

Department of Hawaiian Home Lands

PANAEWA RESIDENTIAL PROJECT LEASE ORIENTATION

**Hawaii Islandwide Residential Waitlist
January 10, 2026**

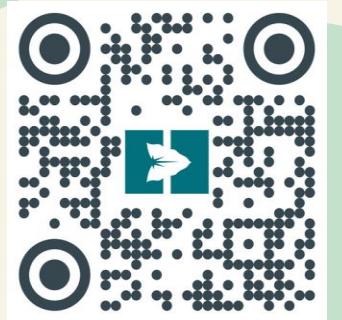


ROADMAP FOR TODAY

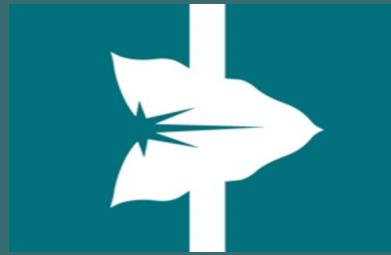
TIME	EVENT
9:30	Welcome / Pule / Introductions
9:35	Opening Remarks
	Other Hawaii Projects
	Pana'ewa Elama Road Project
	Helen Wai LLC (financial assessments)
	Successorship & Transfers
	Process & Lease Signing
10.45	Open House

For More Information

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



dhhl.hawaii.gov



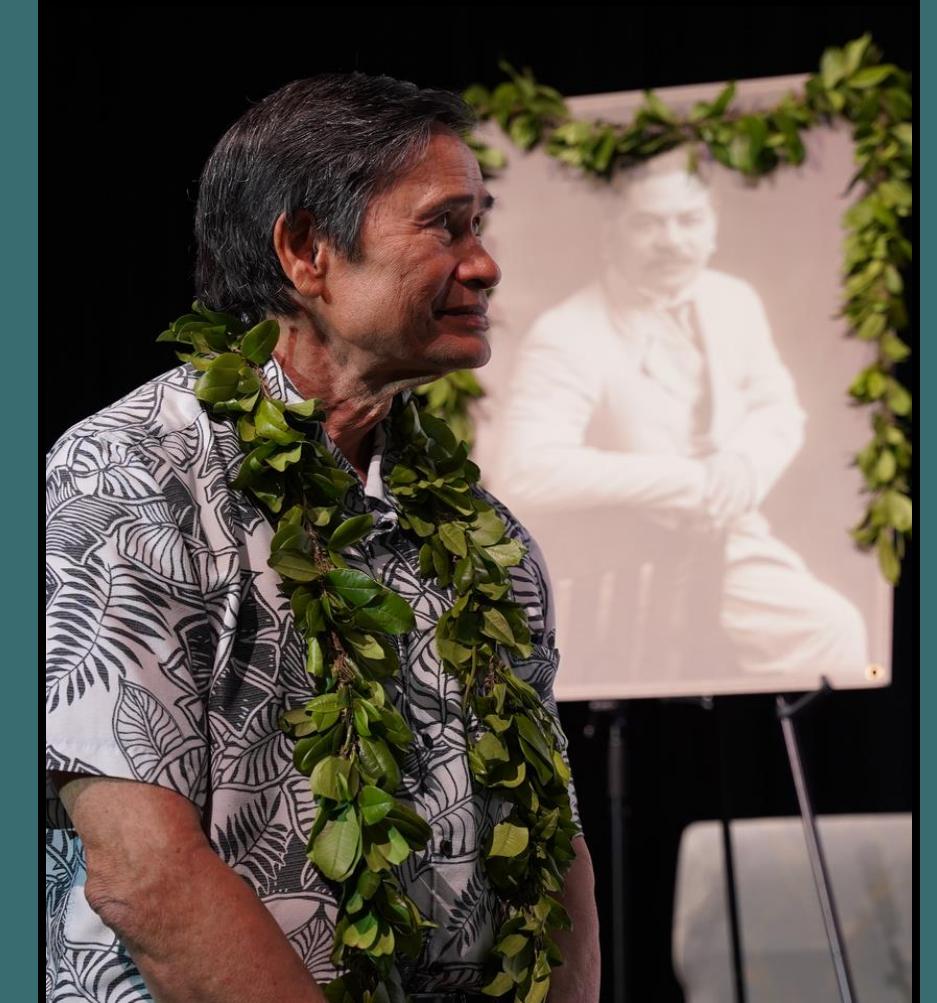
DIRECTOR'S MESSAGE

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

Project leases provide a timely solution to the prolonged wait our community has endured for far too long. This strategy enables the Department of Hawaiian Home Lands to guarantee homes to 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.

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

Pupukahi i holomua! Unite to move forward.



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



DHHL Director Kali Watson



VISION OF PRINCE KŪHIŌ

On July 9, 1921, President Warren G. Harding signed the Hawaiian Homes Commission Act, 1920 as amended, an effort spearheaded by Prince Kūhiō 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 intended to return native Hawaiians to the land while encouraging them to become self-sufficient homesteaders on the leased parcels of trust land.

The Department of Hawaiian Home Lands carries out Prince Jonah Kūhiō Kalaniana ‘ole’s vision of rehabilitating native Hawaiians by returning them to the land. Established by U.S. Congress in 1921 with the passage of the Hawaiian Homes Commission Act, the Hawaiian homesteading program run by DHHL includes management of more than 200,000 acres of land statewide with the specific purpose of developing and delivering homesteading.



Prince Jonah Kūhiō Kalaniana‘ole

Testimonies of Success



PU‘UHONA
WAIKAPŪ · MAUI

DHHL by the Numbers

1921

President Harding signs the Hawaiian Homes Commission Act, setting aside approximately 200,000 acres of land to lease to native Hawaiians.

99 Years @ \$1 per Year

DHHL Beneficiaries lease residential, agricultural, or pastoral lands homesteads for 99-years at \$1 per year.

1959

State obtains ability to directly administer homes

100 Years extension

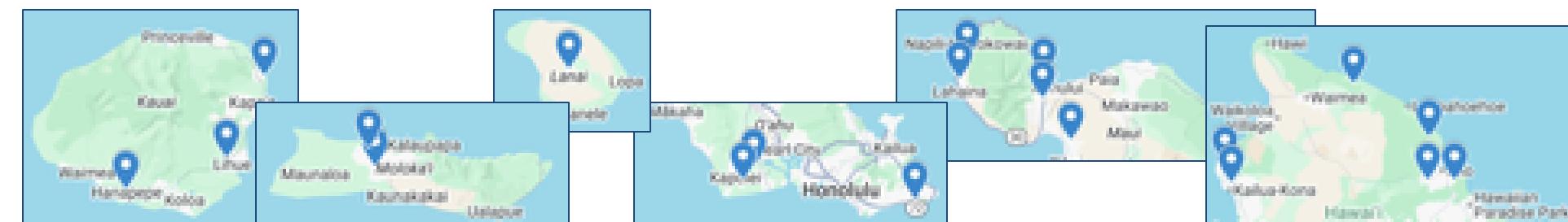
Renewable for an additional 100-year term

~10,000 Current Leases

Nearly 10,000 active homestead leases across 58 developments on six (6) islands.

