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**Department of Hawaiian Home Lands**

# **LĀ'I 'ŌPUA ORIENTATION**

*La'i 'Ōpua Undivide Interest Lessees & Village 1,2,4 Hema Project Lessees*

**February 7, 2026**

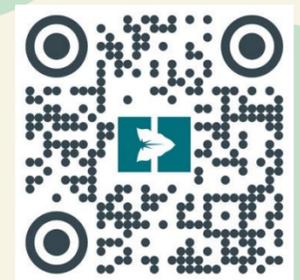


# ROADMAP FOR TODAY

TIME	EVENT
9:30	Pule / Opening Remarks
9:40	DHHL / La'i 'Ōpua Development Village 4Hema / Village 5 Financial Assessments (Helen N. Wai LLC) Kupuna Program (Hawn Council) Successorship & Transfers Important Dates & Selection Process
10:45	Open House

## For More Information

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



[dhl.hawaii.gov](https://dhl.hawaii.gov)



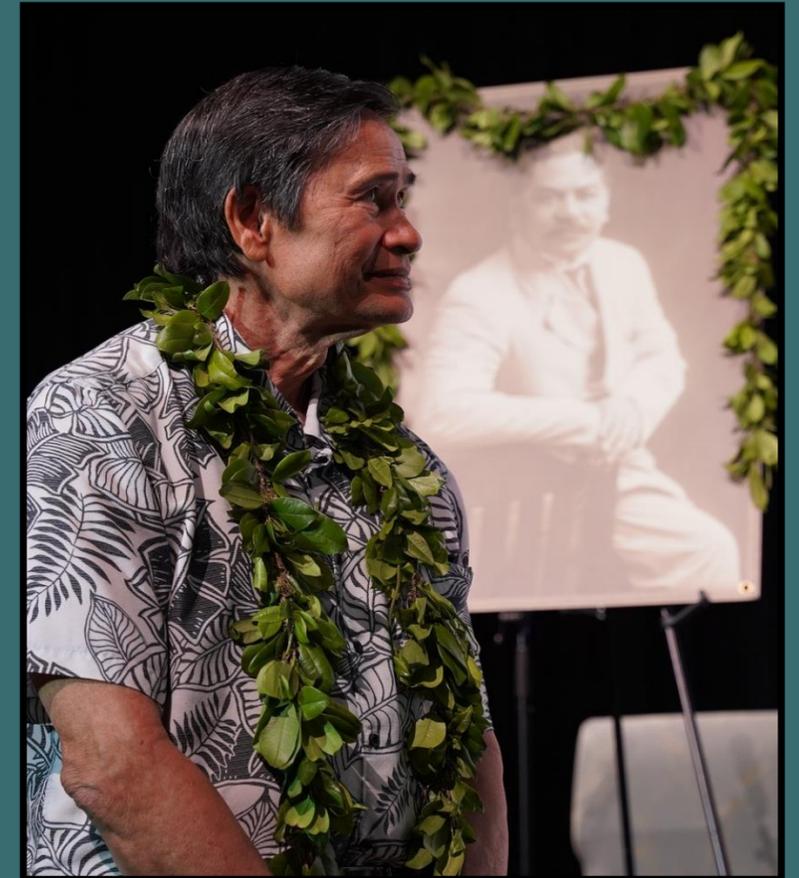
# DIRECTOR'S MESSAGE

'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."*

*Kali Watson*

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.

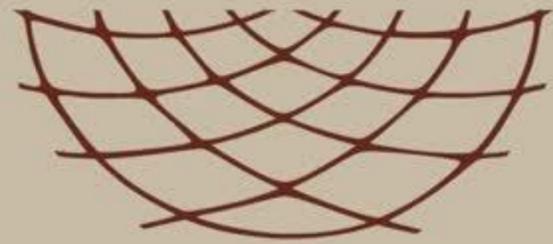
The Hawaiian Homes Commission Act intended to return native Hawaiians to the land while encouraging them to become self-sufficient homesteaders on the leased parcels of trust land.

The Department of Hawaiian Home Lands carries out Prince Jonah Kūhiō Kalanianaʻole’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 Kalanianaʻole

# Testimonies of Success



PU'UHONA

WAIKAPŪ • MAUI

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**Department of Hawaiian Home Lands**

**DHHL / LA'I 'ŌPUA**

*History, Progress, Projections*



# DHHL by the Numbers

**1921**

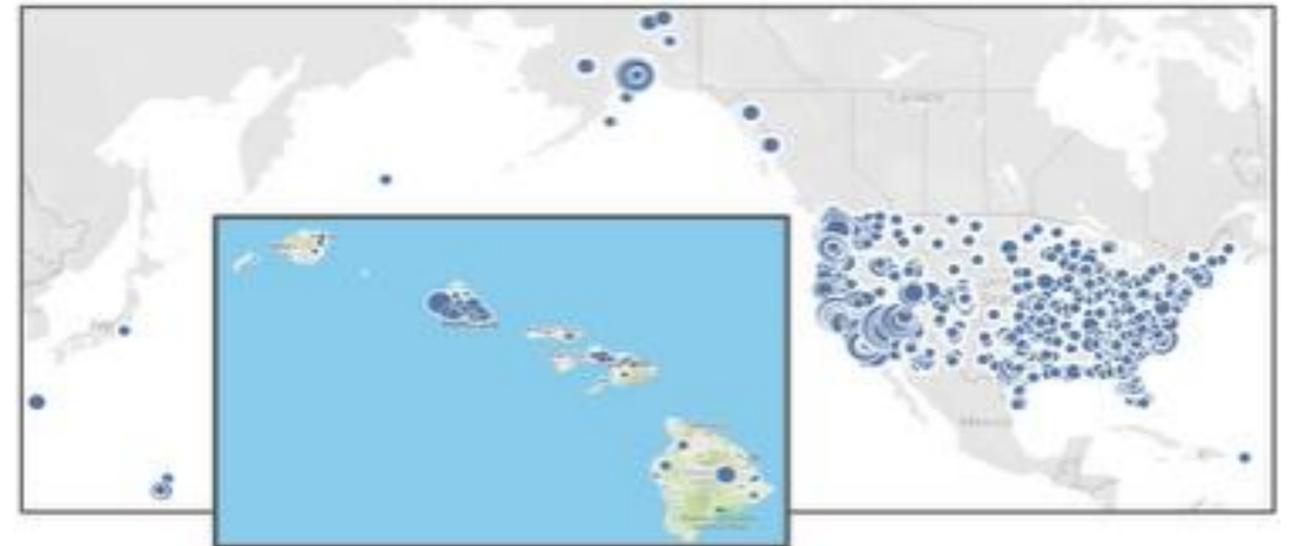
President Harding signs the Hawaiian Homes Commission Act, setting aside approximately 200,000 acres of land to lease to native Hawaiians.

**99 Years @ \$1 per Year**

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

**29,572 applicants on the waitlist in all 50 states & internationally**

DHHL provides homesteads to approximately 29,000+ Native Hawaiians residing across Hawaii and the world.



