

RESOLUTION NO. 144 15**A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR TO SELL REAL PROPERTY IN THE KAMAKOIA 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 24 new homes, 25 critical home repairs, helped with renovation of the women’s shelter, home repairs for seniors and those affected by the 2006 earthquake, the highly covered “2012 Blitz Build”, 5 homes in 10 days for DHHL lessees in West Hawai‘i; and helping with long-term recovery in Puna from Hurricane Iselle, 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 6-8-030:189, 191, 192, 193, 246, and 248, 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, 6-8-030:189, 191, 192, 193, 246, and 248, 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 Hilo, Hawai'i, this 6th day of May, 2015.

INTRODUCED BY:



 COUNCIL MEMBER, COUNTY OF HAWAI'I

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

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 May 6, 2015.

ATTEST:


 COUNTY CLERK


 CHAIRPERSON & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
CHUNG	X			
DAVID	X			
EOFF	X			
ILAGAN	X			
KANUHA	X			
ONISHI	X			
PALEKA	X			
POINDEXTER			X	
WILLE	X			
	8	0	1	0

Reference: C-236/FC
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