

Aloha!

Thank you for your interest in the affordable single family condominium units in Gentry Homes' newest residential community, **Keali'i by Gentry**. Adjacent to the picturesque Kapolei Golf Course, **Keali'i by Gentry** will feature beautiful, well-designed, energy efficient homes that are a trademark of Gentry Homes.

8 of the 66 units in Keali'i are priced at levels affordable to households earning up to 120% of Oahu's median income. These 8 affordable units are being developed and sold in accordance with the City's Affordable Housing Program and **are subject to certain resale and occupancy restrictions. Buyers must also meet certain eligibility requirements.** These restrictions and eligibility requirements are spelled out in the packet being provided to you.

The attached sales packet includes the following:

- Affordable Housing Information Circular (Please read this thoroughly.)
- Affordable Housing Application Form and Affidavit
- Affordable Unit Lottery Registration Form
- Abbreviated Lottery Instructions for Affordable Units
- Copy of the Presale Notice
- Price List of Affordable Units and Site Map
- Parking Disclosure

Please read the instructions in the Affordable Housing Information Circular carefully and be sure to turn in your completed sales application and other required documents by 3:00 p.m. on Monday, March 9, 2020. Failure to submit a complete application packet by the deadline may disqualify you from the lottery. A checklist of required items for participation in the lottery can be found on the attached Affordable Unit Lottery Registration Form.

A copy of the Keali'i Public Report and various condominium documents can be found at [www.gentryhawaii.com/kealii-docs](http://www.gentryhawaii.com/kealii-docs).

Finally, if you have a broker, s/he MUST accompany you on your first visit to the sales office in order to qualify for the \$5,000 cooperating broker sales commission. NO EXCEPTIONS.

If you have any questions, please call the sales agents, Jennifer Andrews or Cynthia Bostick, at 808-447-8420. Thank you again for your interest in our Keali'i by Gentry community.

Sincerely,

GENTRY HOMES, LTD.

A handwritten signature in blue ink, appearing to read "Richard A. Hobson".

Richard Hobson, RB-17153  
Vice President – Sales and Marketing

Attachments



## KEALI'I BY GENTRY AFFORDABLE HOUSING INFORMATION CIRCULAR

Thank you for your interest in the affordable single family condominium units in Gentry Homes' newest residential community, **Keali'i by Gentry**. Adjacent to Kapolei Golf Course, the 66-unit **Keali'i by Gentry** will feature beautiful, well-designed, energy efficient homes that are a trademark of Gentry Homes. 8 of the 66 units will be priced at levels affordable to households earning up to 120% of Oahu's median income. These 8 affordable units are being developed, marketed and sold in cooperation with the City and County of Honolulu (the "City"). Certification of eligibility of applicants for the affordable units will be administered by the City's Department of Planning and Permitting ("DPP") and ***are subject to certain restrictions.***

### WHAT'S INCLUDED IN THE SALES PACKET

This Affordable Housing Information Circular contains information that spells out the buyer's eligibility requirements to purchase an affordable housing unit in Keali'i, an explanation of the restrictions that will be imposed on buyers of affordable units, as well as an explanation of the forms and documents that you will need to submit in order to be eligible for the lottery. It also briefly explains the sales process, including the site selection process.

In addition to this Affordable Housing Information Circular, the Sales Packet includes the following documents.

- Housing Application Form and Affidavit
- Lottery Registration Form and Abbreviated Lottery Instructions for Affordable Units
- Copy of Pre-Sale Notice
- Price List of Affordable Units
- Site Map Showing Location of Affordable Housing Units
- Parking Disclosure

### GENERAL ELIGIBILITY REQUIREMENTS

1. Applicants must meet all of the eligibility requirements of Section 3-2 of DPP's Affordable Housing Rules adopted in February 2010 ("the Affordable Housing Rules"). A copy of this section of the Rules is attached as Exhibit A to the Housing Application Form and Affidavit. The eligibility requirements are generally summarized below.
2. Applicants must not own any real estate suitable for residential use for at least two (2) years prior to the date of the Applicant's housing application.
3. Applicants must be at least 18 years old and a citizen of the U.S. or a permanent resident alien living in the State of Hawaii with a bona fide intent to reside in the unit purchased.
4. Designated affordable units in the community will be offered for sale to eligible purchasers earning up to one hundred twenty percent (120%) of the median household income. "**Median household income**" refers to the area median income using U.S. Department of Housing and Urban Development standards adjusted for family size for the City and County of Honolulu.
5. Applicants must abide by the applicable buy-back restrictions attached as Exhibit B to this information circular (ten (10) years) regarding sales of affordable units at Keali'i by Gentry as mandated in Unilateral Agreement and Declaration for Conditional Zoning dated March 9, 2001, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2689121 (the "Unilateral Agreement"), which

Unilateral Agreement (UA) was entered into pursuant to Ordinance No. 01-07, and the Affordable Housing Agreement for this community. Renting, selling, leasing, offering to rent, sell, or lease, or changing title to an affordable housing unit are restricted under the Affordable Housing Rules. The UA and the Affordable Housing Agreement applicable to the community give the City an option to purchase the affordable unit sold to an eligible purchaser if the eligible purchaser seeks to rent, lease or sell the designated affordable unit, among other items, during the buy-back restriction period. If circumstances require you to take one of these types of actions, you must first notify the City's Department of Budget and Fiscal Services ("BFS") at (808)768-8652 in writing of your circumstances. You must also provide the City the option to purchase your unit as provided in the buy-back restriction. If BFS does not wish to repurchase your unit, the City will require you to sell the unit to persons who qualify as affordable unit purchasers under the Affordable Housing Rules at a regulated purchase price established pursuant to Sections 2-10(a) to (c) of the Affordable Housing Rules. Alternatively, the City may permit you to sell your unit to a qualified nonprofit housing and land trust that has been approved by the City in lieu of selling your unit to a qualified purchaser.