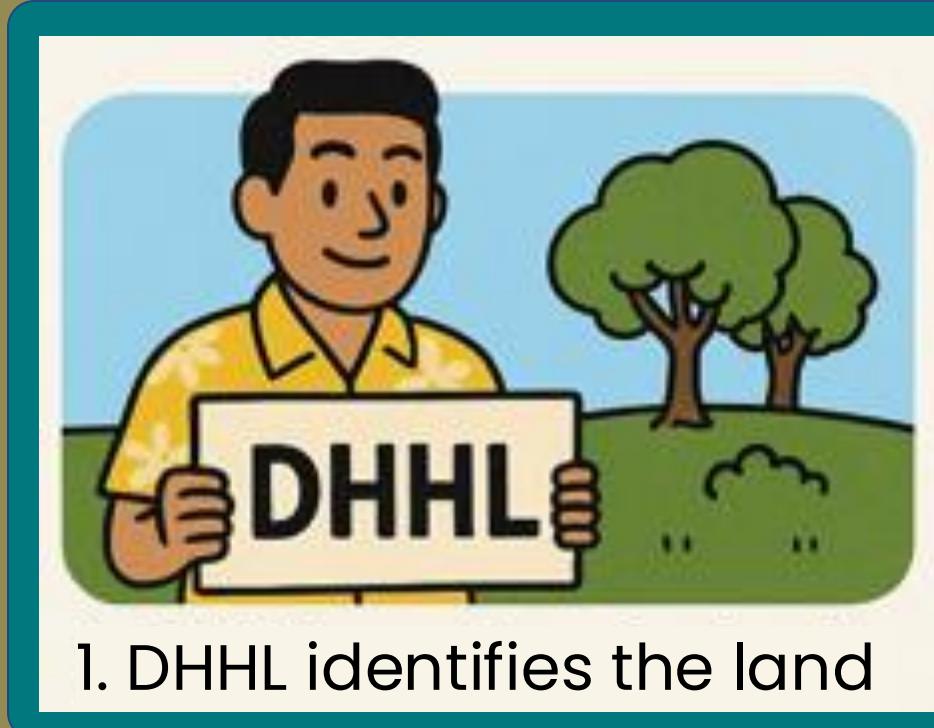
>7,300 New Lots Under Development

DHHL has more than 7,300 properties in various stages of development to be leased to DHHL Beneficiaries in the coming years



DHHL is developing ~7,000 units across Hawaii

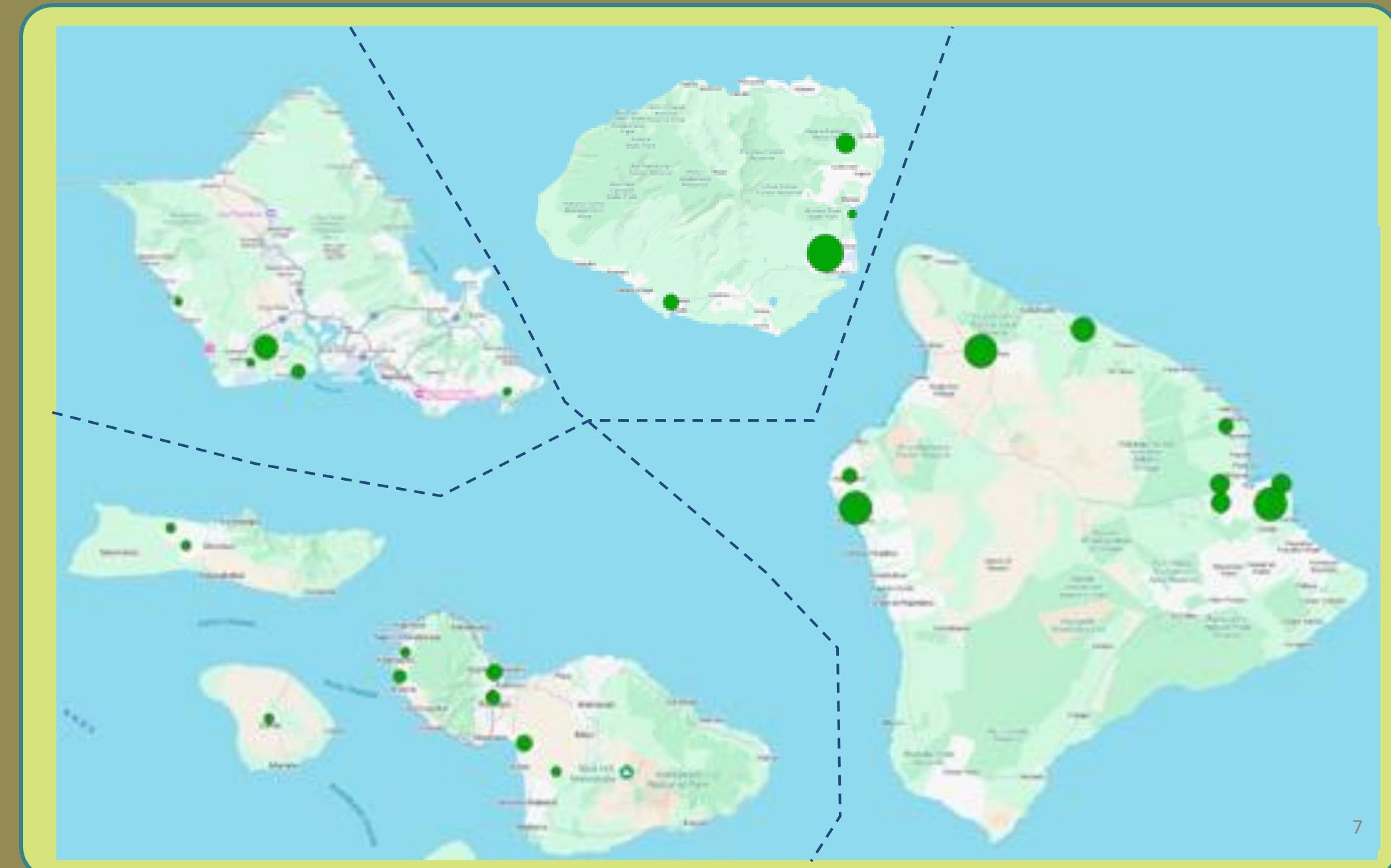
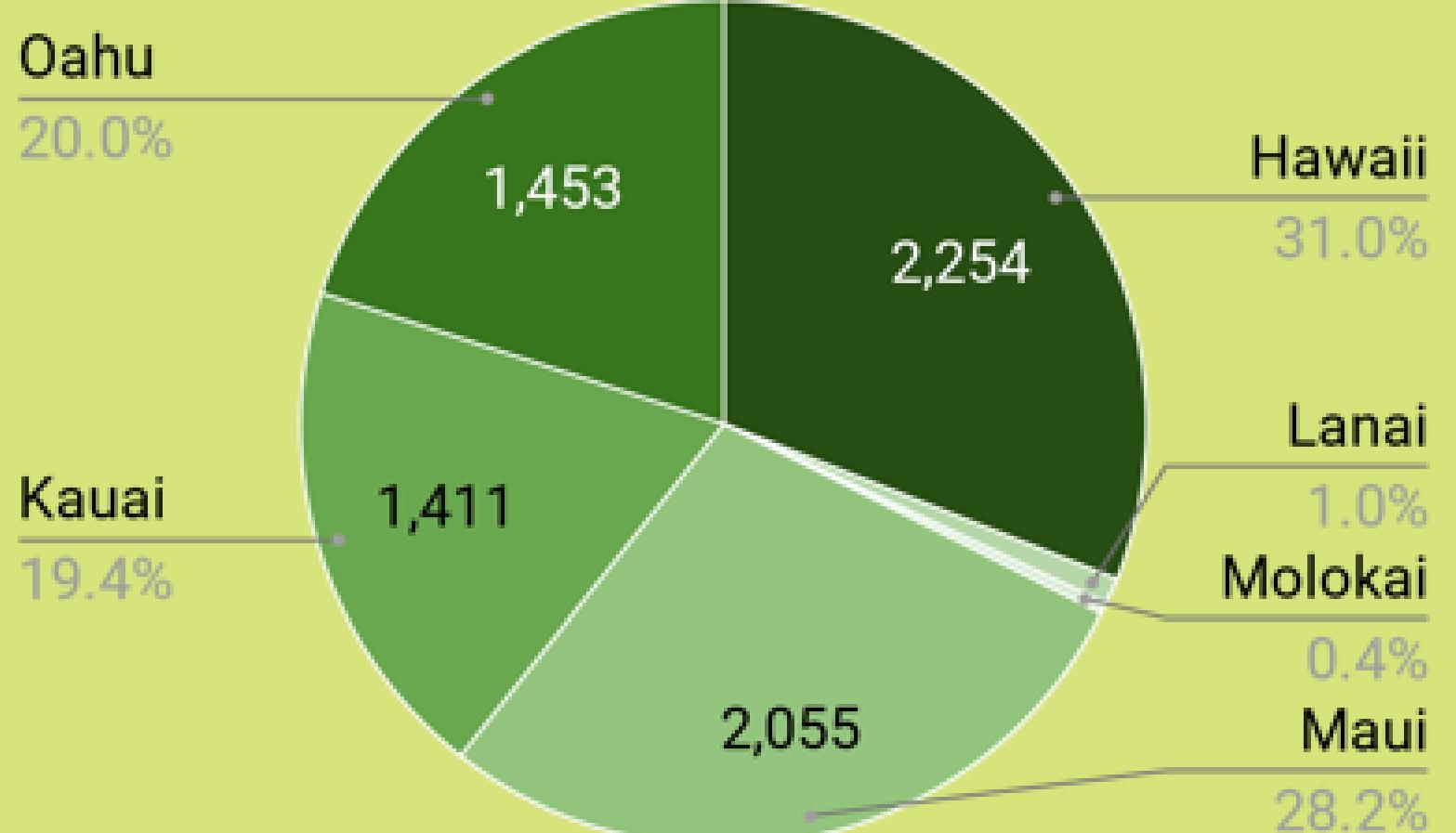
DHHL currently has 28 projects in multiple phases of development across Hawaii



