



# Orientation

Project Leases – Ewa Beach, Nānākuli, Waimānalo

May 16, 2026

# What To Expect For Today's Orientation



- **Welcome / Opening Remarks**
- **History of DHHL, Funding, New Approach**
- **Financial Assessments**
- **Information about 'Ewa Beach, Nānākuli, Waimānalo**
- **Designated Successorship / Transfers**
- **What's Next**



# CHAIR WATSON

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





# PRINCE KŪHIŌ JONAH KALANIANA'OLE

Prince Jonah Kūhiō Kalaniana'ole was a beloved Hawaiian prince and U.S. congressional delegate who championed Native Hawaiian rights and authored the Hawaiian Homes Commission Act, shaping the future of homesteading in Hawai'i.



Authored Hawaiian Homes Commission Act

U.S. congressional delegate for Hawai'i

Advocated for Native Hawaiian rights/culture



<https://dhhl.hawaii.gov/current-projects/>



- **History of DHHL**
- **Funding**
- **New Approach**



# MAKING IT WORK WITH WHAT WE HAD

Over the past 100 years, approximately 10,000 leases have been awarded—an average of about 100 per year. While each lease represents a meaningful opportunity for a family, this pace also reflects the long-standing challenges of delivering homestead access at scale. It underscores both the progress made and the continued urgency to accelerate efforts for future generations.





# HOPE IS HERE FOR YOUR FUTURE

**7,000 TOTAL LEASES AWARDED IN YEARS 2025 & 2026**

There is strong hope that more beneficiaries will receive their homestead leases, opening the door to stability and opportunity. A homestead is more than shelter—it creates a foundation for well-being, reduces stress, and empowers families to build, provide, and pass down values and culture. With each lease awarded, future generations are better positioned to care for one another and sustain a legacy of health, stewardship, and self-sufficiency.

## Statewide Lot Development Projects Leases

County	2022 Leases	2024 HHC	2025 Completed
Hawai'i	440	1,684	408
Maui	572	1,514	1,212
Honolulu	1,520	1,790	725
Kauai	190	1,297	82
Scattered Lots Statewide	0	107	45
<b>TOTAL</b>	<b>2,722</b>	<b>6,392</b>	<b>2,472</b>

*\*\$600M encumbered by 12/31/2025. Currently \$120M expended.*

*\*projected to award 4,800 by 12/31/2026.*



# BREAKDOWN OF \$600 ENCUMBERED

## INFRASTRUCTURE

\$511.2M

## ACQUISITION

\$52.8M (new acreage: 555.94ac)

## FINANCING AND BENEFICIARY SERVICES:

\$36M



# STATEWIDE PROJECTS





1. DHHL **acquires** the land



2. DHHL builds **Site Infrastructure**



3. Private Developer **builds housing**



4. DHHL Beneficiary **pays for house, land lease at \$1/year**

DHHL

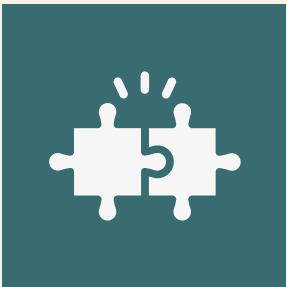
# PILINA: RELATIONSHIPS THAT CONNECT US



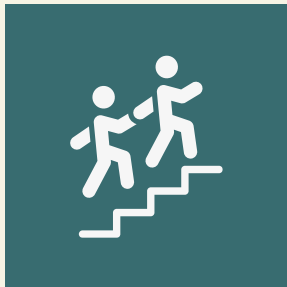
Pilina reminds us that strong relationships are the foundation for providing hope to our beneficiaries—connecting families, strengthening communities, and creating opportunities for a brighter future for generations to come.



