



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **West Hawai'i Project Updates**

**ITEM E-1 - For Information Only**

May 16, 2022

# CURRENT DEVELOPMENT VILLAGES OF LA'I 'ŌPUA, KEALAKEHE, HAWAII

## La'i 'Ōpua Rent with Option to Purchase (RWOTP)

- Village 4 'Akau 118 lots
- Village 5 45 lots
- Additional rental offerings subject to developer obtaining LIHTC

## La'i 'Ōpua Village 4 Hema

- 125 vacant lots
- Start construction early 2022
- Complete construction late 2023, subject to change.

## La'i 'Ōpua Village 5

- 42 Turnkey occupied
- 20 Habitat homes occupied
- 45 RWOTP
- 10 Vacant lots for Offer 2022





# Rent with Option to Purchase at Village 4 'Akau

OPTION TO PURCHASE AFTER 15-YEAR RENTAL COMPLIANCE



60 RENTAL HOUSES UNDER CONSTRUCTION BY  
IKAIKA OHANA AND COASTAL CONSTRUCTION



# Rent with Option to Purchase at Village 4 'Akau

- Subdivision of 118 Residential Lots
- Infrastructure Cost: \$10,346,493.00



- Housing Developer: Ikaika Ohana
- Rent with Option to Purchase program for 30%, 40% and 60% Area Median Income qualifying families
- 15 year rental compliance period
- First 60 homes – Occupied early 2022
- 24 homes estimated to start in Late 2022





# Rent with Option to Purchase at Village 4 'Akau



DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

# La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

## 125 Residential Lot Subdivision

- **Scope:** Infrastructure
  - Lot grading and Construction of Roads and Utilities
- **Funding:**
  - \$2,789,304 in USDA grant funds obligated for water, sewer and storm water improvements.
  - Up to \$12.2M in Legislative appropriations to fund infrastructure construction.
- **Schedule:**
  - **Advertisement for bids:** November 2020
  - **Bid Opening:** March 2021 – Low Bid: Nan, Inc. - \$13,887,249
  - **Construction Start:**
    - Blessing Ceremony – 3/23/2022
    - Notice to Proceed – 3/27/2022
    - Actual construction start - pending reapproval of plans and issuance of grading permit
  - **Completion Time of Construction:** 426 calendar days