6. The City has the right to enforce your promise to reside in your unit for the restriction period and the right to enforce any condition imposed by the City in connection with the sale of your unit. This means you are prohibited from renting, leasing, or selling your unit during the applicable restriction period.
7. The duration of the buy-back restriction period (i.e., the restrictions on transfer, use and sale of the designated affordable units currently being offered at Keali'i by Gentry) is ten (10) years for all buyers. Applicants must be owner-occupants at all times during the applicable buy-back restriction period.
8. Applicants must have the ability to finance the purchase with their own resources, including cash requirements and qualifying for the mortgage loan.
9. You may get a family member to be a co-mortgagor, but that person's interest in the home must be no more than one percent (1%) and the co-mortgagor must certify that s/he will not reside in the home.
10. Applicants must not have previously received assistance from a State or County agency to purchase an affordable unit, except in circumstances specifically permitted by the Director of DPP.
11. The affordable units being offered are 3 bedroom/2.5 bath units. The Affordable Housing Rules specify a minimum and maximum occupancy of 3-bedroom units of 3 to 7 persons. Following an initial minimum marketing period of 90 days, DPP may modify the occupancy requirements on a case-by-case basis if the affordable housing units are unsold.
12. Applicant's Annual Gross Household Income must not exceed the maximum median household income based on family size listed below.

Household Size	1	2	3	4	5	6	7	8
Income Limit	\$101,280	\$115,680	\$130,200	\$144,600	\$156,240	\$167,760	\$179,400	\$190,920
Eligible Home Size	N/A	N/A	3 bdrm	3 bdrm	3 bdrm	3 bdrm	3 bdrm	N/A

As defined in Section 1.2 of the Affordable Housing Rules, "Gross Household Income" generally means the total annual income of the applicant or co-applicant/spouse and any other household member over 18 years of age not claimed as a dependent, from all sources before deductions. Among other items, Social Security and pension benefits, COLA, BAQ, and VHA are considered income; AND "Household" means (1) a single person; (2) two or more persons regularly living together related by blood, marriage, adoption, or by operation of law; (3) a live-in aide, as recognized by the Director, who is essential to the care and well-being of a household member; or (4) no more than five unrelated persons who have lived together for at least a year, who execute an affidavit, and provide proof acceptable to the Director

of DPP. Applicants claiming family size by reason of pregnancy must present a doctor's certificate at the time of the interview, which may be accepted by DPP.

13. Applicants are advised that the making of any false statements knowingly, in connection with this application is a crime punishable by a fine of up to \$2,000.00 or imprisonment for up to one (1) year or both as applicable under the provisions of the Hawaii Penal Code, Part V, Section 710-1063.
14. During the buy-back restriction period, should buyer intend to rent, lease, or sell or change title to their unit, they must first give notice to BFS, and BFS has the first option to purchase the unit or require the buyer to sell the unit to a "qualified resident" as defined in §201H-32, HRS, at the price and upon terms that preserve the intent of §§201H-47, 49 and 50, HRS, and who is in the same income category as the original buyer at the time of the original sale, approved by BFS. Alternatively, BFS may permit the buyer to sell the unit to a qualified nonprofit housing and land trust as defined in §201H-1, HRS.

### **REQUIRED DOCUMENTS**

The following buyer information forms are required by Gentry Homes and DPP and must be filled out completely by all parties before they may participate in the lottery. Applicants submitting incomplete application packets may be disqualified from the lottery. These forms, along with the documents listed below, must be submitted in one of the following two ways:

- Deliver in person to the Keali'i Sales Office located at 91-5408 Kapolei Parkway, Unit 19, by 3:00 pm on Monday, March 9, 2020 (telephone (808) 447-8420); OR
- Send by certified mail to:  
Sales Department, Gentry Homes, P.O. Box 295, Honolulu, HI 96809-0295, Attn: Keali'i Lottery.  
Note: Packet must be **received** (not postmarked) by the deadline date and time.

*If you submit your documents via mail, it is recommended that you follow up with the Keali'i Sales Office to ensure receipt of the documents.*

1. **Notarized Housing Application Form and Affidavit**

This 6-page form must be completely filled out and notarized. All information will be kept confidential and will be submitted to the DPP and a lender for review and approval. Do not sign this form without a Notary Public present.

***Be sure to also submit any additional documentation as required on page 3 of the application.***

2. **Federal Income Tax Returns**

Submit two (2) years of most recent FEDERAL tax returns with all schedules and W-2 forms attached. TAX RETURNS MUST BE SIGNED BY ALL PARTIES. Bring signed tax returns for all employed household members. *Approval from DPP will be necessary to submit an alternative form of income verification.*

3. **Paystubs from the last two months**

4. **Proof of Residency**

Provide valid proof that you are domiciled in the State of Hawaii, such as a copy of Hawaii Driver's License, State ID, or other approved documentation.

5. **Lender's Pre-Qualification Letter**

A Pre-Qualification Letter dated within the last 30 days from Gentry HomeLoans or other lender of your choice.

6. **Lottery Registration Form**

The Lottery Registration Form must be completed to participate in any lottery.

**SALES PROCESS**

1. Applicants who desire to participate in the lottery offering must complete and submit to Gentry Homes ALL OF THE REQUIRED DOCUMENTS itemized in the previous section by the specified deadline date and time. If an applicant does not fully complete the forms and return all of them, together with specified personal data required on the basis of answers to the Housing Application Form, the applicant may not participate in the lottery. In other words, if you do not return these forms to Gentry Homes within the time noted or return them with blanks, you may not be able to participate in the lottery. Note that Gentry Homes' determination regarding an applicant's eligibility is not final, as it must also be confirmed by DPP.

2. The Pre-Sale Notice will be published in the Honolulu Star Advertiser on Wednesday, February 26, 2020, and on Sunday, March 1, 2020.

The Pre-Sale Notice lists all of the affordably-priced units that will be available for sale. These units will be sold to OWNER-OCCUPANTS only.

3. All designated affordable units will be offered for sale through a lottery to pre-qualified applicants. **The lottery will be held at 11:00 am on Saturday, 3/21/2020 at the Keali'i Sales Office. All applicants must be present at the lottery.**

**SELECTION OF HOMESITE**

4. If selected through the lottery, the applicant must select a unit, complete the reservation form, and submit a \$1,000 deposit check made payable to "First American Title Co." at the time of unit reservation. Unit reservation will take place either on the day of the lottery or on the following day (3/21/2020 or 3/22/2020). Once a unit is selected, the Purchase Contract must be completed within five (5) days, and an additional \$3,000 deposit will be required. If applicant is unable to fulfill the above requirements, then applicant will forfeit reservation of home and will be placed at the bottom of the back-up list.

5. If applicant desires a specific plan or homesite that is not available, the applicant will be placed on the back-up list.

