

Department of Hawaiian Home Lands

PROJECT LEASE ORIENTATION

Maui Residential
Subdivisions

SEPTEMBER 2025



DIRECTOR'S MESSAGE

‘Ano‘ai me ke aloha e nā pulapula o ka ‘āina,

Project leases provide a much-needed solution to the drawn out wait our community has endured for far too long. This new approach allows the Department of Hawaiian Home Lands to guarantee a homestead for our beneficiaries even before a development is complete. With a project lease in hand, our ‘ohana can preserve a legacy to pass down to their keiki, ensuring their homestead remains within the family for generations. No longer do you need to rely solely on hope; the chance to live on your homeland is now within reach.



DHHL Director Kali Watson

"With these projects, we are not merely constructing homes but nurturing communities that reflect our culture and shared vision for a better tomorrow."

A thriving homestead community starts with each and every person in this room and I encourage all of you to embrace this opportunity and the many more that lie ahead.

Pupukahi i holomua! Unite to move forward.

ORIENTATION AGENDA

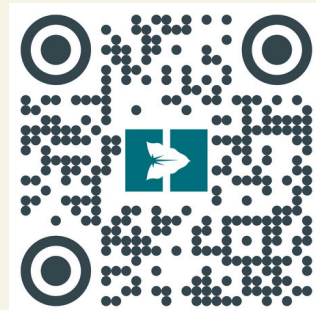
Orientation meetings are designed to provide our beneficiaries with the information they need to make informed decisions.

TIME	EVENT	WHO
8:30 a.m.	Registration Opens	Invitees, Relocateses
9:30 a.m.	Orientation Begins	DHHL Staff, Developers
	Opening Remarks	
	Project Details	
	Next Steps	
11 a.m.	Open House	DHHL Staff, Developers

Attendees will have the opportunity to engage with knowledgeable staff, project developers and service providers to gain a deeper understanding of the programs and products available. Our goal is to ensure every participant leaves with the answers they need to navigate their journey successfully.

For More Information

To learn more about the department and awards process, visit DHHL's YouTube page.



HAWAIIAN HOMES COMMISSION ACT

On July 9, 1921, President Warren G. Harding signed the Hawaiian Homes Commission Act, 1920 as amended; an effort spearheaded by Prince Jonah Kūhiō Kalanianaʻole and a group of advocates.

Through its passage, the United States set aside approximately 200,000 acres of land to establish a permanent homeland for native Hawaiians - who were identified as a “landless and dying” people as the result of disease, intermarriage, and loss of lands.

The Hawaiian Homes Commission Act’s intent is to return native Hawaiians to the land while encouraging them to become self-sufficient homesteaders on the leased parcels of trust land.

Department of Hawaiian Home Lands



Prince Jonah Kūhiō Kalanianaʻole

The Department of Hawaiian Home Lands carries out Prince Kūhiō’s vision of rehabilitating native Hawaiians by returning them to the land. The Hawaiian homesteading program run by the department includes the management of the 200,000 acres of land statewide set aside by the Hawaiian Homes Commission Act with the specific purpose of developing and delivering homesteading.

RESIDENTIAL PROJECT LEASES

What are Project Leases?

Details

- **Multiple pathways** to homeownership.
- **Eligible successors** must meet 25-percent blood quantum requirement.
- **Secure a homestead** before the completion of a project.
- **Financially prepare** prior to lot selection; no one bypassed.
- **No pre-qualification** needed for selectees.

Beneficiaries of the Department of Hawaiian Home Lands who possess a project lease are assured the opportunity to select a lot from a designated homestead community once it is developed. Those with project leases have the option of transferring their lease to a qualified successor. This initiative is the department's approach to moving beneficiaries off the waitlist and onto the 'āina.

Over the next two years, DHHL aims to provide more than 6,000 project leases across the pae 'āina.



PROJECT MAPS



Projects (clockwise): Leiali'i 1B, Waiehu Mauka, Wailuku Single-Family and Kamalani.



PROJECT SITES

The Department of Hawaiian Home Lands is committed to employing a multifaceted approach in the development of housing options to meet the varied needs of our beneficiaries.

Details

Scan QR code to
learn more about
DHHL's current
projects.



