



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

KAULUOKAHAI (EAST KAPOLEI II) INCREMENT IIB, O'AHU

East Kapolei II is a master-planned community being developed on a 404-acre parcel located on the 'Ewa Plains, mauka of the Ewa Villages Golf Course and east of the Kualaka'i Parkway. Within the community, approximately 1,000 single-family houselots will be developed by DHHL. IIB is the first increment of residential lots.

Kauluokahai means "the breadfruit tree [ulu] of Kahai [a Tahitian chief who brought the tree to Oahu from Samoa]". A corruption of that name, Kualaka'i, is an ancient place name of a community located at what is now known as Nimitz Beach in Kalaheo.

Tax Map Key:	Portion of 9-1-017: 110
Area:	24.5 acres
Zoning:	AG-1, Restricted Agricultural. DHHL has declared its intent to the City & County that the project shall be developed under R-5, Residential zoning standards
Lots:	160 Single-family residential lots (minimum 5,000 square feet)
<u>Schedule:</u>	
October 2008	205 Undivided Interest Leases awarded for 290 lots in Increments IIB (160 lots) and IIC (130 lots)
Sept 2009 – Dec 2011	Construction of off-site drainage and wastewater systems
April 2010 – Sept 2011	Mass grading of Increments IIB and IIC (HUD ARRA Funds)
May 2010 – Nov 2011	Construction of Keahumoa Parkway (formerly East-West Road)
Nov 2012 – Dec 2013	Construction of Maunakapu Street (formerly Road E)
Oct 2014 – Aug 2015	Construction of Increment IIB on-site infrastructure
January 11, 2016	Issue Request for Proposals for house developer
February 22, 2017	Deadline for receipt of proposals
May 2017	Execute development agreement
June 2017	Orientation meeting for lessees
Sept 2017	Lot selection meeting
April 2018 (est.)	Start house construction
July 2018 (est.)	First house occupancy
<u>Financing:</u>	
Lot grading & roads:	U.S. HUD – NAHASDA: \$11.0 million
Water & Sewer Lines:	USDA Rural Development (through Na Kupa'a o Kuhio): \$3.0 million
Telecommunications:	USDA, Rural Utilities (to Sandwich Isles Communication): \$420,000

