai'i, is hereby authorized to execute said sales agreement for lots bearing the following Tax Map Keys, 6-8-030:206, 213, 215, 216, 222, and 223, on behalf of the County of Hawai'i following its approval by the Council as noted herein.

BE IT FINALLY RESOLVED that the County Clerk shall transmit copies of this resolution to the Department of Finance, OHCD, and Habitat.

Dated at Kona , Hawai'i, this 18th day of June , 2013.

INTRODUCED BY:



 COUNCIL MEMBER, COUNTY OF HAWAI'I

COUNTY COUNCIL
 County of Hawai'i
 Hilo, Hawai'i

ROLL CALL VOTE

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on June 18, 2013 .

	AYES	NOES	ABS	EX
EOFF	X			
FORD	X			
ILAGAN	X			
KANUHA	X			
KERN			X	
ONISHI	X			
POINDEXTER	X			
WILLE	X			
YOSHIMOTO	X			
	8	0	1	0

ATTEST:


 COUNTY CLERK


 CHAIRPERSON & PRESIDING OFFICER

Reference: C-286/FC-69
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