**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

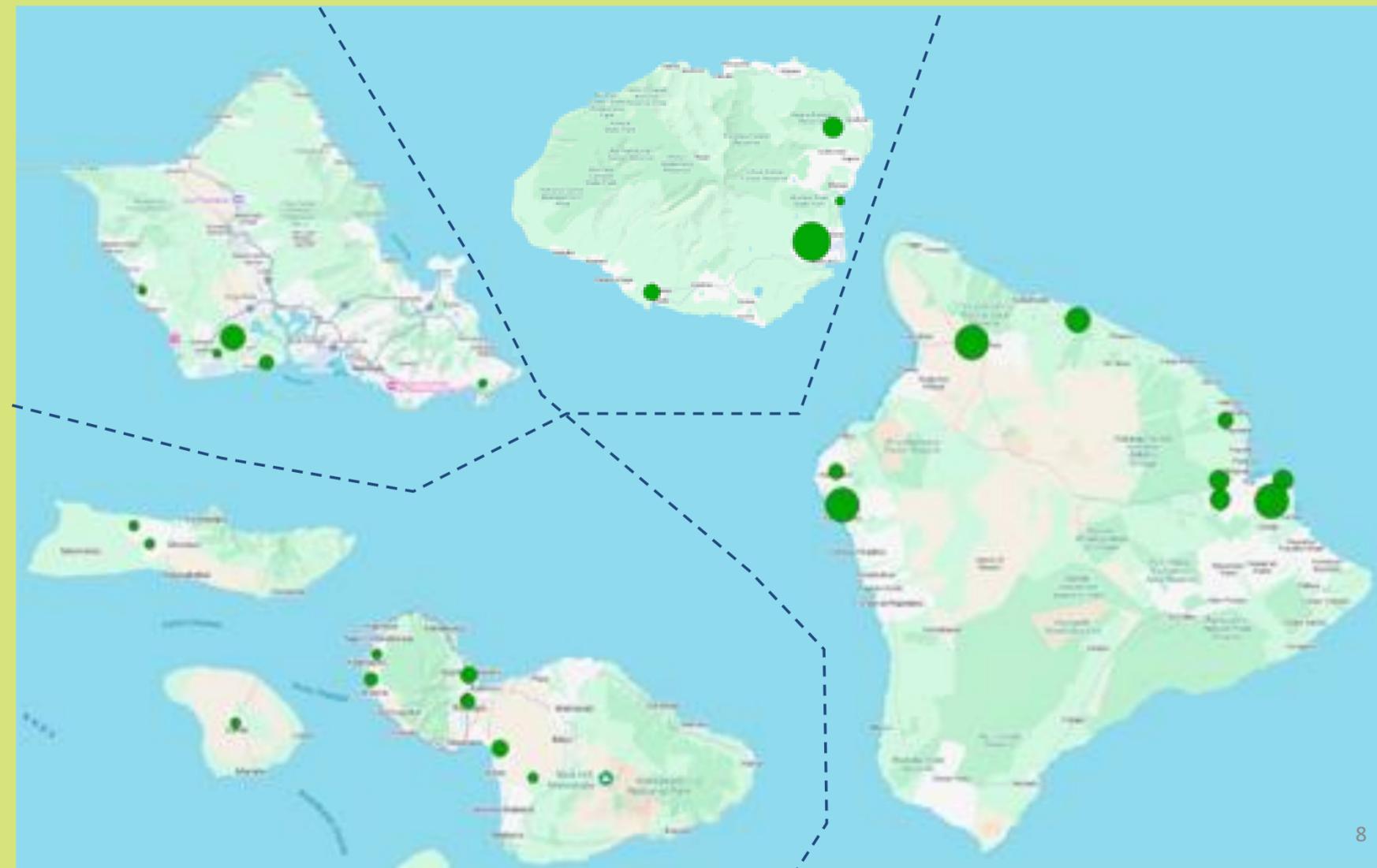
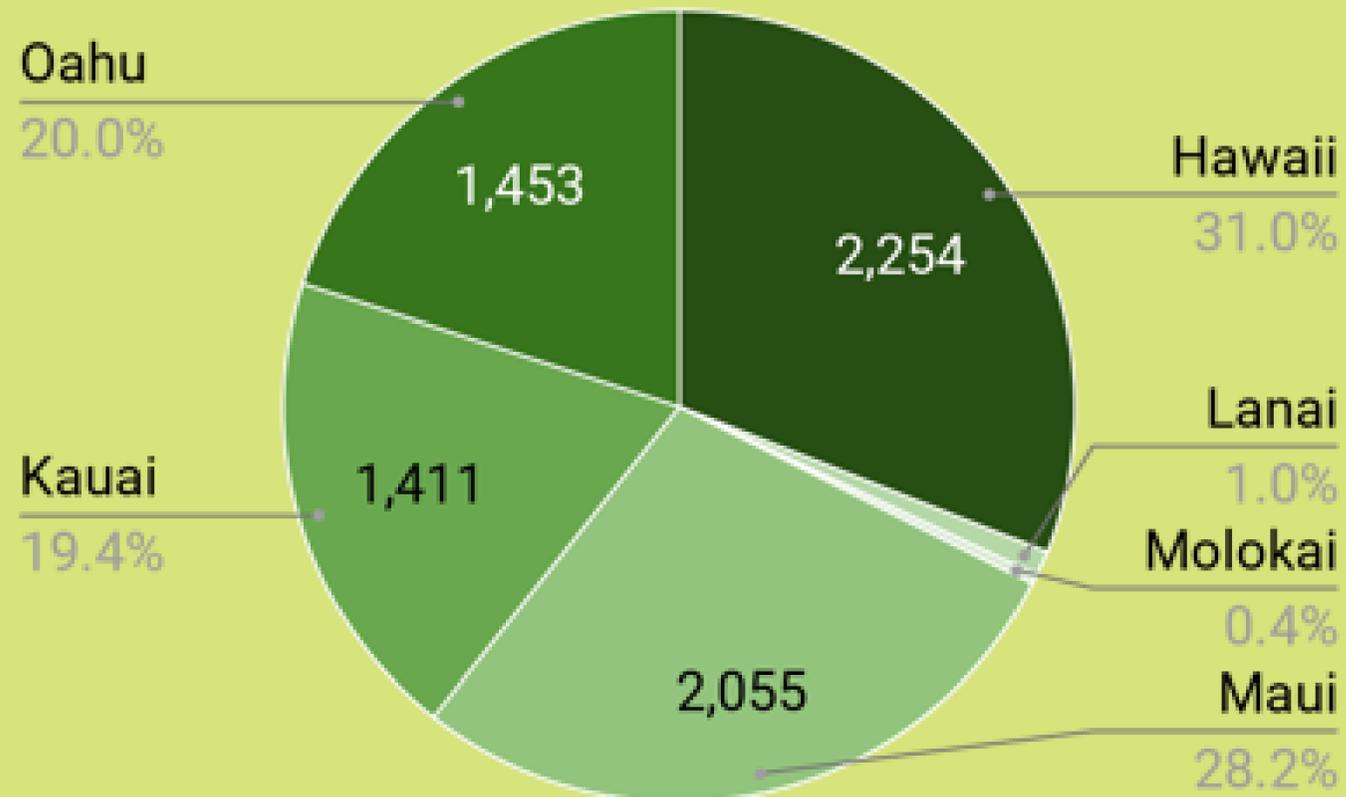
DHHL currently has 28 projects in multiple phases of development across Hawaii



