

Frequently Asked Questions & Answers

HHFDC's Affordable Resale Program

A. General

1. What is the INTAKE form?

- a. It's the newest form required by the HHFDC to initiate interest in the HHFDC's Affordable Resale Program, the "Program" or "HARP".
- b. HHFDC will use the information to establish a record of interest and issue an access code to a shared folder or portal for applicant to upload the completed application and required supporting documents for HHFDC review and determination of eligibility to participate in the Program.

2. What is the APPLICATION form?

- a. It is the document used by the HHFDC to obtain information on the applicant to determine if applicant meets all of the eligibility requirements to purchase an affordable unit from the HHFDC.

3. What is the APPLICATION PACKET?

- a. It is a compilation of information used to describe the requirements and deadline in which to submit necessary documents to be considered for purchase of a HHFDC unit.
- b. It contains the required form to submit attesting to meeting HHFDC's requirements to participate in the HARP.

4. What is the INFORMATION PACKET?

- a. It is a compilation of information on the overall process to qualify, purchase and close the purchase transaction. It also includes useful information to understand HHFDC's requirements, including the affordable program restrictions, such as the buyback and shared appreciation equity (SAE).

5. What is the HHFDC?

- a. It is the Hawaii Housing Finance and Development Corporation, a government agency whose mission is to provide affordable housing opportunities to the people of Hawaii through resources and tools to develop affordable housing through private-public partnerships.

6. What is the HHFDC Affordable Resale Program?

- a. It is a program that provides previously owned affordable units repurchased by the HHFDC, to qualified residents through a public drawing or lottery process.

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7. What is the buyback program restriction?

- a. It is a 10-year use, sale and transfer restriction that allows HHFDC the first option to repurchase an affordable unit within the initial 10-years of ownership. In turn, the HHFDC will resell the unit to a qualified resident buyer.
- b. Refer to the Appendix section of the Information Packet
- c. Full disclosure of the restriction will be made during the contract signing process. Hi-lites are included in the Information Packet.

8. What is the SAE or shared appreciation equity program?

- a. It is the owner's sharing of net appreciation or equity in the property with the HHFDC in exchange for purchasing a unit at below market price.
- b. Refer to the Appendix section of the Information Packet
- c. Full disclosure of the restriction including hypothetical example of payment upon future sale, rental or non-occupancy will be made during the contract signing process.

B. Qualification to Purchase Unit

9. What do I have to do to purchase a HHFDC-owned unit?

- a. Meet all HHFDC requirements of eligibility, as follows:
 - i. Be a First-Time Homebuyer. See "First-Time Homebuyer" and "Qualified Resident" in section A of the Information Packet.
 - ii. Have household assets less than 135% of the maximum qualifying household income for the Project. Refer to the Information Packet.
 - iii. Have a total household income not to exceed the area median income for your preferred unit. See the "Commonly Used Terms" section of the Information Packet.
 - iv. Have sufficient income to qualify for a loan to purchase a unit. Refer to the Preferred Lender section of the Information Packet.
- b. Submit a "Completed Application" by the deadline date together with all required and supporting documents to HHFDC via upload using your access code.

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10. What does Asset mean? (New)

- a. It means total cash, securities, and real property less any outstanding liabilities secured by the asset.
- b. Applicant's total household asset cannot exceed 135% of the maximum, qualifying household income established for the project.
- c. Additional information is found in Exhibit A of the Application Packet and also in the Information Packet.
- d. HHFDC will determine applicant's total household asset based on required documents for the applicant and all household members 18-years and older.

11. Do I have to re-qualify if my application information changes?

- a. Only if your household size increases or decreases.

12. How many units are available for purchase?

- a. At this time, only 6 units are available for purchase. As additional units are repurchased, additional offering will be made.

13. When can I select a unit?

- a. After the application period and lottery is over.
- b. Information of the unit selection will be provided at a later date. Be sure to keep your contact information current by sending an email to the HHFDC.RESS@hawaii.gov if any changes occur. HHFDC will not be responsible for undeliverable mail or email due to changes made without notice to HHFDC.

14. What if all the units are taken before I can select a unit?

- a. Notice of units added to the Program will be made available and offered according to the property selection number.
- b. You will be notified when a unit becomes available for you to select from or purchase.

If you have any questions, email them directly to HHFDC.RESS@hawaii.gov. Mahalo for your cooperation and participation.