

HHFDC TOOLS & RESOURCES

FOR HOUSING DEVELOPERS

- Exemptions from certain housing development regulations under Chapter 201H, HRS(201H Projects).
- General Excise Tax Exemptions (G37).
- Low Income Housing Tax Credit (LIHTC).
- Rental Housing Trust Fund.
- Affordable Homeownership Revolving Fund (AHRF) for eligible non-profit projects.
- DURF Interim Loan.

FOR QUALIFIED RESIDENTS HOMEBUYERS

- Affordable For-Sale Program.
- Mortgage Credit Certificate (MCC) program - *limited funds remaining*
- **NEW! Dwelling Unit Revolving Fund Equity Pilot program, aka “DEP Program.”**

FOUNDATION OF DEP PROGRAM

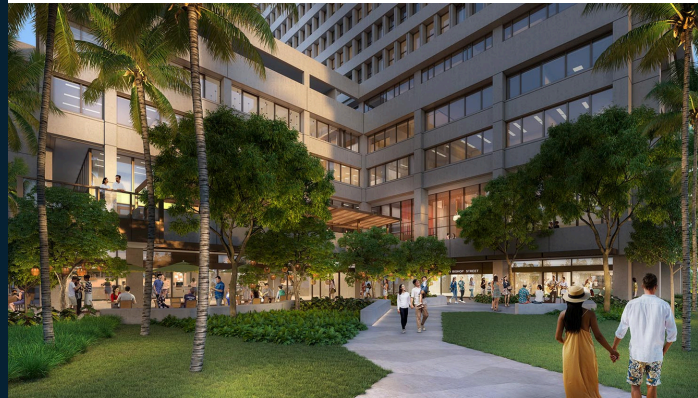
- Passed by the Hawaii Legislature in 2023 and signed into law as Act 92.
- Five (5) year pilot program - \$10 million funding: Expires in 2028.
- Activated in January 2024 by governing rules - Chapter 15-309 HAR.
- Promotes homeownership opportunities in a housing development project approved by the HHFDC Board.
- Allows HHFDC to purchase equity in designated starter units in approved housing projects.

CURRENT PROJECTS UNDER THE DEP PROGRAM



KUILEI PLACE

- 23 total designated units
- 2-bedroom, 1-bath units
- \$100,000 contribution per unit
- Visit www.kuileiplace.com/dep to learn more



MODEA*

- 25 total designated units
- 12-studio, 1-bath
- 13-1-bedroom, 1-bath
- Unit contribution varies per sales price: 15% Studio; 10% 1-bedroom
- <https://www.modealiving.com/>



HHFDC DEP PROGRAM

FOR MORE INFORMATION GO TO:
[HTTPS://DBEDT.HAWAII.GOV/HHFDC/
THE-DURF-EQUITY-PILOT-DEP-PROGRAM/](https://dbedt.hawaii.gov/HHFDC/THE-DURF-EQUITY-PILOT-DEP-PROGRAM/)

ABOUT HHFDC

A government entity created in 2006 by the State Legislature of Hawai'i with a mission to:

“Increase and preserve the supply of workforce and affordable housing statewide by providing leadership, tools, and resources to facilitate housing development.”

GOVERNING AUTHORITY

- Chapter 201H, Hawaii Revised Statutes (HRS)
- Chapter 15, Hawaii Administrative Rules (HAR)
- Nine (9) member Board of Directors, one from each of the major islands, and appointees including Governor Liaison, Department of Budget and Finance, Department of Planning, and the Department of Business, Economic Development, and Tourism.

FUNDING

- Dwelling Unit Revolving Fund (DURF)
- Department of Housing and Urban Development (HUD)

DBEDT

DEP PROGRAM

DESCRIPTION

- Finance tool to help qualified buyers get into homeownership - a zero-percent, 30-year second mortgage loan.
- Allows HHFDC to reduce the borrower's qualifying purchase price.
- The specified amount is given to the developer on behalf of the buyer prior to the close of the sale/purchase.
- Buyers must meet certain conditions to participate in the program.
- Buyer agrees to repay the given amount under certain terms and conditions.

CRITERIA TO PARTICIPATE IN THE DEP PROGRAM

- Does not own any real property (anywhere in the world).
- Has not received any gift funds.
- Is working in a profession* facing a shortage, **as determined by HHFDC**, such as:
 - Healthcare.
 - Education.
 - Law Enforcement.
 - Agricultural field workers.
- Must be a Hawai'i Resident.
- Must be an owner-occupant for as long as the program is in place.

**Profession is defined as, an occupation that requires specialized knowledge and often advanced education; a calling requiring specialized knowledge and often long and intensive academic preparation*



HOW TO APPLY

TO PURCHASE A DEP UNIT

1. *Get prequalified by a preferred project lender – no outside lender allowed at this time.*
2. *Download a DEP Affidavit packet from the project's website, or pick up a packet from the project sales office.*
3. *Complete the affidavit & attach supporting documents confirming meeting the criteria.*
4. *Sign the affidavit in front of a notary public.*
5. *Contact a sales team agent for instructions to submit your affidavit.*
 - a. *The affidavit will be submitted to the HHFDC for review and determination of eligibility to participate.*
6. *If approved, contact your sales team agent to select a unit.*