1. DHHL identifies the land

## Total DHHL Lots

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



# New Approach



**Project Leases**



**Financial Assessments**



**Financial Literacy & Preparation**



**Developers Shape Capital Stack & Program Vertical Development**

- 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**



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**Department of Hawaiian Home Lands**

# **Village 4 Hema**

*Kalanianaʻole Development Inc.*





VILLAGES OF  
LA'I 'ŌPUA 4 HEMA

## Survey Results

### Why & What We Learned

Income Group	AMI Range	Estimated Lots Allocated	Percentage of Total
Low Income	≤60% AMI	59	47.1%
Gap Group	61%-80% AMI	26	20.6%
Middle Income	81%-119% AMI	18	14.7%
High Income	≥120% AMI	22	17.7%
Total	—	125 lots	100%





VILLAGES OF  
LA'I 'ŌPUA 4 HEMA





## Project Features

- Custom home designs for Hema 4
- Island design by Jalene Kanani of NOHO Home
- Homes feel warm and grounded
- 2-3-4 bedroom single family homes
- Lot sizes: 5,000 to 7,500 SF
- Built strong for Hawaii conditions
- Higher Quality construction with fast delivery



- Energy Efficient including PV and appliances

- EcoScape yard
  - Drought tolerant plants
  - Water efficient irrigation
  - Low maintenance



VILLAGES OF  
LA'I 'ŌPUA 4 HEMA

## Homes: Pricing

- **2-Bedroom:** starting at \$375,000
  - **3-Bedroom:** starting at \$575,000
  - **4-Bedroom:** starting at \$695,000
- **25 Turnkey homes available**





## What is a Turnkey Home?

A turnkey home means the home is fully design, permitted, and built for you.

This means:

- You avoid 1+ years of delay to coordinate building your own home.
- Square-foot for square-foot, our turnkey homes will be:
  - Less expensive
  - Faster to deliver
  - Higher quality

This is the fastest path to homeownership.

## Turnkey Timeline

- If you qualify for a mortgage by **this summer**:
  - Construction begins

Move-in by **April - June 2027**

## What is Rent with an Option to Purchase (RWOTP)?



**Gets you into a home now.**  
Rent is lower than a mortgage payment.



**Gives you time to qualify to purchase the home after 15 years.**



**Homebuyers club** to learn all the aspects of purchasing a home and investment



**Mortgage at Year 15** will be the balance of remaining debt.



## What is RWOTP?

RWOTP is a long-term rental model that provides housing stability first, with the *option* to transition into homeownership later—without immediate financial risk.

## How the program works



- **15-Year Rental Period**  
Followed by an **option to purchase** in Year 16
- **Affordable, Income-Based Rent**  
Monthly rent set at **30% of household income**, adjusted annually
- **Pre-Set Purchase Price**  
Home price is locked in at **Year 1** and **does not increase** with market appreciation

# Reduced Barriers to Entry

- **No Upfront Mortgage Required**  
No down payment, no construction risk, no immediate loan qualification
- **Financial Stability First**  
Renters stabilize finances *before* deciding whether to purchase
- **Choice, Not Pressure**  
The option to purchase is **not mandatory**—renting can continue if ownership isn't right yet



## Property Tax Exempt

Applies during both rental and ownership periods (DHHL Trust Land)

AND



## 65-Year Ground Lease

Begins at the time of award, providing long-term housing security

## Long-Term Benefits

# AMI County of Hawaii

		LIMITS BY FAMILY SIZE							
<u>MEDIAN</u>		<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
\$98,800									
Adjustments for family size		<u>0.7000</u>	<u>0.8000</u>	<u>0.9000</u>	<u>1.0000</u>	<u>1.0800</u>	<u>1.1600</u>	<u>1.2400</u>	<u>1.3200</u>
% of Income	10%	\$8,470	\$9,680	\$10,890	\$12,090	\$13,060	\$14,030	\$15,000	\$15,960
	20%	\$16,940	\$19,360	\$21,780	\$24,180	\$26,120	\$28,060	\$30,000	\$31,920
	30%	\$25,410	\$29,040	\$32,670	\$36,270	\$39,180	\$42,090	\$45,000	\$47,880
	40%	\$33,880	\$38,720	\$43,560	\$48,360	\$52,240	\$56,120	\$60,000	\$63,840
	50%	\$42,350	\$48,400	\$54,450	\$60,450	\$65,300	\$70,150	\$75,000	\$79,800
	60%	\$50,820	\$58,080	\$65,340	\$72,540	\$78,360	\$84,180	\$90,000	\$95,760
	70%	\$59,290	\$67,760	\$76,230	\$84,630	\$91,420	\$98,210	\$105,000	\$111,720
	80%	\$67,760	\$77,440	\$87,120	\$96,720	\$104,480	\$112,240	\$120,000	\$127,680
	90%	\$76,230	\$87,120	\$98,010	\$108,810	\$117,540	\$126,270	\$135,000	\$143,640
	100%	\$84,700	\$96,800	\$108,900	\$120,900	\$130,600	\$140,300	\$150,000	\$159,600
	110%	\$93,170	\$106,480	\$119,790	\$132,990	\$143,660	\$154,330	\$165,000	\$175,560
	120%	\$101,640	\$116,160	\$130,680	\$145,080	\$156,720	\$168,360	\$180,000	\$191,520
	130%	\$110,110	\$125,840	\$141,570	\$157,170	\$169,780	\$182,390	\$195,000	\$207,480
	140%	\$118,580	\$135,520	\$152,460	\$169,260	\$182,840	\$196,420	\$210,000	\$223,440

# Rent with Option to Purchase



## AFFORDABLE RENT GUIDELINES\*

2025

Affordable rents are based on 30% of income (including utilities)\*\*

<u>Area</u>	<u>\$98,800</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
<b>HAWAII COUNTY</b>						
30% of Median		\$635	\$680	\$816	\$943	\$1,052
50% of Median		\$1,058	\$1,134	\$1,361	\$1,571	\$1,753
60% of Median		\$1,270	\$1,361	\$1,633	\$1,886	\$2,104
80% of Median		\$1,694	\$1,815	\$2,178	\$2,515	\$2,806
100% of Median		\$2,117	\$2,268	\$2,722	\$3,143	\$3,507
120% of Median		\$2,541	\$2,722	\$3,267	\$3,772	\$4,209
140% of Median		\$2,964	\$3,176	\$3,811	\$4,401	\$4,910