# La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

Blessing Ceremony held on  
March 23, 2002



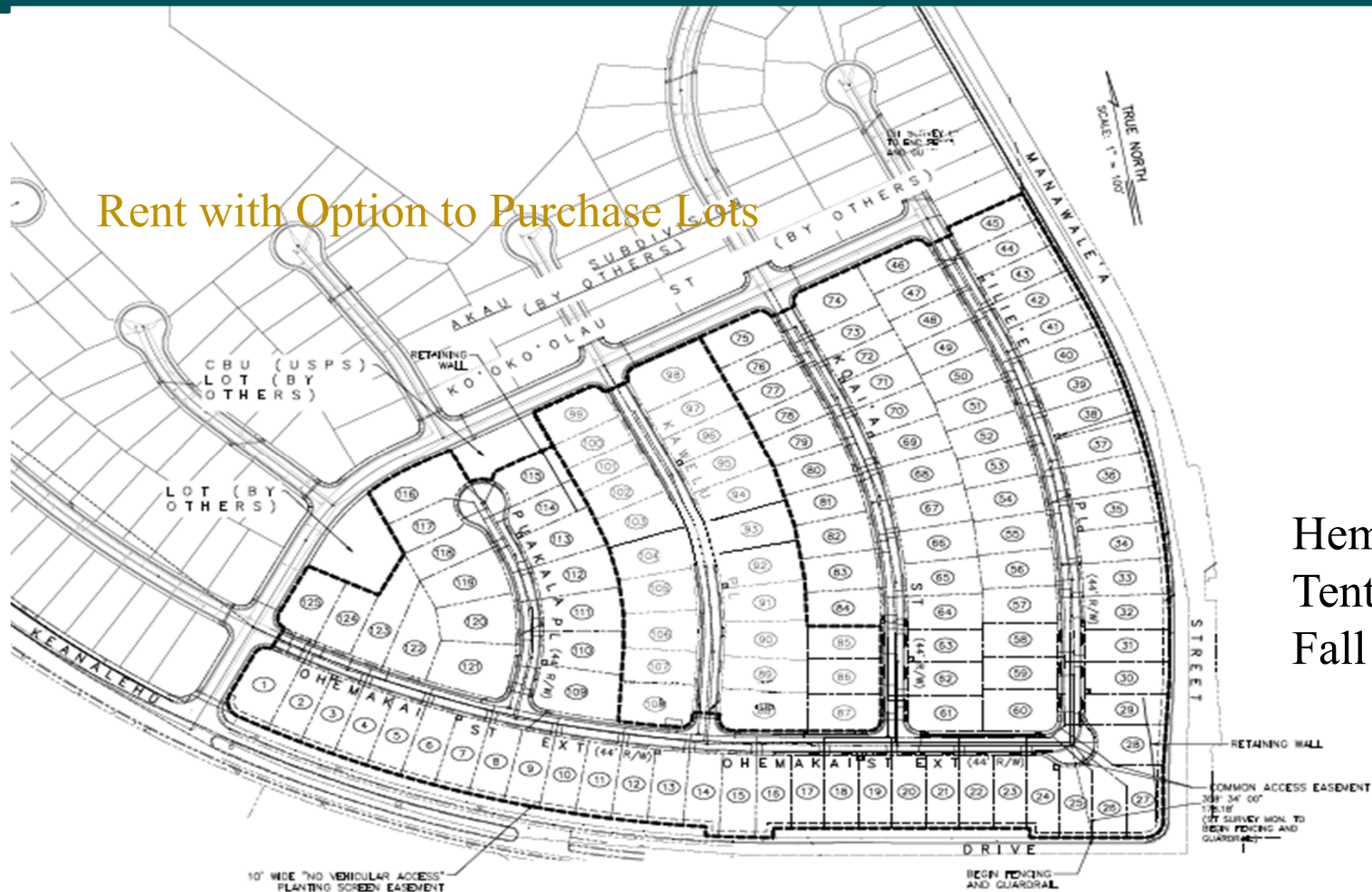
Subject to receipt of County of Hawaii  
permits by end of May 2022, construction  
completion scheduled for Summer 2023.





