

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

HR 10 Public Meeting

Act 279, SLH 2022 Implementation

September 15, 2023

DEPARTMENT OF HAWAIIAN HOME LANDS



HISTORIC \$600M LEGISLATIVE APPROPRIATION



DEPARTMENT OF HAWAIIAN HOME LANDS



O'AHU

Mill Camp,
Wailua

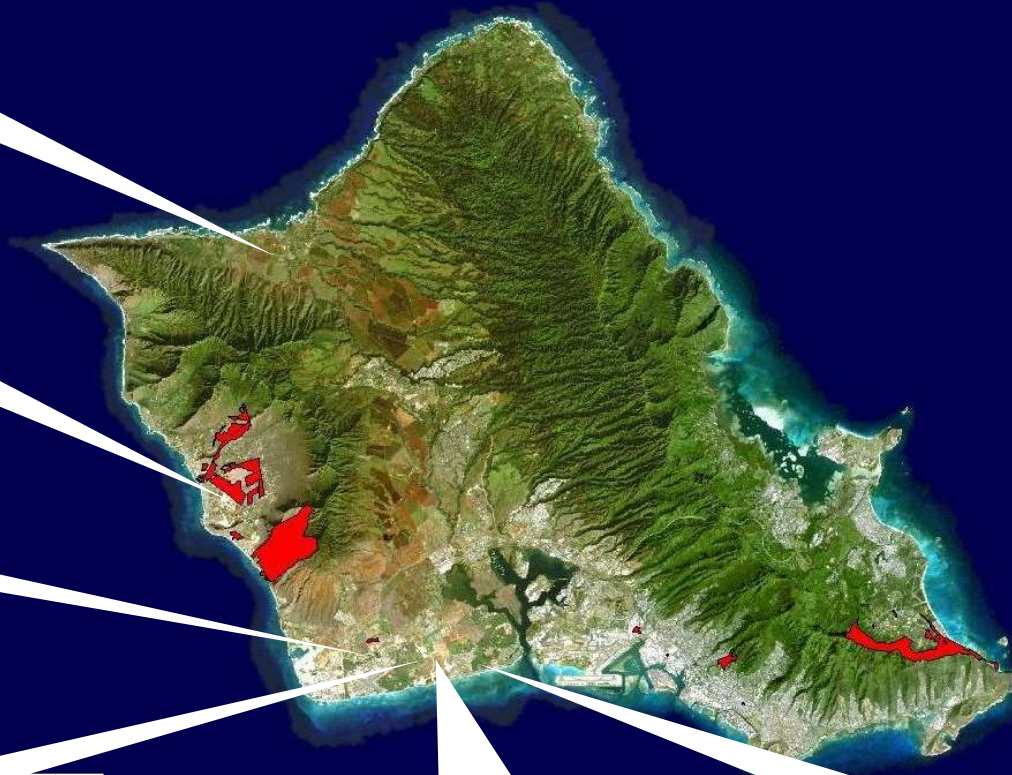
Mā'ili
Development

Kaupe'a, Phase 2

Ka'uluokaha'i
(East Kapolei II)

'Ewa Villages

'Ewa Beach
(former NOAA)



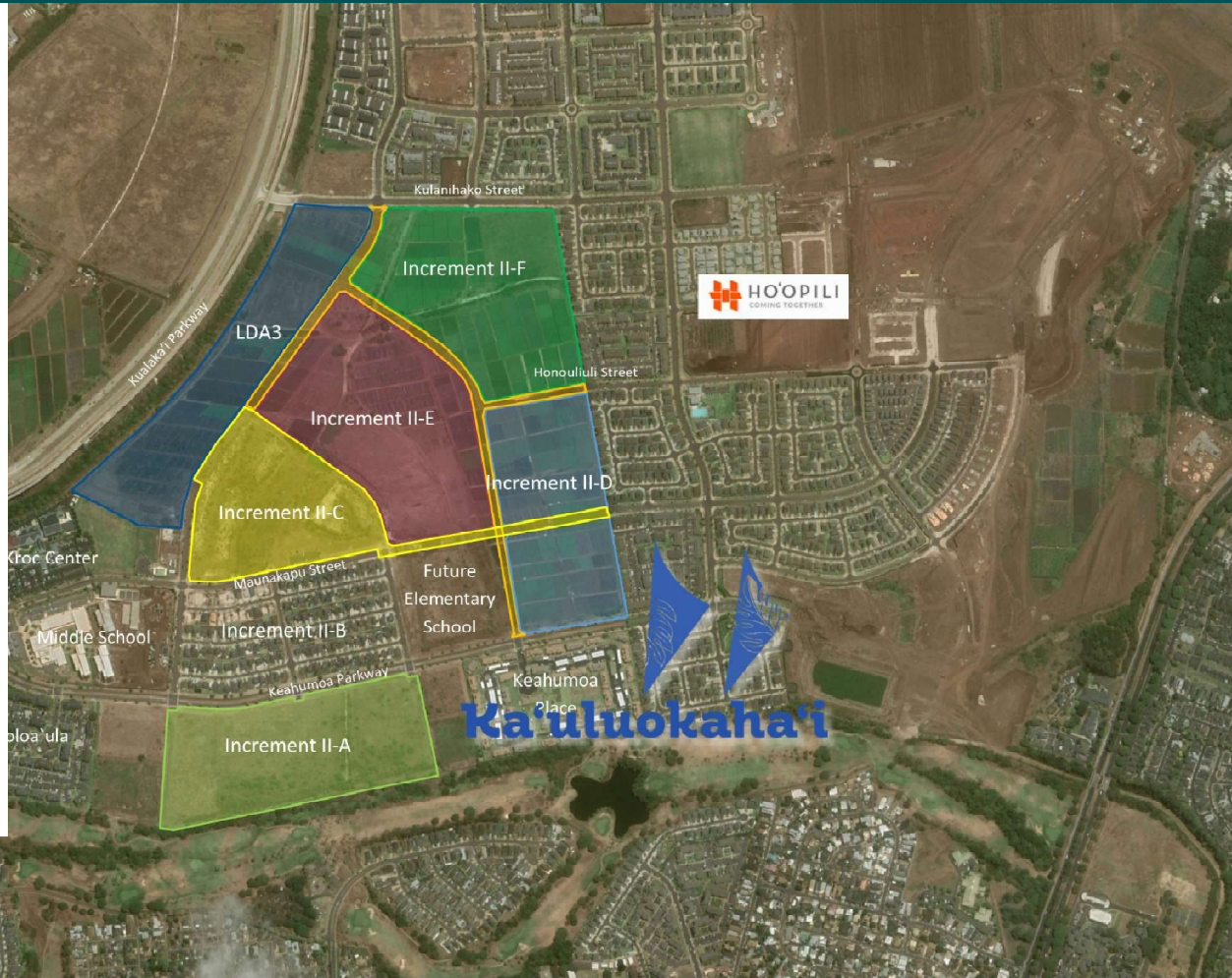


EAST KAPOLEI, O'AHU

Kanehili (404 lots) – 99% Occupied
Ka'uluokaha'i II-B (160 lots) – 87% Occupied
Ka'uluokaha'i II-C (127 lots) – Start construction mid 2023 (\$29 million, CIP + Trust)
Ka'uluokaha'i II-E (142 residential lots)
Ka'uluokaha'i II-D (124 residential lots)
Ka'uluokaha'i II-F (155 residential lots)
Ka'uluokaha'i II-A (300 low density apartments)
Low Density Apartments 3 (future development - multi-family rentals)

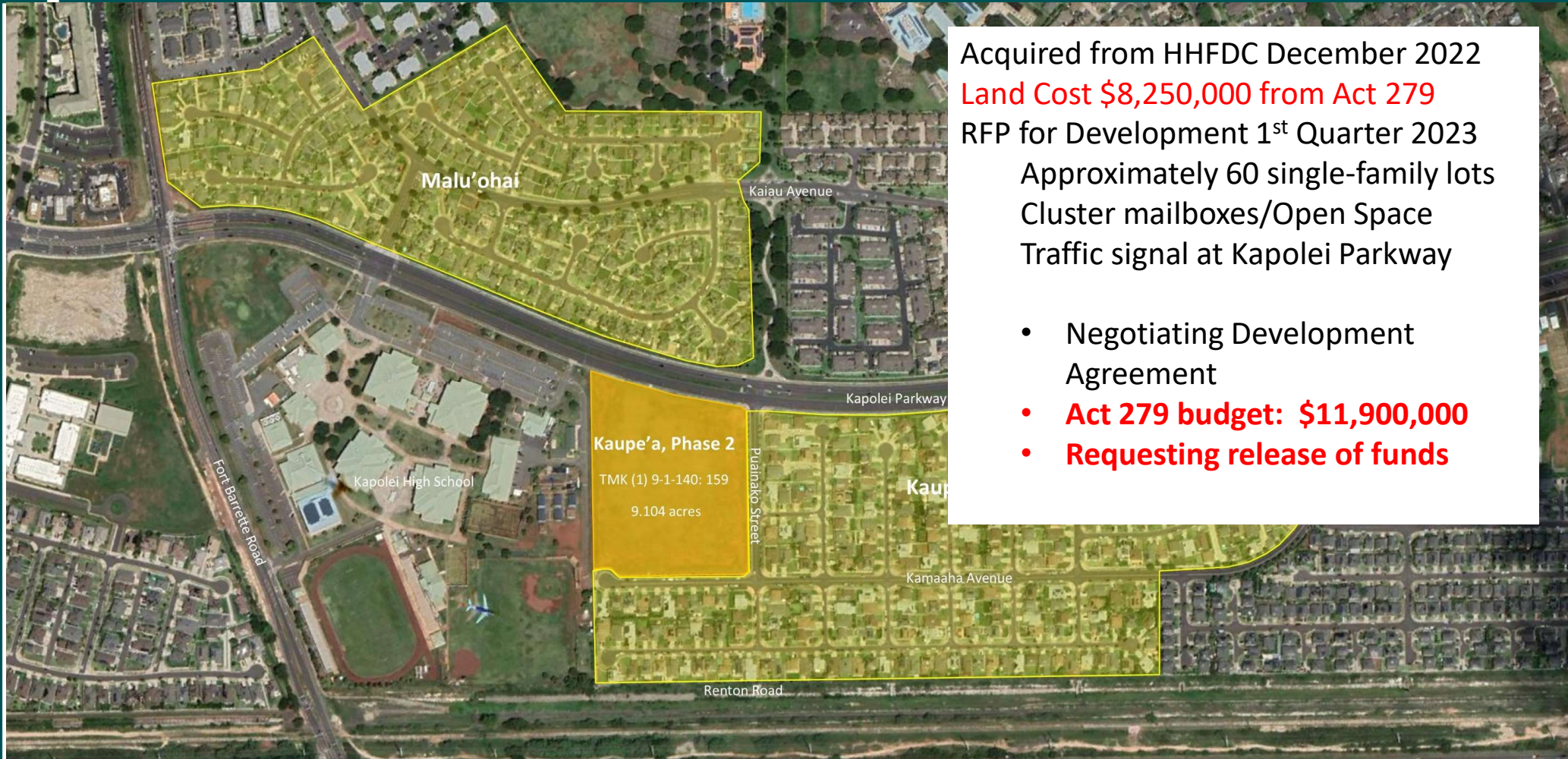
RFQ issued; evaluating submittals from Developers for House construction II-E and infrastructure and house construction on II-D, II-E, and II-F; total approx. 548 lots.