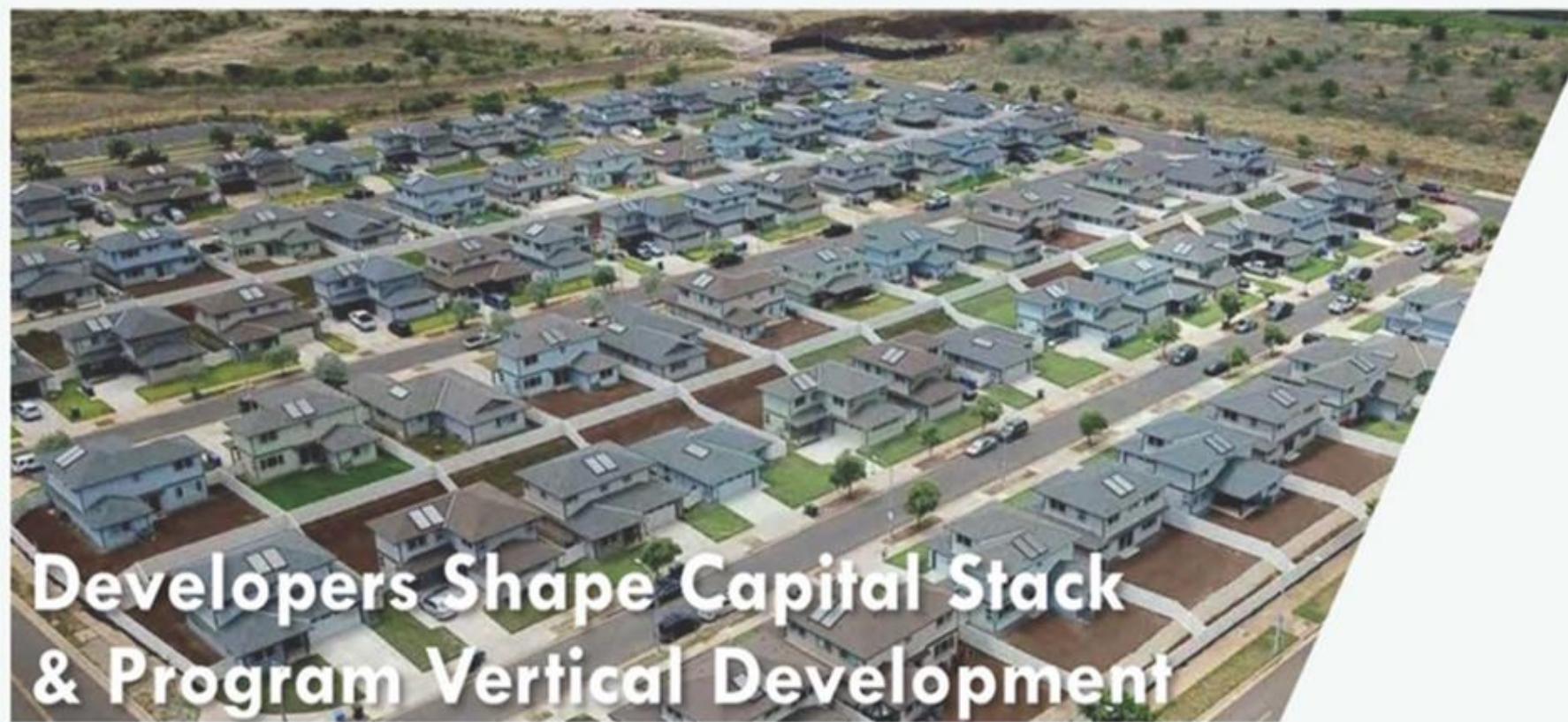
1. DHHL identifies the land

Total DHHL Lots

by Island, Developed/Planned, Total: 7,276



New Approach



- Transforming Development to Better Serve Our Beneficiaries

Options & Opportunities



Rent With Option to Purchase



Turnkey Homes



Self-Help Housing