# How Our RWOTP is Different

We will create a Homebuyers Hui

**We will:**

- Educate lessees over time
- Prepare you for ownership

**Topics include:**

- ✓ Appraisals
- ✓ Loan programs
- ✓ Retirement planning
- ✓ Stock market basics



**Topics include:**

- ✓ Appraisals
- ✓ Retirement planning
- ✓ Loan programs
- ✓ Stock market basics
- ✓ Real estate and investment



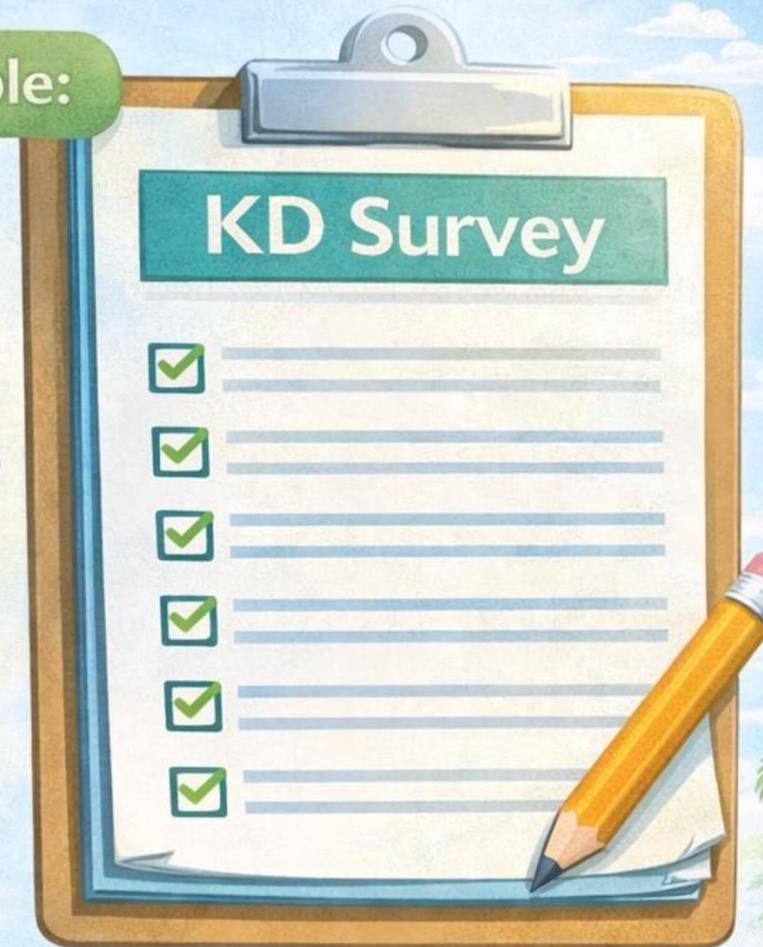
# We Need Your Help

To plan future phases, we need updated information

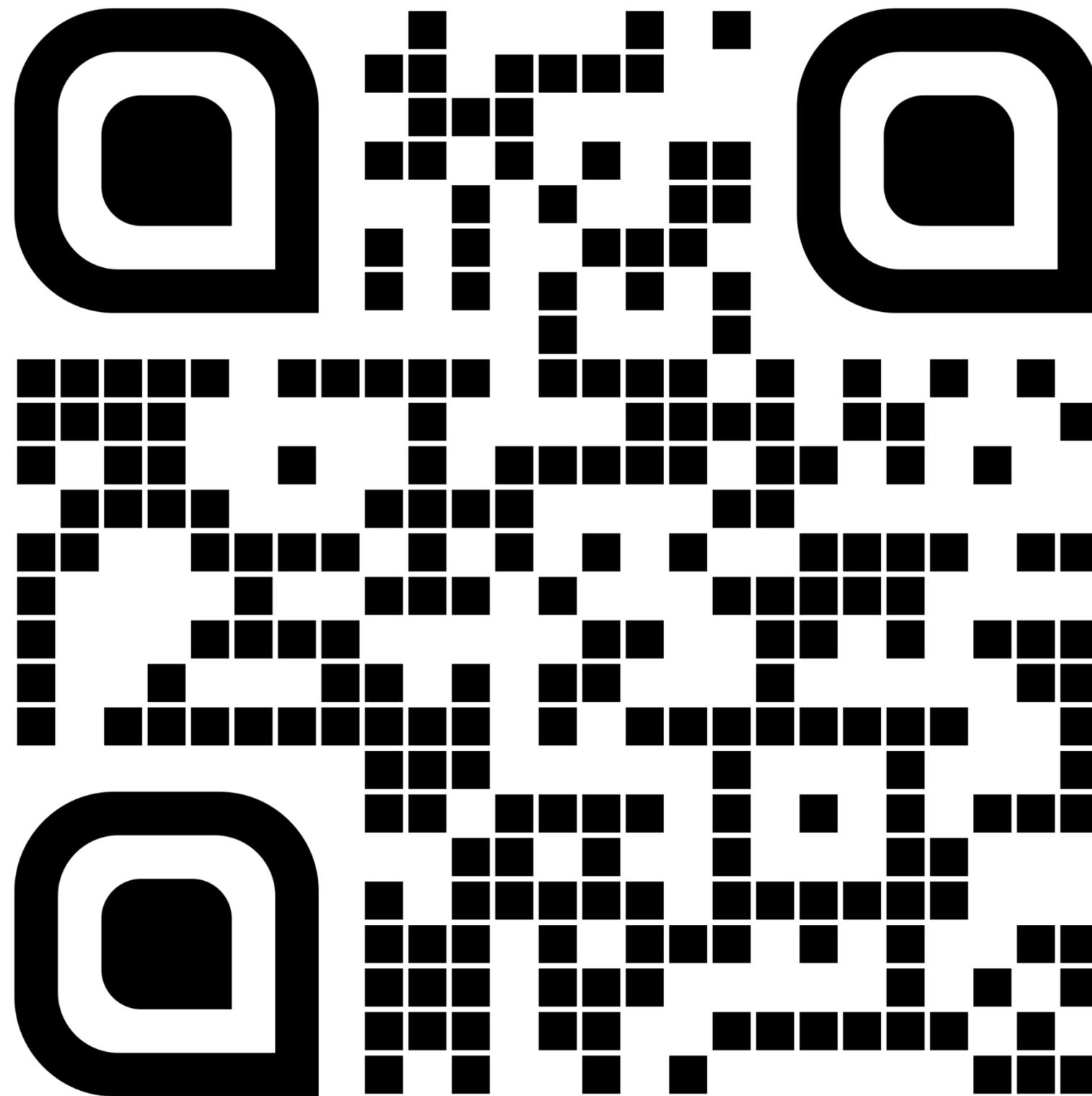
**Please complete the KD survey**

It's short and simple:

