

# STATE OF HAWAII EMERGENCY PROCLAMATION RELATING TO AFFORDABLE HOUSING

### **PROJECT APPLICATION FORM**

Under the Governor's Sixteenth Proclamation Relating to Affordable Housing, dated November 18, 2025, and any successive Proclamations issued ("Proclamation"), the Hawaii Housing Finance and Development Corporation ("HHFDC") shall review and approve affordable housing projects submitted for certification under the Proclamation.

#### **Exhibits Required at Submission**

Exhibit 1	DCCA Certificate of Good Standing
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Exhibit 2 Proof of project site control (e.g., deed, agreement of sale, long-term lease, option

to lease, or other disposition)

Exhibit 3 Conceptual site plan showing the basic relationship between proposed uses and

illustrating the approximate location of existing and proposed structures, parking areas, site access, open space, unusual site areas, major drainage facilities,

ground disturbances, and other major site features.

Exhibit 4 Copy of agreement or evidence of county involvement required under the

definition of "affordable housing project" in the Proclamation.

#### **Submittal Instructions**

Email the completed PDF along with the Exhibits to randy.n.t.chu@hawaii.gov with the subject: HHFDC EP Project Application.

Submission of this application is required to apply for certification under the Proclamation. Exception: Projects applying for exemptions under Hawaii Revised Statutes ("HRS") 201H-38 or financing from HHFDC's Dwelling Unit Revolving Fund ("DURF") which are also applying for certification under the Proclamation at the same time only need to submit the respective 201H or DURF application and do not need to submit this entire application in addition, provided that the 201H or DURF application also includes: (1) a written request for certification under the Proclamation; (2) Section 6 of this application; and (3) the completed Certifications and Assurances form from this application.

## **Section 1. Applicant Information**

The Applicant shall provide background and contact information for all members of the project team. The Applicant shall describe their experience with or involvement in the development of housing projects as well as any past or current experience or involvement in programs or the provision of services that would give evidence to their ability to manage a project of this type and scope.

1 A Project Name and Applicant Information

1.A. 1 Tojout Name and Approach information					
Project Name:					
Date	of Submission:				
Appli	cant Name:				
Appli	cant Tax ID Number:				
Appli	cant Contact:		Phone Number:		
Appli	cant Address:		Email Address:		
	1.B.	Applicant Organization / E	Entity		
	Non-Profit Organization Qualified, existing 501(c)(3) or	(4) organization, as determine	d by the Internal Revenue Service.		
	Private Developer Select the appropriate business structure:				
	☐ Limited Partnership ☐ General Partnership				
	□ Corporation	☐ Limited Liability Corporati	on		
	☐ Other (please describe):				
	Government Identify the level of government and department / agency:				
	☐ State Government				
	☐ County Government	County Name:			
	Department / Agency:				

1.C. Evidence of Applicant Status				
<u>If</u> the Applicant is a corporation or other legal entity, attach as <b>Exhibit 1</b> evidence of the Applicant's status and registration with the Hawaii Department of Commerce and Consumer Affairs.				
Submit Exhibit 1 – DCCA Certificate of Good Standing				
□ N/A.				
1.D. Applicant Experience				
Briefly describe the Applicant's experience with developing and/or managing affordable housing projects. Include the names of properties, type of development, number of units, location, any federal and local subsidy programs, and terms of involvement. Please include any other relevant information regarding the overall experience the Applicant has in developing housing or projects of similar scope, size, and complexity.				
Additional information may be included as an attachment to this Application.				

1.E. Project ream information - Developer				
Developer Name:				
Developer Contact:	Phone Number:			
Developer Address:				
	Email Address:			
Role / Responsibility:				
1.F. Project Team Information - Co	onsultant			
Consultant Name:				
Consultant Contact:	Phone Number:			
Consultant Address:				
	Email Address:			
Role / Responsibility:				

## **Section 2. Site Information**

The Applicant shall provide proof it has site control of the project site. The Applicant shall also describe the project site(s), proposed and existing buildings, unusual site features, proposed and existing major drainage facilities, and infrastructure capacity and needs.