# La'i 'Ōpua Village 4, Phase 2 - Hema Subdivision Layout

Rent with Option to Purchase Lots



Hema Subdivision  
Tentative completion:  
Fall 2023



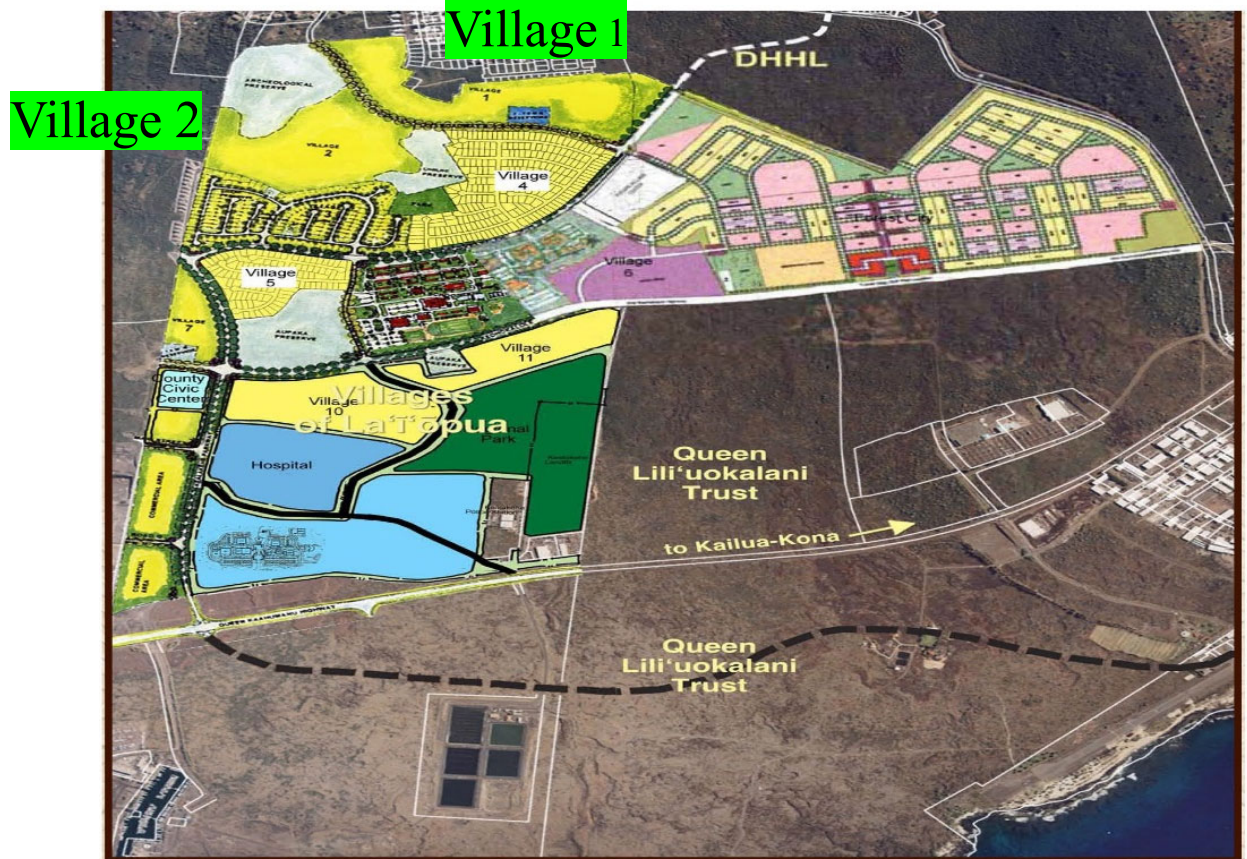
# Future La'i 'Ōpua Residential Development

## La'i 'Ōpua Village 2

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots

## La'i 'Ōpua Village 1

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots





# Kūhiō Village Subdivision of Lot 7

- **Scope:**
  - Subdivision of Lot 7 into Lot 7-A and 7-B
  - Installing water laterals
  - Installing new fire hydrant
- **Construction Cost:**
  - **Low Bid:** \$74,140 – Nan, Inc.
  - **Final Cost:** \$45,582
- **Schedule:**
  - Construction Completed
    - August 3 – 6, 2020
  - Final Subdivision
    - Recorded on June 10, 2021
  - Contact and Awards Division to schedule lot selection.