Secure the future through project leases (undivided interest leases)



Collaborate with government agencies to strengthen impact and resources



Partner with service providers to extend our reach on the ground



Collaborate with developers to leverage additional resources

# New Approach



**Project Leases**



**Financial Assessments**



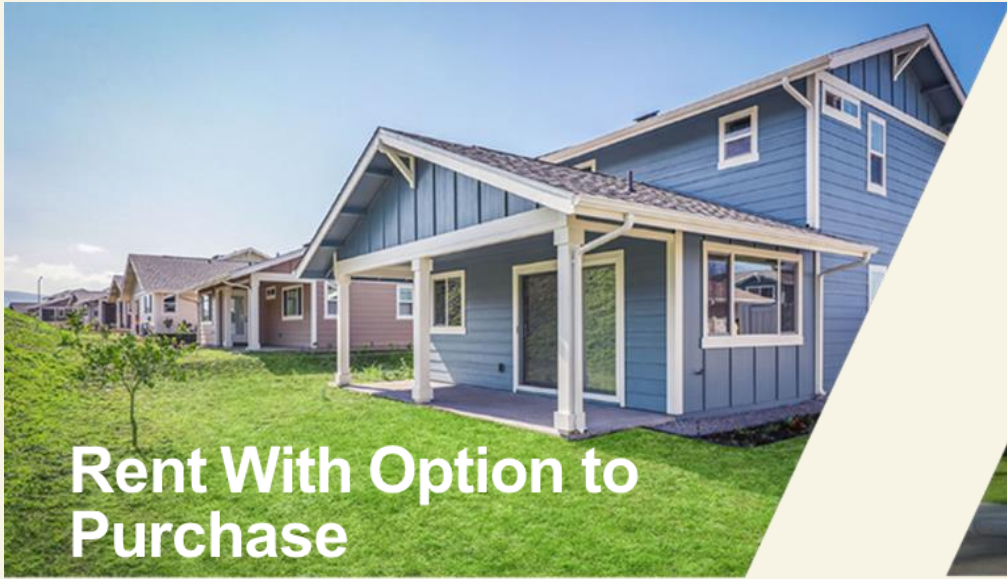
**Financial Literacy & Preparation**



**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**



## **Information about:**

- **Ewa Beach**
- **Nānākuli**
- **Waimānalo**



# 'Ewa Beach

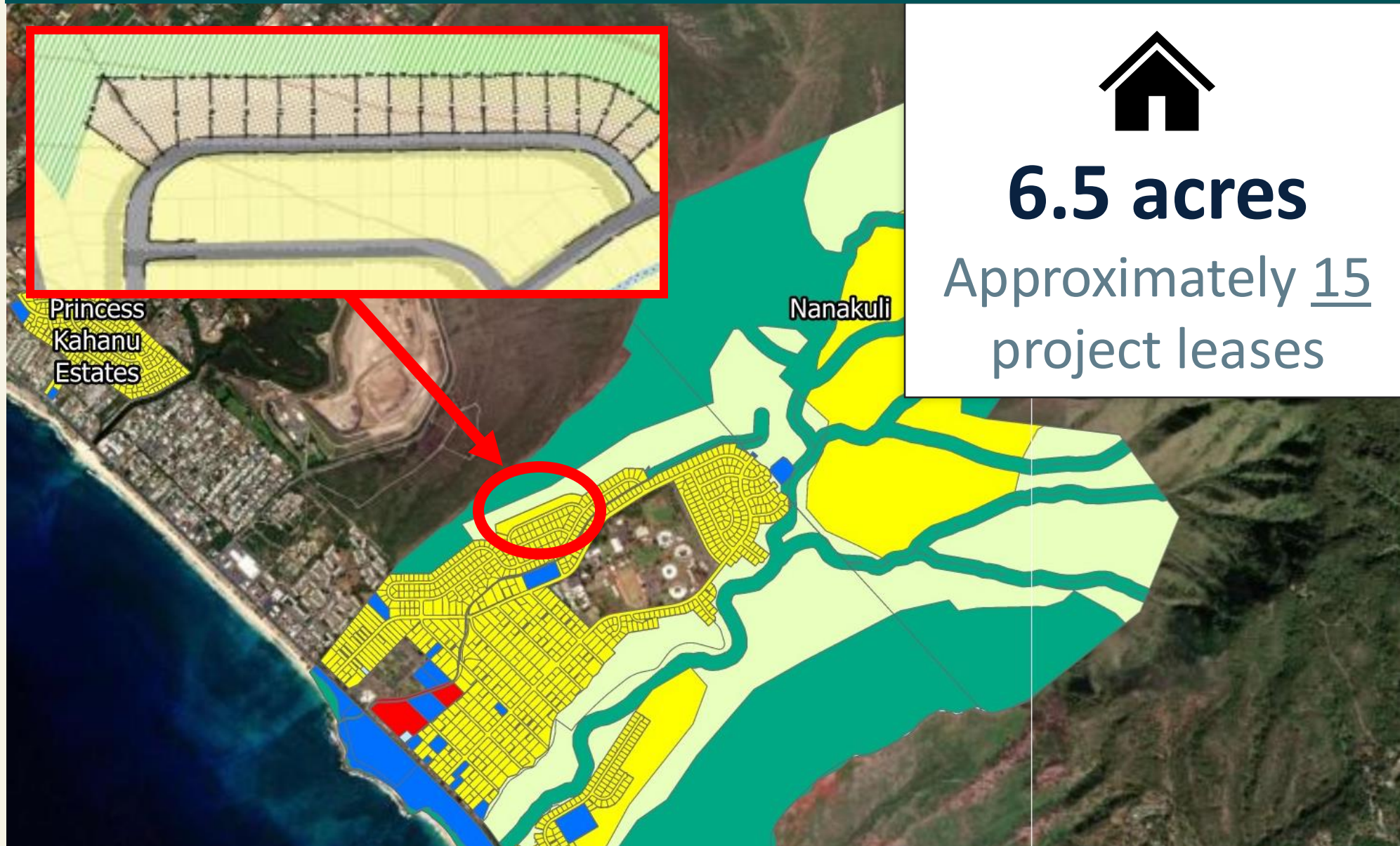