- ✓ Name
- ✓ Lease number
- ✓ Annual income
- ✓ Household size
- ✓ Who will live in the home
- ✓ Occupation or retired



SCAN CODE  
Complete  
Survey



**Department of Hawaiian Home Lands**

# Village 5

*Hawaii Community Lending / Habitat For Humanity Hawaii*



# Hawaii Community Lending

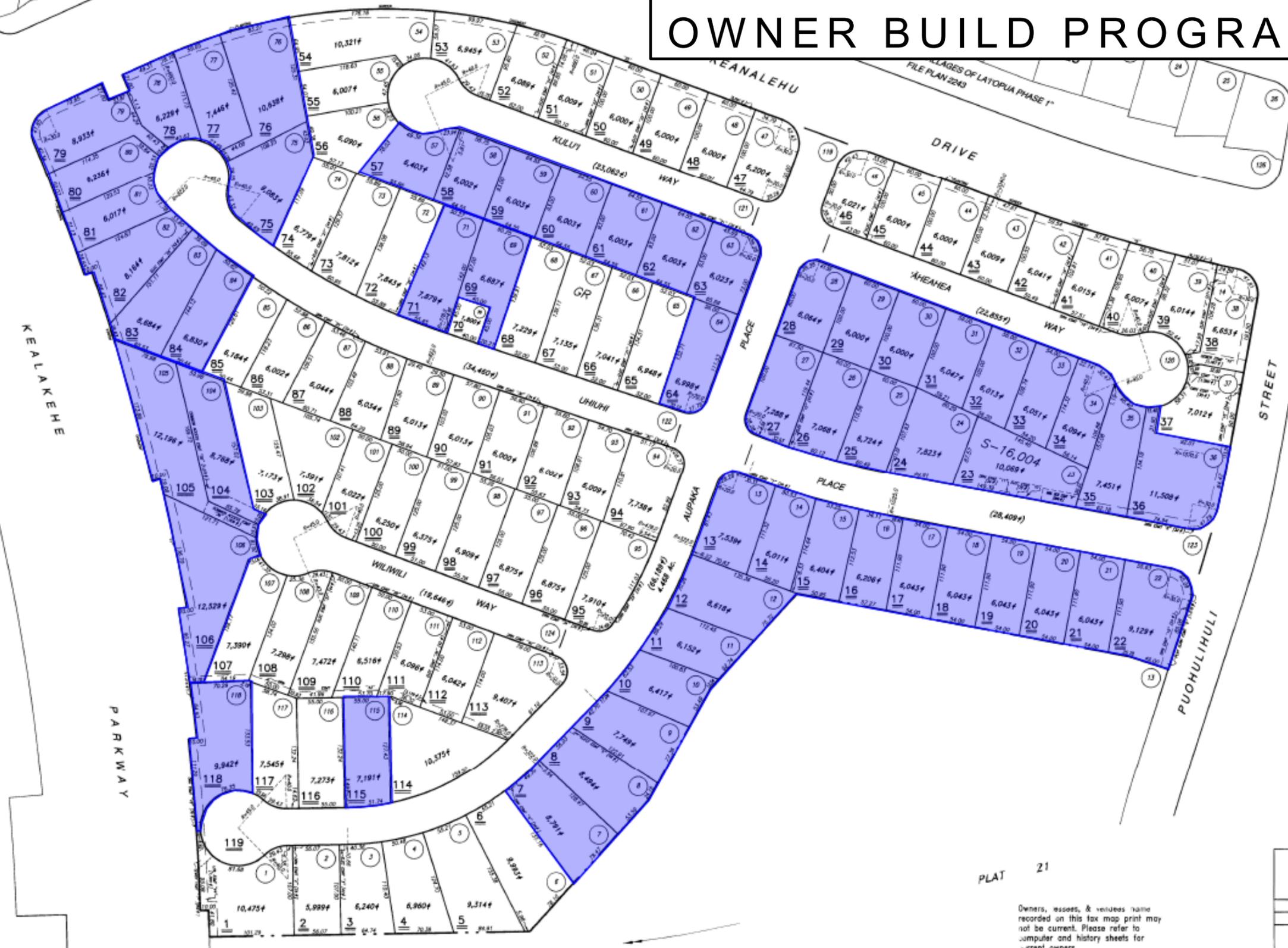


VACANT LOTS

# VACANT LOTS PROGRAM

## OWNER BUILD PROGRAM

DWG NO. DATE June 20, 2011 BY JM SOURCE Sub-05-000171



"VILLAGES OF LATOPIUA - VILLAGE 5," F.P. 2479, KEALAKEHE, NORTH KONA, HAWAII (Formerly por. 7-4-021)

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

Owners, lessees, & vendees name recorded on this tax map print may not be current. Please refer to computer and history sheets for current owners.

DEPARTMENT OF FINANCE PROPERTY ASSESSMENT DIVISION MAPPING BRANCH STATE OF HAWAII TAX MAP		
COUNTY OF HAWAII		
ZONE	SECTION	PLAT
7	4	27
SCALE: 1 IN = 60 FT.		

PRINTED: JUN 20 2011



# Who We Are

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**Hawai'i Community Lending** is a nonprofit organization founded in 2002 by native Hawaiian community in the Paukūkalo homestead to help local and Native Hawaiian families build, buy, and save homes from foreclosure.



# HO'ŌKELE HOME PROGRAM



# Program Overview

The **Ho‘okele Home Program** helps Hawaiian Home Lands beneficiaries build or buy a home by helping facilitate the process from planning through loan and construction readiness. We help move the process forward by coordinating next steps, helping complete parts of the process alongside you, and keeping you informed and involved along the way. You remain in control of decisions, while we help you understand your options, connect with the right people and resources, and move forward with confidence toward successful homeownership on Hawaiian Home Lands.

# WHO IS THIS PROGRAM FOR?

- Have been awarded (or are in the process of being awarded) a residential, agricultural, or pastoral lease
- Are looking to build a home on a vacant lot
- Are looking to build a Supplemental Dwelling Unit (SDU) or Additional Dwelling Unit (ADU)
- Are looking to do home repairs or complete a major home renovation project
- Want to purchase an existing home on Hawaiian Home Lands
- Need help understanding the steps to financing, designing, permitting, and moving in
- Feel stuck, unsure, or overwhelmed by the process

