

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS


DHHL

Act 279 Updates

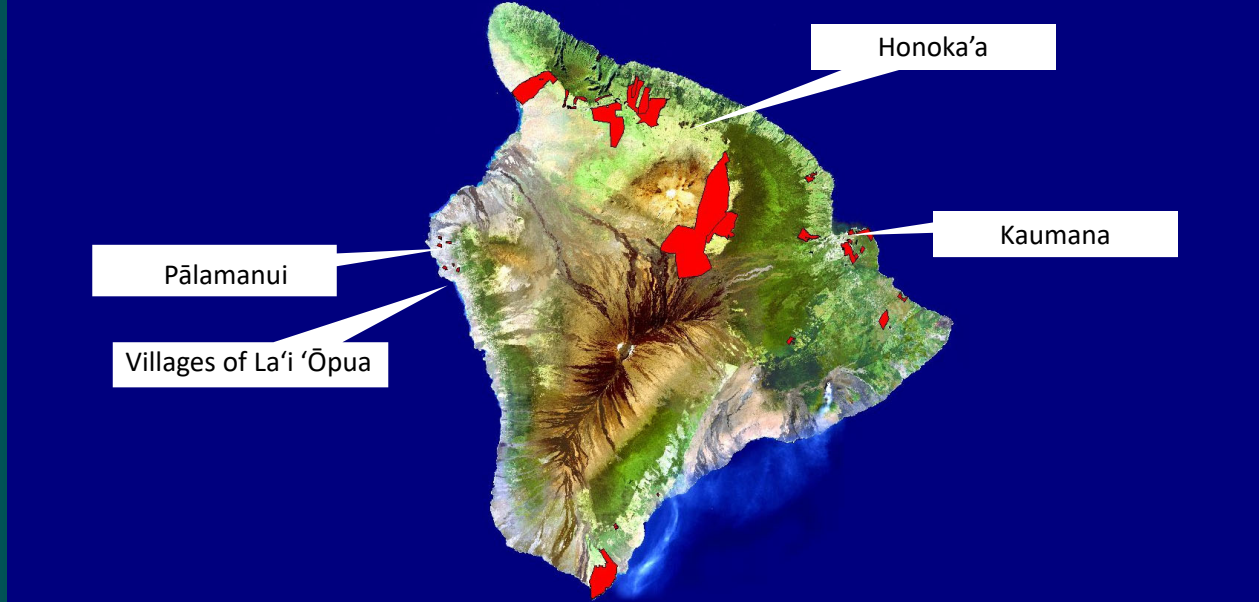
OFFICE OF THE CHAIR

DEPARTMENT OF HAWAIIAN HOME LANDS

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HAWAI'I ISLAND



Pālamanui

Villages of La'i 'Ōpua

Honoka'a

Kaumana

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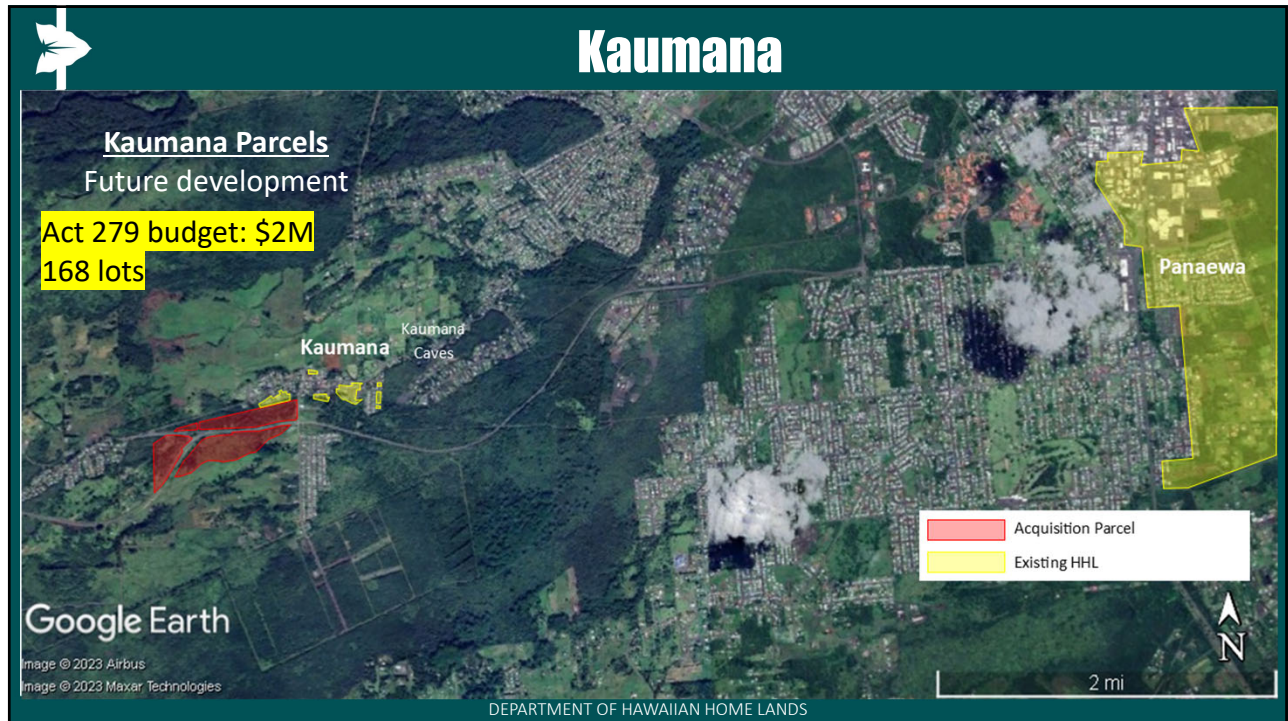
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HAWAII ISLAND

HAWAII		Encumbered FY23	Encumbered FY24	EncumberedFY25	LOTS	Future Cost Estimates
Hawaii	Kaumana Acquisition	\$ 2,000,000.00			168	
Hawaii	Villages of Lai Opua V.4 Hema/V2/V1 EST			\$ 39,240,696.00	635	
Hawaii	Honokaa Homesteads/Lehua Villages Land Acquisition		\$ 8,750,000.00		N/A	
Hawaii	Honokaa Homesteads/Lehua Villages EIS/AIS Infrastructure/Phase 1		\$ 1,258,000.00		296	\$ 59,113,200
Hawaii	Palamanui				40	
Hawaii	Panaewa Etama Rd Residential Lots (FY25 Phase2)			\$ 1,000,000.00	600	\$ 147,000,000

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Current Development Villages of La'i 'Ōpua

La'i 'Ōpua Village 4 'Akau - Rent with Option to Purchase (RWOTP)

- 86 lots with rental agreements
- 32 lots to be awarded for rentals in Lapse Fix period

La'i 'Ōpua Village 4 Hema

- 125 Turnkey lots to be awarded in Lapse Fix period
- Development Agreement in progress.

La'i 'Ōpua Village 5

- 42 Turnkey & 20 Habitat homes occupied
- Development Agreement in progress. 45 Turnkey lots & 10 Habitat lots to be awarded in Lapse Fix period

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Honoka'a Homesteads / Lehua Villages

Honoka'a Homesteads/Lehua Villages

~296 Single Family Homes

Acquisition: \$8,750,000

Phase 1

- Pre-development Work
- \$1,258,000

Phase 2*

- ~296 lots
- \$59,113,200

*Subject to Leg funding


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Pāalamanui

- Nan Inc.'s SMC Kona LLC to donate 18 acres of 725-acre entitled mixed-use development across Kona Airport to DHHL. Consider using \$22,750,000 NAHASDA to acquire 40 single-family Rent-With-Option-To-Purchase homes. Also developing 28 kupuna housing and 64 multi-family transitional rental units for DHHL using LIHTC. \$10 million water system installed with 50% of capacity going to DHHL portion. EIS, AIS, TIAR completed. Master plan community also includes more residential units, business park, open space, Dry Forest Preserve, "University Village Town Center" with retail shopping and commercial amenities and a regional park.



