



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

WEST HAWAII

Project Updates

ITEM E-1 -- For information only

May 17, 2021

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

Laiopua Rent with Option to Purchase (RWOTP):

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

Laiopua Village 4 Hema

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

Laiopua Village 5

- 42 Turnkey occupied
- 20 Habitat homes occupied
- 45 RWOTP
- 10 Vacant lots for Offer 2022





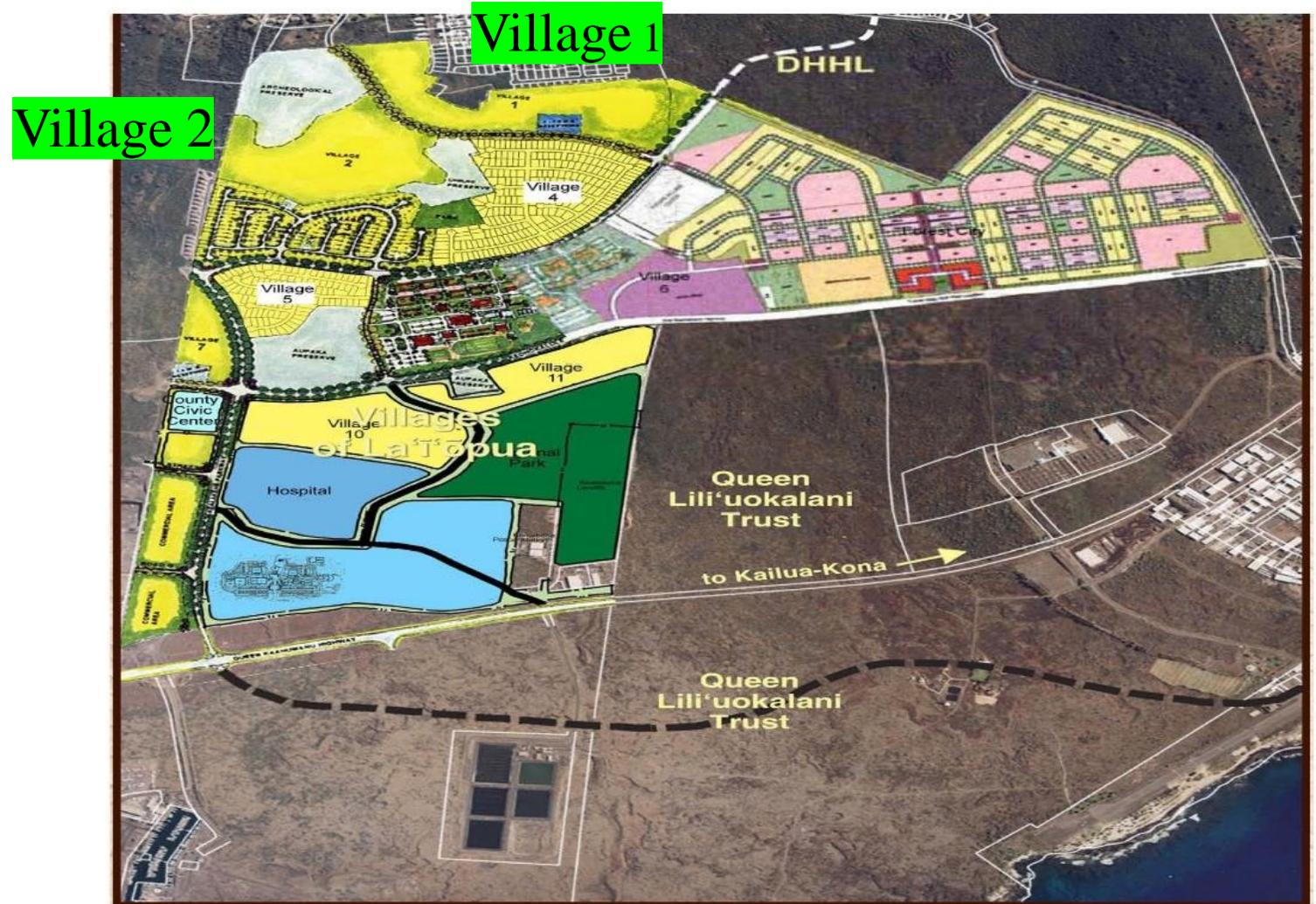
Future Laiopua Residential Development

Laiopua Village 1

- Start Environmental Compliance and Engineering Designs in 2022, subject to funding
- Approximately 200 lots

Laiopua Village 2

- Start Environmental Compliance and Engineering Designs 2025, subject to funding
- Approximately 200 lots





Lai Opua Village 4 Subdivision Phase 1 - Akau

- 118 residential lot subdivision
- Infrastructure construction complete
- Infrastructure Cost: \$10,346,493.00
- Ikaika Ohana to implement Rent with Option to Purchase program for 30%, 40% and 60% Area Median Income qualifying families
- Lot Selection for first 60 houses held in April 2021
- Tenant occupancy between June and December 2021
- Purchase and award of HHC 99-year residential lease beginning in 2036 to qualified tenants.