Owner-Builder Lot

Housing Options
Creating Pathways of Choice
for Our Beneficiaries

Department of Hawaiian Home Lands

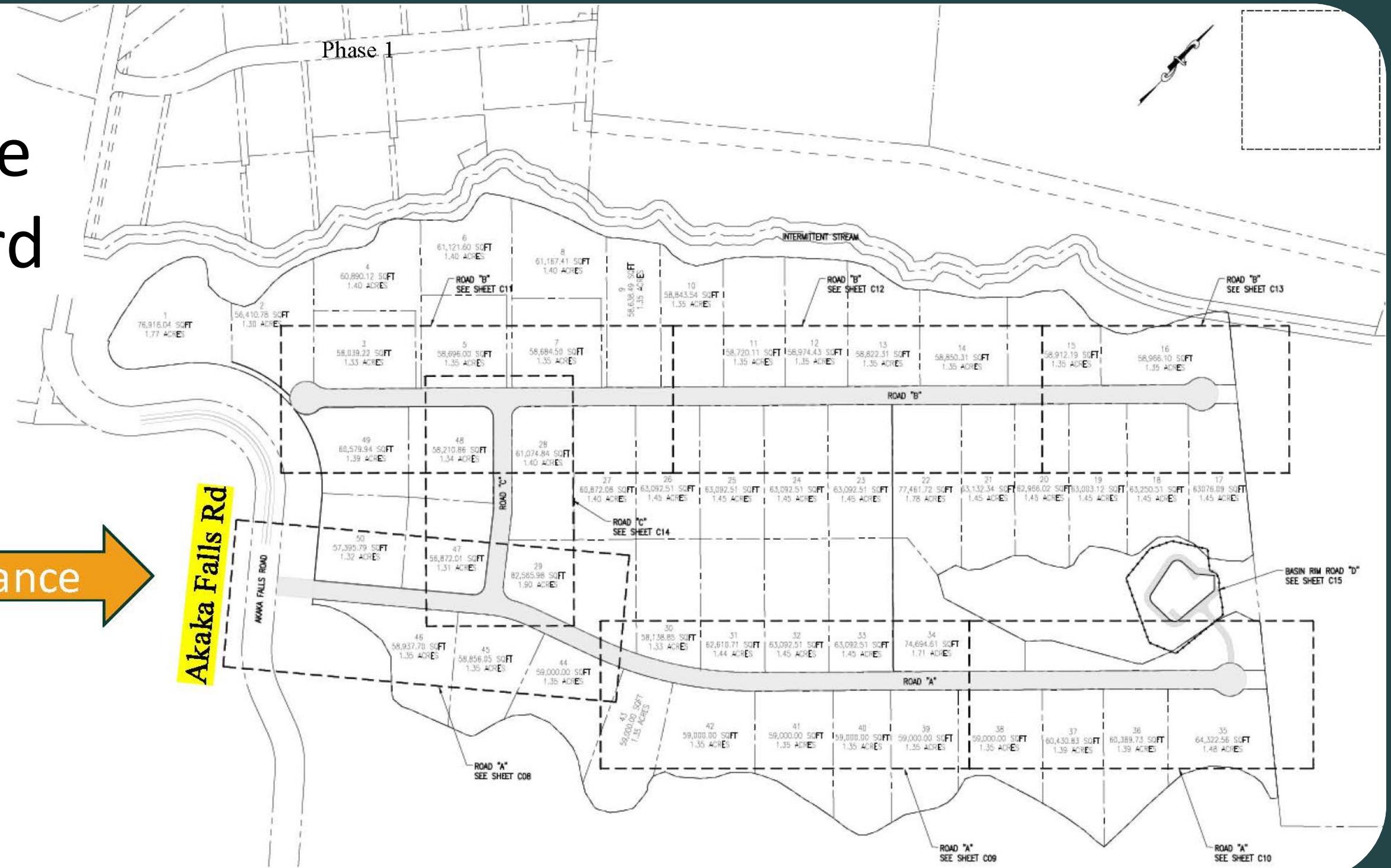
OTHER HAWAII PROJECTS



(50) one-acre
lots for award

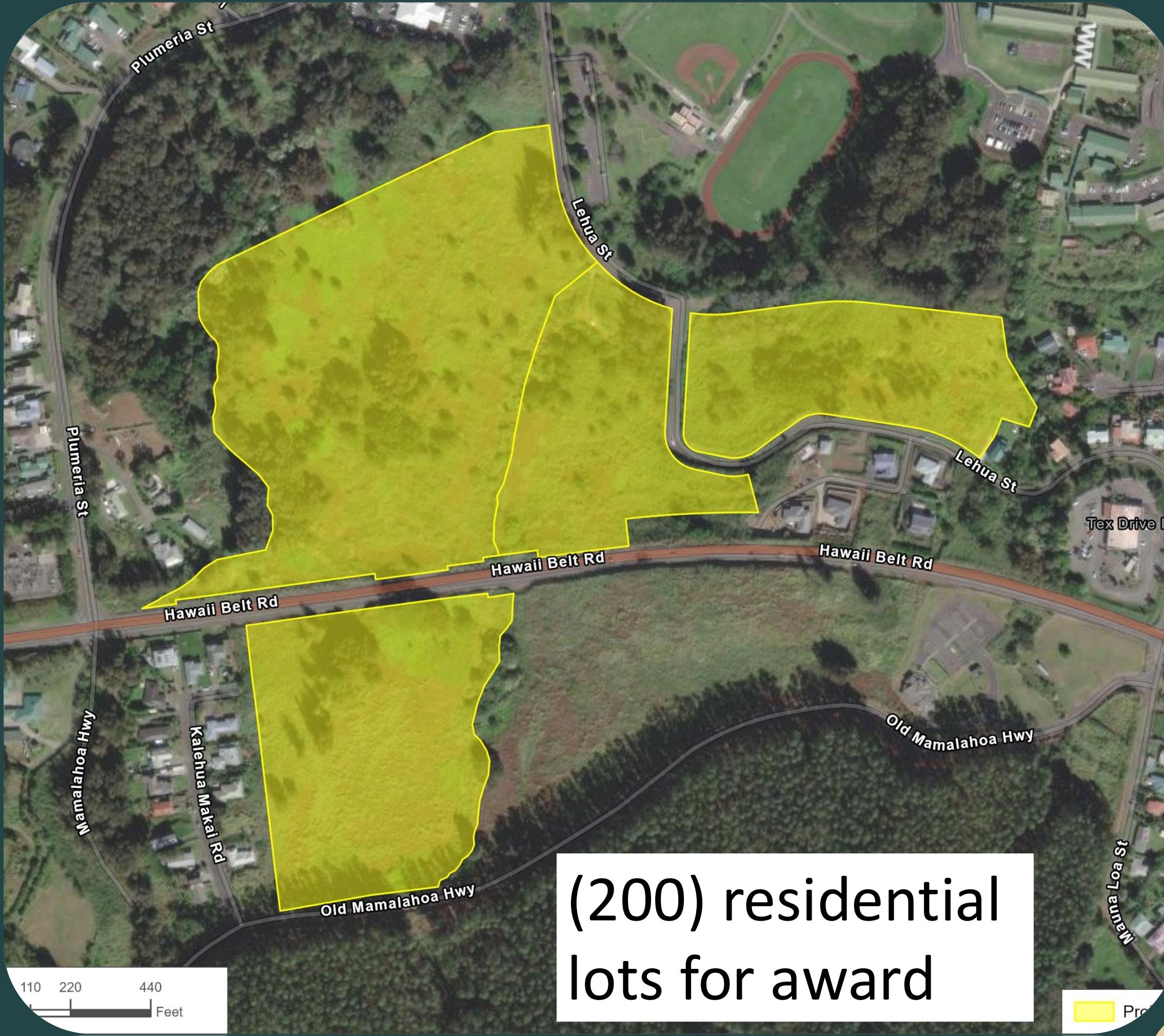
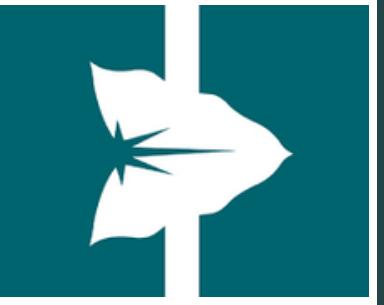
Entrance