Act 279 budget: \$109,000,000
Requesting release of funds





KAUPE'A, PHASE 2



Acquired from HHFDC December 2022
Land Cost \$8,250,000 from Act 279
RFP for Development 1st Quarter 2023
Approximately 60 single-family lots
Cluster mailboxes/Open Space
Traffic signal at Kapolei Parkway

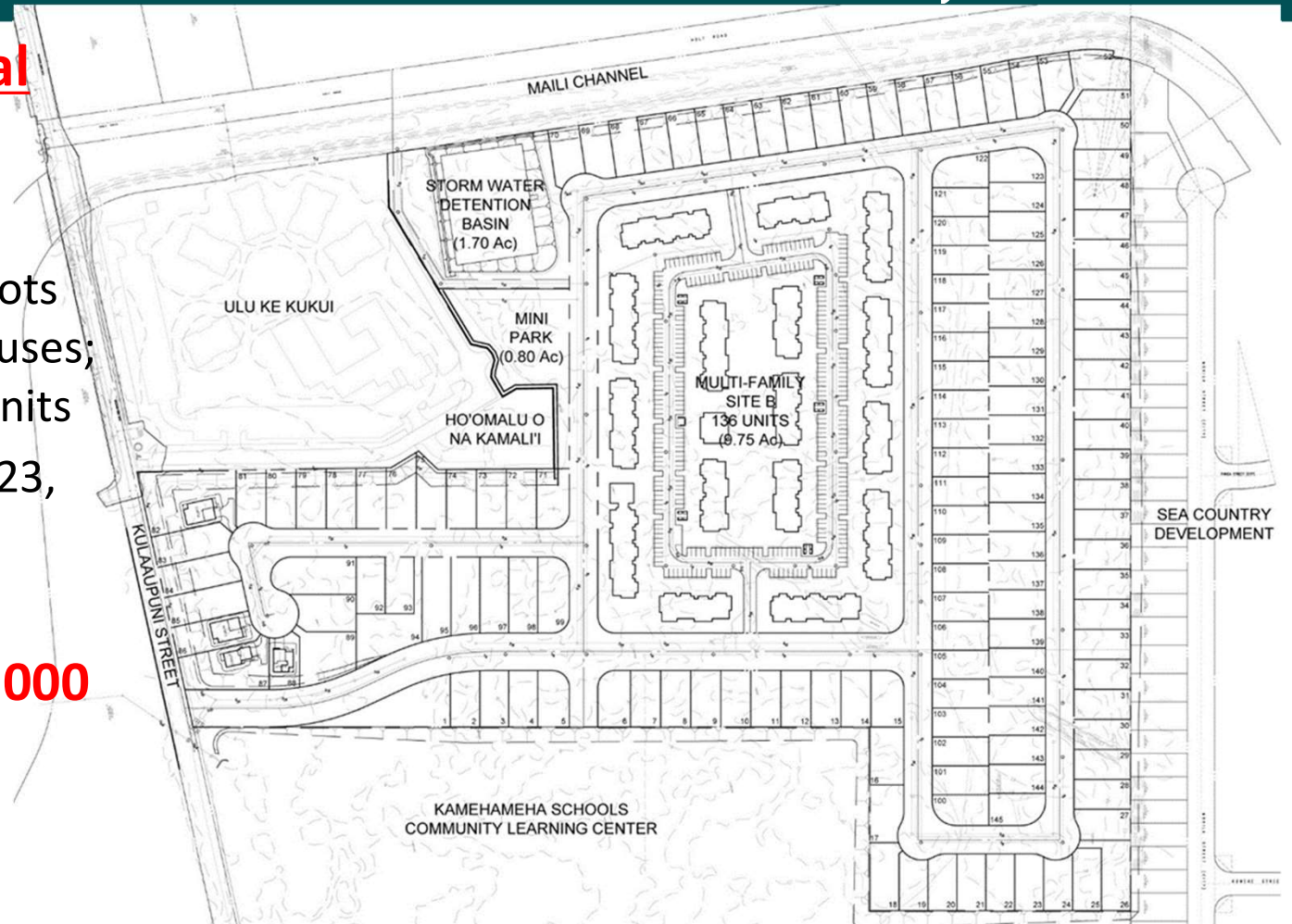
- Negotiating Development Agreement
- **Act 279 budget: \$11,900,000**
- **Requesting release of funds**

FORMER VOICE OF AMERICA PROPERTY, MA'ILI

DHHL New Residential Community

- Approximately 40 acres
- Mixture of single-family lots and multi-family townhouses; approximately 250-340 units
- RFQ planned for 4th Q 2023, with site plan revisions

Act 279 budget: \$60,000,000





'EWA BEACH (FORMER NOAA SITE)

40 acres
(600 units)

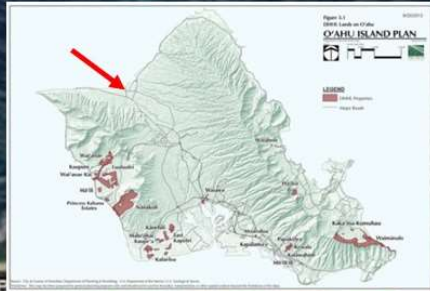
- Acquired from U.S. government in 2021.
- Access, sewer, traffic, drainage issues
- RFQ 2nd-3rd Quarter 2024

Act 279 budget:
\$48,000,000





Waialua



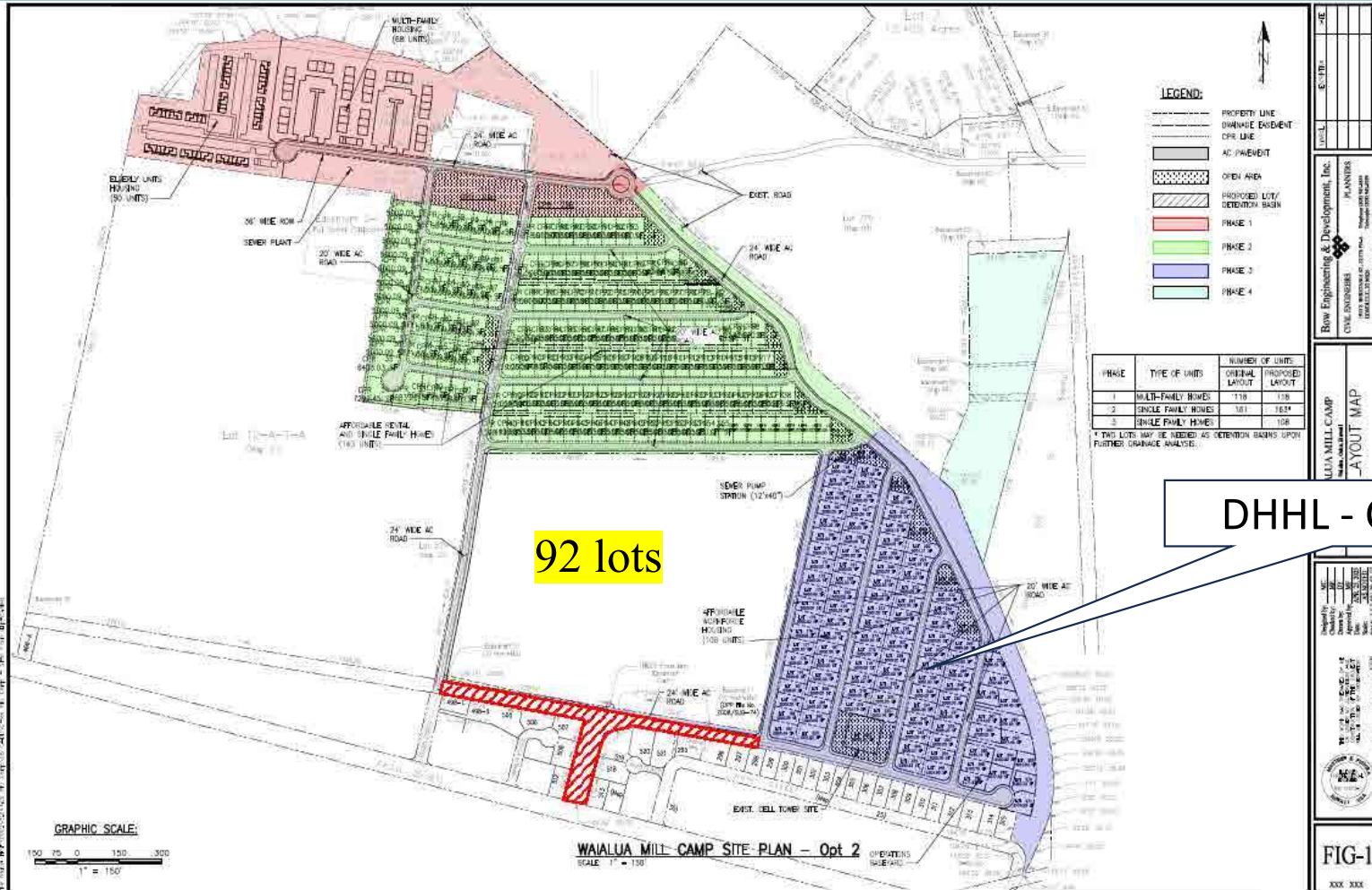
Mill Camp 3, 24 acres
108 single-family
Acquiring from Mill Camp Development Group
Negotiating Sale and Development Agreements
Acquisition: Act 279 budget \$2,000,000
Development: Act 279 budget \$12,400,000
Requesting release of funds