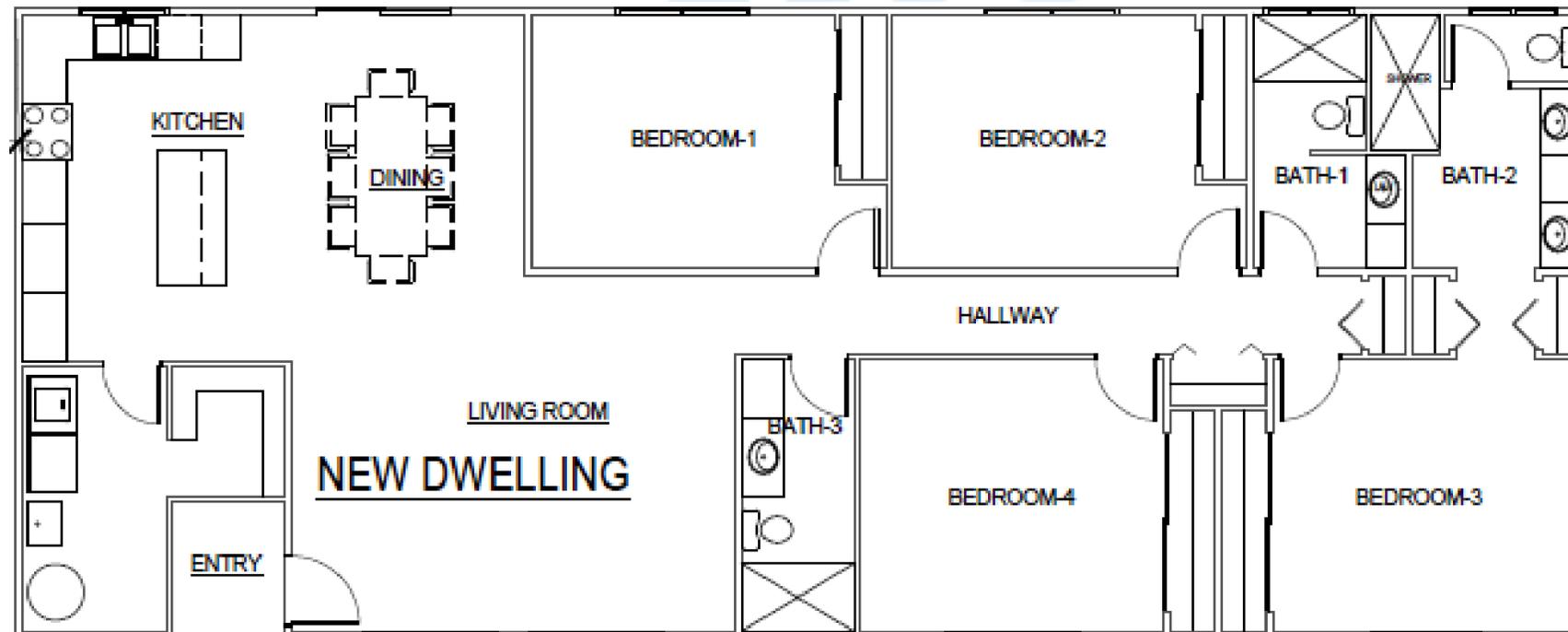


*For those who don't want to be told "NO", but instead they want to be shown HOW-Jona Ahuna, Hawaiian Home Lands Lessee-Pi'ilani Mai Ke Kai.*

# HOW MUCH DOES IT COST TO BUILD MY OWN HOME?

- **Average Bedroom Count: 3**
- **Bathroom Count: 2**
- **Average living area sqft.: ~1,400 sqft**
- **Average cost of home: ~\$443,902**

**Pre-Construction Costs can range from \$8,000-\$35,000\*\*FINANCING MAY BE AVAILABLE CONTINGENT ON FUNDING\*\***



- **Bedrooms: 4**
- **Bathrooms: 3**
- **Living Area: 1,960 sqft**
- **Cost to build: \$490,000**
- **Homestead Location:**  
Anahola, Kaua'i

**\*\*Construction costs are not guaranteed. Final pricing will depend on market conditions, contractor availability, and material costs at the time construction begins.\*\***

# CONSTRUCTION AND MORTGAGE FINANCING

- **Kapili Construction Loan** (no income limits)
- **Kahua Hale Loan**
  - 80% AMI and below
- **Kūpa'a Hale Loan**
  - 80% AMI and below **OR** property is located in a low- to -moderate-income census tract area.
- **Mortgage Brokerage**

Every family's situation is different, stop by our vendor table to learn more!

# Prepare for homeownership now, a consumer loan can help!

## CREDIT BUILDER LOAN

*Build credit and grow your savings at the same time.*

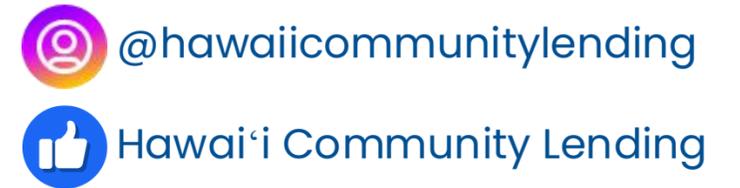
- \$1,501 minimum loan
- 18% fixed
- 24 months term
- Automatic Approval

## DEBT CONSOLIDATION LOAN

*Reduce debt, increase buying power and strengthen your credit.*

- \$35,000 Maximum Loan Amount
- **Higher loan amounts available; certain conditions apply**
- 84 maximum loan term
- APR 8%-20%





**Have more questions?  
Come visit us at our vendor table!**

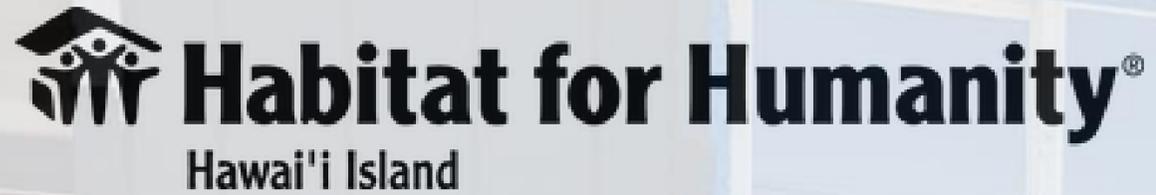
Brochures, FAQ's and more...

**MAHALO!**

[kokua@hawaiicommunitylending.com](mailto:kokua@hawaiicommunitylending.com)

Ph: 808-587-7656

[WWW.HAWAIICOMMUNITYLENDING.COM](http://WWW.HAWAIICOMMUNITYLENDING.COM)



Habitat For Humanity Hawaii'i Island has an open-door policy. All who believe that everyone needs a decent, affordable place to live are welcome to help with the work, regardless of race, religion, age, gender, political views or any of the other distinctions that too often divide people. In short, Habitat welcomes volunteers and supporters from all backgrounds and also serves people in need of decent housing regardless of race or religion. As a matter of policy, Habitat for Humanity International and its affiliated organizations do not proselytize. This means that Habitat will not offer assistance on the expressed or implied condition that people must either adhere to or convert to a particular faith, or listen and respond to messaging designed to induce conversion to a particular faith.

# Transforming Lives Through Homeownership

## **WHO CAN QUALIFY FOR A HABITAT HOME?**

Habitat for Humanity Hawai'i Island applicants are chosen using the four basic selection criteria: Housing Need, Ability to Pay, Willingness to Partner and Access to Land. Habitat does not discriminate against any applicant because of race, color, religion, sex, marital status, age, familial status, handicap or national origin. Habitat requires potential homeowners to reside and work on Hawaii Island. We also do a background check for any criminal behavior including but not limited to the use of illegal substances.