**80 acres**

Approximately 400  
project leases



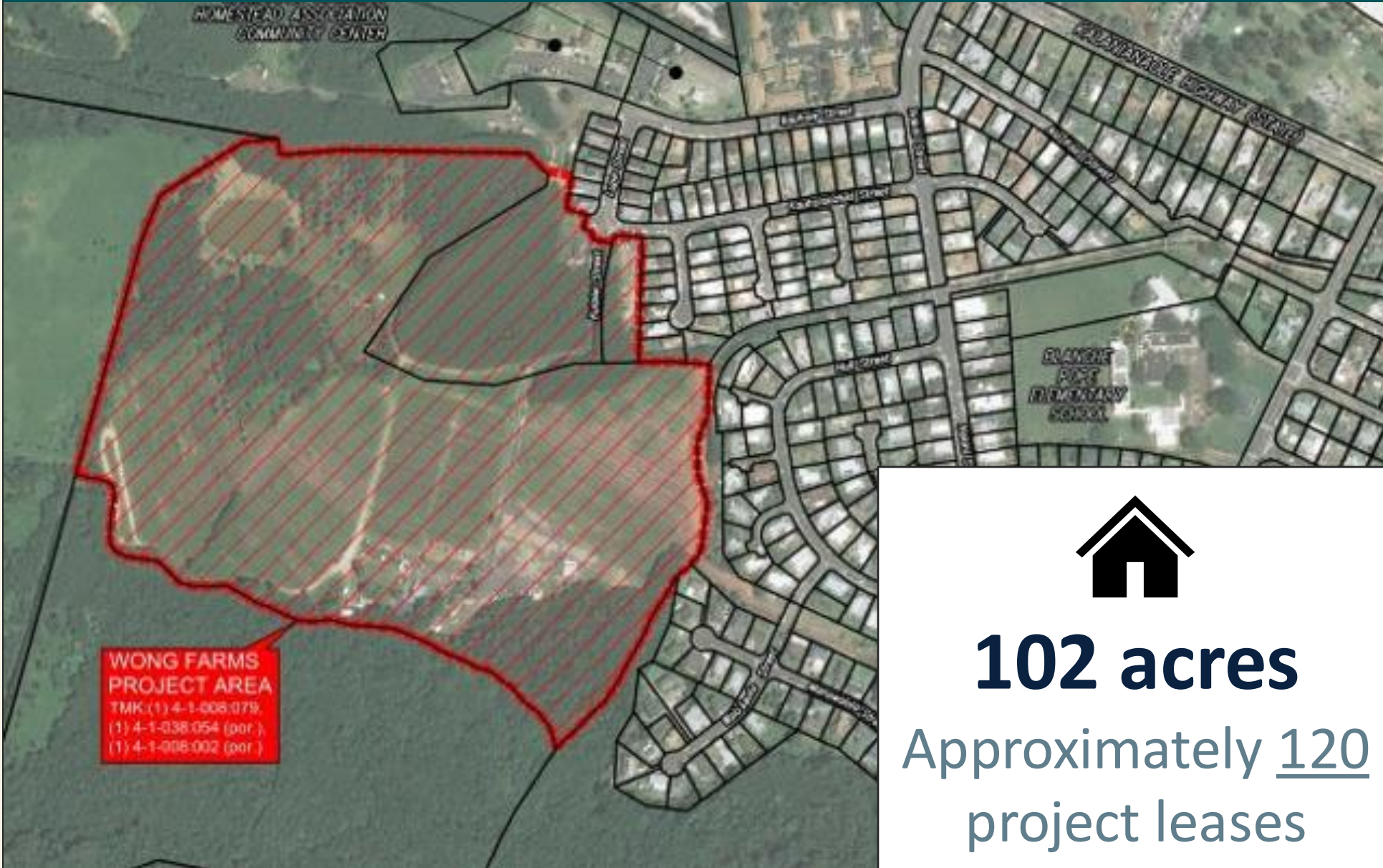
# Nānākuli



**6.5 acres**

Approximately 15  
project leases

# Waimānalo





# 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.

## Assessments 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.



# Successorships & 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 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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# 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.)

# HHCA Section 209

## SUCCESSORS TO LESSEES



### **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)