Akaka Falls Rd



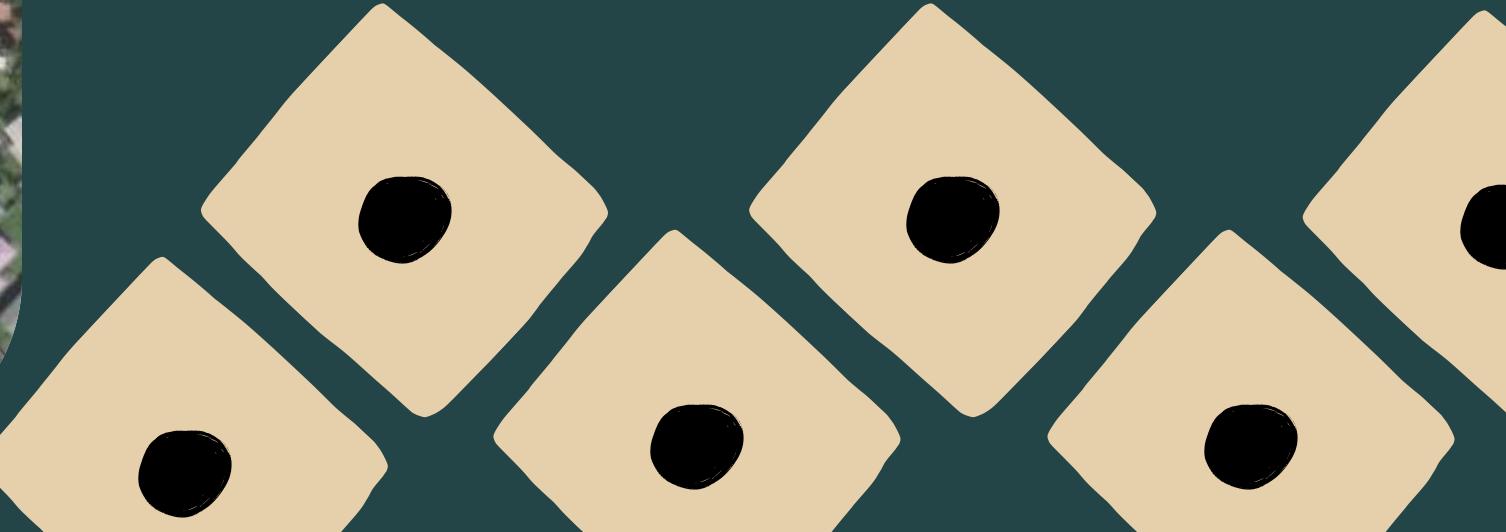
HAWAI AGRICULTURE PROJECT LEASES

- Honomū
- (Orientation: Jan24)



HAWAII RESIDENTIAL PROJECT LEASES

- Honoka'a
- (Orientation: Summer 2026)