# Transforming Lives Through Homeownership

**Housing Need:** Habitat assists people who do not own a home and are living in “substandard” housing. (Substandard means that the current housing is unsafe, unhealthy, too small, or costly for the applicant’s income.) For example, overcrowding (three to a bedroom), unsafe or unsanitary conditions. Priority is based on the level of need and lack of adequate shelter as well as those families with small children and seniors.

# Transforming Lives Through Homeownership

**Ability to Pay:** Habitat homebuyers must have a stable income and a reasonable credit history, with no outstanding judgments. They must also have adequate income to cover taxes, utilities, insurance and maintenance expenses as well as the mortgage payment. We partner with families with gross earnings between 30% and 80% of current US Department of Housing and Urban Development (HUD) area median income. We will request verification of your financial information in the next phase of the application process. We take into consideration income for everyone in the household.

# Transforming Lives Through Homeownership

**Willingness to Partner:** Partnership includes completing approved pre and post sweat equity hours (500+ hours for a new house), agreeing to the house that Habitat is able to provide inclusive of design, type, style, number of bedrooms and bathrooms, etc., making timely payments, adequately maintaining the home and cooperating so that the house can be completed in a timely manner from the start date.

# Transforming Lives Through Homeownership

**Access to Land:** Currently, Habitat for Humanity Hawai'i Island encourages families who own their own land (have clean title) free and clear of any mortgage or have a long-term lease (minimum of 30 years remaining) in their name on their land to apply. Applicants must have a history of paying debts and living up to obligations. A credit report, income and expense verifying documentation shall be obtained or submitted during the qualifying process and again prior to the family moving into the home. They must also have the financial resources to pay a down payment which is to pay the required home insurance and real property tax one year in advance. Applicants must be able to make monthly loan, property tax and insurance payments by the assigned due date.

Habitat wants its homeowners to be involved partners, sharing their story throughout the build process and long after they purchase their home. Most homeowners are encouraged to continue to serve on committees and volunteer to help others to become homeowners in the future.

These are the basic criteria. More detailed information is shared with the families during the application process and is subject to change.

## 2025 INCOME LEVELS

% OF MEDIAN INCOME	PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
30%	\$25,400	\$29,000	\$32,650	\$36,980	\$43,310	\$49,640	\$55,970	\$62,300
50%	\$42,350	\$48,400	\$54,450	\$60,450	\$65,300	\$70,150	\$75,000	\$79,800
80%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650

SOURCE: US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT



## 2025 INCOME LEVELS

% OF MEDIAN INCOME	PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
30%	\$25,400	\$29,000	\$32,650	\$36,980	\$43,310	\$49,640	\$55,970	\$62,300
50%	\$42,350	\$48,400	\$54,450	\$60,450	\$65,300	\$70,150	\$75,000	\$79,800
80%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650

SOURCE: US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

# Contact Information

**MAHALO NUI LOA!**

For more information, please contact Homeowner Services Manager Adrienne Eisele:

Phone: 808-935-6677

Email: [info@habitahawaiiisland.org](mailto:info@habitahawaiiisland.org)

Website: [habitahawaiiisland.org](http://habitahawaiiisland.org)

**Department of Hawaiian Home Lands**

# **FINANCIAL ASSESSMENTS**

*Helen N. Wai LLC*





*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.



*Helen N. Wai, LLC*

## Contact Information

**For assistance, contact:**

Email: [kokua@helenhomestead.com](mailto:kokua@helenhomestead.com)

Phone: 808-867-8021

**MAHALO NUI LOA**

[DHHL.HAWAII.GOV](http://DHHL.HAWAII.GOV)

**Department of Hawaiian Home Lands**

# KUPUNA PROGRAM

*Hawaiian Council*





# DHHL Kūpuna Rental Subsidy Program

# About

The DHHL Kūpuna Rental Subsidy Program is a theoretical initiative designed to provide financial assistance and support services to Native Hawaiian kūpuna, recognizing their importance as the elder generation and addressing their specific needs.

The program aims to **enhance the quality of life for kūpuna, ensure their well-being, and acknowledge their significant cultural contributions.**



# Eligibility

**Kupuna on the DHHL  
waitlist 62 and older**

**Under 80% AMI  
renting in Hawai'i**

**30% of household  
income goes to rent**

Hawaiian Council would  
subsidize the rest up to  
HUD fair market rent



# Requirements

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- **Annual inspections** to ensure unit is up to HUD standards
- A **signed Landlord contract** prior to inspection
- **HUD Counseling** to be completed within 60 days of an approved application



**Mahalo!**

[DHHL@hawaiiancouncil.org](mailto:DHHL@hawaiiancouncil.org)

[www.hawaiiancouncil.org](http://www.hawaiiancouncil.org)

(808)596-8155

**Department of Hawaiian Home Lands**

# **SUCCESSORSHIP & TRANSFERS**



# TRANSFER

## of Project Lease

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- Lessees can Transfer their Lease to:
  - Any 50% Hawaiian
- Their spouse, children, grandchildren, siblings who are at least 25% Hawaiian.



Have you ever...?

# 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

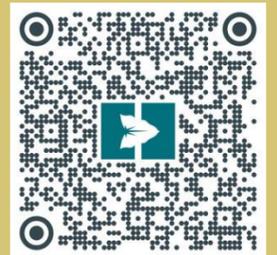


**Contact the Homestead Services Division with questions regarding:**

- Transfer of leases
- Successorship

Office: 808-730-0270

For answers to frequently asked questions, scan QR code.



# **HHCA Section 209** **Successors to Leases**

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## **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 30<sup>th</sup> and December 31<sup>st</sup>.

# **HAWAII ADMINISTRATIVE RULES 10-3-63**

Lessee Dies Without Designating Successor(s)

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## **Eligible Successors at 25% Hawaiian**