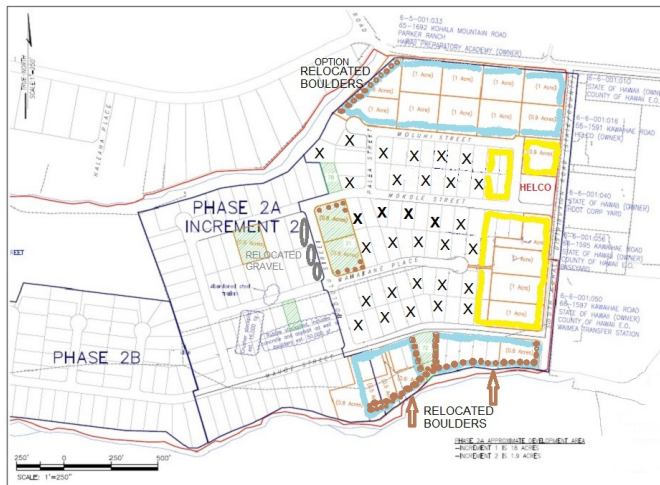


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- PATE'S ALLUVIAL**
- |                    |               |               |                 |                     |      |    |    |
|--------------------|---------------|---------------|-----------------|---------------------|------|----|----|
| 12                 | 28            | 21            | 30              | 32                  | 33   | 37 | 38 |
| L.A. South Highway | L.A. Joe King | L.A. Joe King | L.A. Charles H. | L.A. Henry Hamilton |      |    |    |
| (16)               | (19)          | (21)          | (24)            | (25)                | (26) |    |    |
- LOT 22-B**  
60.000 Acres
- LOT 22-A**  
40.000 Acres
- POLARIS ALLUVIAL**
- VICINITY MAP**  
not to scale
- TRUE NORTH**  
Scale 1 in. = 200 ft.
- NOTE:**  
All info owned by State of Hawaii  
Department of Hawaiian Home Lands
- L.A. Johannes Wiedmeyer
- L.A. Joseph Wiedmeyer & Shirley Allen
- 5,882.74 S  
4,678.49 W  
Waimoa East Base "A"



# LALAMILO PHASE 2 – INCREMENT 1

- LALAMILO SOIL TESTING COMPLETED BY ELEMENT ENVIRONMENTAL
- LAB RESULTS REVIEWED BY DOH COMMERCIAL AREA, OPEN SPACE AND RESIDENTIAL LOTS – RESULTS INDICATE NO SIGNIFICANT CONTAMINANTS
- CONTRACTOR GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2015
- NEGOTIATIONS WILL BE SCHEDULED SOON ON DELAY CLAIMS





# LALAMILO PHASE 2 – UXO SURVEYS

- USACE Contract with ERRG is nearly complete with the nearly 200 acres of TMK: (3) 6-6-001:077 with a few ordinances found (MK-2 Hand Grenades) and destroyed on site
- A second contract with HGL will start soon to survey the remnant portion of land along the streams.
- Soil investigation for contaminants in Increment 1 has been completed and is under review by DOH.