Should a unit become available, the Keali'i sales agent(s) will review the back-up list and offer the unit to the first prospect on the list. If the applicant accepts the unit but does not execute the Reservation and submit the deposit check within three calendar days of home selection, the applicant will be placed at the bottom of the back-up list. If the applicant does not accept the unit, the applicant will be placed at the bottom of the back-up list.

6. Applicant cannot transfer to another homesite unless the applicant first cancels the current unit. The applicant will then be placed at the bottom of the back-up list.
7. Applicant's deposit will be refunded if DPP does not certify the applicant's qualification to purchase an affordable unit.
8. All of the applicant's completed forms and financing details will be submitted to DPP for its review and certification of an applicant's eligibility and qualification to purchase an affordable unit. The completed forms will also be reviewed by Gentry Homes and the applicant's lender to determine eligibility. In the event the applicant's gross income or family size is obviously outside the qualifying ranges, or if the lender otherwise determines in its sole discretion the applicant is not eligible or qualified, such applicant's completed forms will not be submitted to DPP and the applicant will not be entered into the lottery.
9. Upon request of the applicant, if DPP fails to certify an applicant's eligibility and qualification within a reasonable time, the applicant's Purchase Contract will be cancelled and the deposits refunded. In that case, the affordable unit selected by applicant will (i) be offered to the next lottery participant on the back-up list who has not been able to reserve an affordable unit; or (ii) be offered on a first-come, first served basis to the next applicant who has a registered interest if an interest list is utilized.
10. Throughout this process, it is each applicant's responsibility to stay in touch with the applicant's lender to assure any Loan Pre-Qualification Letter remains valid.

#### **IMPORTANT NOTES**

1. **Before submitting a form, every blank must be filled in. If blanks do not apply to you, write the word "none" or "n/a" in the blank. Applicants submitting incomplete forms may be disqualified.**
2. **At all stages of the application process, buyer is responsible for notifying Gentry Homes of any changes in employment, assets, credit, mailing addresses and telephone numbers.**
3. **Broker MUST accompany buyer on first visit to the sales office in order to qualify for the \$5,000 cooperating broker sales commission. NO EXCEPTIONS.**

If you have any questions, please call Gentry Homes' Keali'i Sales Office at (808) 447-8420. If there are any questions that Gentry Homes is not able to answer, please call DPP's Development Plans and Zone Change Branch at (808) 768-8054.

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# **EXHIBIT A**

## **AFFORDABLE HOUSING ELIGIBILITY REQUIREMENTS**

**Chapter 3  
Affordable Housing Rules  
Department of Planning and Permitting  
City and County of Honolulu**

**Adopted February 12, 2010  
Effective February 22, 2010**



## CHAPTER 3

### APPLICANT QUALIFICATION

§3-1 Eligibility Requirements: Application. A prospective purchaser or renter of an affordable housing unit in a project shall submit an application to the developer on a form and in the manner prescribed by DPP.

(Eff: FEB 28 2010 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)

§3-2 Eligibility Requirements: Criteria. To qualify, an applicant must meet the following eligibility requirements on the date the application is submitted:

- (1) Be a citizen of the United States or a resident alien.
- (2) Be at least eighteen years of age.
- (3) Be domiciled in the State of Hawaii and have a bona-fide intent to reside in the affordable housing unit.
- (4) Have sufficient gross household income to qualify for the loan to finance the purchase; or in the case of a rental, demonstrate an ability to pay rent as determined by the City and meet any additional criteria established by the City for the respective rental housing development for which the applicant is applying.
- (5) The total household income shall not exceed the allowed annual household income for the target group as adjusted for size.
- (6) Be a person who, either oneself or together with a household member, does not own or has not owned, for the one year preceding the date of application, and from date of application to escrow closing, a majority interest in fee simple or leasehold lands suitable for dwelling purposes, or majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds the legal title to such land.

- (7) Be a household member who does not own and has not owned, for the one year preceding the date of application and from date of application to escrow closing, a majority interest in fee simple or leasehold lands suitable for dwelling purposes or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds the legal title to such land, except when husband and wife are living apart under a decree of separation from bed and board issued by the family court pursuant to section 580-71, HRS.
- (8) Not be a person who previously has received assistance under a program designed and implemented by any State or county agency to assist persons to purchase affordable housing units.

Provided, however, that the Director may determine on a case by case basis that an applicant who currently owns a dwelling unit purchased with or without the assistance of such program is eligible to apply for assistance if there has been either:

- (A) A significant change in household size as stated in §3-5; or
- (B) An extreme hardship, such as divorce, death in the household, change in place of employment to Oahu from any other island in the State of Hawaii; and

Provided further, that the applicant sells the dwelling unit before escrow closing for the new affordable housing unit.

- (9) If renting a unit under the Program, be a person who does not own, for the duration of the rental period, a majority interest in fee simple or leasehold lands suitable for dwelling purposes or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds the legal title to such land, except when husband and wife are living apart under a decree of separation from bed and board issued by the family court pursuant to section 580-71, HRS.

- (10) If renting a unit under the Program, be a household member who does not own, for the duration of the rental period a majority interest in fee simple or leasehold lands suitable for dwelling purposes or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds the legal title to such land, except when husband and wife are living apart under a decree of separation from bed and board issued by the family court pursuant to section 580-71, HRS.
- (11) Be an owner-occupant of the affordable housing unit during the restriction period and cannot rent out the unit during that time, except in unforeseen hardship circumstances (e.g. active military deployment, serious illness) which prevents the continued occupancy of the affordable housing unit. Hardship circumstances waivers would require the approval by the Director.

(Eff: 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)  
FEB 28 2010

§3-3 Eligibility Requirements: Sole Application. The name of any applicant, co-applicant/spouse or any member of the household may only appear on one application for the project. The appearance of any one name on more than one application will be sufficient reason for DPP to disqualify all applications containing that name. However, if a large project is offered in several smaller phases, an applicant may apply for each phase of the project.

(Eff: 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)  
FEB 28 2010

§3-4 Eligibility Requirements: Falsification. An applicant who has made an application for assistance and willfully submitted false information, made misstatements, or withheld necessary information, may be determined by DPP to be ineligible to purchase or to rent an affordable housing unit developed under the Program. The City shall not waive its right to recover any money wrongfully gained by the applicant or to any other recourse provided by law from an applicant determined to be ineligible pursuant to §3-1 through §3-4.

