



Ho'ouluwehi Center at Ka'apuni

A sustainable living center
designed to return to a
practice of Mālama 'Aina

Sustainability

○ 3 Ps

- People – Socially Equitable
- Profit – Economically Viable
- Planet – Environmentally Bearable



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Mālama 'Aina



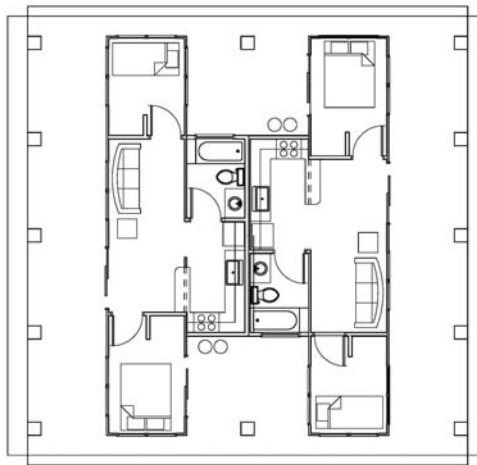
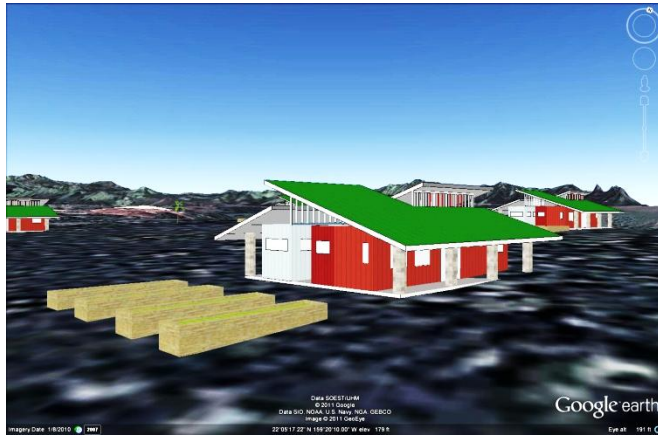
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3 Strategies

- Affordable Housing - People
- Functioning Agriculture - Profit
- Low impact – net zero design – Planet



Affordable Housing



- 8 rental Units – 1 Manager's unit, 1 common building
- 1-2 bedroom duplexes
- 8'x40' Shipping Container based
- Student built
- \$80,000 per duplex

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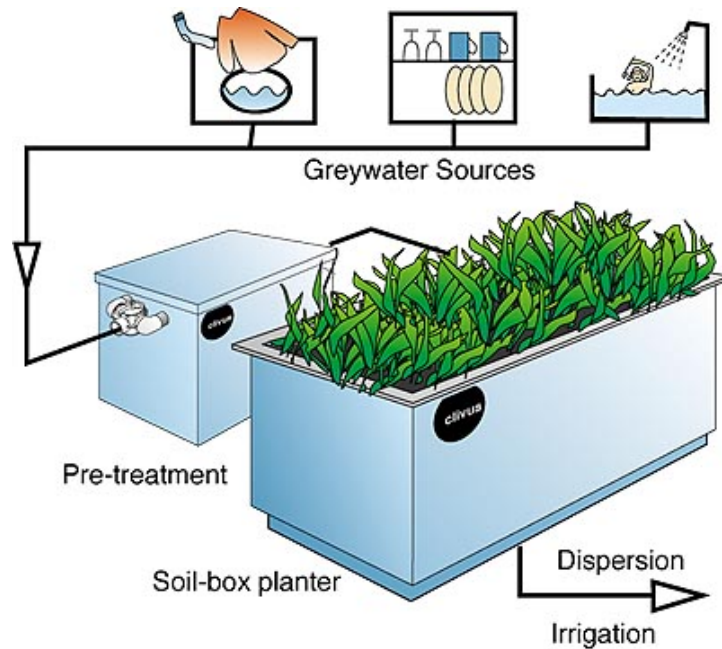
Agriculture



- Individual Raised Beds
- Common “Field Acre”
- Common Orchard
- Aquaponics
- Apiary

