

DEPARTMENT OF HAWAIIAN HOME LANDS

Act 279 IMPLEMENTATION FY 2023

PROJECT STATUS AS OF May 22, 2023

Island	FY23 Subdivision/Project	Lots	Phase	Act 279 Budget approved by HHC 8/15/22	Amend #1 approved to 12/31/22	Amend #2 Proposed June 2023 HHC	Encumbrance in process	ENCUMBERED	EXPENDITURE	Status	Lead Staff
Hawaii	Laiopua Village 2 (Includes N. Kona Water Development KS Well 2 and 2A)	200	Land	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -			Continuing negotiations with Kamehameha Schools and County of Hawaii Department of Water Supply. Conducting survey and appraisal of proposed site.	Andrew
Hawaii	North Kona Water Development GIANULIAS SITE		Land							Letter of intent from Owners for \$9,260,000. Seller setting up escrow account and fees. DHHL to encumber through Purchase Order. Potential use of Leg CIP, Act 88.	Andrew
Lanai	Lanai Residence Lots Offsite Infrastructure	75	Design	\$ 2,000,000	\$ 2,000,000					Consultant selected; negotiating scope of work and fees. Coordination with Pulama Lanai on offsite infrastructure capacity.	Robert
Maui	Pu'unani Homestead Subdivision	161	Construction	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000		\$ 17,171,944		Construction Contract Awarded to Maui Kupono Builders; \$17,171,944; construction commencement estimated Spring 2023. Construction contract executed. Development agreement includes developer construction of 137 turnkey homes and 24 improved vacant lots. Groundbreaking ceremony on May 24, 2023.	Robert
Maui	Pu'unani Homestead Subdivision (Offsite Water Tank)		Design/Construction	\$ -		\$ 5,509,000		\$ 5,509,000		Part of Pu'unani Homestead Subdivision offsite storage tank requirement. Developer continuing to work with County on construction plan approval. Target Summer 2023 for construction bidding.	Robert
Maui	Leialii 1B Offsite Water		Construction	\$ 15,000,000	13,533,000	\$ -				Final EA and FONSI approval planned for July 2023. DHHL proposes to prepare RFP/RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision.	Neil
Maui	Honokowai Subsistence Ag Ph. 1	50	Design		\$ 1,467,000	\$ 1,470,000		\$ 1,470,000		Design contract encumbered \$1,470,000. Coordination with County of Maui and Pulehewa private developer for installation of R-1 waterline for irrigation purposes. Survey and design in process.	Neil
Oahu	Kaupea, Phase 2		Land	\$ 8,250,000	\$ 8,250,000	\$ 8,250,000		\$ 8,250,000	\$ 8,250,000	Transfer Agreement Executed; funds transferred to HHFDC.\$8.25M Encumbered December 2022; funds transferred shortly thereafter. Acquisition completed.	Darrell
	Kaupea, Phase 2	60	Dev Agree			0				Development Agreement RFP. Approximate budget is \$15,000,000. Three (3) Proposals received on 4/28/23. RFP review in process.	Darrell

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Oahu	East Kapolei II Backbone Infrastructure		Design	\$ 3,000,000	\$ 3,000,000	\$ 33,080		\$ 33,080	\$ 33,080	Design funds encumbered with HHL Trust Fund. Subdivision map/Construction plans in progress. Requisition for sewer fees for backbone--3 lots. Chair directs RFQ incorporating backbone infrastructure, East Kapolei II D, IIE, and IIF; prep for Summer 2023 issuance.	Darrell
Oahu	East Kapolei IIA	300	Dev Agree	\$ 14,000,000	\$ 14,000,000	\$ -				RFP/RFQ scheduled for Fall 2023 for multifamily rental development. Shift funding to FY24. HHC Budget Amendment planned for June 2023.	Darrell
Oahu	East Kapolei IIE	142	Dev Agree	\$ 21,000,000	\$ 21,000,000	\$ -				RFQ scheduled for Summer 2023. Shift funding to FY24. HHC Budget Amendment planned for June 2023. Chair directs RFQ incorporating backbone infrastructure, East Kapolei II D, IIE, and IIF.	Darrell
Kauai	Hanapepe Residence Lots, Phase 2	82	Construction	\$ 23,000,000	\$ 23,000,000	\$ 18,800,126		\$ 17,800,126		Construction contract awarded to Hawaiian Dredging. Follow up with County of Kauai for title sheet approvals. Plan for groundbreaking in Summer 2023.	Neil
Statewide	Land/Project Acquisition		Professional Services	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000		\$1,500,000	\$26,000	Bowers + Kubota Consulting providing project management support, including feasibility studies, survey and appraisal for Act 279 projects.	Darrell/ Stewart
	Land/Project Acquisition		Dev Agree	\$ 33,500,000	\$ 33,500,000					RFP let in November 2022; 7 Offers submitted.	Darrell
Oahu	Proposal "A" Ewa Villages (Haseko)	142								Proposal Acceptable Acquisition: \$17,646,772 Source: NAHASDA Development: \$20,239,443 Source: Act 279 Proposal Accepted; acquisition and development agreement in process.	RFP Team
Maui	Proposal "B" Wailuku (DDC2 LLC)	207				\$ 43,445,272	\$ 43,445,272			Proposal Acceptable Acquisition: \$5,200,000 Development: \$38,245,272 Total Acq + Dev = \$43,445,272 Proposal Accepted; Development Agreement in execution stage. Encumber by June 30, 2023.	RFP Team
Hawaii	Proposal "C" Kaumana (Avalon Development)	168				\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	Proposal Acceptable for Acquisition Only Acquisition: \$2,000,000 Source: Act 279 Development: \$ 40,836,000 Not acceptable Sale closed 3/31/23. Currently land bank; Honolulu is priority area.	RFP Team

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Maui	Proposal "D" Waiehu (DDC3 LLC)	366				\$ 95,129,572	\$ 95,129,572			Proposal Acceptable Acquisition: \$12,240,000 Source: Act 279 Development: \$82,889,572 Source: Act 279 Proposal Accepted; draft Development Agreement in review. Potentially encumber by June 30, 2023. B&F directs DHHL to seek allotment of remaining Act 279 funds beginning in July 1, 2023.	RFP Team
Statewide	Project Financing/Partnerships		Dev Agree	\$ 30,000,000	\$ 30,000,000					RFQ in Summer 2023. Propose budget amendment to shift funding to FY24.	Darrell
	Total	1953		\$ 172,750,000	\$ 172,750,000	\$ 193,637,050	\$ 138,574,844	\$ 53,734,150.00	\$ 10,309,080.00	11/17/22 \$172.75M ALLOTMENT released by Governor. 1/26/23 \$172.75M ALLOTMENT ADJUSTMENTS FOR 2ND AND 3RD Q APPROVED. Adjustments for 4th Quarter approved. Prepare Allotment request for \$32,384,050. Anticipated Encumbrance of \$205,134,050 by June 30, 2023 minus FY23 Allotment of \$172,750,000 = \$32,384,050. Round to \$33,000,000. However, B&F directs DHHL to seek allotment of remaining Act 279 funds in FY24.	

ADDITIONAL ALLOTMENT REQUIRED, SUBJECT TO CONTRACT NEGOTIATIONS

\$ 20,887,050

ENCUMBRANCE IN PROCESS

ENCUMBERED \$52.85M limit on expenditure per MOE

Requires additional allotment of \$20,887,050, say \$21,000,000, in order to encumber projects listed above.