	2.A. Project Location		
Project Address:			
Tax Map Key(s) (T	MK):		
County:			
Island:			
State Zoning (Land	d Use District):		
County Zoning:			
Special design or management districts:			
	2.B. Site Size		
Acres:			
Square Feet:			
	2.C. Present Legal Owner of the Project Site		
Owner Name:			
Owner Address:			

2.D. Site Control Status					
	Own Site – Fee Simple				
	Executed Ground Lease Expires on:				
	Option to Purchase	Expires on:			
	Option to Lease	Expires on:			
	Other	Describe:			
		Expires on:			
	2.E. Site Cont	rol Status			
	ch as <b>Exhibit 2</b> proof that the Applicant has site cole, option to lease, or other disposition).	ntrol (e.g., a deed, agreement	of sale, lon	g-term	
	Submit Exhibit 2 – Proof of Site Control				
	2.F. Availability of Utilities 8	& Off-Site Improvements			
	cribe the existing infrastructure capabilities and and defined for the project.	y planned or potential expansi	on of infra	structure	
Availability of Utilities Yes			Yes	No	
Will the project utilize gas for cooking or water heating?					
If <u>yes</u> , is gas service currently available to the site?					
Is electricity service currently available to the site?					
Is sewer/septic service currently available to the site for the number/type of units proposed?					
Is water currently available to the site for the number/type of units proposed?					
Does the site have a hook-up to telephone service?					
Does the site have a hook-up to cable or internet service?					
Are there any environmental concerns associated with the site?					
	Is the project located on or near a brownfield?				

2.F. Availability of Utilities & Off-Site Improvements (cont.)					
i. Water					
Existing:					
Planned					
ii. Sewer					
Existing:					
Planned					
iii. Draina	age				
Existing:					
Planned					

2.F. Availability of Utilities & Off-Site Improvements (cont.)				
iv. Roads	3			
Existing:				
Planned				
v. Electri	cal			
Existing:				
Planned				
vi. Gas				
Existing:				
Planned				

2.F. Conceptual Site Plan					
	Attach as <b>Exhibit 3</b> a conceptual site plan which shows the general development of the project site, including:				
•	Parking areas;				
•	Unusual site features; Existing and proposed major draining facilities; and Existing and proposed ground disturbances.				
	Submit Exhibit 3 – Conceptual Site Plan				

## Section 3. Development Plan

The Applicant shall provide a development plan which includes the number of units, including by AMI, maximum occupancy, construction method, and schedule of construction.

3.A. Project Classification					
What type of project is the Applicant planning? Check all that apply.					
☐ Apartment Building (☐ Garden Style ☐ Mid-Rise ☐ High-Rise)					
☐ Cluster ☐ Single-Family Dwelling Units					
☐ Townhouse ☐ Duplex, Triplex, Fourplex					
☐ New Construction ☐ Rehabilitation ☐ Acquisition					
☐ Family ☐ Elderly ☐ Other (specify):					
☐ Rental ☐ For-Sale: Fee Simple ☐ For-Sale: Leasehold					
Construction Type:					
Number of Buildings:					
Building Description(s):					

3.B. Project Unit Mix							
Fill in the app	Fill in the appropriate number in the table below.						
	Studios	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units:
Number of:							
Avg. Gross SF/Unit:							Gross Residential Area:
Total GSF:							
	Common Area (in gross square feet):						
	Commercial Space (in gross square feet):						
Structured Parking Area (in gross square feet):							
Total Project Area:							

Report <u>Gross</u> square foot measurements. Do not report Net square foot measurements.