Department of Hawaiian Home Lands

**PANA'EWA ELAMA
ROAD PROJECT**





Pana'ewa Elama Road Subdivision

Elama Road to the Left

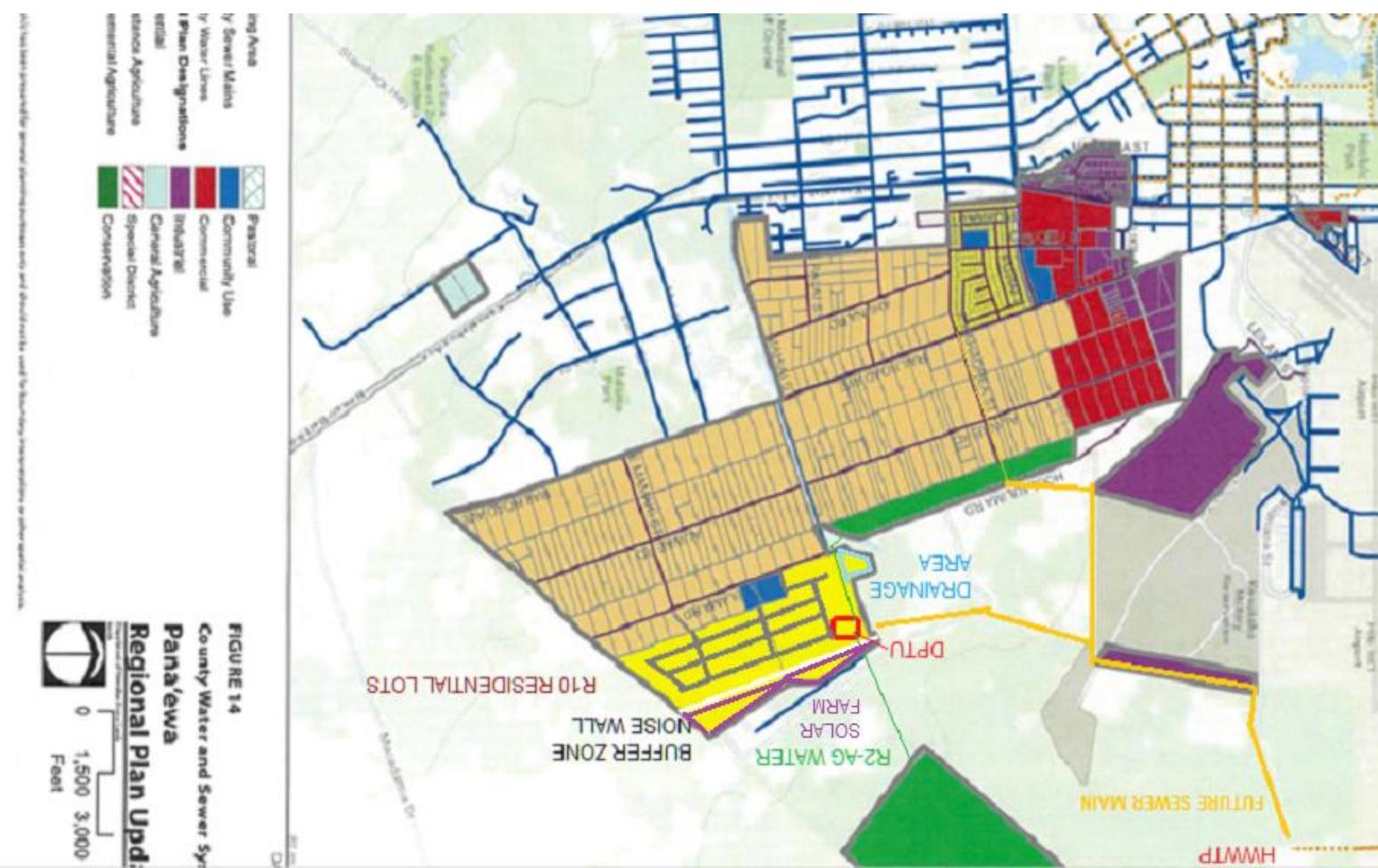


Elama Road to the Right

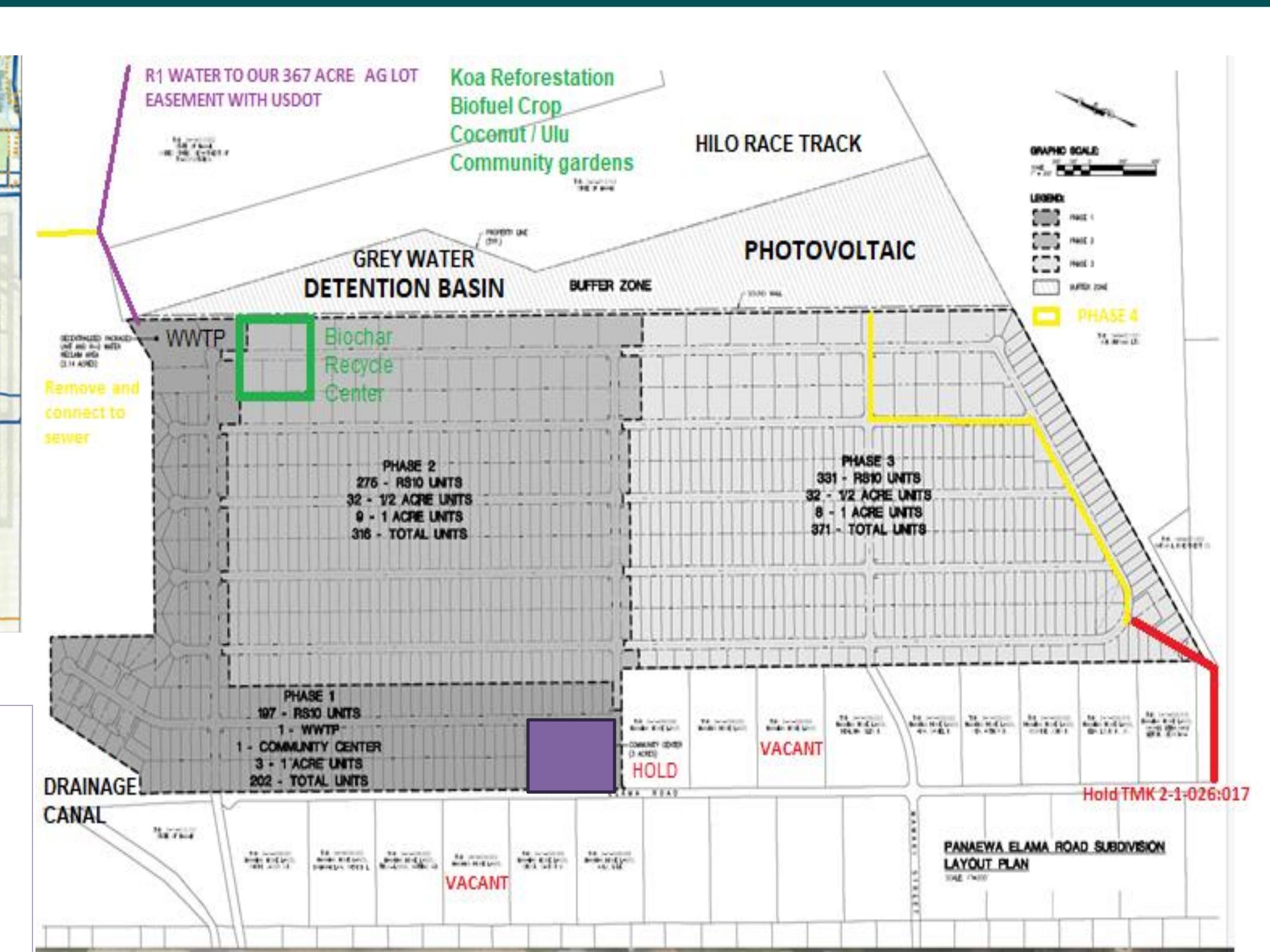




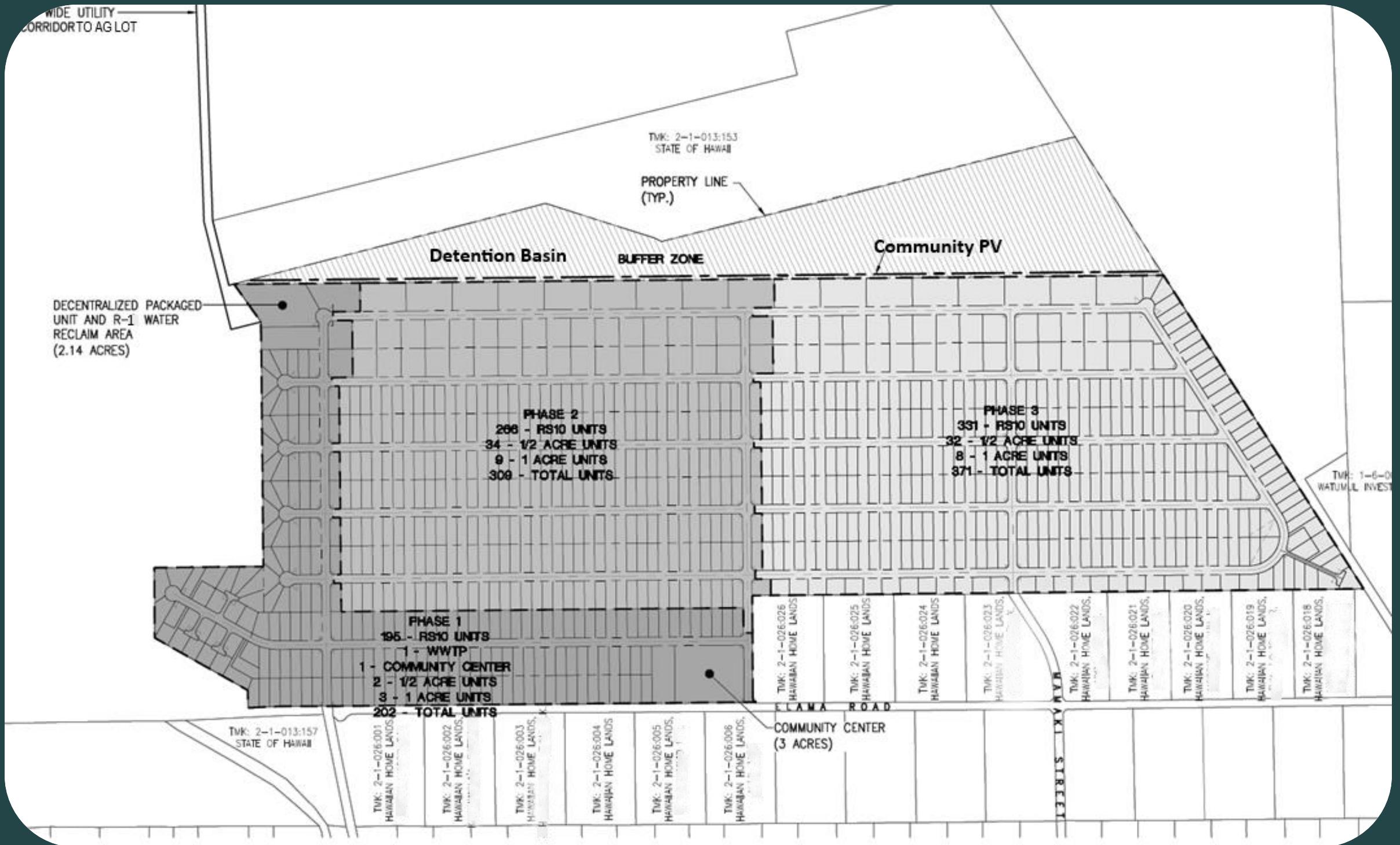
Panaewa Elama Road Proposed Subdivision



Proposed lot development on 2 parcels (approx. 334 acres) zoned for residential use.