Waialua

Acquisition Parcel
Existing HHL

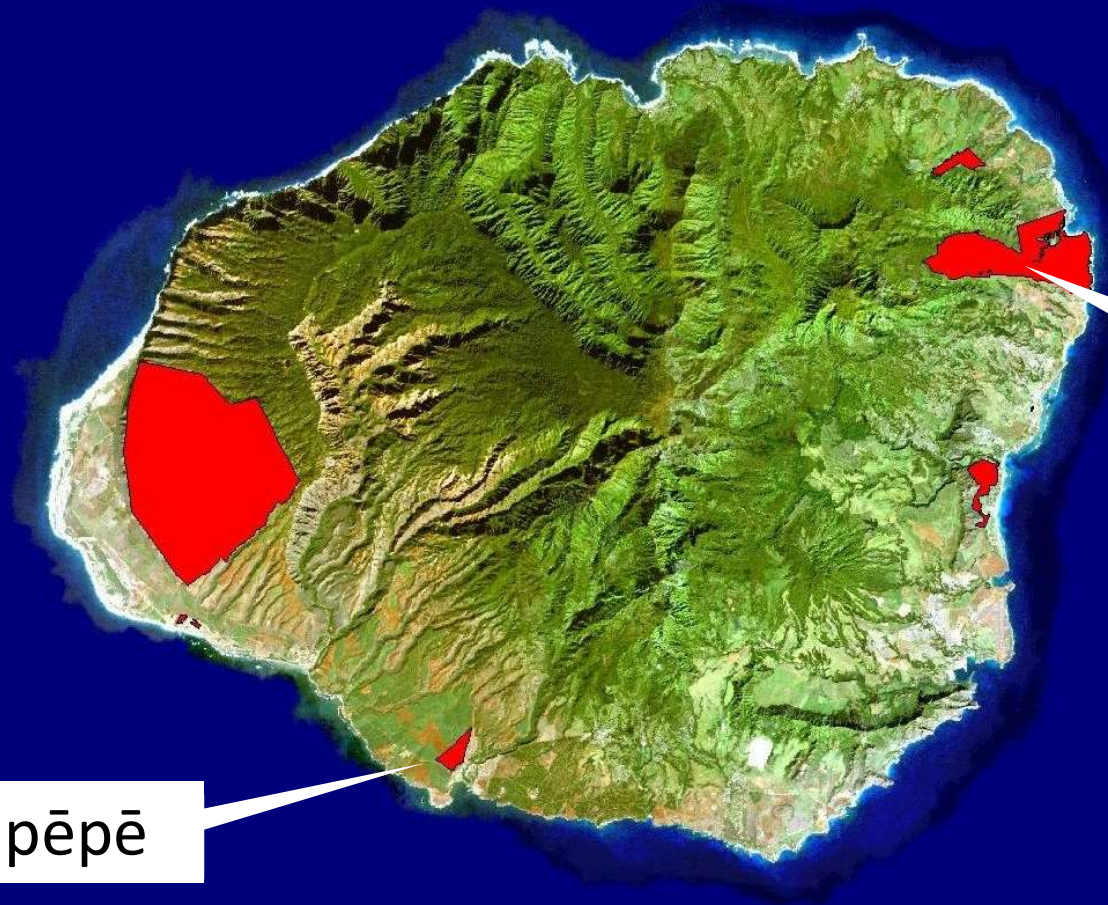


Waialua





KAUA'I

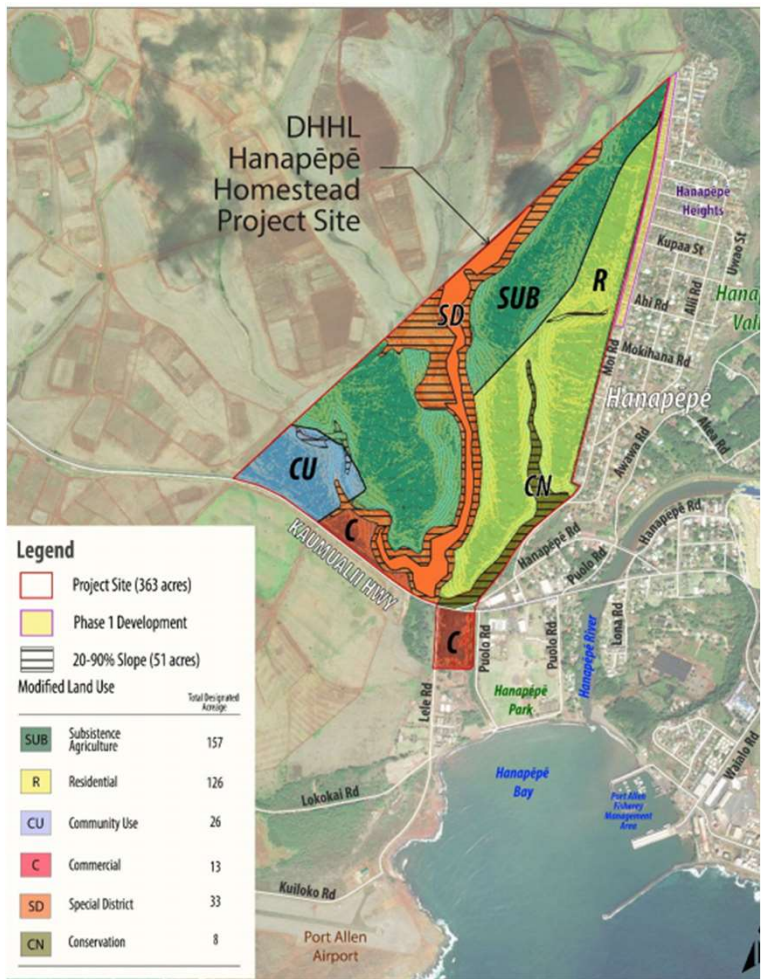


Hanapēpē

Anahola



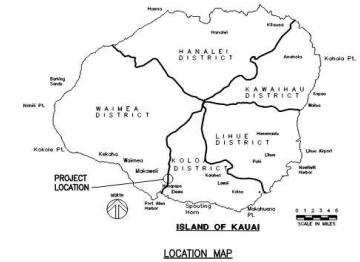
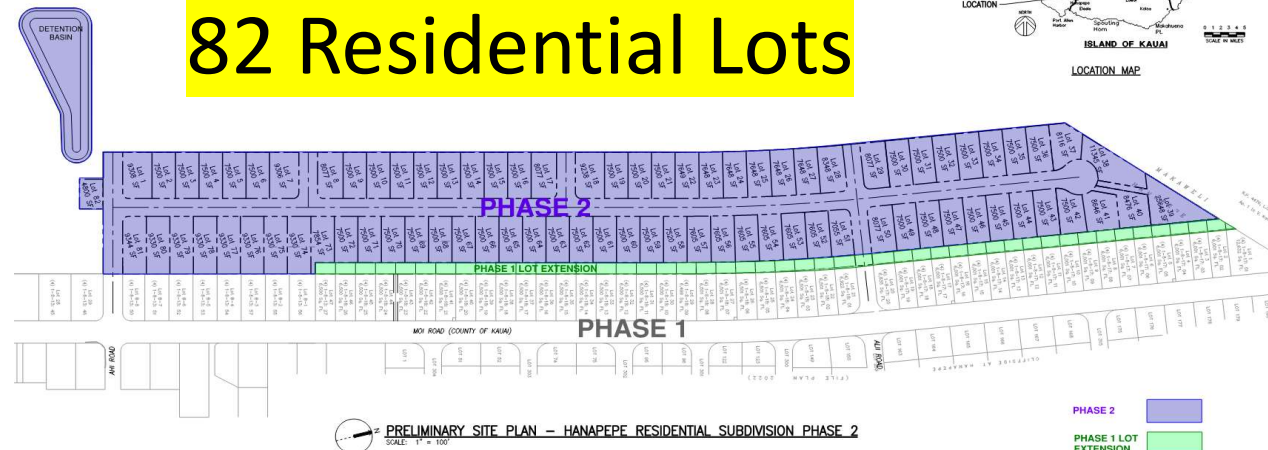
HANAPEPE RESIDENTIAL PHASE 2



Phase 1: Consolidation and resubdivision to add approximately 1,500 square feet to existing lots

Phase 2: Subdivision of 82 new residential lots
Lot size: minimum 7,500 square feet.

82 Residential Lots



Infrastructure improvements: County std. Roadway, Potable water, sewer, storm drainage, underground electrical/telecommunications

Act 279 encumbered: \$17,800,126

RFQ FOR HOUSE CONSTRUCTION, planned for 4th Quarter 2023.

Site work starts in 1st Quarter 2024.