3.C. Income and Affordability Restrictions					
Fill in the number of units the applicant will set aside as part of any income and affordability restrictions.					
Restricted at % of AMGI* Number of Units Percent of Total Units					
% of AMGI	units	%			
% of AMGI	units	%			
% of AMGI	units	%			
% of AMGI	units	%			
% of AMGI	units	%			
Total Affordable Units	units				
Manager's Units	units				
Market Rate Units	units	%			
Total Number of Units	units	%			
Rental Projects: Length of Affordability	years	(Minimum 30 years)			

<sup>\*</sup>AMGI = Area Median Gross Income

3.D. Project Schedule		
Milestones	Start Date	End Date
Approval of Zoning Exemptions, if applicable		
Construction Document Drawings		
Building Permit		
Other Permits		
Closing of Financing		
Construction Start – First Building		
Certificate of Occupancy – Last Building		

## Section 4. Financing & Budget

The Applicant shall describe the proposed financing for the project, including how the project will be financed during the development and construction of the project, and upon completion of the project and sources of repayment of such financing. This should include any proposed grants, donations, loans, bonds, tax credits, or other sources of financial resources.

4.A. Sponsor Equity		
Indicate the total amount of funds that the Applicant is contributing to the project. Only list project resources that will remain permanently in the project.		
\$	Cash	
\$	Land (provide an explanation below)	
\$	"In Kind" (provide an explanation below)	
\$	Total Sponsor Equity	
Land Explanation:		
la Kind Evalenation		
In Kind Explanation:		

4.B. Project Budget		
Acquisition:	\$	
Site Work: On-Site:	\$	
Site Work: Off-Site:	\$	
Construction – New Construction:	\$	
Construction – Rehabilitation:	\$	
Interim & Soft Costs:	\$	
Financing & Syndication:	\$	
Developer Fee & Overhead:	\$	
Project Reserves:	\$	
Contingency:	\$	
Total Project Budget:	\$	

Only include actual expenses which will need to be paid (i.e., do not include non-cash items such as "value of land").

4.C. Construction Financing						
Source	Amount	Form (Loan or Equity)	Secured, <sup>1</sup> Unsecured	Recourse, <sup>2</sup> Non-Recourse Related Party	Committed (Yes or No)	Int. Rate / Term
Total						

For Rental Projects:

Total Construction Financing, Total Permanent Financing, and Total Project Budget must be equal.

For For-Sale Projects:

Total Construction Financing must equal Total Project Budget.

Total Permanent Financing must be greater than or equal to Total Construction Financing.

<sup>&</sup>lt;sup>1</sup> If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing. <sup>2</sup> If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

4.D. Permanent Financing						
Source	Amount	Form (Loan or Equity)	Secured, <sup>3</sup> Unsecured	Recourse, <sup>4</sup> Non-Recourse Related Party	Committed (Yes or No)	Int. Rate / Term
Total						

For Rental Projects:

Total Construction Financing, Total Permanent Financing, and Total Project Budget must be equal.

For For-Sale Projects:

Total Construction Financing must equal Total Project Budget.

Total Permanent Financing must be greater than or equal to Total Construction Financing.

<sup>&</sup>lt;sup>3</sup> If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing. <sup>4</sup> If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

## Section 5. Plan for Community Input

The Applicant shall present a plan for obtaining public and stakeholder input.

5.A. Public Notice Requirement
The Applicant certifies that they have published, <u>at minimum</u> , <u>one</u> public notice of wide circulation (e.g. via The Environmental Notice) regarding the project which shall offer the public a period <u>for review and submission</u> of written comments of <b>at least thirty (30) days</b> from the date of publication.
5.B. Public Meeting
Describe below the Applicant's plans to hold, <u>at minimum</u> , <u>one</u> public meeting (e.g., via Neighborhood Board meeting, public hearing, or town hall) during which public input shall be accepted and documented. If the public hearing has occurred, please include the date, number of people in attendance, type of meeting, and a summary of the community's input. Additional information may be included as an attachment to this Application.
5.C. Stakeholder Consultation
Describe below the Applicant's plans to consult with appropriate stakeholder groups regarding any impacts to environmental or cultural resources, if such impacts are reasonably anticipated.
Please provide any supporting documentation as an attachment to this Application.

