

**FOR THE EXCLUSIVE USE OF ADMIN@IQ360INC.COM**

From the Pacific Business News:

[https://www.bizjournals.com/pacific/news/2025/11/03/west-oahu-residential-laulima-gentry-drhorton.html?](https://www.bizjournals.com/pacific/news/2025/11/03/west-oahu-residential-laulima-gentry-drhorton.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=HI&ana=e_HI_me&j=42310214&ser)

[utm\\_source=st&utm\\_medium=en&utm\\_campaign=me&utm\\_content=HI&ana=e\\_HI\\_me&j=42310214&ser](https://www.bizjournals.com/pacific/news/2025/11/03/west-oahu-residential-laulima-gentry-drhorton.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=HI&ana=e_HI_me&j=42310214&ser)  
[11-03&utm\\_term=ep4&empos=p4](https://www.bizjournals.com/pacific/news/2025/11/03/west-oahu-residential-laulima-gentry-drhorton.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=HI&ana=e_HI_me&j=42310214&ser)

SUBSCRIBER CONTENT:

Residential Real Estate

## Thousands of new West Oahu homes planned over next decade



Rendering of homes in Kaula by Gentry, a community in Kapolei that is halfway complete.

GENTRY HOMES, LTD.



By [Nichole Villegas](#) – Reporter, Pacific Business News  
Nov 3, 2025

Listen to this article 6 min

### Story Highlights

- Laulima Holdings plans 750 affordable rental units in Kapolei by 2027.
- Gentry Homes develops various housing projects across West Oahu.
- D.R. Horton Hawaii plans 11,750 residential units in Hoopili over 20 years.

Residential development in West Oahu is on the rise, with plans for a mix of affordable, market-rate and luxury homes, with units that broke ground and began construction this year or are expected to break ground, begin construction or near completion over the next 10 years.

In Kapolei, 750 affordable rental units developed by WTL Development LLC are expected to be complete by the summer of 2027. Stretching from Kapolei Commons to Ko Olina Resort, the affordable project is the first housing that will be built on more than 500 acres of land being developed by WTL Development, a partnership of Utah-based Wasatch Group and Hawaii-based Tower Development.

The entire development, called [Laulima](#), will consist of 2,500 residential units, 750 of which will be affordable housing and the first phase of the development on about 24 acres west of Kapolei Commons. Construction is expected to begin by the end of this year.



Laulima Holdings LLC will build 750 affordable homes in Kapolei as part of a master planned community consisting of a total 2,500 residential units. The affordable homes are set to be complete by the summer of 2027.

LAULIMA HOLDINGS LLC

“The reason why we started off with the affordable rentals was, No. 1, as we all know, there’s a big demand for the amount of supply that is out there,” Kaulana Park, vice president at WTL Development, said in an interview with Pacific Business News. “The developers could have elected to put this on the back end, but we said, ‘hey, you know what? This is something that we need to address now. This is the demand now.’ So, to The Wasatch Group, to the developers that stepped up and said, ‘let’s do this now so that we can help to be a part of the solution upfront for Hawaii.”

The second increment of phase one will be Kapolei’s next shopping center, Laulima Gateway Center, which will be located on 11.3 acres across from the affordable housing units and is expected to be completed by 2028, PBN previously reported. The following phases of the Laulima development will include market-rate and luxury housing, green space and trails.

Amenities, including a fitness center, community clubhouse, park, pools and hot tubs will be included in the affordable housing, garden-style type apartments. They will also be pet friendly, Kainoa Clark, The Wasatch Group’s chief marketing officer, said in an interview with PBN.

“These are people’s homes. We want it to be quality, where they can live for generations,” Clark said. “Our focus in affordable housing is that you never notice a difference between market rate and affordable. It shouldn’t matter; there shouldn’t be a big difference in that because it’s still someone’s home.

“All those amenities that you’re used to in a market-rate community, we’re providing in an affordable community as well,” Clark said. “I think you will be surprised when you see other affordable communities in Hawaii, and then see what we’re building here with Laulima, with this development, you’ll be shocked. It’s as nice, if not nicer than market rate that’s currently available on the island.”

Of the 750 units, 18 will be available for people earning 30% of the area median income, eight units for 50% AMI, 224 units for 60% AMI and 500 units for 120% AMI. For a family of four in Honolulu County, 30% AMI to 120% AMI would be an income of \$45,600 to \$182,400. There will also be 70 senior housing units.

## **Gentry Homes projects**

Just down the street from the planned Laulima development, in Kalaeloa behind the Kapolei Costco, Gentry Homes Ltd. is halfway through buildout of a 390-unit development called Kaulu, which includes one-, two- and three-bedroom single-family homes and townhomes.

The prices of Kaulu's single-family homes start in the low \$900,000s and the townhomes start in the low \$600,000s. The Kaulu community is expected to be built by 2027, Jacob Karasik, vice president of architecture at Gentry Homes, told PBN.



A completed home in Kaulu by Gentry.

JASON CRIDER

Also in West Oahu, Gentry will break ground toward the end of 2026 on a project in Ewa Villages. The name of that development has not yet been released, but it will consist of detached single-family condos, similar to Gentry's completed project in Ewa Beach called North Park, Karasik said. The new community in Ewa Villages will bring more than 130 homes to West Oahu, Karasik said.

In addition to market-rate housing, Gentry is developing a community called Kauluokahai for the Department of Hawaiian Home Lands located in East Kapolei. The entire development consists of 650 single-family homes for Native Hawaiian beneficiaries under the Hawaiian Homesteads program. Gentry is currently working on Kauluokahai II-C, an increment, or phase, of the overall project which will include 115 homes, and broke ground in July 2023. Karasik said Gentry hopes to begin vertical construction on that phase before the end of this year, and for construction of the homes to then continue steadily.

Designed by WhiteSpace Architects, the home options range from 950 square feet for a two-bedroom, one-bath home to a 1,750 square-foot, five-bedroom, three-bath option. The first families are expected to move in in April 2026, according to DHHL's website.

Nearby the Hawaiian Homesteads development is Hoopili, a master planned development on an 11.861-acre site where developer D.R. Horton Hawaii plans to build a total of 11,750 residential units over the next 20 years, along with plans for an elementary school and high school for the Hoopili area.

D.R. Horton [expects the elementary school](#) to be open for enrollment by 2028-2029 and the high school to be constructed by 2028, along with 457 single-family homes, 1,357 multi-family homes and a 240-room hotel. The entire site will include 3.73 million square feet of commercial and industrial space, 65 acres of parks, 200 acres of farms and five public schools.