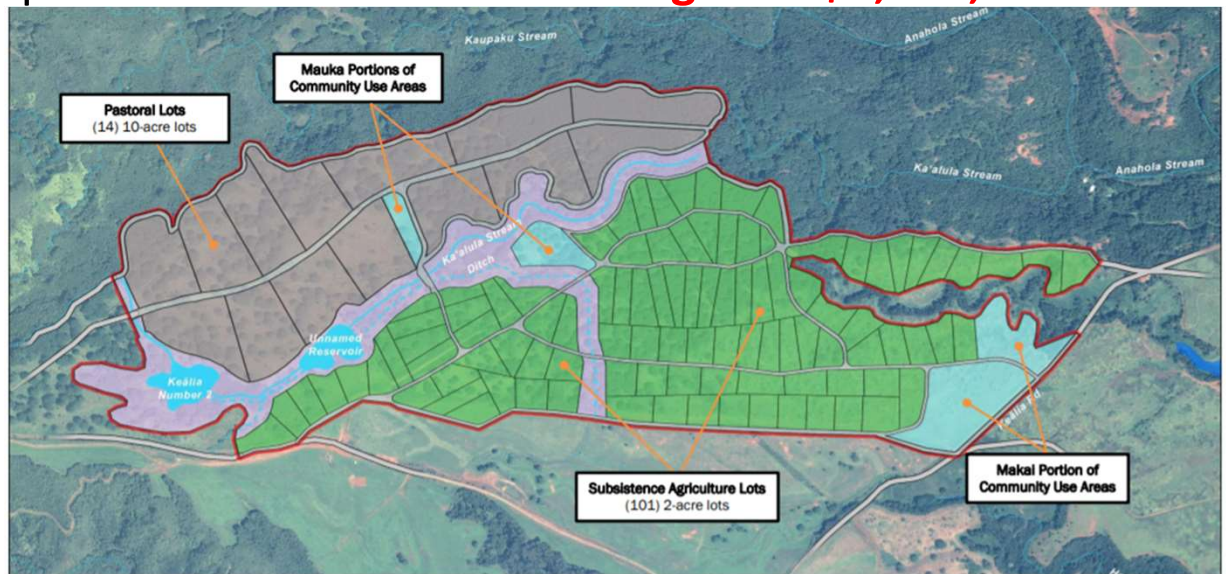
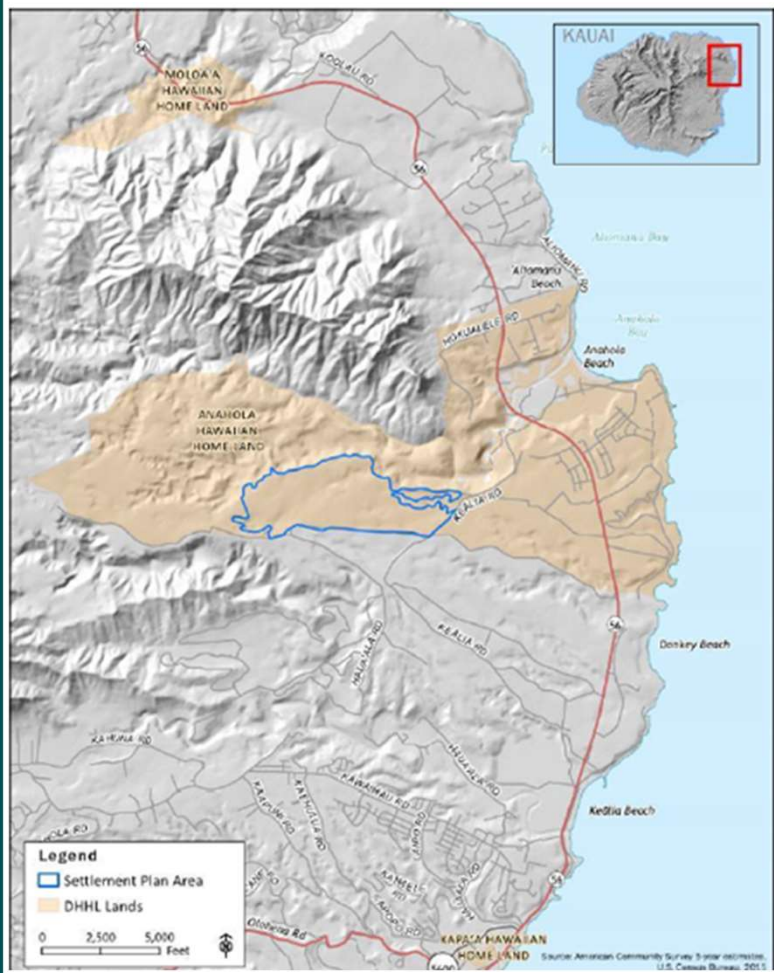


ANAHOLA KULEANA

Award 115 Kuleana Subsistence Agriculture and Pastoral lots to beneficiaries on the Kaua'i Island Agriculture and Pastoral Waitlists.

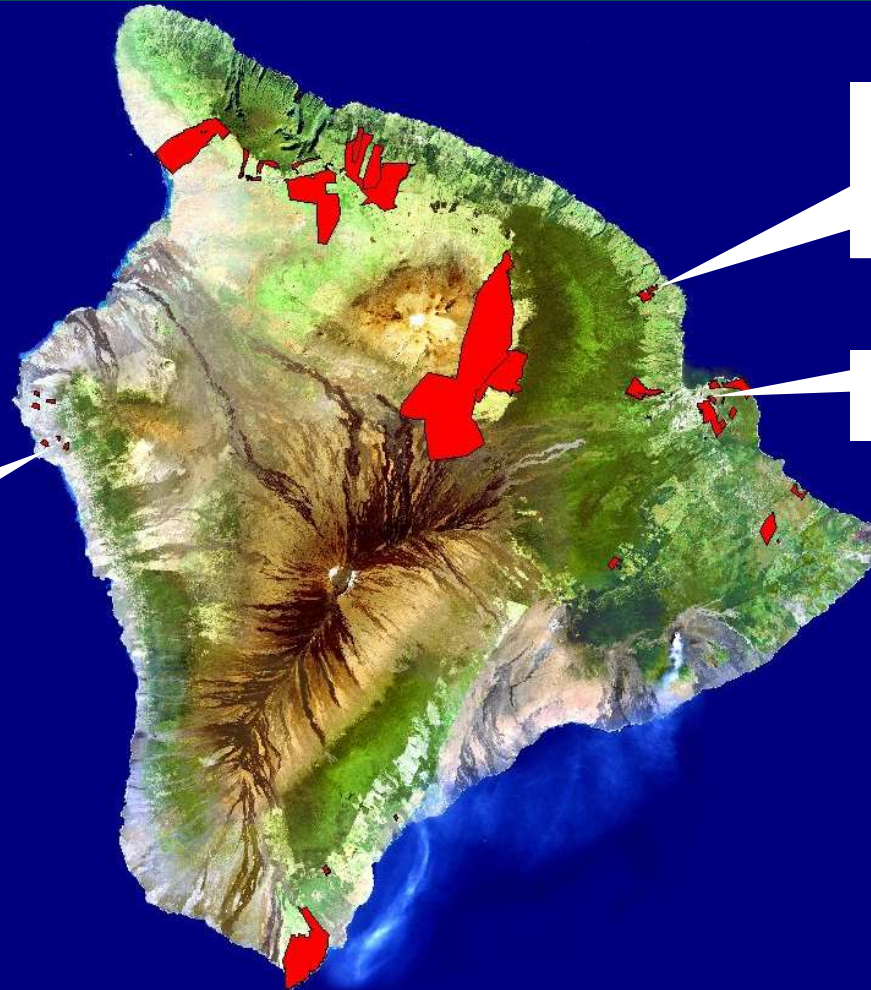
Currently under design; Non-potable water infrastructure and less than County standard roads planned.

Act 279 budgeted: \$5,000,000





HAWAI'I ISLAND



Villages of La'i 'Ōpua

Honomū
Subsistence
Agricultural Lots

Kaumana



LA'I 'ŌPUA WATER

- Acquisition of property for potential well site
- \$9,900,000 Legislative appropriation for acquisition
- 400 water credits needed for LaiOpua Village 1 and 2



CURRENT DEVELOPMENT VILLAGES OF LA'I 'ŌPUA, KEALAKEHE, HAWAII

La'i 'Ōpua Rent with Option to Purchase (RWOTP)

- Village 4 'Akau 118 lots
- Village 5 45 lots
- Additional rental offerings subject to developer obtaining LIHTC

La'i 'Ōpua Village 4 Hema

- 125 vacant lots
- Start construction early 2022
- Complete construction late 2023, subject to change.
- Housing mix to be determined.

La'i 'Ōpua Village 5

- 42 Turnkey occupied
- 20 Habitat homes occupied
- 45 RWOTP
- 10 Vacant lots for offer to be determined.