40 lots

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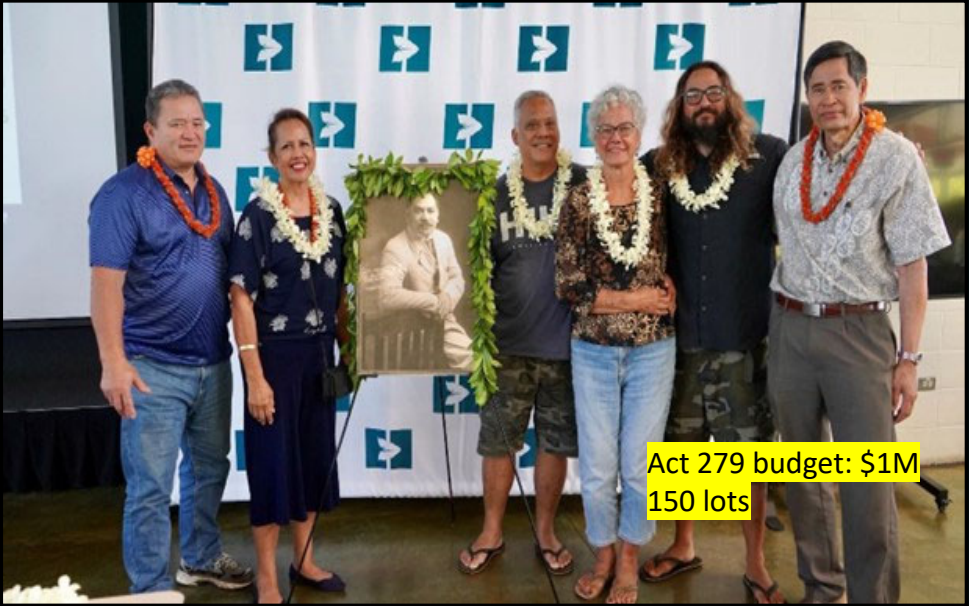
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Pana'ewa Residential Lots

10,000 sf lots

- Ph1: 150 units*
- Ph2: 150 units
- Ph3: 150 units
- Ph4: 150 units

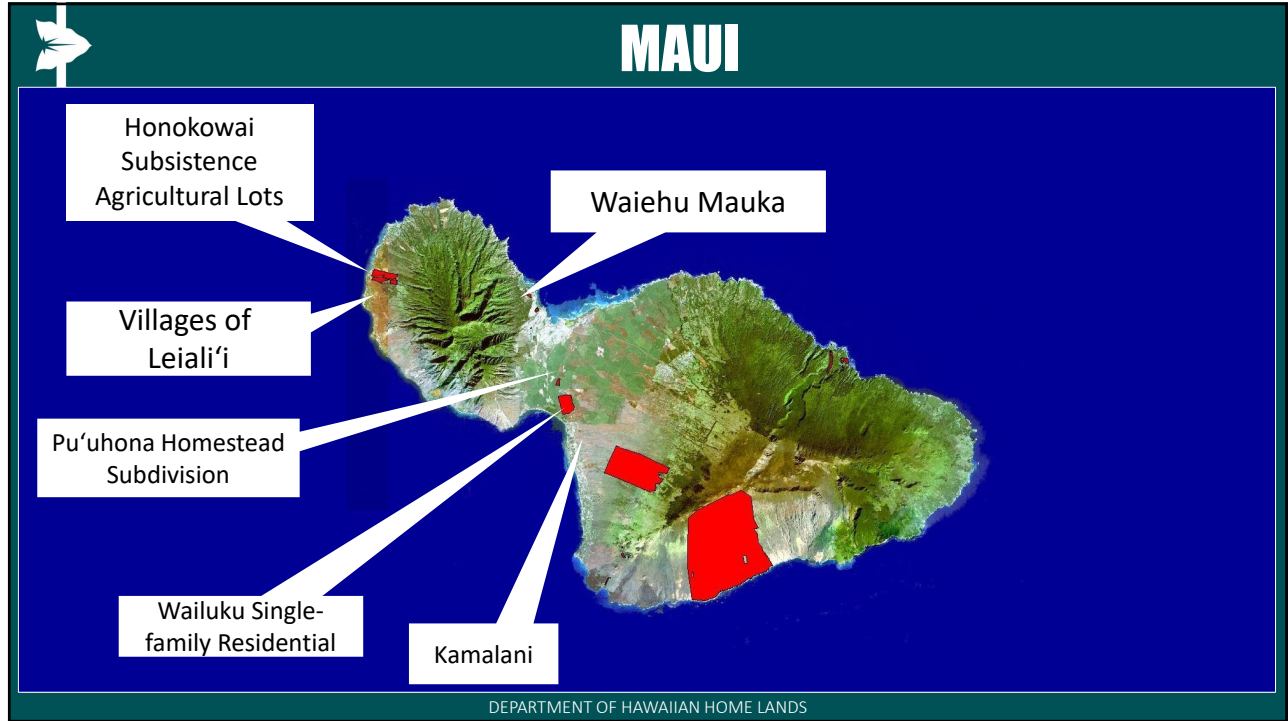
*\$1M for phase 1 and backbone infrastructure. Seeking federal funding for decentralized sewer system and additional \$s for remaining buildout.