(Eff: 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)  
FEB 28 2010

§3-5 Occupancy Requirements. For the purpose of maximizing the number of persons to be benefited by the Program by matching household size with the affordable housing unit type, based on the

number of bedrooms in the affordable housing unit, the occupancy requirement for each type of affordable housing unit is as follows:

<u>Dwelling Unit Type</u>	<u>Occupancy Requirements</u>
Studio	1-2 Persons
1 Bedroom	1-3 Persons
2 Bedroom	2-5 Persons
3 Bedroom	3-7 Persons
4 Bedroom	4-9 Persons

DPP may modify the occupancy requirements stated above in this Section if affordable housing units are unsold, unrented, or involves a live-in aide approved by the Director.

(Eff: FEB 28 2010 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)

§3-6 Income Limits. The income limits for a purchaser or a renter to qualify to apply for assistance under the Program shall be based upon the income levels determined and adjusted from time to time for the City and County of Honolulu by the United States Department of Housing and Urban Development, which income levels the City Council determines are applicable to the project and are stated in the unilateral agreement.

Income qualification of an applicant will be based on the applicant's gross household income, defined above in §1-2.

(Eff: FEB 28 2010 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)

§3-7 Income Verification. (a) The Gross Household Income of an applicant for benefits under the Program shall be certified by DPP or DPP's authorized agent prior to the transfer of title.

(b) DPP or DPP's authorized agent will determine the Gross Household Income and compliance with certain other eligibility requirements based on the households' current payroll information, latest income tax return(s), or other DPP approved income verification form(s) as required by DPP.

(c) In the case of rental units, a copy of the verification shall be retained in the developer's file for future review by DPP or DPP's authorized agent. Annual verification shall be made by reference to the

households' current payroll information, latest tax return(s), or other DPP approved income verification form(s). The documentation shall be retained by the developer and the developer shall provide access to such documentation to DPP or DPP's authorized agent at all reasonable times for later review.

(d) An eligible household may continue renting the affordable housing unit under continued occupancy when the household's income exceeds the maximum of the target group for the unit, provided, that the affordable rental unit is required to remain affordable for a rent restricted term under the unilateral agreement or affordable housing agreement.

A household may continue to occupy the affordable unit, provided, that the rent may be adjusted to a rate not to exceed the greater of the affordable rent or 30% of the household's income, adjusted by household's size, and number of bedrooms/baths. If the rental unit is vacated during the affordable housing agreement period, it must be rented to an eligible household to continue to be counted as an affordable housing unit.

(e) Live-in aide income may be excluded in qualifying eligible affordable housing recipients, based on HUD or other government guidelines. The exclusion of income would need to be approved by the Director.

(Eff. 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)

FEB 28 2010

§3-8 Eligibility Determination by DPP. In addition to fulfilling the requirements stated in §3-7, the developer shall submit to DPP or DPP's authorized agent the following supporting documents, in a form satisfactory to DPP, for the certification of the applicant's eligibility:

- (1) Application for benefits under the Program pertaining to the project.
- (2) Income and Income Limit Summary Sheet.
- (3) Owner-Occupant Affidavit.
- (4) If required by DPP, Real Property Disclosure Form and documents indicating applicant's interest.

- (5) Deposit, Receipt, Offer and Acceptance Agreement, sales agreement, or agreement to rent.

DPP or DPP's authorized agent's determination of an applicant's eligibility shall be made as expeditiously as possible.

(Eff: FEB 28 2010 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)

§3-9 Non-Discrimination. There shall be no discrimination against any applicant.

(Eff: FEB 28 2010 2010) (Auth: RCH §6-1504) (Imp: ROH §21-2.80)

**EXHIBIT B**  
**TEN (10) YEAR BUY-BACK RESTRICTION**  
**for Buyers Earning Up to 120% Area Median Income**

1. For a period of ten (10) years after the purchase, if the original purchaser or subsequent owner wishes to transfer title to the unit, the City and County of Honolulu ("City") shall have the first option to purchase the real property. The City may purchase the unit outright, free and clear of all liens and encumbrances, and may require that all existing mortgages, liens, and encumbrances are satisfactorily paid by the purchaser.

2. The original purchaser or subsequent owner shall notify the City of purchaser's or subsequent owner's intent to sell the unit (the "Notice of Intent") by sending a letter to the City at the following address:

City and County of Honolulu  
Department of Budget and Fiscal Services  
530 South King Street, 2<sup>nd</sup> Floor  
Honolulu, HI 96813

The original purchaser or subsequent owner shall be responsible for establishing the fair market value of the affordable housing unit, and may do so by submitting along with the Notice of Intent in accordance with the affordable Housing Rules, an appraisal of the unit not more than 60 days old.

3. Actions following the Notice of Intent:

3.1 The City shall respond to the Notice of Intent within forty-five (45) days of receipt as to whether the City will exercise its first option to purchase the unit.

3.2 THIS PROVISION 3.2 APPLIES ONLY IN THE EVENT THE CITY ELECTS TO PURCHASE AS SPECIFIED IN THE NOTICE OF INTENT. IF THE CITY PERMITS A RESALE OF THE UNIT TO ANOTHER QUALIFIED AFFORDABLE BUYER, SECTION 4 APPLIES. In the event the City elects to purchase the unit, the purchase price shall be not less than the following:

- (a) The original cost to the purchaser or subsequent owner;
- (b) The cost of any capital improvements added by the purchaser; and
- (c) Simple interest on the original cost and capital improvements to the purchaser at the rate of one per cent a year.

As used herein, the term "cost to purchaser or subsequent owner" shall mean the purchase price, the reasonable costs of sale, and any negative amortization if the property was financed with a graduated payment mortgage.

4. The City may decline to purchase the unit and may instead require the original purchaser or subsequent owner to sell the unit to another qualified buyer within the 120% household target income group for the City, as defined by the City's then applicable rules, at a purchase price established as provided in Sections 2-10(a) to (c) of the Affordable Housing Rules and on terms that preserve the intent of Section 5-3 of the Affordable Housing Rules approved by the City, it being understood for the avoidance of doubt that the terms stated in Section 3.2 above shall not apply in determining the purchase price, with any remaining balance of the time period of the Ten (10) Year Buy-Back Restriction applied to the transferee. In such event, the original purchaser or subsequent owner may retain 100% of the appreciation in value of the unit, if any. Alternatively, the City may allow the original purchaser or subsequent owner to sell the unit to a qualified nonprofit housing trust that has been approved by the City to repurchase affordable housing unit pursuant to the formula set forth in section 3.2 above.