Rent with Option to Purchase at Village 4 Akau

OPTION TO PURCHASE AFTER 15-YEAR RENTAL COMPLIANCE



60 RENTAL HOUSES UNDER CONSTRUCTION BY
IKAIKA OHANA AND COASTAL CONSTRUCTION



Lai Opua Village 4 Subdivision

Phase 2 - Hema

125 Residential Lot Subdivision



- Scope: Infrastructure
 - Lot grading and Construction of Roads and Utilities
- Funding:
 - \$2,789,304 in USDA grant funds obligated for water, sewer and storm water improvements.
 - Up to \$12.2M in Legislative appropriations to fund infrastructure construction.
- Schedule:
 - Advertisement for bids – November 2020
 - Bid Opening – March 2021 – Low Bid: Nan, Inc. - \$13,887,249
 - Construction Start: TBD – pending funding to execute contract
 - Completion Time of Construction: 426 calendar days



Laiopua Village 4, Phase 2 - Hema Subdivision Layout

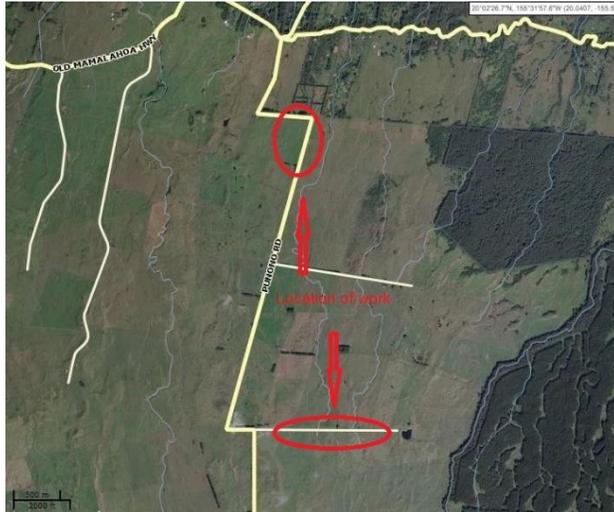




NIENIE – PUNONO ROAD IMPROVEMENTS

Construction cost = \$165,000; completed early 2020

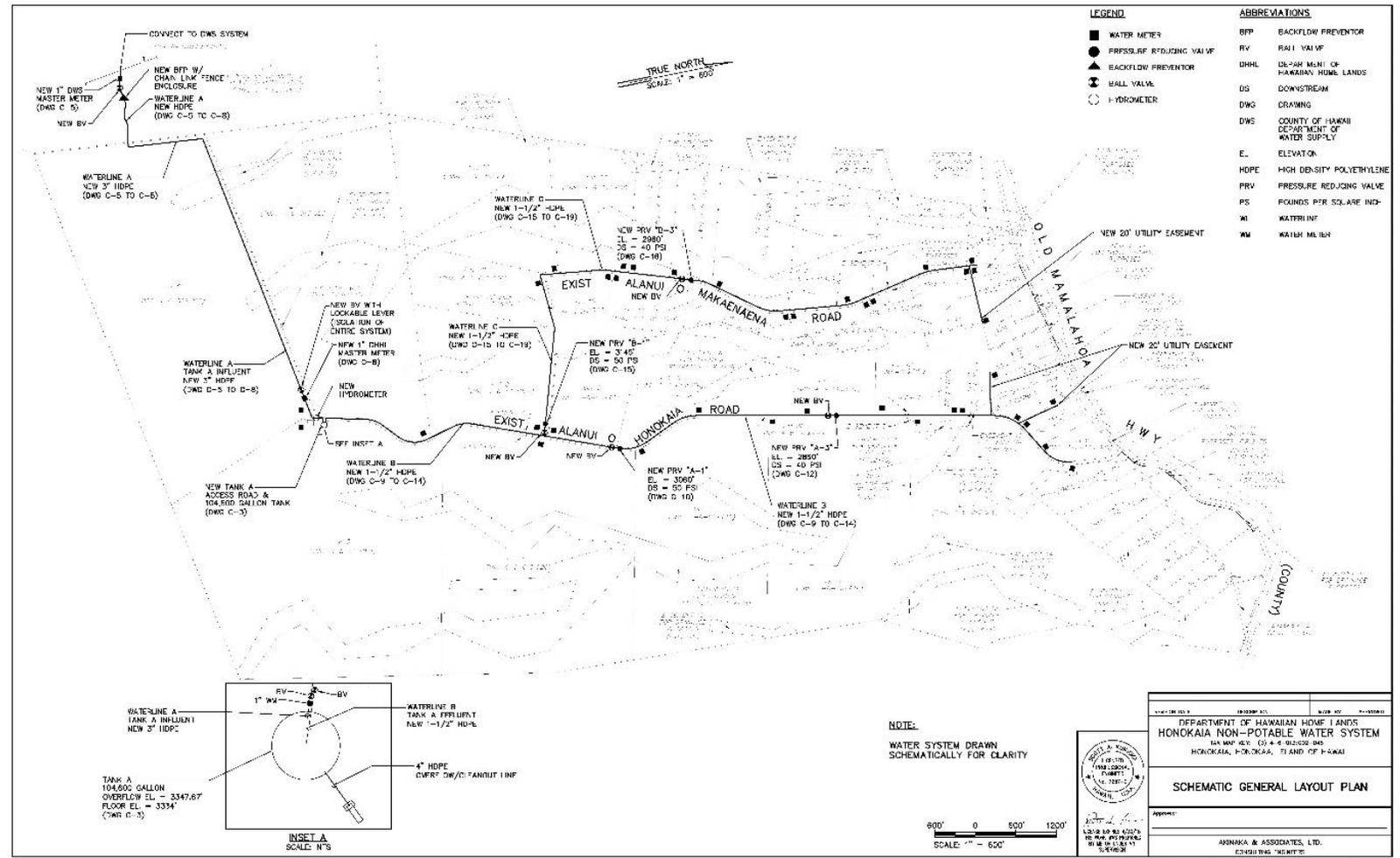
Requesting FEMA reimbursement





Honokaia Non-Potable Water System

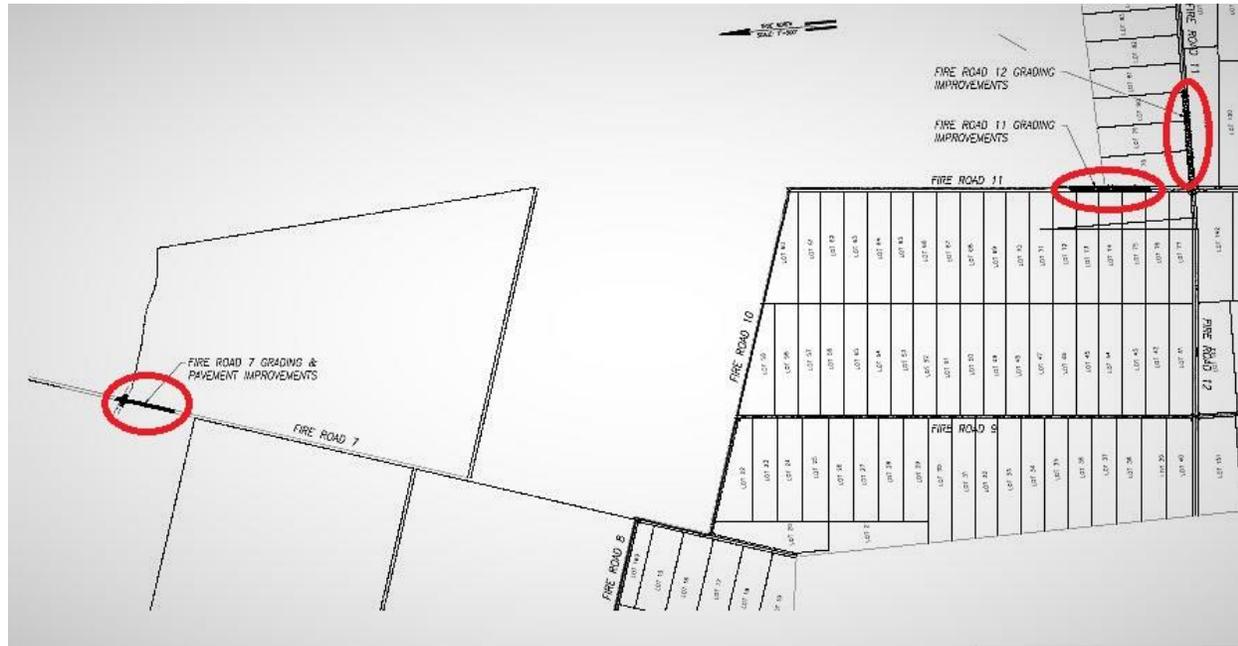
- DHHL Settlement with Honokaia Ohana
- Water system to supplement individual catchment systems
- 6 mile pipeline for non-potable stock water system with 100,000 gallon storage tank to serve 42 lots.
- Construction Cost of \$1.3M.
- Wai Ola Honokaia to operate and maintain
- Continue to negotiate with County of Hawaii water quantity, connection and pressure issues.