FUTURE LA'I 'ŌPUA RESIDENTIAL DEVELOPMENT

La'i 'Ōpua Village 2

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots

La'i 'Ōpua Village 1

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots

RFQ release planned for 4th Quarter 2023 to include Village 1 and 2 infrastructure and houses, plus houses on Villag 4 houses; total 425 units. Include water development

Act 279 budgeted: \$67,000,000



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HONOMŪ SUBSISTENCE AGRICULTURE PROJECT

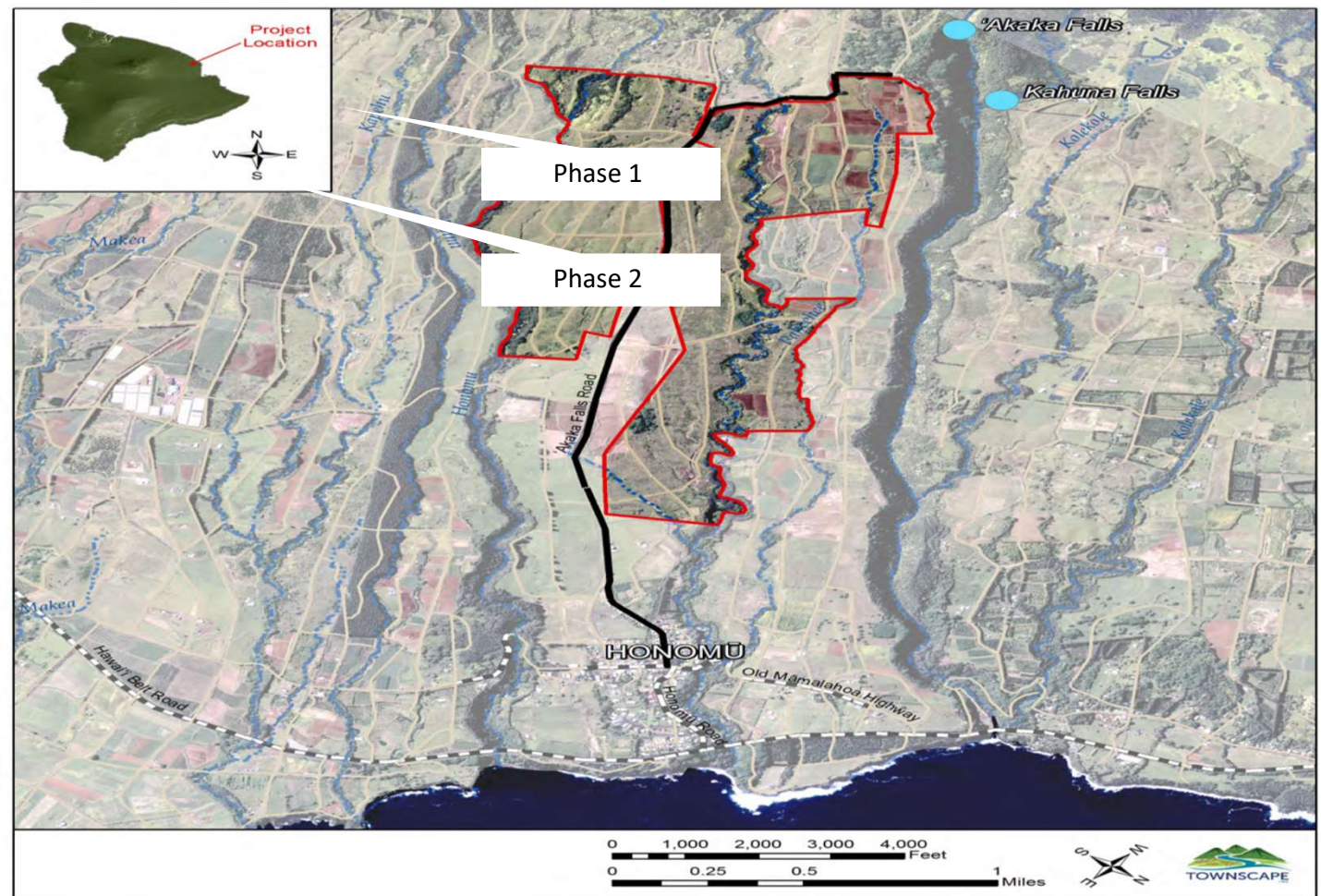
Phase 1:

- 16 one-acre subsistence ag lots
- Construction started April 1, 2022
- Scheduled Completion Date: 1st Quarter 2024

Phase 2:

- 60 one-acre subsistence ag lots
- Invitation for bid: 4th Quarter 2024

Act 279 budgeted:
\$6,000,000





KAUMANA

Kaumana Parcels
Future development

Act 279 encumbered: \$2,000,000





MAUI

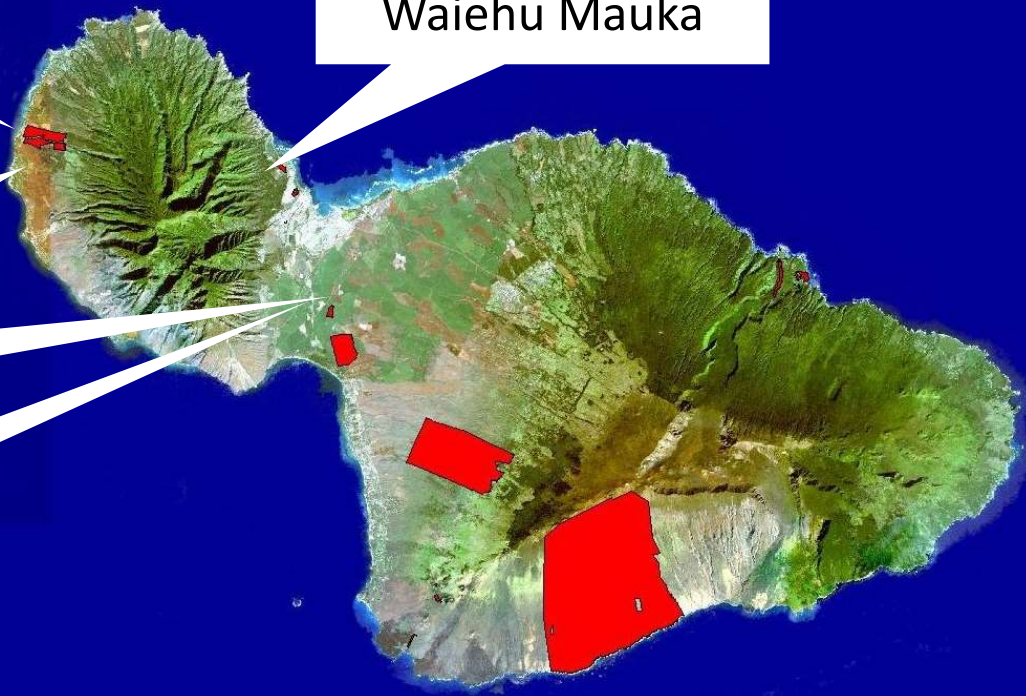
Honokowai
Subsistence
Agricultural Lots

Waiehu Mauka

Villages of
Leiali'i

Pu'unani Homestead
Subdivision

Wailuku Single-
family Residential



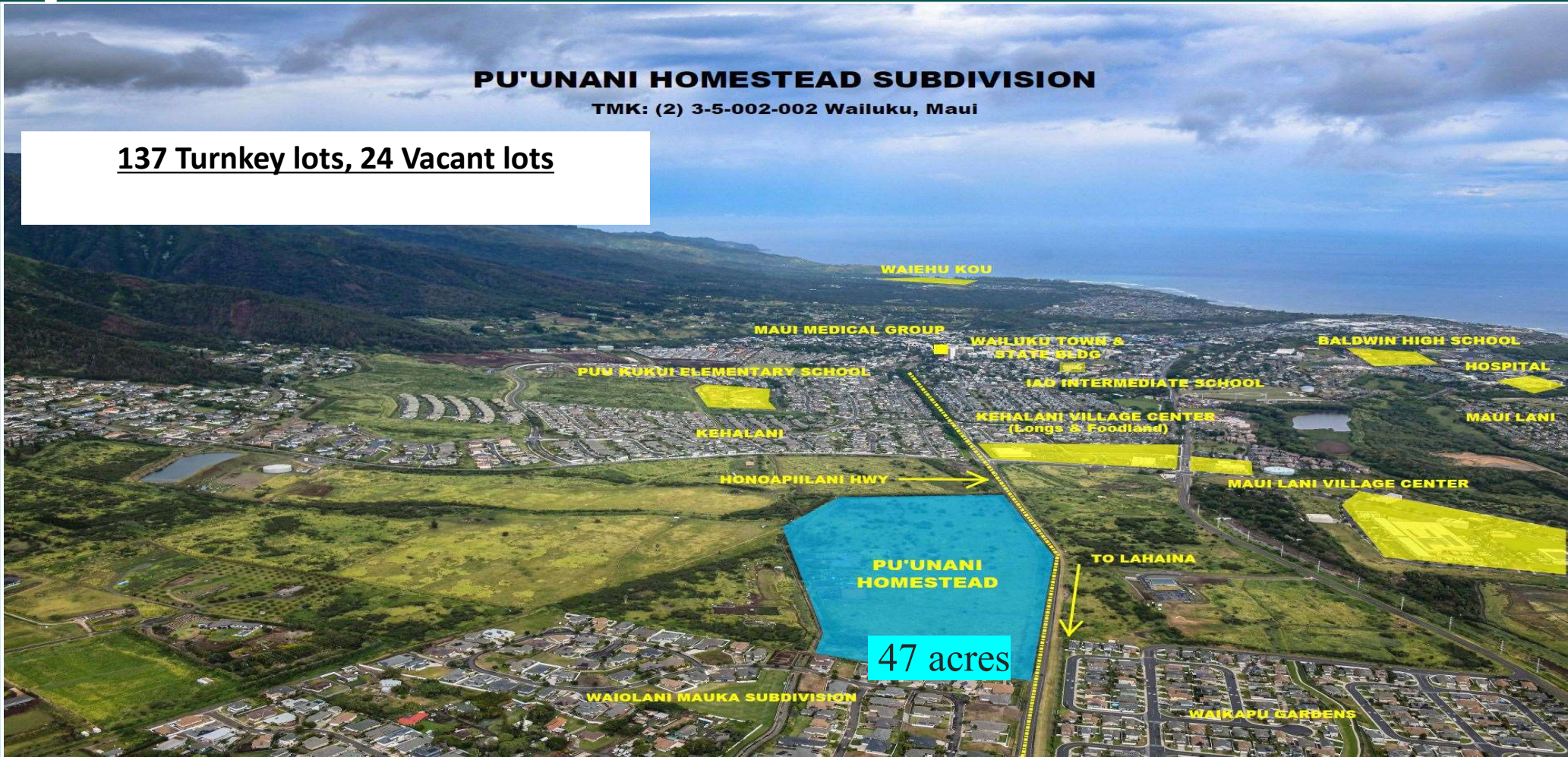


PU'UNANI HOMESTEAD SUBDIVISION, MAUI

PU'UNANI HOMESTEAD SUBDIVISION

TMK: (2) 3-5-002-002 Wailuku, Maui

137 Turnkey lots, 24 Vacant lots



DEPARTMENT OF HAWAIIAN HOME LANDS

PU'UNANI GROUNDBREAKING May 24, 2023



PU'UNANI HOMESTEAD SUBDIVISION, MAUI



Habitat, owner builder:

