

DEPARTMENT OF HAWAIIAN HOME LANDS									
ACT 279 IMPLEMENTATION									
Project Status as of October 23, 2023									
				Act 279 Implementation Budget (Strategic Plan2022)		Encumbrance Status as of October 23, 2023			
Island	FY23 Subdivision/Project	Lots	Phase	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24	Projected Encumbrance FY25	Status
Hawaii	Laiopua Villages 1 and 2, and N. Kona Water Development	400	Acq/ Dev Agrmt	\$ 4,000,000	\$ 63,000,000		\$ 67,000,000		Chair directs Request for Qualifications development agreement to include Villages 1 and 2 (400 lots), house construction in Village 4 Hema (125 homes). Village 5 unencumbered lots (55 lots) to be offered with homes in early 2024. Leg appropriation Act 88, SLH 2021 proviso for \$12.2M for water development and subdivision improvements "Encumbered" site appraisal and acquisition in progress.
Hawaii	Honomu Subsistence Ag Lots, Phase 2	40	Design/		\$ 6,000,000			\$ 6,000,000	Designs in process; IFB scheduled for 4th Quarter 2024
Lanai	Lanai Residence Lots Offsite Infrastructure	75	Design	\$ 2,000,000			\$ 2,000,000		Contract with Bowers+Kubota executed, awaiting release of funds for contract certification. Schedule meeting with B+K and Pulama Lana, upon contract certification. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. On October 19, 2023, Gov released \$65M and \$110M in Act 279 funds for 2nd and 3rd Quarters FY24, respectively. Discuss project collaboration with Pulama
Molokai	Hoolehua Scattered Lots	20	Construction		\$ 3,500,000		\$ 3,500,000		Draft EA in process.
Molokai	Naiwa Ag Subdivision	16	Construction		\$ 6,000,000		\$ 6,000,000		FONSI approval and Final EA publication rescheduled to November or December 2023. Designs in process for 66 lots; construction bid scheduled for 1st Quarter 2024. 16 new subsistence agriculture lots qualify for Act 279 funding for infrastructure. Requires amending FY25 Sufficient Sums Purpose 1 budget request by \$25M for construction of site improvements for 50 existing agriculture lots awarded in the mid-1980's.
Maui	Pu'unani Homestead Subdivision	161	Construction	\$ 17,500,000		\$ 17,171,944			Construction Contract Awarded to Maui Kupono Builders; \$17,171,944. Notice to proceed effective May 15, 2023. Groundbreaking May 24, 2023. Site work in progress.
Maui	Pu'unani Homestead Subdivision (Offsite Water Tank)		Design/ Construction			\$ 5,509,000			Developer preparing plans and specifications for IFB in Fall 2023, subject to County DWS approval of construction plans and storage agreements. New estimate for construction = \$6.5M, due to changes in site plan improvements.
Maui	Leialii 1B Offsite Water		Construction	\$ 15,000,000			\$ 15,000,000		Honokowai Water Draft EA pending resolution of SHPD issues and Cultural Impact Analysis. LDD proposes to prepare RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision, total 181 single family lots. Offsite water tank, booster pump and transmission needed to provide potable water and fire protection to Leialii 1B Inc. 2; 95 single family lots. Cost is exclusive of \$9,000,000 CIP appropriation for Honoapiilani highway improvements, for which SMA is in process and HHFDC DURF funding \$10,000,000 for Honokowai Water Well development.
Maui	Leialii 1B - Subdivision	181	Dev Agrmt		\$ 68,000,000		\$ 68,000,000		FONSI approved by HHC on October 16, 2023 and Final EA to be published in November 2023. LDD proposes to prepare RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision, total 181 single family lots. Leialii 1B Increment 1 (86 single family lots) designs in process; coordinate Wahikuli tank operations with County of Maui. 167 multi-family units deleted from preferred plan per input from beneficiaries; instead 95 single family lots planned. LDD proposes to prepare RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision. Initial focus on construction of 86 single family lots in Leialii 1B, Increment 1.
Maui	Honokowai Subsistence Ag Ph. 1	50	Design		\$ 5,000,000	\$ 1,470,000		\$ 3,530,000	Survey and design in process. Continuing design work on R-1 water easements and engineering. Amending scope of work to include access from Honoapiilani Highway, and establishment of sewer manholes at Honokowai makai boundary.
Oahu	Kaupea, Phase 2		Acq	\$ 8,250,000		\$ 8,250,000			Acquisition completed.
Oahu	Kaupea, Phase 2	60	Dev Agrmt		\$ 14,750,000		\$ 11,900,000		Development Agreement awarded to Mark Development. Negotiations in progress; amount subject to change. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. On October 19, 2023, Gov released \$65M and \$110M in Act 279 funds for 2nd and 3rd Quarters FY24, respectively.
