HULA MAE MULTI-FAMILY PROGRAM

PROGRAM PURPOSE:

To promote the development of new or the rehabilitation of existing rental housing projects through the issuance of mortgage revenue bonds for interim and/or permanent financing at rates below market interest rates.

LEGISLATIVE AUTHORITY:

Chapter 201G, Hawaii Revised Statutes

QUALIFIED OWNERS:

Non-profit or for-profit entities determined by the Housing and Community Development Corporation (the “Corporation”) to be qualified by experience and financial responsibility to construct or rehabilitate a housing project of the type and magnitude described, and who agrees to enter into a Regulatory Agreement with the Corporation providing for the regulation of the rents, project operations and disposition of the assets of the project.

ELIGIBLE PROJECT/TENANT:

1. Projects must set aside either:
   a. 20 percent of the units for tenants earning less than 50 percent of the area median income as determined by the U.S. Department of Housing and Urban Development;

      or

   b. 40 percent of the units for tenants earning less than 60 percent of the area median income as determined by the U.S. Department of Housing and Urban Development.

2. Term of compliance with the income restrictions is a minimum of 15 years or the term of the bond.

RENT STRUCTURE:

The program does not have a set maximum rental rate for eligible projects. The Corporation must approve the rental rates.

FINANCING STRUCTURE:

Bonds may be used for either interim or permanent financing. The Corporation will act as a conduit to issue the tax-exempt bonds, and the owner must submit for the Corporation's approval the financing team for the project (i.e., trustee, letter of credit lender, underwriter, bond counsel).

HOW TO APPLY:

Submit a completed Consolidated Application to the Corporation. Please contact the Corporation to receive a copy of the Consolidated Application.

APPLICATION DEADLINES:

Consolidated Applications for the Hula Mae Multi-family program are accepted throughout the year.