- 24 vacant lots

Turnkey, gap financed, LIHTC rent with option to purchase:

- 137 lots

Act 279 encumbered: 22,780,944
Includes offsite water tank

**DOWLING
COMPANY, INC.**

CONCEPTUAL LANDSCAPE PLAN
Pu'unani Homestead Subdivision

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WAILUKU SINGLE-FAMILY RESIDENTIAL

Wailuku Single-family Residential

- 176 Single-family houses
- 31 vacant lots
- Development Agreement executed

Act 279
encumbered:
\$45,038,800



DEPARTMENT OF HAWAIIAN HOME LANDS



WAIIEHU MAUKA

Waiehu Mauka

- 311 Single-family houses
- 55 vacant lots
- 38 rural/agricultural lots

Development Agreement executed
Act 279 encumbered
\$93,868,417

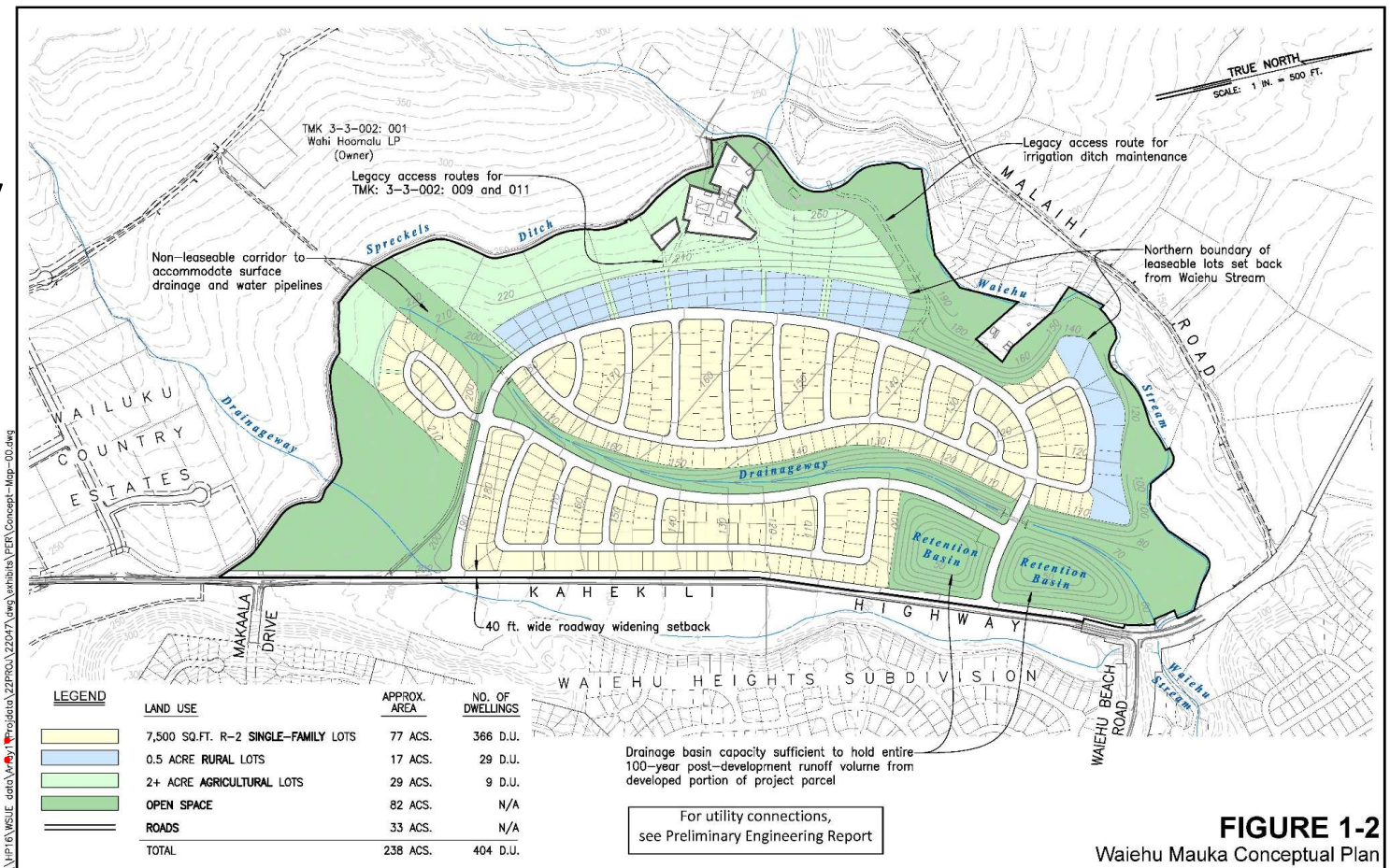


FIGURE 1-2
Waiehu Mauka Conceptual Plan



VILLAGES OF LEIALI‘I 1-B DEVELOPMENT

Village 1-B Increment 1

- 86 single-family residential lots
- Designs, \$500,000 (Trust Funds)

Village 1-B Increment 2

- 95 single-family residential lots,
- Requires construction of new water storage tank at higher elevation

Highway and Parkway Improvements

- \$9,000,000 (Legislative CIP)
- Draft Environmental Assessment in process
- Design Utility relocations and Roadway Realignment

Act 279 budget: \$83,000,000





Honokowai Subsistence Ag

Honokowai Water System EA Area

New DHHL well

12" Water Transmission Line from Well Site to Mixing Tank
(County of Maui)

Proposed 0.5 MG Mixing Tank
(County of Maui)

Honokowai Agricultural Lots
(Subsistence Ag)

Honokowai Master Plan EA Area

HHFDC Villages of Leiali'i Master Plan EIS Area

Proposed Lahaina By-pass

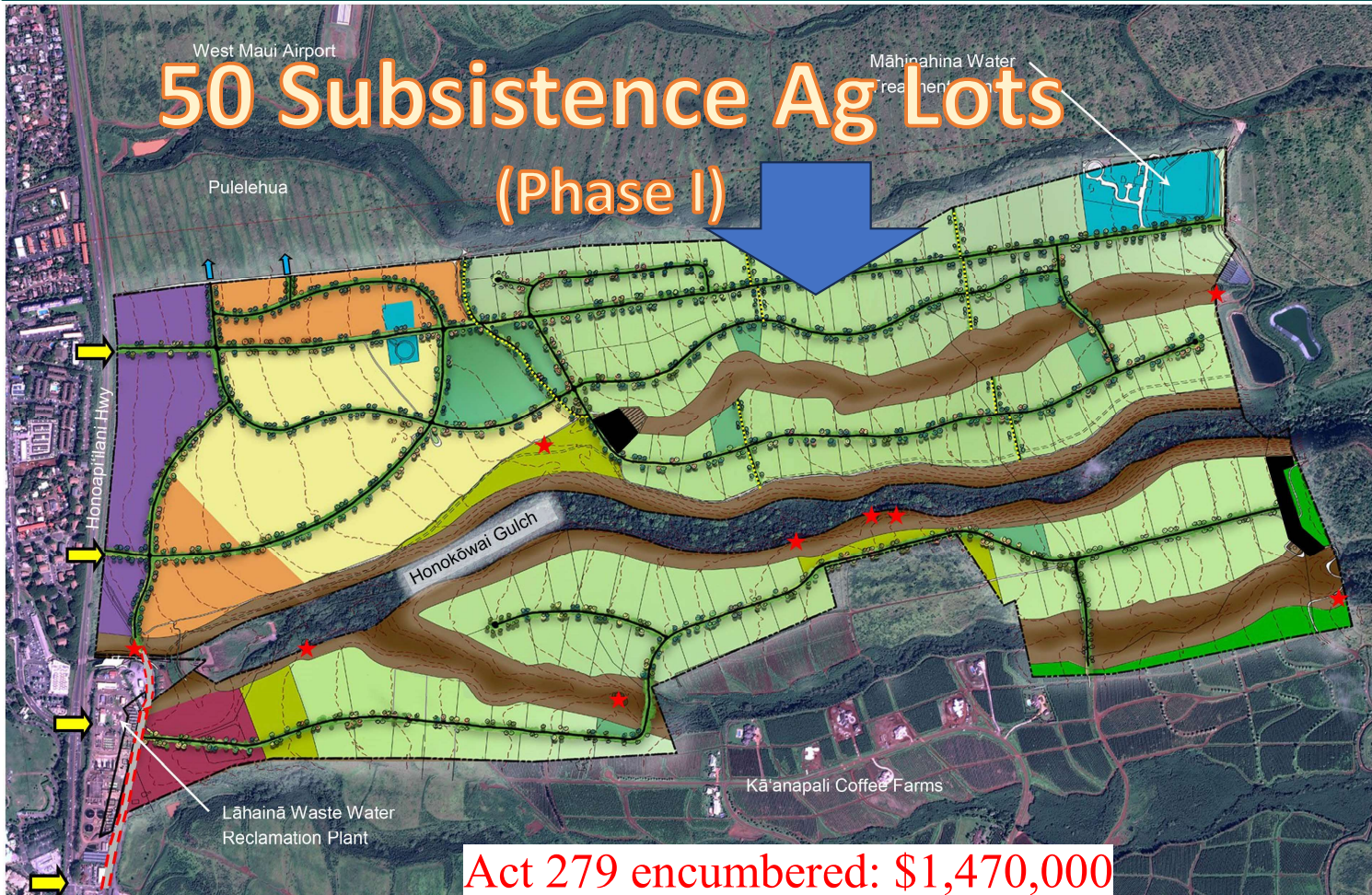
Proposed 0.5 MG Reservoir

Occupied 104 Lots; Villages of Leiali'i 1-A

Villages of Leiali'i 1-B FONSI/FEA Area

Villages of Leiali'i

HONOKOWAI MASTER PLAN FINAL ENVIRONMENTAL ASSESSMENT



Legend

- Homestead Residential: Single Family
- Homestead Sub-Ag: 1 to 2 acre lots
- Homestead Residential: Multi-Family
- Homestead Supplemental Agriculture
- Community Use: Agriculture
- Community Use: Parks
- Community Use: Commercial
- Conservation: Gulches and Buffers
- Industrial
- County Facilities
- Connection to North Development
- Walking Pathways
- Future Access Easement
- ★ Cultural Sites
- Non-DHHL Lands
- Roadways
- Access Point

Note: Lot Lines are conceptual and for graphic purposes only.