## Section 6. Justification for Certification

		6.A. Qualifying Project Category
		Project meets the following definition of "housing" as defined in the Proclamation (check at one of the following nine boxes):
	a.	Conversion of existing residential units to affordable or subsidized units;
	b.	Development, redevelopment, or adaptive reuse that results in new residential units offered for sale as owner-occupied units;
	C.	Development, redevelopment, or adaptive reuse that results in new residential units offered for rental to Hawaii residents for which the unit will be the renter's principal residence; [Note: do <u>not</u> check this box for <u>rental</u> projects utilizing HHFDC's LIHTC, HMMF, RHRF, 201H, or DURF programs. Use the following box instead.]
	d.	Development, redevelopment, or adaptive reuse that results in new income restricted residential units;
	e.	Renovations, rehabilitation, or repair of existing affordable or subsidized units;
	f.	Renovations, rehabilitation, or repair of existing units that will be offered for sale as owner-occupied units;
	g.	Renovations, rehabilitation, or repair of existing units that will be offered for rental to Hawaii residents for which the unit will be the renter's principal residence;
	h.	Housing projects may include mixed-use/mixed income projects; or
	i.	Infrastructure that will primarily provide services to housing.
		Project meets the following definition of "affordable housing project" as defined in the lamation (check at least one of the following four boxes):
	a.	A housing project that has entered into an agreement with HHFDC pursuant to chapter 201H, HRS (or a housing project which is applying for certification under the Proclamation at the same time as they are applying to HHFDC for 201H exemptions or DURF financing and will execute an agreement with HHFDC under the 201H or DURF programs);
	b.	A housing project that has executed a declaration of restrictive covenants under Revised Ordinances of Honolulu chapter 32 (sometimes called "Bill 7 projects");
	C.	A housing project that involves a county pursuant to section 46-15.1, HRS, or which is subject to any county ordinance or funding appropriation that has an income restriction requirement otherwise applicable by law; or
	d.	A housing project which desires to utilize the suspension of Section 46-4, HRS, County Zoning, and which intends to apply to HHFDC for Low Income Housing Tax Credits (LIHTC) and enters into an agreement with HHFDC under the LIHTC program at a later date. Certification under this Proclamation shall be subject to the receipt of a LIHTC award from HHFDC.
Expla	ain:	

3. (	Check one of the following three boxes:		
	Submit Exhibit 4 - Copy of Agreement or Evidence of County Involvement		
	Check this box if the project is applying for certification under the Proclamation <u>at the same time</u> as it is applying to HHFDC for 201H exemptions or DURF financing, and the project will execute an agreement with HHFDC under the 201H or DURF programs. These projects are exempt from submitting this entire application as noted on Page 1 and do not need to submit Exhibit 4. Refer to Page 1 for instructions about which portions of this application must be included in the Applicant's 201H or DURF application.		
		utilize the suspension of Section 46-4, HRS, HHFDC for LIHTC (checked box 2.d above).	
housi The A	Projects must also meet all of the requirements under the definition of "Certified affordable housing project" as defined in the Proclamation.  The Applicant shall provide a full list of all agency approvals the project would otherwise be required to obtain absent certification under the Proclamation, including any waivers, variances, and/or exemptions being sought from said agencies.		
	6.B. Emergency Proclama	tion Suspensions Requested	
List and describe all approvals the Applicant would otherwise be required to obtain for the project absent certification under the Proclamation and suspension of the applicable section or chapter of the Hawaii Revised Statutes. Include all suspensions of law sought to be utilized under the Proclamation. If possible, indicate which department or agency would otherwise manage the approval being waived. Additional information may be included as an attachment to this application.			
D	evelopment Standard or Approval Waived	Statute / Ordinance	

### 6.C. Other Waivers, Variances, & Exemptions Sought

Indicate below any other waivers, variances, and/or exemptions the Applicant is seeking or will seek for the project in addition to the suspensions sought under the EP.

Additional information may be included as an attachment to this Application.