Act 279 budget: \$1M
150 lots

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MAUI

ISLAND	MAUI	Encumbered FY23	Encumbered FY24	EncumberedFY25	LOTS	Future Cost Estimates
Maui	Pu'u'hona Homestead Subdivision	\$ 17,171,944.00			161	
Maui	Pu'u'hona Homestead Subdivision Offsite Water Tank	\$ 5,509,000.00			N/A	
Maui	Honokowai Subsistence Ag Phase 1 (FY25 lot development)	\$ 1,470,000.00			50	
Maui	Wailuku Single Family (unencumber part of funds encumbered in FY23)	\$ 12,338,800.00			207	
Maui	Waiehu Mauka	\$ 93,868,417.00			311	
Maui	Villages Of Leialii Subdivision		\$ 83,000,000		181	
Maui	Kamalani Land Acquisition / Phase 1 infrastructure (FY25 Phase 2)		\$ 45,622,129		400	\$ 33,972,696

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Pu'uhona Homestead Subdivision

Habitat, owner builder:

- 24 vacant lots

Turnkey, gap financed:

- 85 lots
- 52 lots offered

Act 279 budget: \$36.1M

161 lots (Includes offsite water tank)

DOWLING COMPANY, INC.

CONCEPTUAL LANDSCAPE PLAN
Pu'unani Homestead Subdivision

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Wailuku Single-Family Residential

Wailuku Single-family Residential

- 176 Single-family houses
- 31 vacant lots
- Development Agreement executed

Act 279 budget: \$12.3M

207 lots

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Waiehu Mauka

Waiehu Mauka

- 311 Single-family houses
- 55 vacant lots
- 38 rural/agricultural lots
- Development Agreement executed

Act 279 budget: \$93.8K
311 lots

LAND USE	APPROX. AREA	NO. OF DWELLINGS
7,200 SQ. FT. R-2 SINGLE-FAMILY LOTS	77 ACS.	366 D.U.
0.5 ACRE RURAL LOTS	17 ACS.	29 D.U.
2+ ACRE AGRICULTURAL LOTS	29 ACS.	9 D.U.
OPEN SPACE	82 ACS.	N/A
ROADS	33 ACS.	N/A
TOTAL	238 ACS.	404 D.U.

