

LINDA LINGLE
GOVERNOR



STEPHANIE AVEIRO
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
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PAMELA DODSON
EXECUTIVE ASSISTANT

May 9, 2006

REQUEST FOR PROPOSALS FOR
VACANT AREA ON IHOIHO PLACE ADJACENT TO THE
LA'IOLO ELDERLY HOUSING PROJECT
Wahiawa, Oahu, Hawaii
TMK (1) 7-4-22: Por. 045

ADDENDUM NO. 1

This Addendum No. 1 (Highlights of the Informational Meeting held on May 9, 2006 and consisting of 4 pages, inclusive of this page) is hereby made a part of the Request for Proposals for the Vacant Area on Ihoiho Place, Adjacent to the La'iolola Elderly Housing Project, Wahiawa, Oahu, Hawaii, issued by HCDCH on April 24, 2006.

APPROVED:

Stephanie Aveiro 5/11/06
Stephanie Aveiro, Executive Director /Date
Housing and Community Development Corporation of Hawaii

Please detach and execute receipt below and return immediately to the Housing and Community Development Corporation of Hawaii, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813.

Receipt of Addendum No. 1 (Highlights of Informational Meeting of May 9, 2006) for the La'iolola RFP for the Vacant Area on Ihoiho Place adjacent to the La'iolola Elderly Housing Project, Wahiawa, Oahu, Hawaii, is hereby acknowledged.

Signed _____ Title

Company _____ Date

HIGHLIGHTS
INFORMATIONAL MEETING
LA'IOLA REQUEST FOR PROPOSALS (RFP)
TUESDAY, MAY 9, 2006
10:00 A.M.
HCDCH BOARDROOM

I. Attendance

Anne Marie Beck, Honolulu Habitat for Humanity
Leo Domingo, HCDCH Project Coordinator
Marcia Kamiya, HCDCH Sales Coordinator
Stan Fujimoto, HCDCH Project Manager

II. Introduction

RFP is available for a non-refundable fee of \$100 payable by cashier's or certified check to Housing and Community Development Corporation of Hawaii.

III. Summary of RFP

A. Objectives –

1. To produce two affordable leasehold for-sale single-family dwelling units on the project site
2. To subdivide the adjacent La'iola Elderly Housing Project from the balance of the property

B. Site Description – approximately 10,000 square feet on Ihoiho Place, Waiawa, Oahu, Hawaii
Between our La'iola Elderly Housing Project and single-family dwellings
TMK (1) 7-4-22: por. 045. Zoned P-2

C. RFP Process

- Advertisement—April 24, 2006
- Informational Meeting—10:00 a.m. on May 9, 2006
- Deadline—4:30 p.m. on June 30, 2006
- Estimated selection of the developer— September 2006

D. Major Project Requirements—

Developer must subdivide the project site into two houselots and construct a single-family or duplex dwelling on each lot for sale to affordable buyers

Developer must subdivide the project site and the adjacent La'iola Elderly Housing Project from the balance of the property

- The housing units must be in leasehold
 - Developer may propose a lease premium of \$0 for the land
 - The lease terms shall be 55 years; \$100/month/unit lease rent fixed for 30 years; after the first 30 years, the lease rent for the remaining 25 years to be renegotiated
 - "Affordable" means 140% and below the HUD median income
 - Project duration is 5 years from the date of project approval
- E. Minimum Proposal Requirements
- Proposal must be submitted on the Application Forms included in the RFP.
 - There is an Application fee of \$250
 - An original and 5 copies of the proposal are required
- F. Major Evaluation Criteria—
- Development qualifications, including development experience of the developer and his team for the type of project proposed 45 pts (out of 100).
- Feasibility of overall project and proposal—25 pts.
 - Lowest range of affordability—20 pts.
 - Compatibility with the surrounding community—5 pts.

IV. Questions—

- A. Will more than 2 units be permitted?

Ans. No. The RFP specifies 2 single family dwelling units; a duplex unit on a separate lot is permitted.

- B. What happens after the lease expires in 55 years?

Ans. The property reverts to HCDCH.

- C. Will HCDCH entertain an offer to buy the fee during the term of the lease?

Ans. The RFP requires leasehold for-sale dwelling units. HCDCH does sell the leased fee interest in other leasehold projects, however, there is no assurance that HCDCH will permit the sale of the fee for the units in this project in the future.

- D. Can we have one type of model for one family size and another model for a different (larger) family size?

Ans. Your proposal can include two model types: there is no size or square-foot requirements for the units. Both models should be included in your proposal.

E. Were there any gas stations formerly at the site?

Ans. The area was occupied with plantation dwellings and buildings and a demolition plan of the previous improvements is included in the RFP. Note that the RFP does indicate that HCDCH experienced sink holes under other single family homes in the Leilehua Village Subdivision, probably due to old cesspools from the previous buildings.

F. Note the following:

1. *The developer is responsible for obtaining any necessary zoning exemptions;*
2. *The proposal must include itemized costs indicating that the proposal is feasible;*
3. *The developer is responsible to comply with any Environmental Assessment (Chapter 343, HRS) requirements;*
4. *The units must have enclosed garages;*
5. *The units should be compatible with the adjacent residences.*

END OF ADDENDUM NO. 1