Department / Agency	Waiver Description
Department / Agency	Walvel Description

6.D. Wage and Hour Certification			
The applicant certifies that the project shall comply with wage and hour requirements, including but not limited to submission of certified payrolls, as required in the Proclamation, under the definition of "Certified affordable housing project" by having entered into an agreement to pay all mechanics and laborers employed on the project minimum prevailing wages for the corresponding work classifications as determined by the Director of the Department of Labor and Industrial Relations pursuant to Chapter 104, HRS, subject to the project labor agreement in place, or otherwise required to pay prevailing wages for the duration of the project until it is completed.			

6.E. Benefit to the State
Indicate below what the benefit is to the State of certifying the Project to proceed under the Proclamation utilizing the suspensions of law proposed to be utilized in Section 6.C.
Additional information may be included as an attachment to this Application.
6.F. Utilization of Cost Savings
If the Project will realize cost savings as a result of the suspensions of law proposed to be utilized as indicated above, state below how those cost savings will be utilized.
Additional information may be included as an attachment to this Application.

#### **Certification and Assurances**

Whereas,	(the "Applicant") is applying to the Hawaii
Housing Finance and Development Corpo	ration ("HHFDC") to have the terms of the Governor's
Sixteenth Proclamation Relating to Afforda	able Housing (the "Proclamation"), dated November
18, 2025, and any succeeding Proclamatic	on issued thereafter, apply to their project.

Whereas, the Applicant understands that it is necessary that certain conditions be satisfied as part of the Application requirements.

Therefore, the Applicant certifies as follows:

- The Applicant is eligible for assistance under the Proclamation and the Rules Relating to the Implementation of the Sixteenth Proclamation Relating to Affordable Housing (the "Rules").
- 2. The Applicant agrees to indemnify and hold harmless HHFDC for any and all losses, costs, damages, expenses, and liabilities whatsoever in nature or kind (including but not limited to attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgment, any loss from judgment from the Internal Revenue Service) directly and indirectly resulting from, arising out of, or related to acceptance, consideration, and approval or disapproval of the Application.
- 3. The Applicant has received, reviewed, and accepts all the documents that are attached to the Application and made a part hereof.
- 4. The Applicant understands and agrees that HHFDC's receipt of an Application does not constitute acceptance of the Application. HHFDC reserves the right to return an Application at any time without taking further action on the Application due to, but not limited to, the following:
  - a. Failure to meet the Application submittal requirements.
  - b. Failure to meet the project criteria set forth in the Rules.
  - c. Failure to disclose in the Application any known material defects about the development of the Project, any misrepresentation or fraud.
- 5. The Applicant further understands and agrees that:
  - a. HHFDC reserves the right to reject any application submitted and may exercise such right without notice and without liability to any Applicant or other parties for their expenses incurred in the preparation of an Application.
  - b. Applications are prepared at the sole risk and expense of the Applicant. The completion, receipt, or acceptance of an Application does not commit HHFDC to pay any costs incurred in the preparation of the Application. HHFDC shall not be responsible for any costs incurred by the Applicant due to the rejection of any

#### Application.

(witness signature is required)

- 6. The Applicant understands and agrees that HHFDC in no way represents or warrants to any party which may include, but is not limited to, any developer, project owner, investor, or lender that the Project is, in fact, feasible or viable. No member, employee, officer, agent, representative, or the like of HHFDC shall be personally liable concerning any matter arising out of or in relation to the approval or disapproval of the Application.
- 7. The Applicant is responsible to review the applicable federal, state, and county laws to ensure compliance with current regulations.
- 8. That the foregoing information and the statements made in this Application are true, complete, accurate, and correct to the best of the Applicant's knowledge, and hereby authorizes HHFDC to obtain further information and to verify any statement made as it deems necessary.
- 9. The Applicant understands that the completed and accepted Application is subject to Chapter 92F, Hawaii Revised Statutes, the Uniform Information Practices Act of the State of Hawaii.

In Witness Whereof, the Applicant has c	caused the document to be executed in its name on the 20
Applicant	
Bylts	
By Its	- -
Witness	- -