FIGURE 1-2
Waiehu Mauka Conceptual Plan

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Villages of Leialī'i 1-B Development

Village 1-B Increment 1

- 86 single-family residential lots
- Designs, \$500,000 (Trust Funds)

Village 1-B Increment 2

- 95 single-family residential lots,
- Requires construction of new water storage tank at higher elevation

Highway and Parkway Improvements

- \$9,000,000 (Legislative CIP)
- Draft Environmental Assessment in process
- Design Utility relocations and Roadway Realignment

Act 279 budget: \$83M
181 lots

Proposed Area for DHS (450 units on 72 acres)

HHFDC Vacant Lands

FEMA

Future Lahaina Bypass Highway

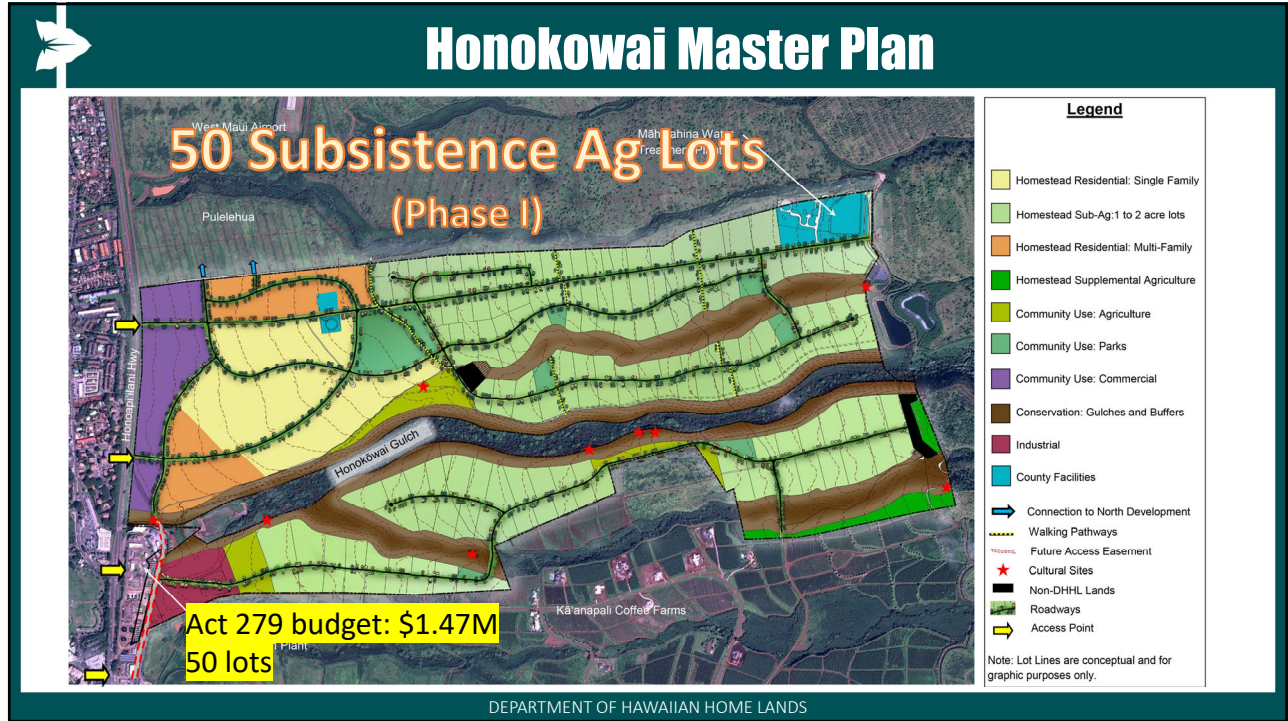
Hawaiian Home Lands Leialī'i 1B 180 Single-Family Homes