MOLOKA'I

Ho'olehua
Scattered Lots



Nā'iwa Agricultural
Subdivision

HO'OLEHUA SCATTERED LOTS – SITE IMPROVEMENTS

Scope of work

- Create at least 12 new lots from existing unencumbered ag lots; subdivide to Subsistence Ag standards for additional lots
- Potential Infrastructure Improvements
 - Roadway and electrical
 - Potable and Irrigation water

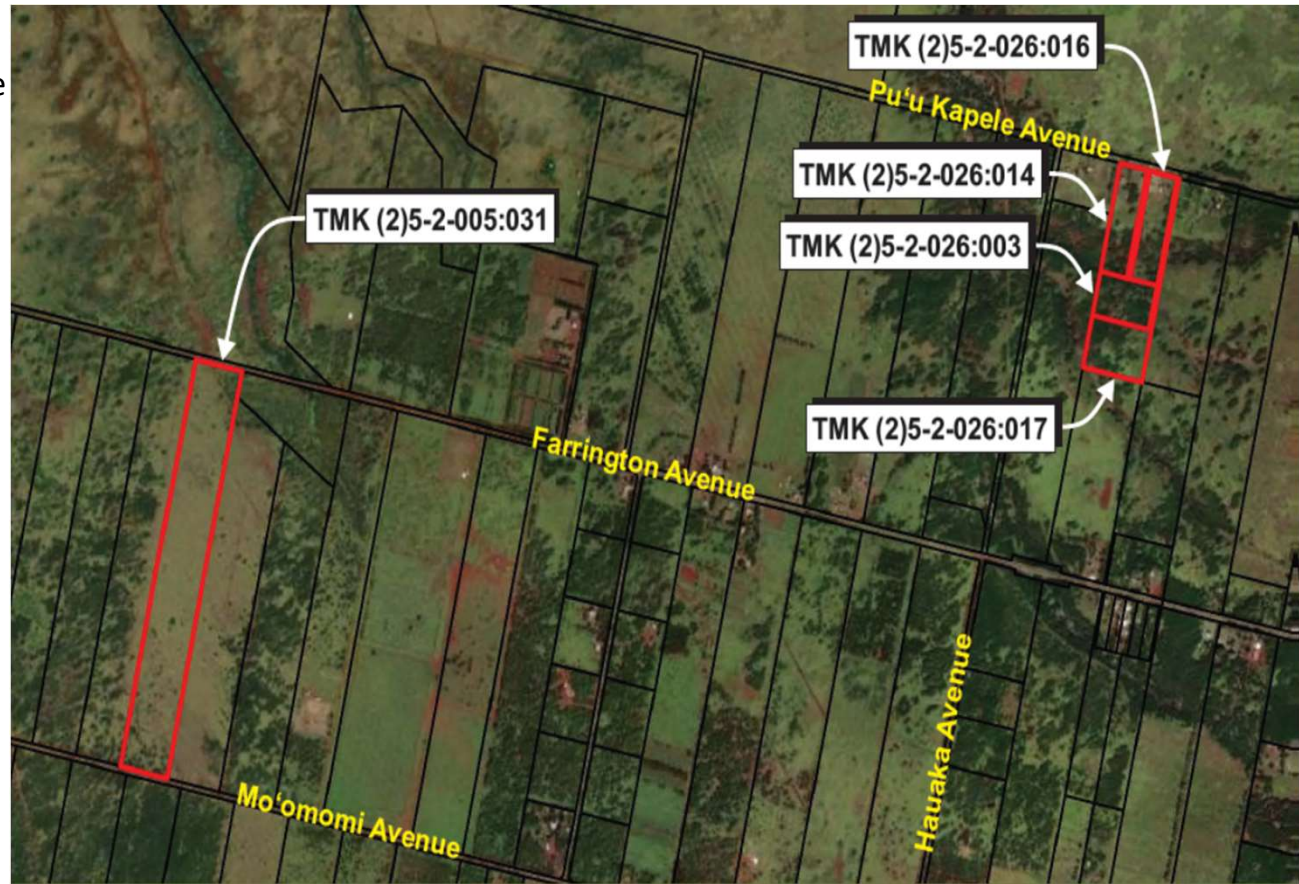
Budget

- Design: \$900,000
- Environmental Assessment: \$600,000
- Construction: \$3,000,000

Schedule

- Mid 2024: Complete Environmental Documentation
- Mid 2024: Complete design
- Early 2025: Advertise bids for construction
- Mid 2025: Begin construction
- Early 2026: Construction completed

