WEST HAWAII
Capital Improvement Projects
Update

Item E-3 Workshop
Hawaiian Homes Commission
Monday, May 20, 2019
Lālāmilo Development

Lalamilo Phase 1 West
20 lots

Lalamilo Phase 1 East
17 lots

Lalamilo Phase 2 Increment 1
81 lots
Lālāmilo Housing Phase 1
Individual Wastewater System Compliance

- Proposed Installation of inspection ports to seepage pits.

- Field investigation May 2019


- Approximate cost: $500,000
Lālāmilo Housing Phase 1 West Kawaihae Road Improvements

- Channelize Kawaihae Road at Keanuimano St. intersection.

- DHHL can restart construction with proper UXO construction support.

- Hawaiian Telcom to relocate utility poles.

- Estimated schedule: Mid-2020 start

- Construction Cost: $1.5 Million
Lālāmilo Housing Phase 2A, Increment 1

- 81-lot subdivision.
- Intersection improvements at Kawaihae Road & South Kohala Distribution Road.
- UXO remediation in process.
- Soil testing in process.
- Cost: $14,000,000
Puʻukapu Pastoral Lots
Non-Potable Water System

- Non-Potable water system for 184 pastoral lots
- Storage and fire fighting tanks
- Booster pumps
- Photovoltaic System
- Evaluation of water rates in process
Pu ‘ukapu Non-Potable Water System Operations

- **Waimea Nui Community Development Corporation**

- **One year contract amount:** $89,500

- **Contract ends October 2019**
Pu ‘ukapu Pastoral Lots Roadway Improvements

- Site distance mitigation in design
- UXO construction support required
- Estimated schedule subject to funding
- Estimated Cost: $500,000
Kawaihae Potable Water System

Operations

- Services 140 lots in Kawaihae Residence Lots Unit 1
- Two 100,000 gallon water tanks.
- SCADA system in design
- Operations and maintenance by Pural Water Specialty Co., Inc.
- Annual cost: $87,000
VILLAGES OF LA’I ‘OPUA, KEALAKEHE, HAWAII
Residential Development in the Villages of La’i’Opua

- Village 3: 225 Turnkey lots Completed 2000
- Village 5: 45 Turnkey Completed 2012
- Village 5: 16 Self-help occupied by 2017
- Village 5: 10 Self-help planned 2020-2021
- Village 5: 45 single-family lots available
- Village 4: 118 single-family lots completed 2015 (Akau)
- Village 4: 125 single-family lots planned for 2021 (Hema)
Lai Opua Village 4 Subdivision Phase 1 - Akau

- 118 residential lot subdivision
- County Final Subdivision Approval in process.
- Infrastructure Cost: $10,500,000
- Project developer for 163 single family rentals: Ikaika Ohana.
Lai Opua Village 5 Subdivision

• 117 residential lot subdivision
• 62 homes completed.
• 45 lots for Rent with Option to Purchase, Phase 2.
• 10 lots for future self-help
What is: “Rent with Option to Purchase”

• Provides affordable single family rental housing to families earning less than 60% of the area median income.

• Qualified renters are provided an “Option to Purchase” the home after the 15-year rental compliance period.

• Buyer would then be awarded a 99-year residential homestead lease.
Laiopua
Rent with Option to Purchase

- Ikaika Ohana has applied for Low Income Housing Tax Credits for 60 units

- DHHL has committed $5,000,000 NAHASDA project loan.

- House construction and rental start up subject to award of the Low Income Housing Tax Credits.
Lai Opua Village 4 Subdivision
Phase 2 - Hema

- 125 residential lots in design
- $2,760,000 in USDA funds obligated to fund water, sewer and storm water improvements.
- Bid documents and budget in preparation.
- Estimated Construction: $13,400,000.00
Honokaia Non-Potable Water System
Stock Water for 42 Pastoral Lessees

- Settlement with Honokaia Ohana
- Bids received in December 2018 and under review.
Nienie Road Drainage Improvements

- Design in process.
- Estimated cost: $500,000
• Phase 1 improvements to pressure regulating valves and water storage tank.

• Invitation for Bids scheduled for early 2020

• Governor released funds: $400,000 for planning and design, $1,100,000 for construction.