Hawaiian Home Lands Leialī'i 1A 104 Homes

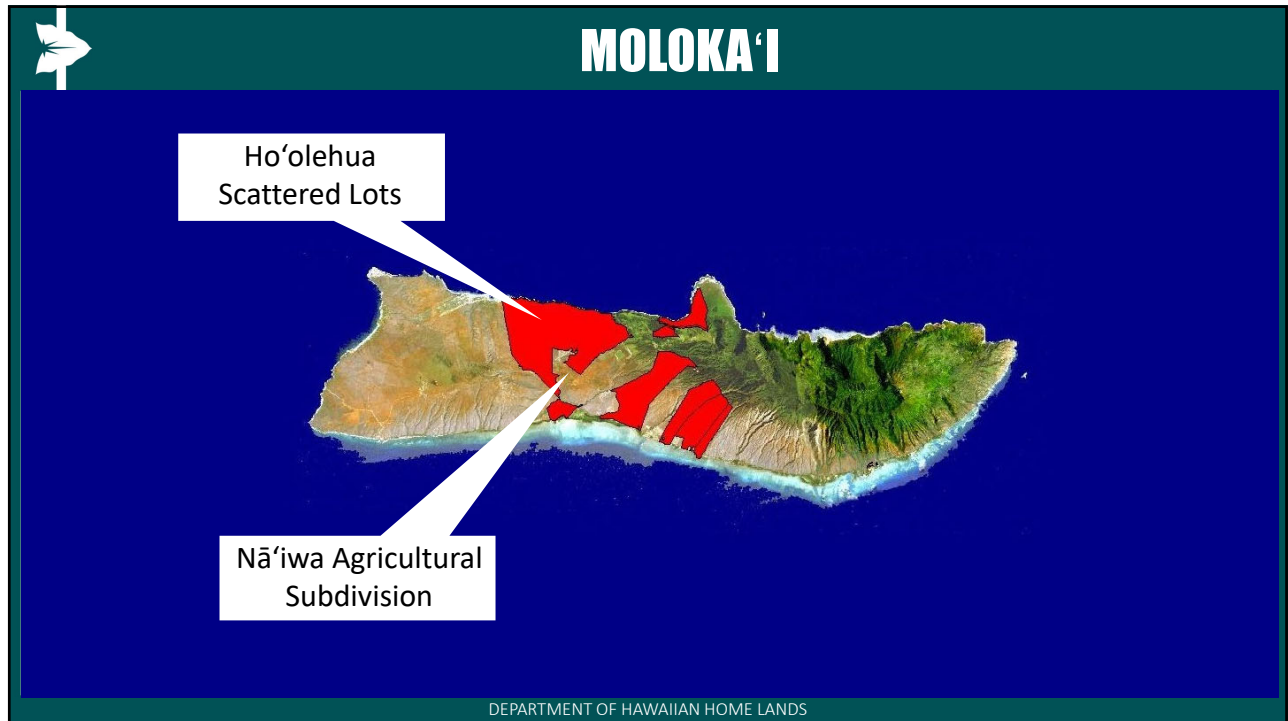
Highway and Parkway Improvements

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Ho'olehua Scattered Lots – Site Improvements

SCOPE OF WORK

- Create at least 12 new lots from existing unencumbered ag lots; subdivide to Subsistence Ag standards for additional lots
- Potential Infrastructure Improvements
 - Roadway and electrical
 - Potable and Irrigation water

BUDGET

- Design: \$900,000
- Environmental Assessment: \$600,000
- Construction: \$3,000,000

SCHEDULE

- Mid 2024: Complete Environmental Documentation
- Mid 2024: Complete design
- Early 2025: Advertise bids for construction
- Mid 2025: Begin construction
- Early 2026: Construction completed

*subject to construction funding

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Nā'iwa Agricultural Subdivision

Infrastructure for up to 66 Agricultural Lots

Additional design: \$250,000 (Trust Funds)

Act 279 budget: \$6,000,000

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Lāna'i

- 50 acres of land donated to DHHL by Castle & Cook in 1999 for residential homesteading
- 45 lots awarded 99-year leases (15 acres)
- Phase 2 will add more lots on approx. 25 acres
- Includes a proposed park, community center and wastewater pump station (5 acres)

LEGEND

- EXISTING SINGLE FAMILY
- PROPOSED SINGLE FAMILY
- PROPOSED PARK
- PROPOSED OPEN SPACE

Act 279 budget: \$2M
75 lots

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O'AHU

Mill Camp, Waialua

Kaupē'a, Phase 2

Ka'uluokaha'i (East Kapolei II)

Marina 10A

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ISLAND OAHU		Encumbered FY23	Encumbered FY24	Encumbered FY25	LOTS	Future Cost Estimates
Oahu	Kaupea Phase 2	\$ 8,250,000.00		\$ 13,691,321.00	60	
Oahu	East Kapolei Masterplanned Community	\$ 33,080.00	\$ 140,813,000		700	\$ 60,000,000
Oahu	Waialua (Mill Camp)			\$ 24,240,700	108	
Oahu	East Kapolei IIA			\$ 1,000,000.00	300	
Oahu	Marina Lot 10A		\$ 2,500,000		25	