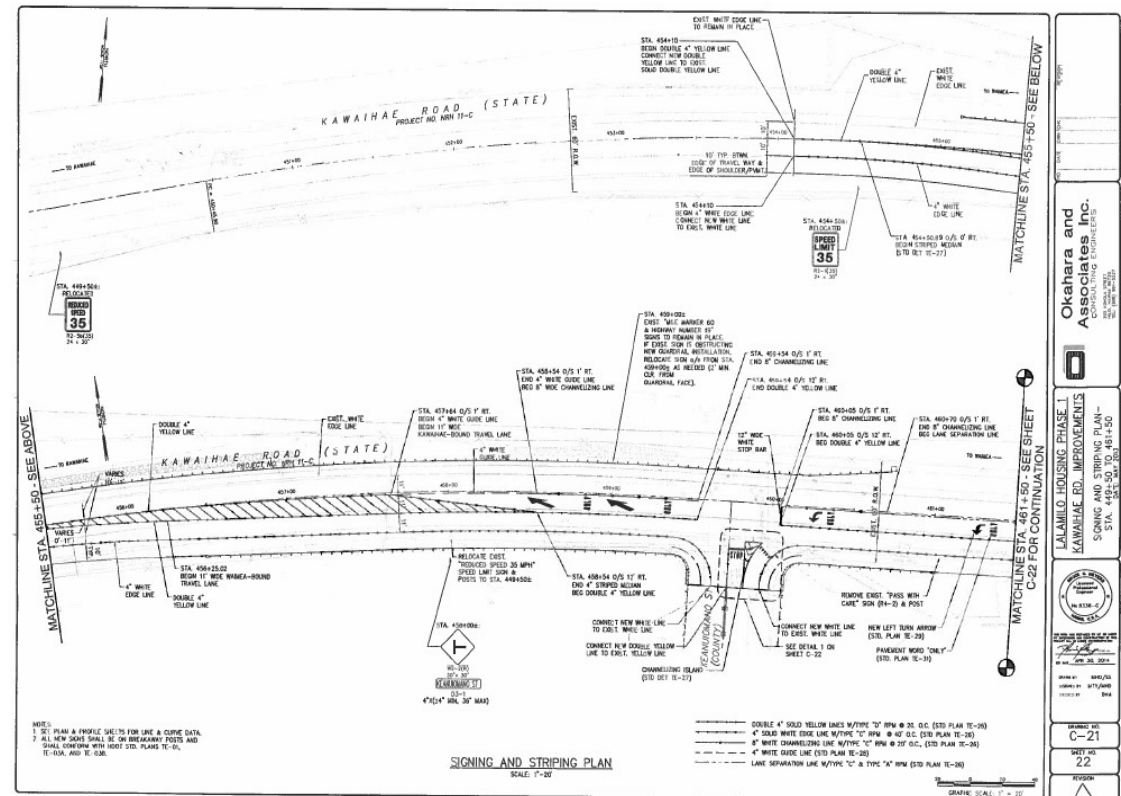






# Lālāmilo Phase 1 – Kawaihae Road

## KAWAIHAE ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT

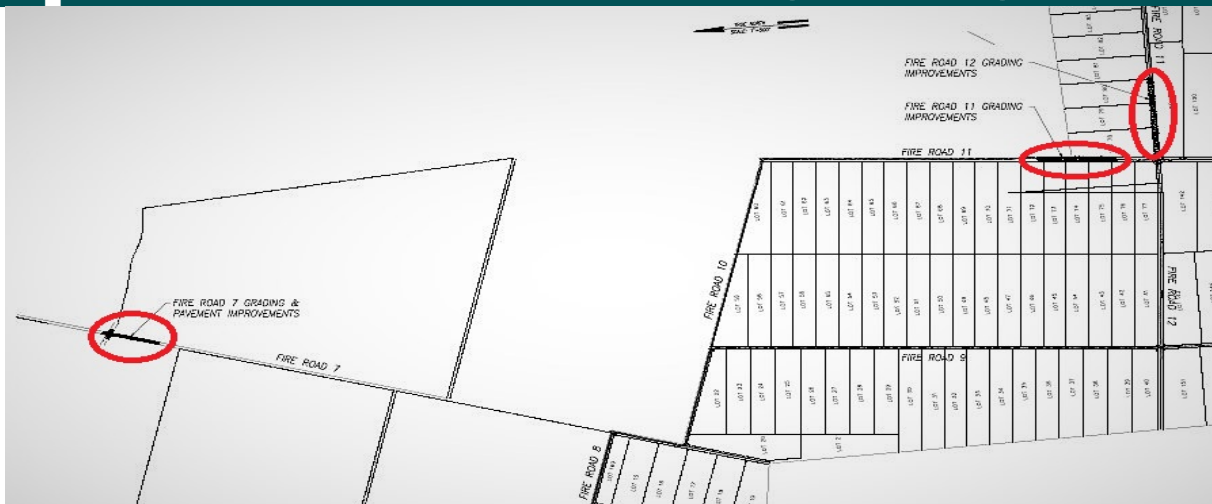




- [illegible]



## PUUKAPU PASTORAL LOTS ADDITIONAL ROAD IMPROVEMENTS



- Construction to improve line of sight and widen the narrow passage due to rock outcroppings
- Bidding in May 2022 with Bids open in June 2022
- Construction Cost Est.: \$450,000.00
- Estimated construction completion November 2022