5. During the buy-back restriction period, only liens and mortgages consented to in advance by the City and created for the purpose of financing, refinancing, maintenance and repair of the affordable housing unit or essential improvements, or other household expenditures of an emergency or life-threatening nature may be placed on the property

6. After the end of the 10<sup>th</sup> year from the date of purchase, the original purchaser or subsequent owner may sell, lease or transfer the affordable housing unit to any person free from the buy-back restriction.

7. The transfer restrictions prescribed in the Ten (10) Year Buy-Back Restriction may be held in abeyance by the City, with any remaining balance of the time period applied to the transferee if:

- (a) The original purchaser or subsequent owner wishes to transfer title to the real property by devise or through the laws of descent to a family member who would otherwise qualify under the provisions of this condition; or
- (b) The City determines that the sale or transfer of an affordable housing unit would be at a price and upon terms that preserve the intent of this section without the necessity of the City to repurchase the unit.



Please fill out  
COMPLETELY and  
return with other  
required documents.



**KEALI'I**  
BY GENTRY

Date Rec'd \_\_\_\_\_

## **HOUSING APPLICATION FORM AND AFFIDAVIT**

### ***MUST BE FILLED IN COMPLETELY***

#### **APPLICANT:**

Full Name \_\_\_\_\_  
 Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State HI Zip \_\_\_\_\_  
 Res. Ph. No. \_\_\_\_\_ Bus Ph No. \_\_\_\_\_ Email \_\_\_\_\_  
 Social Security No. xxx-xx- \_\_\_\_\_ Date of Birth \_\_\_\_\_  
 Marital Status: Single \_\_\_\_\_ Married \_\_\_\_\_ Divorced/Separated \_\_\_\_\_

**CO-APPLICANT** (If Applicant is married, Spouse must be listed as either a Co-Applicant or a member of the Household):

Full Name \_\_\_\_\_  
 Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State HI Zip \_\_\_\_\_  
 Res. Ph. No. \_\_\_\_\_ Bus Ph No. \_\_\_\_\_ Email \_\_\_\_\_  
 Social Security No. xxx-xx- \_\_\_\_\_ Date of Birth \_\_\_\_\_  
 Marital Status: Single \_\_\_\_\_ Married \_\_\_\_\_ Divorced/Separated \_\_\_\_\_  
 Relationship to Applicant: Spouse \_\_\_\_\_ Other (please indicate relationship) \_\_\_\_\_

#### **ELIGIBILITY GUIDELINES:**

	<b>APPLICANT</b>		<b>CO-APPLICANT</b>	
	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>
ARE YOU A US CITIZEN OR RESIDENT ALIEN?	_____	_____	_____	_____
ARE YOU AT LEAST 18 YEARS OF AGE?	_____	_____	_____	_____
ARE YOU A BONA FIDE RESIDENT OF THE STATE OF HAWAII?	_____	_____	_____	_____
DO YOU INTEND TO LIVE IN THE HOME FOR THE REQUIRED TEN YEARS?	_____	_____	_____	_____
DO YOU, YOUR SPOUSE OR A HOUSEHOLD MEMBER CURRENTLY OWN OR HAVE OWNED IN THE PAST 24 MONTHS, A MAJORITY INTEREST EITHER INDIVIDUALLY OR IN TRUST ANY PROPERTY SUITABLE FOR DWELLING PURPOSES?.	_____	_____	_____	_____
HAVE YOU EVER PURCHASED A DWELLING UNIT WITH THE ASSISTANCE OF A STATE OR COUNTY PROGRAM?	_____	_____	_____	_____

## OCCUPANCY:

List below the names of **ALL PERSONS** (including APPLICANT and all CO-APPLICANT(s), minor children, full-time students and live-in aides) who will live in the home. All of the people listed below must currently constitute a household and either be (i) a single person; or (ii) related by blood, marriage or operation of law; or (iii) a live-in non-relative aide to an elderly, disabled or handicapped person; or (iv) any other household approved by the City. Please include the last four digits of the Social Security Numbers for all applicants and occupants.

Names of ALL Household Members	Age	Social Security No.	Relationship to Applicant	Employer
_____	_____	XXX-XX-_____	_____	_____
_____	_____	XXX-XX-_____	_____	_____
_____	_____	XXX-XX-_____	_____	_____
_____	_____	XXX-XX-_____	_____	_____
_____	_____	XXX-XX-_____	_____	_____
_____	_____	XXX-XX-_____	_____	_____
_____	_____	XXX-XX-_____	_____	_____

## EMPLOYMENT:

List current employer and length of employment. If length of employment is less than two (2) years, please list all previous employers for the last two (2) years and length of employment below. *Attach additional pages if necessary.*

### APPLICANT

Employer: _____	Length of Employment: _____
Employer: _____	Length of Employment: _____
Employer: _____	Length of Employment: _____
Employer: _____	Length of Employment: _____

### CO-APPLICANT

Employer: _____	Length of Employment: _____
Employer: _____	Length of Employment: _____
Employer: _____	Length of Employment: _____
Employer: _____	Length of Employment: _____

## INCOME:

List the GROSS ANNUAL INCOME before deductions as shown on your most recent Federal Tax Returns (Line 22 of the Form 1040, Line 14 of Form 1040A and Line 4 of 1040EZ) of yourself, Co-Applicant(s) and any other Household members over 18 years of age.