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Kaupe'a, Phase 2

Acquired from HHFDC December 2022
 Land Cost \$8,250,000
 RFP for Development 1st Quarter 2023
 Approximately 60 single-family lots
 Cluster mailboxes
 Traffic signal at Kapolei Parkway
 Negotiating Development Agreement

Act 279 budget: \$21.9M
60 lots

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East Kapolei

Kanehili (404 lots) – 99% Occupied
 Ka’uluokaha’i II-B (160 lots) – 87% Occupied
 Ka’uluokaha’i II-C (127 lots) – Start construction mid 2023 (\$29 million, CIP + Trust)
 Ka’uluokaha’i II-E (142 residential lots)
 Ka’uluokaha’i II-D (124 residential lots)
 Ka’uluokaha’i II-F (155 residential lots)
 Ka’uluokaha’i II-A (300 low density apartments)
 Low Density Apartments 3 (future development - multi-family rentals)

Act 279 budget: \$174.8k
700 lots

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Waialua: Mill Camp

- \$1.9M Acquisition
- \$12.3M Development
- Phase 1 of several phases.

Act 279 budget: \$24.2M
108 lots

PHASE	TYPE OF UNITS	ORIGINAL PROPOSED	PROPOSED
1	MULTI-FAMILY HOMES	118	118
2	SINGLE FAMILY HOMES	381	381*
3	SINGLE FAMILY HOMES	93	93

* 170 LOTS MAY BE NEEDED AS DETERMINED BASED UPON FURTHER DRAINAGE ANALYSIS.

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Maunaloa: Marina Lot 10A

- \$2,500,000 acquisition of approximately 2.88 acres in Hawai'i Kai.
- Potential for 18 single family lots sized at 5,000 sf.
- Located at Hawai'i Kai Drive and Wailua Street.

Act 279 budget: \$2.5M
18 lots

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KAUA'I

Anahola

Līhu'e

Hanapēpē

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KAUAI

ISLAND	KAUAI	Encumbered FY23	Encumbered FY24	Encumbered FY25	LOTS	Future Cost Estimates
Kauai	Hanapepe Residence Lots Phase 2	\$ 17,800,126.00			82	
Kauai	Professional Services	\$ 1,500,000.00				
Kauai	Anahola Kuleana Phase 1			\$ 5,000,000	115	
Kauai	Grove Farm Isenberg parcel Land Acquisition (FY25 Phase 2)		\$ 20,684,160		240	\$ 71,042,400

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Hanapēpē Residential Phase 2

Legend

- Project Site (363 acres)
- Phase 1 Development
- 20-90% Slope (51 acres)
- Modified Land Use
- SUB Subistence Agriculture 137
- R Residential 126
- CU Community Use 26
- C Commercial 13
- SD Special District 33
- CN Conservation 8

Phase 1: Consolidation and resubdivision to add approximately 1,500 square feet to existing lots

Phase 2: Subdivision of 82 new residential lots
Lot size: minimum 7,500 square feet.

Act 279 budget: \$17.8M

82 lots

Infrastructure improvements: County std. Roadway, potable water, sewer, storm drainage, underground electrical/telecommunications.

RFQ FOR HOUSE CONSTRUCTION planned for 4th Quarter 2023.
Site work starts in 1st Quarter 2024.