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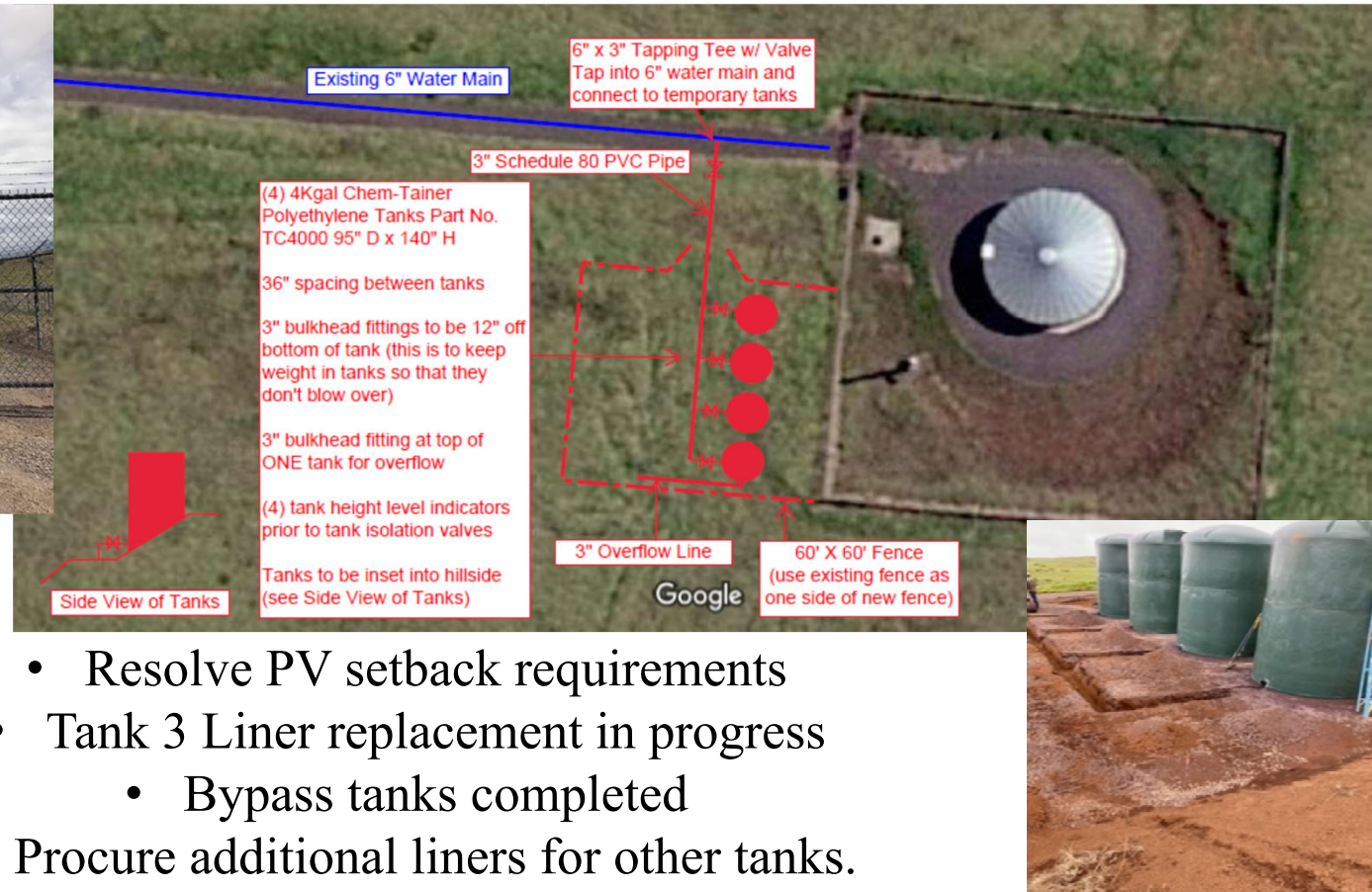


# PU'UKAPU NON-POTABLE WATER SYSTEM

REPAIRS/IMPROVEMENTS TO DIESEL PUMP, SOLAR PV AND TANK 3 LINER AND BYPASS TANK ARRAY.



System Assessment by  
Rider, Levitt, Bucknall  
in process



- Resolve PV setback requirements
- Tank 3 Liner replacement in progress
  - Bypass tanks completed
- Procure additional liners for other tanks.





# Lālāmilo Phase 1

## STANDING INVENTORY AND VACANT LOTS AT LĀLĀMILO PHASE 1







# Kawaihae Residential Habitat Lots

Lot 66  
Under construction



Environmental requirements cleared.  
Habitat & families will build homes in phases; two lots under construction.  
Three financial applications pending NAHASDA review.

Lot 111



Lot 128  
Under  
construction



Lot 127