Applicant's (include spouse's, if filed jointly) Gross Annual Income	\$ _____
Co-Applicant's/Household Member's Gross Annual Income:	\$ _____
Co-Applicant's/Household Member's Gross Annual Income:	\$ _____
Co-Applicant's/Household Member's Gross Annual Income	\$ _____
<b>TOTAL GROSS ANNUAL HOUSEHOLD INCOME:</b>	<b>\$ _____</b>
<b>HOUSEHOLD SIZE:</b> _____	

**ASSETS:****BANK ACCOUNTS**

List of Applicant's Bank Accounts:

NAME OF INSTITUTION	BRANCH	TYPE (Checking or Savings)	BALANCE

List of Co-Applicant's Bank Accounts (If Co-Applicant's accounts are held jointly with Applicant's, DO NOT LIST below):

NAME OF INSTITUTION	BRANCH	TYPE (Checking or Savings)	BALANCE

**STOCKS/BONDS**

List of Applicant's Stocks/Bonds:

NAME OF INSTITUTION	Indicate whether STOCK or BOND	NO. OF SHARES	ANNUAL DIVIDEND/INTEREST

List of Co-Applicant's Stocks/Bonds (If Co-Applicant's stocks/bonds are held jointly with Applicant's, DO NOT LIST below):

NAME OF INSTITUTION	Indicate whether STOCK or BOND	NO. OF SHARES	ANNUAL DIVIDEND/INTEREST

## REAL ESTATE HOLDINGS:

List of all real estate previously or currently owned by Applicant (if any):

ADDRESS, CITY, STATE, ZIP	WHEN ACQUIRED	WHEN SOLD
_____	_____	_____
_____	_____	_____
_____	_____	_____

List of all real estate previously or currently owned by Co-Applicant (if any):

DO NOT list below if real estate is owned jointly with Applicant.

ADDRESS, CITY, STATE, ZIP	WHEN ACQUIRED	WHEN SOLD
_____	_____	_____
_____	_____	_____
_____	_____	_____

If you answer YES to any of the following, you must submit additional required documentation.

Yes    No

- |                          |                          |    |   |
|--------------------------|--------------------------|----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. | Did you get married within the past year or do your tax returns show a different name?<br><b>One copy of the marriage certificate must be submitted.</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. | Has applicant or co-applicant been divorced at any time? <b>One copy of the divorce decree (not divorce certificate) must be submitted.</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. | Has applicant or co-applicant ever owned any type of residential real estate holdings.<br><b>One copy of the deed or proof of sale must be submitted, regardless of how much interest applicant owns or owned.</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. | Are the applicants single persons applying together to constitute a household of two or more? <b>One copy of proof that applicants have been living together for at least one year is required. Proof can be anything that is dated at least one year ago, such as a joint billing, lease/rental agreement or driver's license. Letters or affidavits from parents or other persons stating that the applicants have lived together for the one-year period are not acceptable.</b> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. | Applicant(s) is a single parent and has never been married. <b>One copy of all birth certificates must be submitted, as well as any child support payment documentation.</b>  |

I/We hereby certify that the information provided in this Housing Application is true and correct to the best of my knowledge. I/We understand that I/we will be disqualified for submitting false information as well as subject to criminal sanctions outlined below.

I/We hereby certify and declare that to the best of my knowledge, the copies of the attached income tax returns that are submitted as part of this Housing Application are true and correct copies of the original tax returns filed with the United States Internal Revenue Service.

I/We hereby certify that we intend to occupy the property as my/our principal residence for the ten-year buy-back period and therefore qualify for owner-occupant status. I/We understand that during this time period, I/we may not offer to sell, lease or rent the Property. If I/we do not reside on the Property for the required ten years, then the City and County of Honolulu (the "City") shall have the right to repurchase the Property for a regulated amount as stated in the Deed. If circumstances require that I/we sell the property during the buy-back restriction period, I/we understand that I/we must notify the City in writing of my/our circumstances and that I/we must provide the City with the option to purchase the affordable unit at a regulated price as set forth in the Deed.

I/We hereby authorize Gentry Homes, Ltd., or its representative, to release this Housing Application and the attached income tax return(s) to the Department of Planning and Permitting of the City or its authorized representative and any lender of Gentry Homes, Ltd.'s choice to verify the information provided in this Housing Application.

I/We hereby authorize Gentry Homes, Ltd. and the City to make all inquiries that Gentry Homes, Ltd. or the City deems necessary to verify the accuracy of the statements made in this Housing Application.

I/We agree to inform the City of any changes after this date that affect the City's eligibility and preference requirements.

I/We make the declarations in this Housing Application with the understanding that it is a crime punishable by a fine of up to \$2,000.00 or imprisonment for up to one year or both to knowingly make a false statement concerning the above facts as applicable under the provisions of the Hawaii Penal Code, Part V, Sec. 710-1063, and that the City may initiate all legal remedies for enforcement of the provisions including immediate termination, repurchase, foreclosure and eviction.

\_\_\_\_\_  
Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Co-Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Co-Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Co-Applicant

Date: \_\_\_\_\_

STATE OF HAWAII )  
 ) ss.  
CITY AND COUNTY OF HONOLULU )

On \_\_\_\_\_, before me personally appeared

\_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_ and

\_\_\_\_\_, to me personally known, who being by  
me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as  
the free act and deed of such person(s), and if applicable in the capacity shown, having been  
duly authorized to execute such instrument in such capacity.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Hawaii  
My Commission Expires: \_\_\_\_\_

Doc. Date: _____	#Pages: _____
Name: _____	First Circuit
Doc. Description: <u>KEALI'I BY GENTRY</u> <u>Housing Application Form</u>	
Signature _____	Date _____
NOTARY CERTIFICATION (Stamp or Seal)	

Please fill out  
COMPLETELY and return  
with other required  
documents.



Date Rec'd \_\_\_\_\_

### Affordable Unit Lottery Registration Form

PRINT Full Name of Buyers:

FIRST MIDDLE LAST

FIRST MIDDLE LAST

FIRST MIDDLE LAST

FIRST MIDDLE LAST

Address: \_\_\_\_\_  
Street Address  
City State Zip

Phone (Res.) \_\_\_\_\_ (Bus.) \_\_\_\_\_

Email Contact: \_\_\_\_\_

Buyer's Agent (If applicable):

Buyer's Agent: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Firm Address: \_\_\_\_\_

Buyers have completed and/or submitted each of the following, all of which are required to participate in the Lottery. Each item received should be checked off as received by the Sales Office.

