RESOLUTION NO. 165 13**A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR TO SELL REAL PROPERTY IN THE KAMAKOEA NUI WORKFORCE HOUSING COMMUNITY AT WAIKOLOA TO HAWAI‘I ISLAND COMMUNITY DEVELOPMENT CORPORATION.**

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, Hawai‘i Island Community Development Corporation (“HICDC”) is a nonprofit organization, whose mission is to provide families with low and moderate income with adequate housing and to acquire, construct, and provide housing and related facilities suited to the special needs and living requirements of eligible occupants; and

WHEREAS, since its founding in 1986, HICDC has successfully completed 274 self help homes in Hawai‘i County with another 10 homes under construction in Hawaiian Paradise Park; and

WHEREAS, HICDC 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, HICDC, has the funding to purchase ten (10) vacant lots, Tax Map Keys 6-08-030:185, 197, 198, 199, and 6-08-42:001, 015, 017, 018, 020, 021, 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 HICDC.

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 6-08-030:185, 197, 198, 199, and 6-08-42:001, 015, 017, 018, 020, 021, 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 to HICDC.

Dated at Hilo, Hawai'i, this 18th day of September, 2013.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAI'I

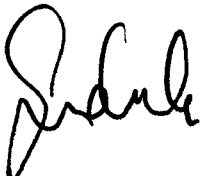
COUNTY COUNCIL
County of Hawai'i
Hilo, Hawai'i

ROLL CALL VOTE

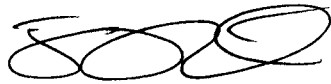
I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on September 18, 2013.

	AYES	NOES	ABS	EX
EOFF	X			
FORD	X			
ILAGAN	X			
KANUHA	X			
KERN	X			
ONISHI	X			
POINDEXTER	X			
WILLE	X			
YOSHIMOTO	X			
	9	0	0	0

ATTEST:



COUNTY CLERK



CHAIRPERSON & PRESIDING OFFICER

Reference: C-397/FC-88

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