INTEGRATED SITE PLAN - HANAPEPE RESIDENTIAL SUBDIVISION PHASE 2

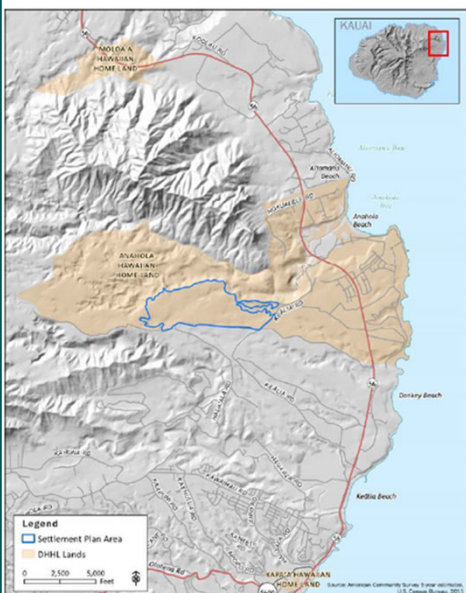
PHASE 2 PHASE 1 LOT EXTENSION

GRAPHIC SCALE
SCALE: 1" = 100'

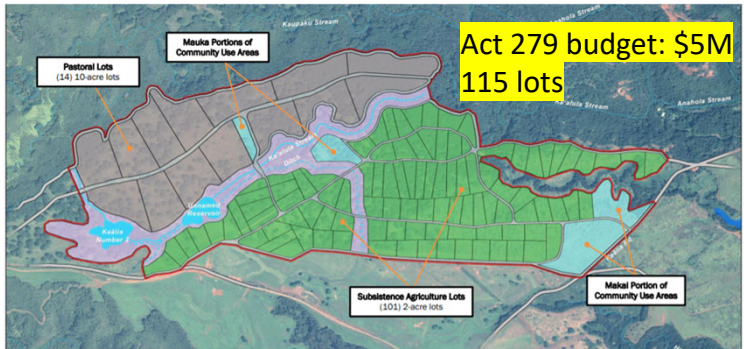
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Anahola Kuleana



Award 115 Kuleana Subsistence Agriculture and Pastoral lots to beneficiaries on the Kaua'i Island Agriculture and Pastoral Waitlists. Non-potable water infrastructure and roads will be repaired.

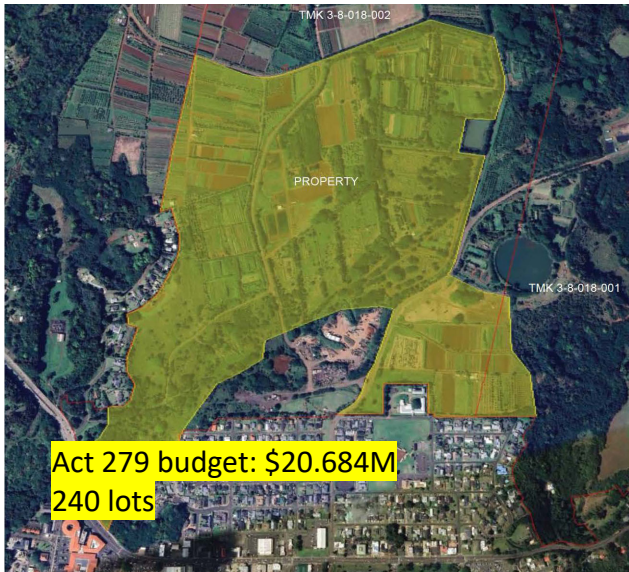


Act 279 budget: \$5M
115 lots

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Līhu'e (Grove Farm Isenberg Parcel)



- \$20,684,160 acquisition of ~295 acres in Līhu'e, Kaua'i. Located near Isenberg Park, it is about ½ a mile from Wilcox Medical Center, one mile to the county seat of government, downtown Līhu'e and Wilcox Elementary School, and two miles to Līhu'e Airport.
- Future funding will allow development of up to 1,000 single family homesteads and about 200 subsistence agriculture lots.

Act 279 budget: \$20.684M
240 lots

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OTHER		Encumbered FY23	Encumbered FY24	Encumbered FY25	LOTS	Future Cost Estimates
Other	Land/Project Acquisition	\$ 1,500,000.00				
Other	Scattered Lots (kalani contracts)		\$ 500,000	\$ 1,500,000	200	
Other	Project Financing/Partnerships		\$ 25,000,000		n/a	
Other	Individual Assistance			\$ 2,000,000	N/A	
Other	Contingencies			\$ 5,000,000	N/A	

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