**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 Application Rights and Leases

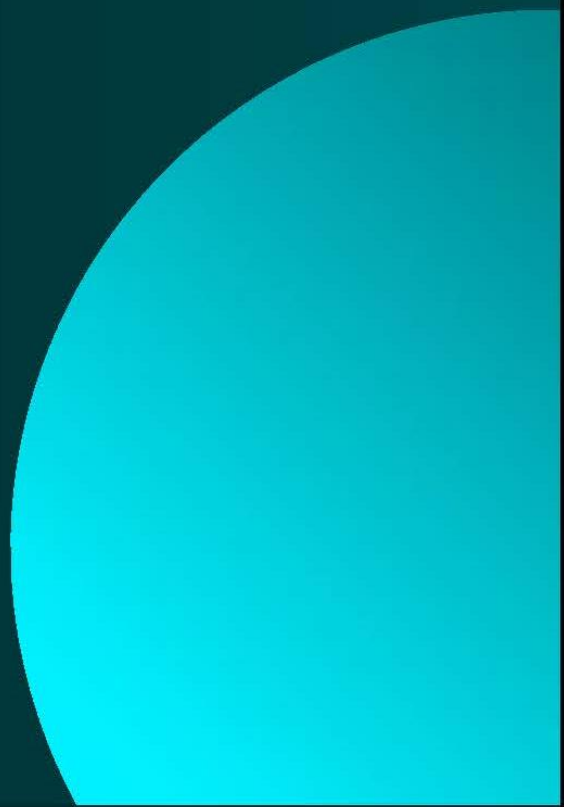
- **Things to remember...**

- 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.





# Next Steps



# PROJECT LEASE

## OVERVIEW



### What is the Offer?

- A Project Lease opportunity for either Ewa Beach, Nānākuli, or Waimānalo

### What is a Project Lease?

- A paper lease that grants you an undivided interest in an area/subdivision, for future lot development
- Allows designation and transfer of lease to a qualified **25% successor**
- Provides time to meet financial or program requirements