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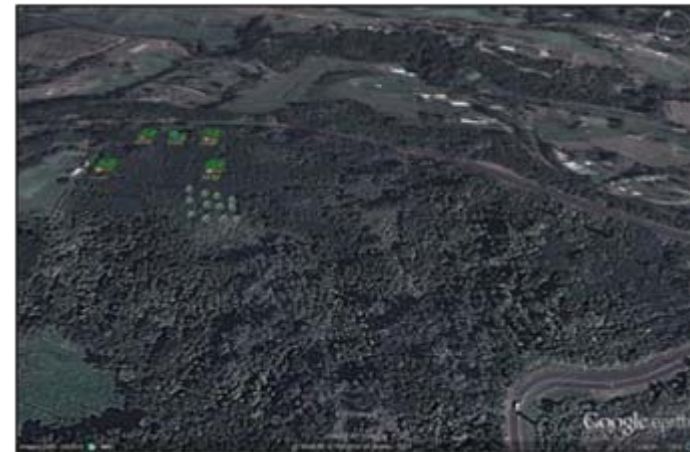
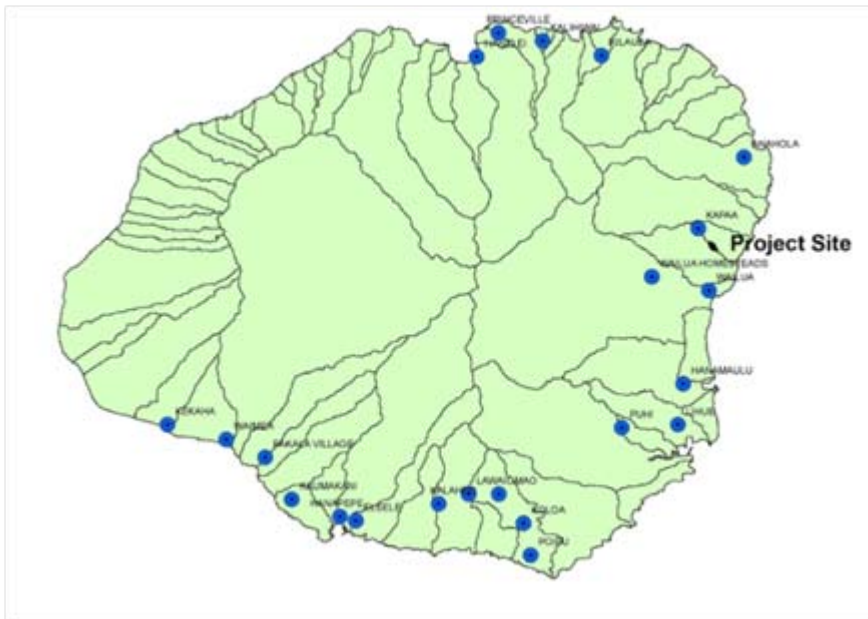
Low Impact Design



- Photovoltaics
- Low flow Fixtures
- Wind Turbines
- Greywater re-use
- Rainwater Catchment
- Energy Efficient Appliances
- Design to minimize heat gain and maximize ventilation

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Project Site



- 17 & 8 acre parcels – 6 acres arable
- DLNR owned
- Currently Fallow
- Ceded Lands

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Project Layout



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Some Numbers

\$1.5 million Total, \$164,000 per unit

Construction Costs

- Construction – \$390,000
- Site Preparation - \$350,000
- Infrastructure – \$441,000
- Administrative Costs - \$55,000
- Agriculture Costs - \$90,000
- Wind Turbines - \$75,000

Operational Costs

- Resident Manager - \$40,000
- Maintenance - \$5,800
- Common Utilities - \$2,300
- Insurance - \$25,000
- Legal - \$6,500
- Reserves - \$5,400

Trust Benefits

OHA

- Achieve Pae 'Āina Sustainability
- Stability in Housing
- Decrease Chronic disease rates
- Value History and Culture

DHHL

- Implement and strengthen ag homesteading
- Implement rental opportunity
- Can be used as Pi'ilani model
- Partnering opportunity identified in strategic deliverables.

Collaborative Project between two trusts and other state and County agencies

Strategic Decisions

- Support of Trusts
- Funding
- Support of other government agencies
- Development Model
- Specific benefits to each trust
- Agency/Department Meetings