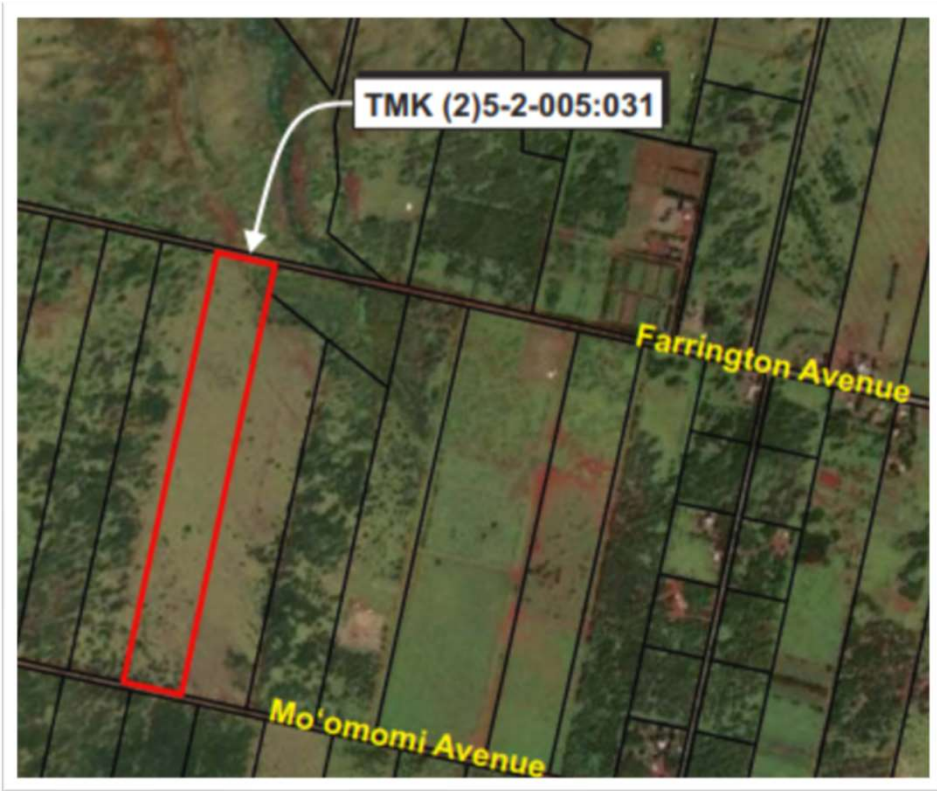
Act 279 budget: \$3,500,000



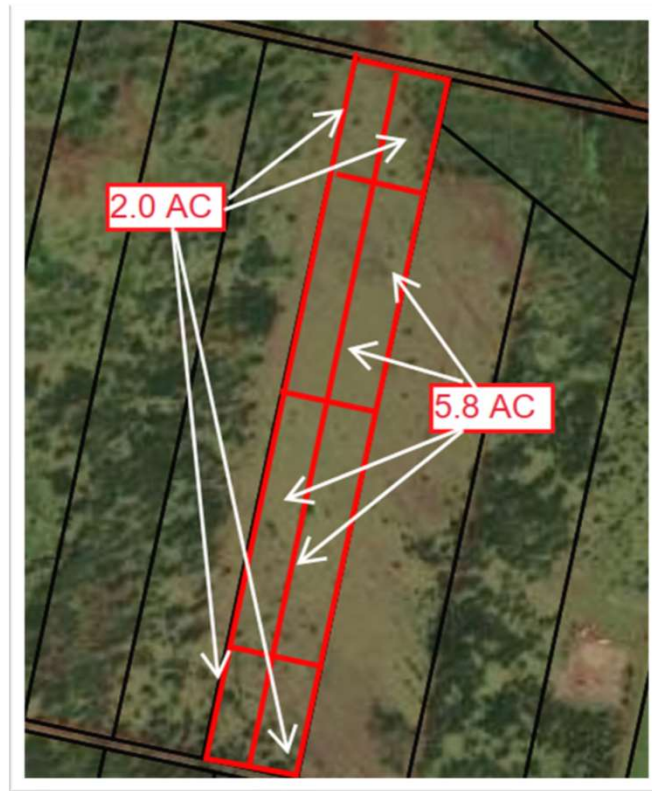


HO'OLEHUA SCATTERED LOTS – SITE IMPROVEMENTS

TMK (2)5-2-005:031
Approximately 31.7-acres



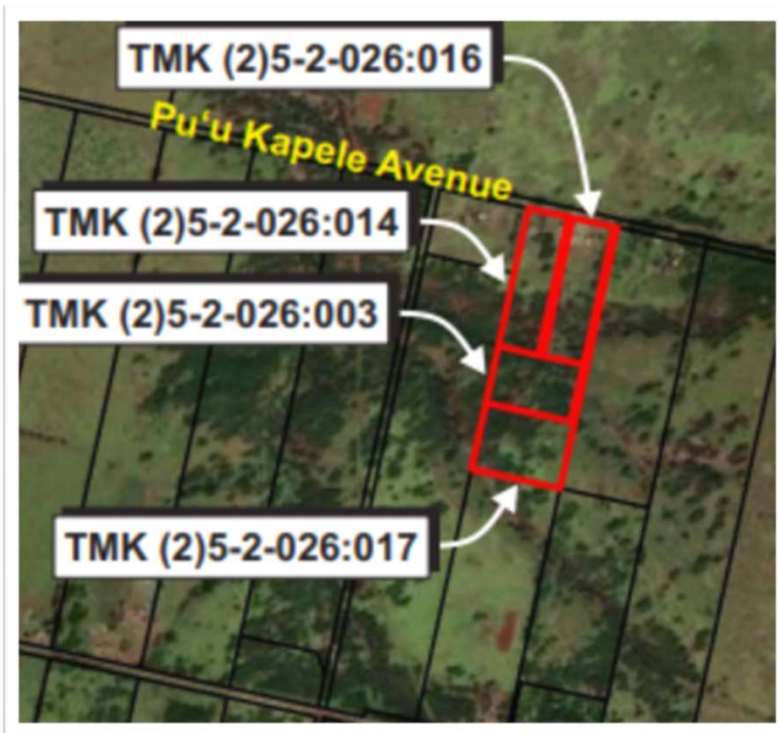
PROPOSED LOT SUBDIVISION
8 Lots



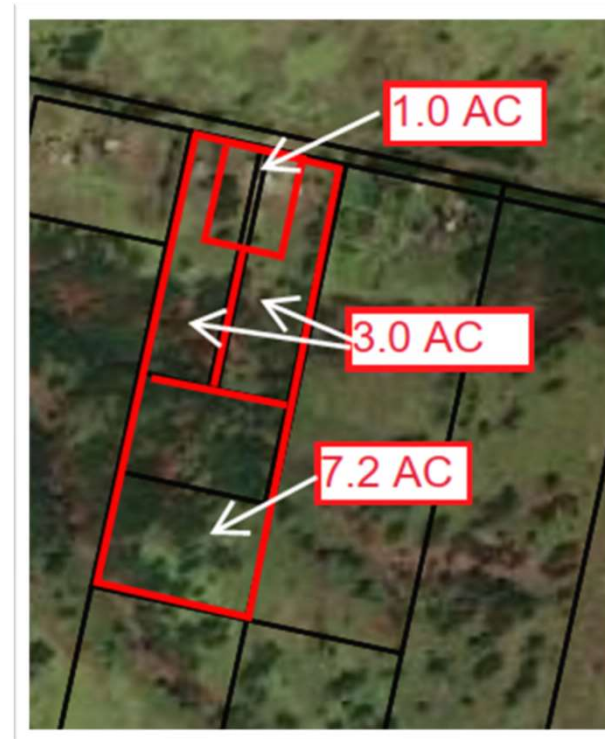


HO'OLEHUA SCATTERED LOTS – SITE IMPROVEMENTS

TMKs (2)5-2-026:003, :014, :016, and :017
Approximately 20 acres



PROPOSED LOT SUBDIVISION
4 Lots





NĀ'ĪWA AGRICULTURAL SUBDIVISION

Infrastructure for up to 66 Agricultural Lots

16 new Subsistence Ag lots

Act 279 budget: \$6,000,000

Molokai Airport

Maunaloa Highway

Naiwa Avenue

Palaau Avenue

DEPARTMENT OF HAWAIIAN HOME LANDS



NĀ‘IWA AG SUBDIVISION – SITE IMPROVEMENTS

Planned infrastructure for subdivision up to 66 lots

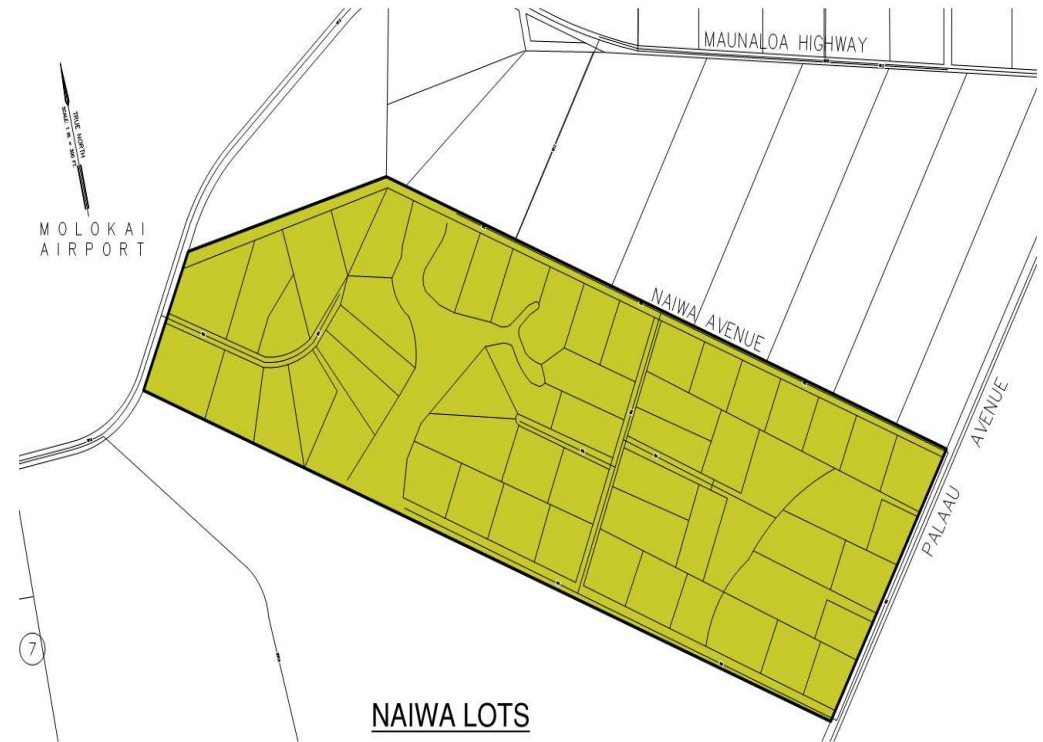
- Paved Roadways
- Potable water
- Irrigation water
- Overhead Electrical Service
- Drainage detention basins in lots

Budget

- Environmental Assessment & Preliminary Engineering Report:
 - \$550,000
 - Design & Subdivision Approval: \$950,000
 - Construction: \$30,000,000 (estimated)

Tentative schedule

- Early 2021: Start Chap. 343 Environmental Documentation
- Mid 2023: Complete Environmental Documentation
- Early 2024: Complete design
- Mid 2024: Advertise bids for construction
- Late 2024: Begin construction
- Late 2025: Construction completed; Final Subdivision Approval



***Subject to construction funding**

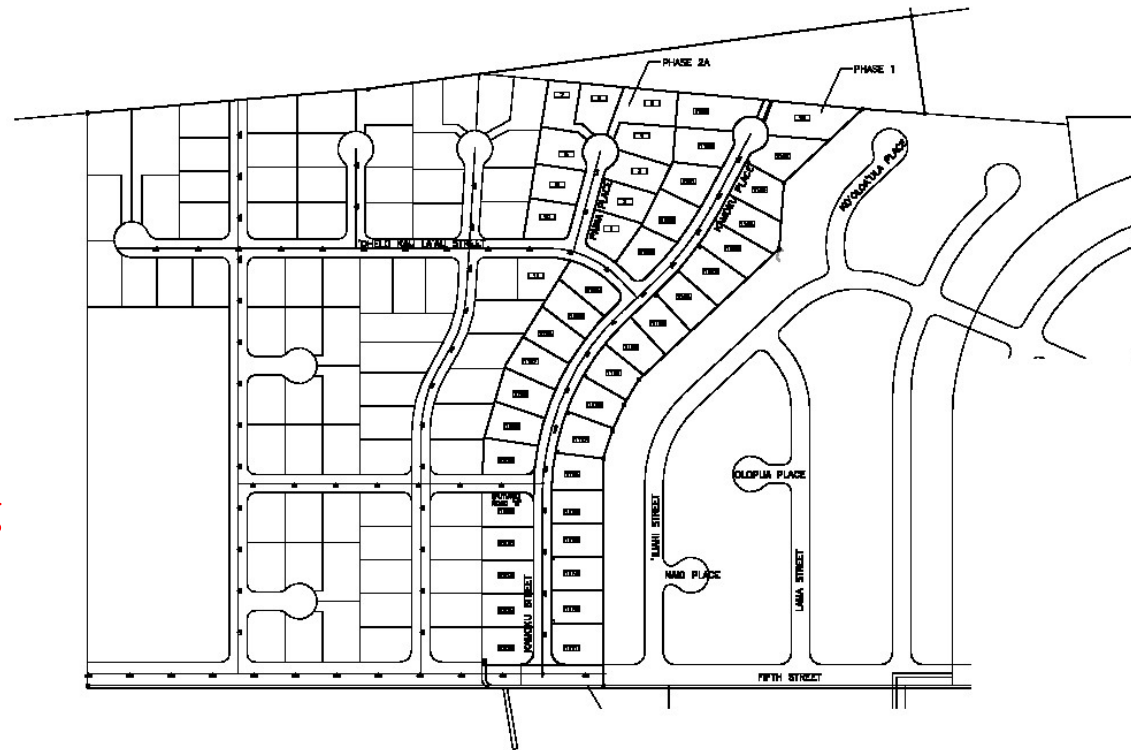


Lanai Residence Lots

OFFSITE INFRASTRUCTURE PLANNING AND DESIGN

Act 279 budget:
\$2,000,000

DHHL requesting
release of funds



LANAI RESIDENCE LOTS MASTER PLAN
SCALE: 1" = 50'
GRAPHIC SCALE: 0 50' 100'



MAHALO



www.dhhl.hawaii.gov

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