CONCEPTUAL DRAWING



PANA'EWA ELAMA ROAD

PROJECT LEASES

- 400 lots that we will be awarding
- Projected Development Schedule: 2026-2031
- Projected Occupancy Starts in 2031

Department of Hawaiian Home Lands

HELEN WAI LLC
(financial assessments)





Helen N. Wai, LLC

“Never thought we could own a home at 72 years old, but Helen helped us and now my kids will always have a home”

Mahoe Ohana
Kanehili, Kapolei



Financial Consultant

- Helen N. Wai, LLC is a financial consultant working with DHHL to support beneficiaries.

Assessment Helps

- The assessment helps DHHL plan homes that fit families' needs and readiness, ensuring a smoother path to homeownership.

Projects Moving Forward

- Completing this step confirms your readiness and helps keep projects moving forward on schedule.

DHHL.HAWAII.GOV

Department of Hawaiian Home Lands

SUCCESSORSHIP & TRANSFERS



SUCCESSORSHIP TO APPLICATION RIGHTS

- Section 10-3-8 of the Hawaii Administrative Rules. *Successorship of application rights.*
- Allows for the successorship of application rights **only upon death** to a qualified relative who is at least 18 years of age and **50% Hawaiian**:
 - Husband or wife;
 - Child;
 - Grandchild;
 - Father or Mother;
 - Widow or widower of child;
 - Brother or sister;
 - Widow or widower of a brother or sister;
 - Niece or nephew.

Applicant Dies

without designating successorship

Once every calendar year the department publishes a notice listing deceased applicants who have passed without naming qualified successors. (An applicant may name only one successor per lease application)

Notices are published in the following newspapers typically near the end of November each year: Honolulu Star-Advertiser, Maui News, The Garden Island, Hawaii Tribune-Herald, and West Hawaii Today.

A qualified successor to a decedent's application rights must submit his or her successorship claim to the Department within 180 days of the last date of publication. (Deadline to submit claims is near the end of May each year.)

Applicant Dies Without Designating Successor



A qualified successor to APPLICATION rights is:

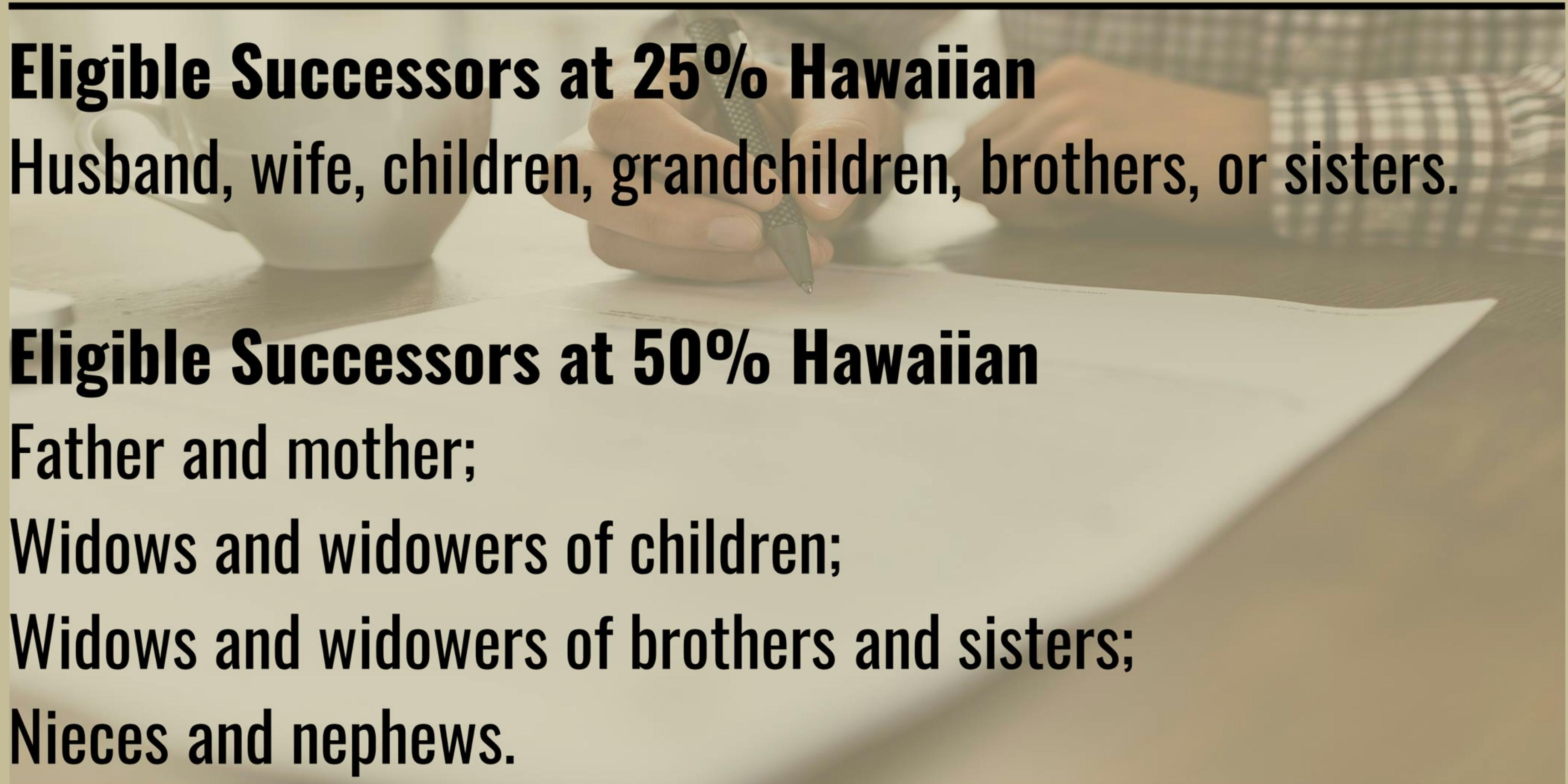
At least 18 years of age, <u>50%</u> Hawaiian;	Husband or wife;	Child;	Grandchild;	Father or Mother; Widow or widower of child; Brother or sister;	Widow or widower of a brother or sister; Niece or nephew.
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HAWAII ADMINISTRATIVE RULES 10-3-63

Lessee Dies Without Designating Successor(s)

Eligible Successors at 25% Hawaiian
Husband, wife, children, grandchildren, brothers, or sisters.