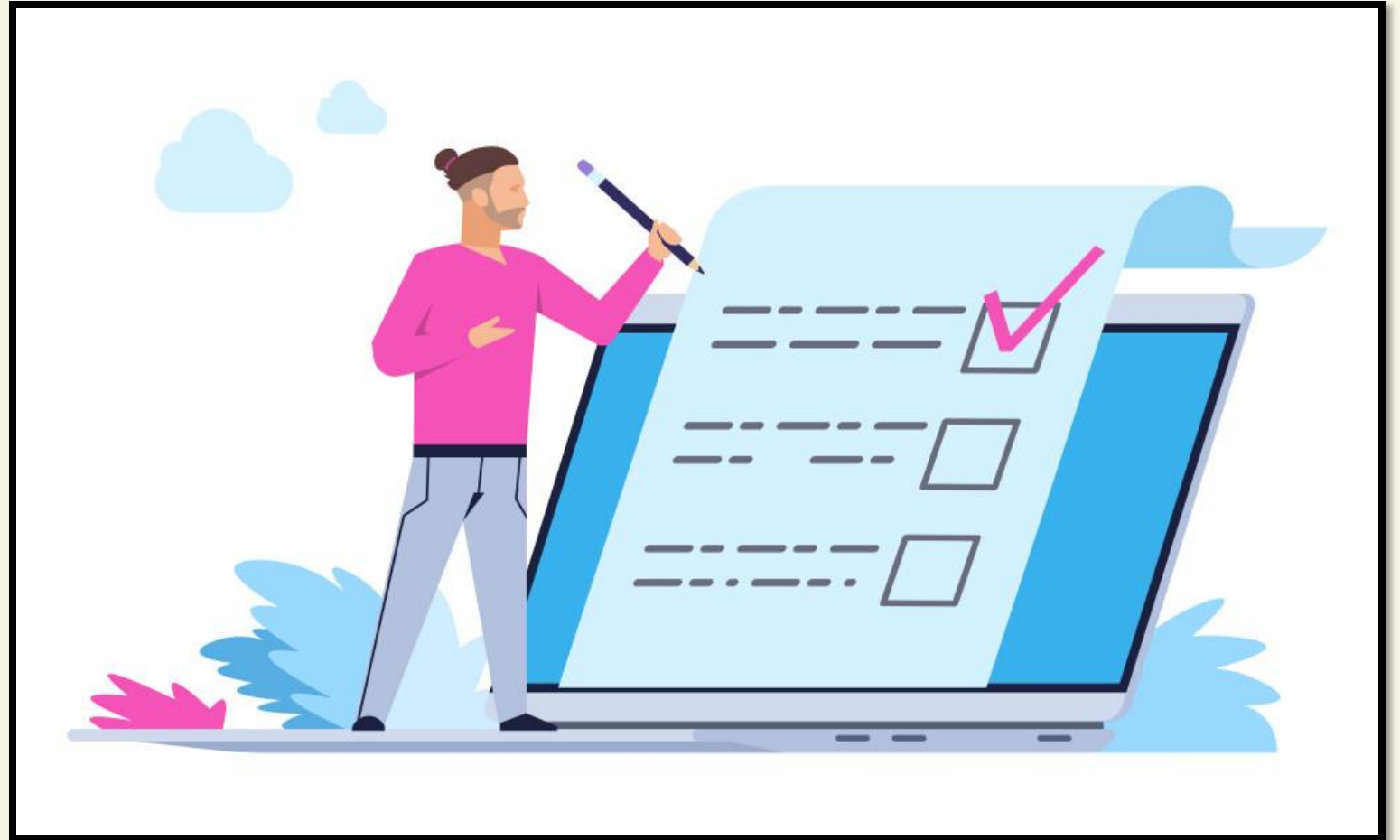
### What are the offer requirements?

- Submit the interested response form by the due date.

# RESPONSE FORM



**DUE DATE**  
**June 5, 2026**



# Deferrals



If You Are No Longer Interested



Check "Not Interested" on the Response Form and return it.



You will remain on the O'ahu Islandwide Residential waitlist

(based on your original application date).



You will **not** be moved to the bottom of the applicant list.



You may be eligible for future offers.

# Important Dates

## Response Form Due Date

- June 5, 2026

## Project Selection Meeting – Invitation Only

- July 18, 2026



# Contact Information



## Project Team

- Carol Takeuchi
- Erin McCabe

## Support Team:

- Shauna Mau
- Shanti Gomes
- Kauai Stephens
- Moana Freitas

## Contact Number

- (808) 730-0311

## Email Address

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





# Mahalo Piha

**E lauhoe mai na wa'a; i ke ka, i ka hoe; i  
ka hoe, i ke ka; pae aku i ka 'āina**

"Paddle together, bail, paddle; paddle, bail; paddle towards the land."

**Meaning:** This proverb illustrates that when everyone contributes and works together, tasks are completed more efficiently and effectively. It reflects the teamwork necessary in traditional Hawaiian canoeing, where each paddler must synchronize their efforts to reach their destination quickly.