Oahu	East Kapolei II Master-planned Community	421	Design	\$ 24,000,000	\$ 88,000,000	\$ 33,080	\$ 109,000,000		RFQ issued 8/7/23 incorporating backbone infrastructure, East Kapolei II-C, II-D, II-E, and II-F. Responses due 9/8/23. Responses received; undergoing internal review for recommendation to Chair. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. On October 19, 2023, Gov released \$65M and \$110M in Act 279 funds for 2nd and 3rd Quarters FY24, respectively.
Oahu	East Kapolei IIA	300	Dev Agrmt	\$ 14,000,000					Deleted from Act 279 project list: multi-family rentals.
Oahu	Maili Development	280	Dev Agrmt		\$ 60,000,000			\$ 60,000,000	FONSI and Final EA pending. Designs in process; bid scheduled for 1st Quarter 2024.

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Oahu	Ewa Beach (former NOAA site)	600	Dev Agrmt		\$ 48,000,000			\$ 48,000,000	RFQ in 3rd Quarter FY24. Access, sewer, drainage and traffic issues need to be addressed.
Kauai	Hanapepe Residence Lots, Phase 2	82	Construction	\$ 23,000,000		\$ 17,800,126			Bids open on 12/21/22. Contract awarded to Hawaiian Dredging on 12/29/22. Groundbreaking August 23. Supply chain issues; start in 1st Quarter 2024. On October 6, 2023 issued RFQ for design, construction, financing and marketing of 82 houses. . Pre-submittal conference on October 13, 2023. Submittal of Qualifications due Nov. 3, 2023.
Kauai	Anahola Kuleana Phase 1 Pastoral	115	Construction		\$ 5,000,000			\$ 5,000,000	Designs in process. DHHL may be restructuring improvements to former sugar plantation reservoirs funded by Act 122, SLH 2014.
Statewide	Land/Project Acquisition		Professional Services			\$ 1,500,000			Project management contract with Bowers+Kubota; researching Villages of Leialii acquisition. HHC authorized Chair to negotiate and acquire 400+ acres from HHFDC.
Statewide	Land/Project Acquisition		Acq/ Dev Agrmt	\$ 35,000,000					RFP let in November 2022. Eight offers received. Five proposals accepted; details below.
Oahu	Ewa Villages (Haseko) Pilina Homes	142	Acq/ Dev Agrmt				\$ 20,239,443		Acquisition: \$17,646,772 Source: NAHASDA Development: \$20,239,443 Source: Act 279 Acquisition and development agreement negotiations in progress; amount subject to change. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. On October 19, 2023, Gov released \$65M and \$110M in Act 279 funds for 2nd and 3rd Quarters FY24, respectively.
Maui	Wailuku (DDC2 LLC)	207	Acq/ Dev Agrmt			\$ 45,038,800			Acquisition: \$5,200,000 Source: Act 279 Development: \$39,838,800 Source: Act 279 Development Agreement executed, funds encumbered.
Hawaii	Kaumana (Avalon Development)	168	Acq			\$ 2,000,000			Proposal acceptable for acquisition only. Sale closed 3/31/23; transaction completed.
Maui	Waiehu (DDC3 LLC)	366	Acq/ Dev Agrmt			\$ 93,868,417			Acquisition: \$12,240,000 Source: Act 279 Development: \$81,628,417 Source: Act 279 Development Agreement executed, funds encumbered.
Oahu	Waialua (Mill Camp Development Group, LLC)	92	Acq/ Dev Agrmt				\$ 19,365,760		Acquisition: \$1,990,000 Source: Act 279 Development: \$12,368,633 Source: Act 279 Negotiating Development Agreement' amount increased. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. On October 19, 2023, Gov released \$65M and \$110M in Act 279 funds for 2nd and 3rd Quarters FY24, respectively.
Statewide	Project Contingencies						\$ 5,248,240		Project contingency amounts for encumbered projects in FY 23. On October 19, 2023, Gov released \$65M and \$110M in Act 279 funds for 2nd and 3rd Quarters FY24, respectively.
Statewide	Land/Project Acquisition		Acq/ Dev Agrmt						RFP let in May 2023. Eighteen offers received. Five proposals under consideration; but premature to provide specific details at this time.
Statewide	Project Financing/Partnerships			\$ 30,000,000			\$ 100,000,000		Interim house construction financing in order to reduce house pricing.
Statewide	Individual Assistance						\$ 60,000,000		Individual down payment or other assistance/subsidy
Statewide	Project Management Staffing						\$ 5,000,000		Staffing to implement Act 279 projects.
	Total	3,776		\$ 172,750,000	\$ 367,250,000	\$ 192,641,367	\$ 492,253,443	\$ 122,530,000	11/17/22 \$172.75M Allotment released by Governor. 6/27/23 \$21.0M Allotment released by Governor. Total released to date: \$193.75M Request to release \$175 M submitted to B&F and Gov on September 13, 2023; approved October 19, 2023.
	Total Estimated Encumbrances						\$ 684,894,810	\$ 807,424,810	