- ☐ Loan Pre-Qualification Letter from Approved Lender
- ☐ Housing Application Form
  - ☐ Divorce Decree (if applicable)
  - ☐ Birth Certificate(s) (if applicable)
  - ☐ Proof of Household (if applicable)
  - ☐ Marriage Certificate (if applicable)
  - ☐ Deed(s) (if applicable)
  - ☐ Doctor's note (if pregnant)
- ☐ Tax Returns (2 Years - Signed) or other income verification forms acceptable to the City
- ☐ Paystubs from last 2 months
- ☐ Proof of Residency

**APPLICANTS UNDERSTAND AND AGREE THAT A FAILURE TO PROVIDE GENTRY HOMES WITH THE FOREGOING ITEMS, FULLY COMPLETED, MAY DISQUALIFY THE APPLICANT FROM PARTICIPATING IN THE AFFORDABLE HOUSING LOTTERY.**

Reviewed by: \_\_\_\_\_

Date \_\_\_\_\_

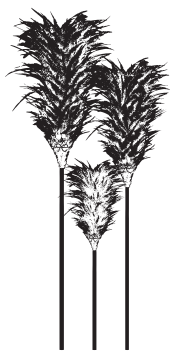


## **ABBREVIATED LOTTERY INSTRUCTIONS FOR AFFORDABLE UNITS**

1. Read the attached Affordable Housing Information Circular which is included as part of your packet and which gives you more specific instructions to follow.
2. Fill out the two (2) required forms within the packet (Housing Application Form and Lottery Registration Form) and have the Housing Application Form notarized.
3. Turn in your completed forms and other required documents to the Keali'i Sales Office located at 91-5408 Kapolei Parkway, Unit 19, by the deadline of Monday, March 9, 2020 at 3:00 pm.
4. Lottery Drawing will be held at 11:00 a.m. on Saturday, March 21, 2020, at the Keali'i Sales Office for the selection of prospective owner-occupants. All applicants must be present at the lottery drawing.
5. Immediately after the lottery, the selected applicants shall be given the opportunity, in the order in which they were selected, to select one of the eight designated affordable units, execute reservation form, and submit an earnest money deposit of \$1,000.00.
6. Prospective purchasers selected in the lottery who did not have the opportunity to select one of the designated units will be placed on a back-up reservation list in the order in which they were selected in the public lottery.

***Note:** In the event the applicant's gross income or family size is obviously outside the qualifying ranges, or if the lender otherwise determines in its sole discretion the applicant is not eligible or qualified, such applicant will not be entered into the lottery.*





# KEALI'I

BY GENTRY

## Kealii by Gentry I – Phases 1, 2, & 3 Owner-Occupants' Presale Notice

This notice is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, to announce that Gentry KGC, LLC, a Hawaii limited liability company, is developing and intends to offer for sale to prospective owner-occupant buyers a fee simple condominium project to be known as KEALI'I BY GENTRY I. KEALI'I BY GENTRY I will be developed in five (5) phases and will consist of a total of twenty-six (26) residential units. The project will be located at 91-5408 Kapolei Parkway, Kapolei, Hawaii 96707 [Tax Map Key No.: (1) 9 1-016: 228].

PHASES 1, 2, and 3 of KEALI'I BY GENTRY I consist of fourteen (14) two-story residential units, each unit being its own building. All of the units will be for residential use. None of the units in the project is accessible or adaptable as defined and interpreted in 24 C.F.R. Section 100 et seq.

The following eleven (11) units in PHASES 1, 2, and 3 have been designated by Gentry KGC, LLC for sale to prospective owner-occupants pursuant to Section 514B-95.5 of the Hawaii Revised Statutes:

Unit. No.	Plan	Bdrms/Baths	Approx. Net Living Area (sq. ft.)	Estimated Minimum Prices
1	AR	3 Bedroom/2.5 Bath	1,194	\$635,000
2	B	3 Bedroom/2.5 Bath	1,259	\$635,000
3	A	3 Bedroom/2.5 Bath	1,194	\$635,000
4	AR	3 Bedroom/2.5 Bath	1,194	\$635,000
5	BR	3 Bedroom/2.5 Bath	1,259	\$635,000
7	A	3 Bedroom/2.5 Bath	1,194	\$635,000
8	B	3 Bedroom/2.5 Bath	1,259	\$635,000
10	BR	3 Bedroom/2.5 Bath	1,259	\$635,000
6	CR	3 Bedroom/2.5 Bath	1,565	\$695,250
9	C	3 Bedroom/2.5 Bath	1,565	\$717,300
25	1	4 Bedroom/3 Bath	2,005	\$949,400

For the 30-day period following the date on which this Pre-Sale Notice is first published, the units listed in this Pre-Sale Notice, which constitute more than fifty percent (50%) of the residential units being marketed, will be offered through a public lottery to prospective owner-occupants only. (\*NOTE THAT CITY AND COUNTY OF HONOLULU AFFORDABLE HOUSING



RULES APPLY TO UNIT NOS. 1 THROUGH 5, 7, 8 AND 10 LISTED ABOVE.) Beginning on February 28, 2020, individuals interested in purchasing an affordable unit can contact the project sales broker, Gentry Homes, Ltd., at the Keali'i by Gentry Sales Office located at 91-5408 Kapolei Parkway, Unit 19, Kapolei, HI 96707 (telephone: 808-447-8420), to obtain an affordable housing sales packet, which includes eligibility requirements and other information concerning the project. Individuals interested in purchasing a market unit can likewise obtain a sales packet (including an owner-occupant affidavit) by contacting Gentry Homes, Ltd. at the Keali'i by Gentry Sales Office. Sales office hours are Monday 12:00 p.m. to 5:00 p.m. and Tuesday through Sunday from 10:00 a.m. to 5:00 p.m. Both affordable and market unit sales packets will also be available online at [www.gentryhawaii.com](http://www.gentryhawaii.com) on Friday, February 28, 2020. Gentry Homes, Ltd. will accept completed housing application forms, signed owner-occupant affidavits and other required documents until 3:00 p.m. on Monday, March 9, 2020.

Until five calendar days after the last published Pre-Sale Notice, Gentry Homes, Ltd. shall compile and maintain a list of all prospective owner-occupants who have submitted the required documents. A public lottery will be held on Saturday, March 21, 2020 at 91-5408 Kapolei Parkway, Unit 19.

To qualify for a flat-rate cooperating broker sales commission, a buyer's broker MUST accompany the buyer on the first visit. NO EXCEPTIONS.

For further information contact Gentry Homes, Ltd.® at telephone: (808) 447-8420 or visit [www.gentryhawaii.com](http://www.gentryhawaii.com).

