



DEPARTMENT OF HAWAIIAN HOME LANDS

FACT SHEET
Former Voice of America Property

Proposed Land Use: Approximately 40 acres of vacant land is being planned for development by DHHL as a residential community. Implementation of the master plan is proposed to occur in phases and could consist of a mix of single-family and multi-family (duplex) units.



Landowner	State of Hawai'i, Department of Hawaiian Home Lands
Location	Mā'ili, Lualualei Ahupua'a, Wai'anae Moku, Island of O'ahu
Tax Map Key and Land Area	8-7-010:030, 84.399 acres 8-7-010:031, 4.875 acres Total Area of 89.274 acres
History	<p>In the latter half of the 19th century, Lualualei was one of the first areas to be utilized for raising cattle on Oahu. From the 1880's through the 1940's, portions of Lualualei were planted in sugar cane. In 1953, a relay station for Voice of America transmissions was built on the site. That use was ceased in 1970.</p> <p>The approximately 85-acre parcel (TMK 8-7-010:030) was acquired from the U.S. government through the Department of Land and Natural Resources in 2011. After hazardous materials remediation, the 5-acre</p>

parcel (TMK 8-7-010:031) was conveyed to DHHL by the U.S. government in 2020.

Current Uses

There are three other uses on the approximately 89-acre property:

1) The general lease for the Ulu Ke Kukui transitional housing project expired in November 2019. Hawaiian Community Development Board has been contracted to renovate the apartment units and rent them to DHHL beneficiaries. They are currently working on financing and plans approval and permitting. Rentals are expected to be available in 2023.

2) Ho’omalau O Nā Kamali’i is an emergency receiving home for children operated by the Department of Human Services. The general lease expires in 2028.

3) Approximately 40 acres of land is designated for the Kamehameha Schools Community Learning Center at Mā’ili (CLC-M). The CLC-M, which was created to provide spaces for students and families to learn and grow, opened in August 2014. The CLC-M’s Early Learning Complex is an education hub featuring community organizations that are co-located with each other to better serve Wai’anae Coast keiki and ‘ohana. Approximately 10 acres of land have been developed to date.

Status

Archaeological Preservation Plan. A preservation/ mitigation plan for an archaeological site (a possible sugar plantation railroad bed) located on the property is under review with the State Historic Preservation Division.

Environmental Site Assessment. A draft Limited Phase 2 Environmental Site Assessment (ESA), which includes soil sampling and analysis, has been completed for the property.

Legislative Appropriations. \$800,000 was appropriated for planning and designs.

Next Step

Virtual Beneficiary Consultation #2 – April 7, 2022, 6:30 – 8:00 pm via Zoom
Publish Draft Environmental Assessment (HRS 343)

Future Steps*

- 1) Infrastructure Design: 2023 - 2024
- 2) Infrastructure Construction: 2025 – 2026
- 3) House (single family and multi-family) Construction: 2026 – 2027
- 4) House Occupancy / Availability of Rental Units: 2028

*Schedule assumes DHHL will receive sufficient funding for development in a timely manner