1) Husband or Wife; 2) Children; 3) Grandchildren; 4) Siblings

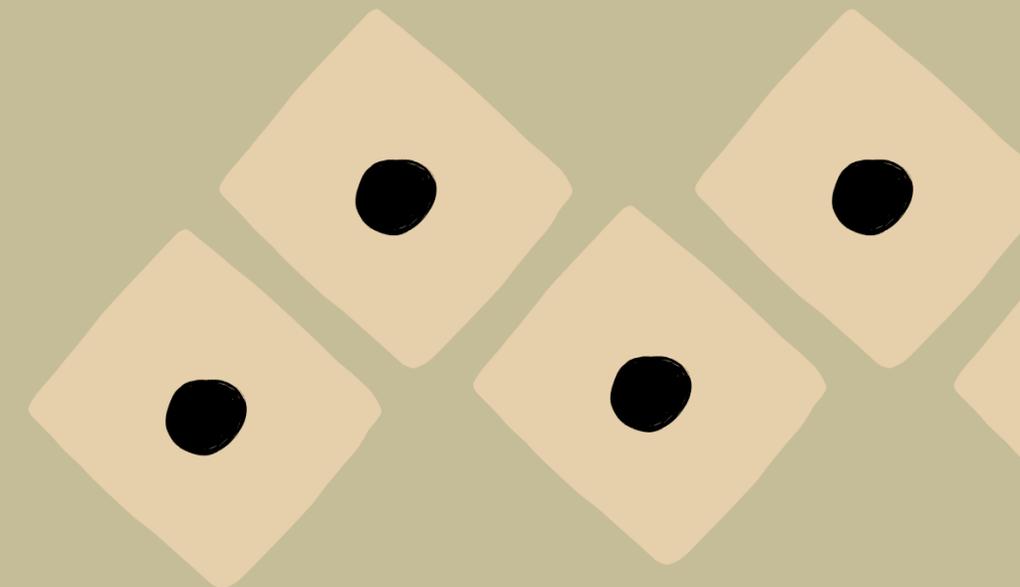
## **Eligible Successors at 50% Hawaiian**

Father and mother;

Widows and widowers of children;

Widows and widowers of brothers and sisters;

Nieces and nephews.



# Successors to Leases

- **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.



**Things  
To  
Remember**

[DHHL.HAWAII.GOV](http://DHHL.HAWAII.GOV)

**Department of Hawaiian Home Lands**

# **Important Dates & Selection Process**



# IMPORTANT DATES

## Response Form

- Response Form & Deadline February 27, 2026

## Lot Selection: Village 5

- Vacant Lots Awards Date: April 18, 2026 (Invitation Only)

## Lot Selection: Village 4 Hema

- Turnkey/RWOP Awards Date: April 25, 2026 (Invitation Only)

Department of Hawaiian Home Lands  
Attn: LDD- Housing Project Branch  
91-5420 Kapolei Parkway  
Kapolei, HI 96707

**RESPONSE FORM**  
**La'i 'Ōpua Subdivision – Villages 4 & 5**  
**Kona, Hawaii**

TO DETERMINE THE INTEREST IN THIS RESIDENTIAL LOT OFFERING PLEASE RETURN THIS RESPONSE FORM TO THE DEPARTMENT BY **FEBRUARY 27, 2026**

PLEASE CHECK YOUR PREFERENCE(S) BELOW. SIGN, DATE AND RETURN THE COMPLETED FORM TO THE DEPARTMENT BY or Postmarked **February 27, 2026**. If your completed response form is not received, you will be deferred from this offer.

**YOU MAY SELECT ONE OR MORE PROJECTS:**

I am INTERESTED in the La'i 'Ōpua Subdivision Village 4 Turnkey Homes

I am INTERESTED in the La'i 'Ōpua Subdivision Village 4 Rent w/ Option to Purchase

I am INTERESTED in the La'i 'Ōpua Subdivision Village 5 Vacant Lots

I am NOT INTERESTED in this RESIDENTIAL LOTS OFFERING.

Please DEFER me from this offer but contact me for future offers. I UNDERSTAND THAT I WILL NOT GO TO THE BOTTOM OF THE LIST. I choose to defer from this offer for the following reasons:

Location \_\_\_\_\_

Other, Please Explain: \_\_\_\_\_

EDDIE K. KUAHWINULIII \_\_\_\_\_  
Lessee's Name Signature Date

\_\_\_\_\_ XXX-XX-\_\_\_\_\_  
Mailing Address Social Security Number (last 4 digits)

City State Zip Code Res. Phone No. Bus. Phone No.

\_\_\_\_\_ Cell Phone No.  
Email address

FOR OFFICIAL USE ONLY	
DDO (w) APPLICATIONS	AWARDS BRANCH
NAME _____ ADDRESS _____ PHONE _____	DATE: _____
OTHER _____	STAFF INITIALS: _____
COMPUTER INPUT DATE _____	
STAFF'S INITIALS _____	

Department of Hawaiian Home Lands  
Attn: LDD- Housing Project Branch  
91-5420 Kapolei Parkway  
Kapolei, HI 96707

**RESPONSE FORM**  
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\_\_\_\_\_ I am INTERESTED in the La'i 'Ōpua Subdivision Village 4 Turnkey Homes

\_\_\_\_\_ I am INTERESTED in the La'i 'Ōpua Subdivision Village 4 Rent w/ Option to Purchase

\_\_\_\_\_ I am INTERESTED in the La'i 'Ōpua Subdivision Village 5 Vacant Lots

\_\_\_\_\_ I am NOT INTERESTED in this RESIDENTIAL LOTS OFFERING.

Please DEFER me from this offer but contact me for future offers. I UNDERSTAND THAT I WILL NOT GO TO THE BOTTOM OF THE LIST. I choose to defer from this offer for the following reasons:

\_\_\_\_\_ Location

\_\_\_\_\_ Other. Please Explain: \_\_\_\_\_

EDDIE K KUAHIWINUI III

Lessee's Name

Signature

Date

\_\_\_\_\_ Mailing Address

XXX-XX-

\_\_\_\_\_ Social Security Number (last 4 digits)

\_\_\_\_\_ City

\_\_\_\_\_ State

\_\_\_\_\_ Zip Code

\_\_\_\_\_ Res. Phone No.

\_\_\_\_\_ Bus. Phone No.

\_\_\_\_\_ Email address

\_\_\_\_\_ Cell Phone No.

**FOR OFFICIAL USE ONLY**

**ODO (or) APPLICATIONS**

**AWARDS BRANCH**

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

OTHER \_\_\_\_\_

COMPUTER INPUT DATE \_\_\_\_\_

STAFF'S INITIALS \_\_\_\_\_

DATE: \_\_\_\_\_

STAFF INITIALS: \_\_\_\_\_

# Lot Selection

## Process

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# Selection Process

Names Called in Rank Order:

## If You Are No Longer Interested

Check “Not Interested” on the Response Form and return it.

You will remain on your respective list (based on the original date of application):

## Important Requirements

- Be present or have the notarized proxy.
- Do not mail Proxy Forms to the department or district offices.
- Bring a **valid government-issued ID**.
- Late arrival: You may select a lot only if lots available after all names are called.

# Contact Information

## Project Team:

- **Kaui Stephens**
- **Erin McCabe**

## Supporting Team:

- **Shanti Gomes**
- **Shauna Mau**
- **Moana Freitas**

## Contact Number

- **(808) 730-0311**

## Email Address

- **[dhhl.housing@hawaii.gov](mailto:dhhl.housing@hawaii.gov)**



[DHHL.HAWAII.GOV](http://DHHL.HAWAII.GOV)

**Department of Hawaiian Home Lands**

# OPEN HOUSE



# MAHALO PIHA!



808-730-0311



[dhhl.housing@hawaii.gov](mailto:dhhl.housing@hawaii.gov)



[dhhl.hawaii.gov](http://dhhl.hawaii.gov)