**KEALI'I BY GENTRY I**  
**Price List for Affordable Units**

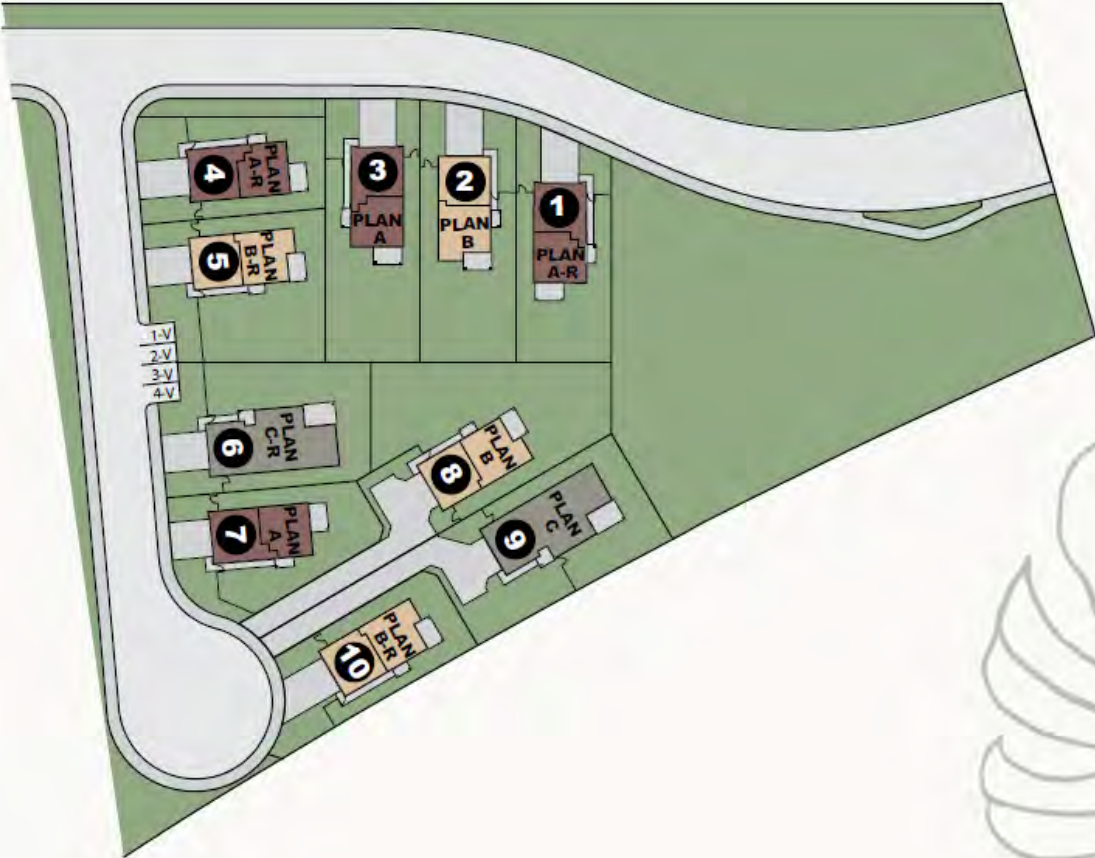
Unit No.	Plan No.	Approx. CPR Parcel Area	Approx. Net Living Area	Units Include the Following	Sales Price
1	AR	3,788 sf	1,194 sf	Covered lanai, Seaside Ebony cabinets, Accessible Beige interior paint, Glacier White Corian kitchen countertops, stainless steel appliance package.	\$635,000
2	B	4,279 sf	1,259 sf	Covered lanai, Seaside White cabinets, Accessible Beige interior paint, Sahara Corian kitchen countertops, stainless steel appliance package.	\$635,000
3	A	4,416 sf	1,194 sf	Covered lanai, Seaside White cabinets, Agreeable Grey interior paint color, Linen Corian kitchen countertops, Stainless steel appliance package.	\$635,000
4	AR	3,274 sf	1,194 sf	Covered lanai, Seaside Driftwood cabinets, Agreeable Grey interior paint, Glacier White Corian kitchen countertops, stainless steel appliance package.	\$635,000
5	BR	4,384 sf	1,259 sf	Covered lanai, Seaside Ebony cabinets, Accessible Beige interior paint, Sandstone Corian kitchen countertops, Stainless steel appliance package.	\$635,000
7	A	3,676 sf	1,194 sf	Covered lanai, Seaside White cabinets, Accessible Beige interior paint, Maui Corian kitchen countertops, stainless steel appliance package.	\$635,000
8	B	6,589 sf	1,259 sf	Covered lanai, Shadow Grey cabinets, Agreeable Grey interior paint, Glacier White kitchen countertops, stainless steel appliance package.	\$635,000
10	BR	3,300 sf	1,259 sf	Covered lanai, Shadow Grey cabinets, Agreeable Grey interior paint, Sandstone Corian kitchen countertops, Stainless steel appliance package.	\$635,000

Site Plan for Affordable Units



# KEALI'I

BY GENTRY



## PARKING



## DISCLOSURE

Buyers should inspect the garage and driveway to make sure these spaces can accommodate their vehicle(s) **prior to** selecting a home.

Parking is only allowed on the driveway in front of the garage or in the garage. Homeowners may not use guest parking stalls.

Parking is not allowed on any roadway or shared driveway within Keali'i by Gentry. Vehicles parked in visitor parking stalls shall not extend into any roadway within Keali'i by Gentry. Vehicles violating these restrictions shall be towed.

### **Keali'i by Gentry House Rules Excerpt:**

#### **A-4 No Parking in or Blocking of Roadway.**

No parking is allowed on any roadway or shared driveway within Keali'i by Gentry. No vehicle parked in a driveway, or appurtenant parking stall or in visitor parking stall shall extend into any roadway within Keali'i by Gentry. Vehicles violating these restrictions shall be towed.

#### **A-9 Parking Areas and Driveways.**

Limited common element parking areas and driveways are for parking operational vehicles only. No personal items, such as, but not limited to, lumber, furniture, boxes, crates or recreational equipment, shall be stored or placed on either the limited common element parking areas or small driveways. Vehicles must not extend into the sidewalks or roads in any way. Residents will be responsible for the cleanliness of their limited common element parking areas and driveways, including the removal of any grease build-up.

Buyer may read the Developer's Public Report and the Keali'i by Gentry condominium documents (which include the House Rules) by typing the following in the address box at the top of your web browser: <http://www.gentryhawaii.com/Kealii-docs>.