Leiali'i 1B

- Lahaina, Maui
- Future homestead lots: 155
- Est. completion: 2029
- Cost: \$128 million

Waiehu Mauka

- Wailuku, Maui
- Future homestead lots: 398 residential
- Est. completion: 2033
- Cost: \$95 million

Wailuku SF

- Wailuku, Maui
- Future homestead lots: 204
- Est. completion: 2030
- Cost: \$45 million

Kamalani

- Kīhei, Maui
- Future homestead lots: ~400
- Est. completion: 2028
- Cost: \$35.1 million

PROJECT DEVELOPERS

Our project developers have strong ties in Hawai'i and are dedicated to creating flourishing communities for DHHL beneficiaries and their 'ohana. Each developer will collaborate closely with the department to provide an affordable housing product while maintaining high-quality standards.

Leiali'i 1B

Dowling
Company, Inc.

Waiehu Mauka

Dowling
Company, Inc.

Wailuku Single- Family

Dowling
Company, Inc.

Kamalani

Gentry Homes



HOUSING PRODUCTS

A diverse range of housing options are available across our homestead communities, ensuring every family has the chance to achieve homeownership. By providing multiple products, our 'ohana can select the home that best suits their individual needs, aspirations, and financial situations. Our department's mission is to support our beneficiaries at every stage of their journey to owning a home, ensuring no one is excluded from the process.

Turnkey Homes

Turnkey homes are developer-built houses within planned homesteads. Communities are designed to fit the financial capacities of those who qualify and choose this option.

Rent With Option to Purchase

RWOP projects provide beneficiaries the opportunity to reside in a new home at an affordable rent. This allows them to build credit and reduce debt, with the goal of purchasing that home after a 15-year period.

Owner-Builder Lot

Vacant lots will be provided to those who wish to work independently with a general contractor to design and construct a home that aligns with their financial qualifications and family needs.

Self-Help Housing

Programs like Habitat for Humanity will allow families to work with a non-profit developer to put sweat-equity into the building of their own home.

PROJECT SELECTION

Select Your Project

Choose the residential project that best fits your needs.

Sign Your 99-Year Lease

Review and sign the official lease agreement.

Pay Your Lease Rent | \$99

Review and sign the official lease agreement.

Designate Your Successor

Identify who will succeed you on the lease.

Visit Service Providers & Partners

Obtain valuable insight to assist on your path to homeownership.

Ho'omaika'i iā 'oukou! We celebrate you on this momentous milestone. Stay involved in the process by ensuring all contact information is current. Participants may also find value in developer-led workshops, or training sessions offered by our trusted service providers.





Since submitting her application in 1988, Leslie Gohier had attended five previous lot awards but never had the opportunity to choose a home.

That all changed when she became the 58th beneficiary called to select a turnkey residence at Ka'uluokaha'i.

After nearly 40 years of waiting, Gohier received a project lease in March 2025. Five months later, Gohier feels "blessed" to move off the waitlist and into her new home in East Kapolei.

BECOMING A LESSEE

You've Completed the Initial Steps

- Signed your lease
- Paid your \$99 lease rent
- Designated your successor

Hawaiian Homes Commission Approval | DHHL Internal Step

Your lease will be presented to the Hawaiian Homes Commission (HHC) for approval.

Attorney General's Review & Signature | DHHL Internal Step

The lease undergoes legal review and receives the Attorney General's signature.

Chair Watson's Signature | DHHL Internal Step

Final approval and signature from Chair Watson, pending receipt, review, and completion of all necessary documents.

Recordation of Lessee | DHHL Internal Step

DHHL will begin recording leases; timing of individual lease recordation will depend on the completion of all required documents and approvals.

Receive Your Recorded Lease

DHHL staff will mail you a copy of your recorded lease along with next-step instructions.

Complete Your Financial Assessment

You must complete a financial assessment with a DHHL-contracted service provider.

- **DEADLINE:** Within 60 days from the lease commencement date.

NAMING A SUCCESSOR

As a homesteader, you hold ownership of your property along with specific rights and responsibilities. One of your rights is the power to determine, in compliance with the law, who will succeed to your homestead lease. DHHL will transfer your leasehold based on your selection, as long as the chosen individual or individuals meet the qualifications to succeed the lease.

Contact the Homestead Services Division with questions regarding:

- Transfer of leases
- Successorship

Office: 808-730-0270

For answers to frequently asked questions, scan QR code.





West O'ahu project lease recipient celebrates recent award at Ka'uluokaha'i.

CONTACT INFORMATION

For additional information or inquiries,
please reach out to the DHHL Housing
Branch.



808-730-0311



dhhl.housing@hawaii.gov



dhhl.hawaii.gov