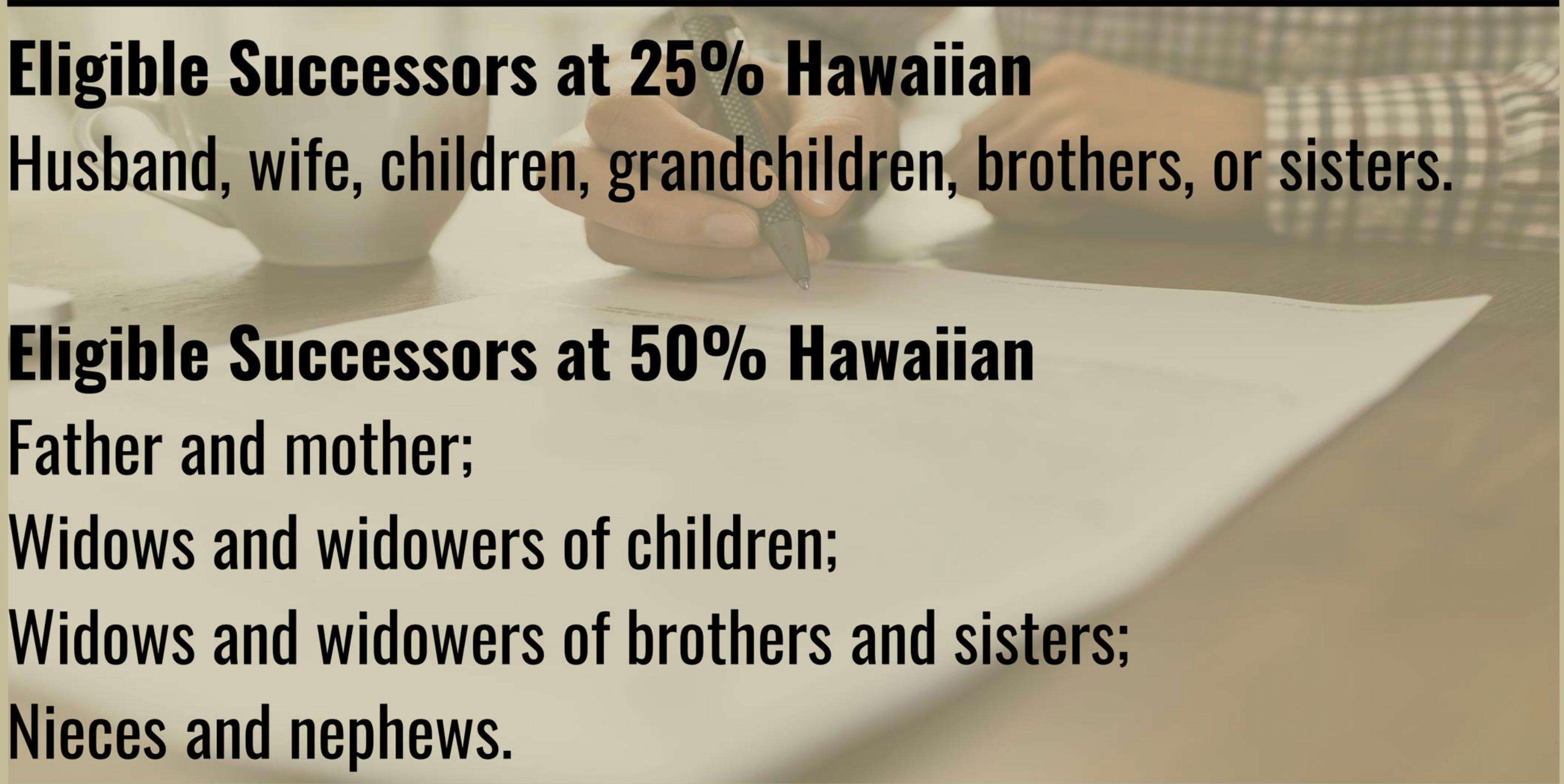
Eligible Successors at 50% Hawaiian
Father and mother;
Widows and widowers of children;
Widows and widowers of brothers and sisters;
Nieces and nephews.



Successors to Leases

Eligible Successors at 25% Hawaiian
Husband, wife, children, grandchildren, brothers, or sisters.

Eligible Successors at 50% Hawaiian
Father and mother;
Widows and widowers of children;
Widows and widowers of brothers and sisters;
Nieces and nephews.





Lessee Dies Without Designating Successor(s)

Hawaii Administrative Rules Section 10-3-63. *Notice
to successors.*

- The department shall publish a notice at least once in each of four consecutive weeks in a newspaper of general circulation in the State (Honolulu Star-Advertiser, Maui News, The Garden Island Newspaper, Hawaii Tribune-Herald, West Hawaii Today)
- Qualified relatives wanting to succeed to the lease must submit a claim within 120 days of the first publication date.
- Publication is typically twice per year around June 30th and December 31st.

Successors to Application Rights and Leases

- Things to remember...
- The relative you designate as a successor is your decision.
- Discuss your choice of successor to your application rights or to your homestead lease with your 'ohana so your intentions are made clear. Not having the discussion may cause family issues later.
- Make an appointment with the nearest District Office to file a new or updated designation.



NAMING A SUCCESSOR

As a homesteader, you are a property owner, with certain rights and obligations. One of your rights is to decide, in accordance with the law, who you want to succeed to your homestead lease. DHHL will dispose of your leasehold in accordance with your choice, provided, of course, that the person or persons designated are qualified to succeed to the lease.

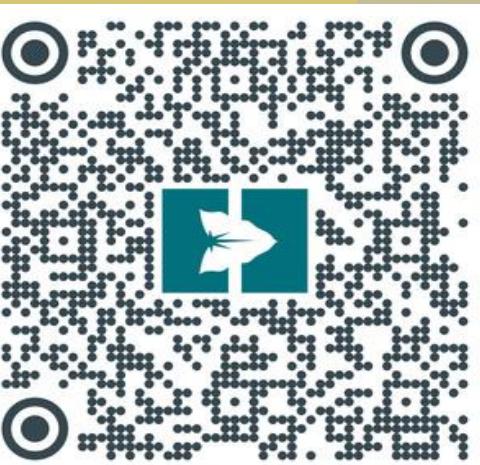


Contact the Homestead Services Division with questions regarding:

- Transfer of leases
- Successorship

Office: 808-730-0270

For answers to frequently asked questions, scan QR code.



Department of Hawaiian Home Lands

PROCESS & LEASE SIGNING



PROJECT LEASE

OVERVIEW



What is a Project Lease?

- A paper lease granting an undivided interest in the Pana'ewa Elama Road Residential Project
- Allows designation and transfer of lease to a qualified 25% successor
- Provides time to meet financial or program requirements

What are the Project Lease requirements?

- Submit the interested response form on/by **JANUARY 30, 2026**

When will I receive the Project Lease?

- Sign on March 14, 2026 (subject to change). More information to follow.

Project Lease Awards Meeting

You're Invited!

Applicants who submitted interested forms by deadline will be invited to attend the project lease awards meeting in March

Rank Order

Names will be called in rank order based on application date

Sign Lease & Notarize

Applicants will sign their 99-year lease and notarize it

Financial Assessment

Helen Wai to begin processing the financial assessments

Designate Successor

Designate their successor

Contact Information

- Erin McCabe
- Moana Freitas
- Shanti Gomes
- Carol Takeuchi
- Kaui Stephens

Contact Number

- (808) 730-0311

Email Address

- dhhl.housing@hawaii.gov



MAHALO PIHA!



808-730-0311



dhhl.housing@hawaii.gov



dhhl.hawaii.gov