PUUKAPU ROAD REPAIRS

ADDITIONAL ROAD REPAIRS TO ADDRESS SAFETY CONCERNS



- Estimated budget: \$400,000
- Community Notification: June 2021
- Invitation to Bid: Sept. 2021





PUUKAPU NON-POTABLE WATER SYSTEM

REPAIRS/IMPROVEMENTS TO DIESEL PUMP, SOLAR PV AND TANK 3 LINER AND BYPASS TANK ARRAY.



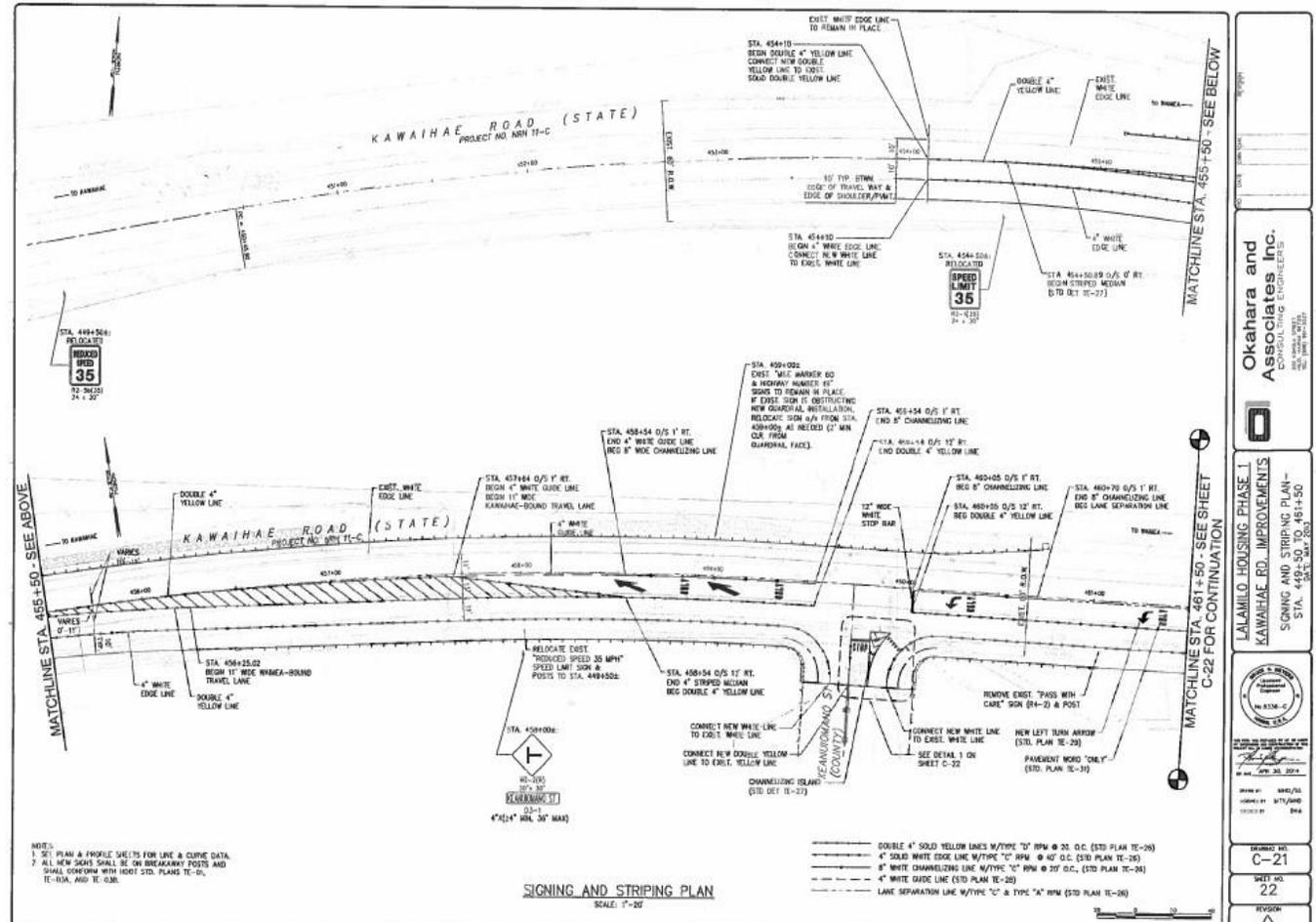
Construction
in process





LALAMILO PHASE I – KAWAIHAE ROAD

KAWAIHAE ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT





Lalamilo Ph-1 INSPECTION PORT INSTALLATION

- Installation of 37 inspection ports to access the seepage pits of this aerobic septic system for all lots in Phase I. Work completed July 2020 at a cost of \$ 179,500.





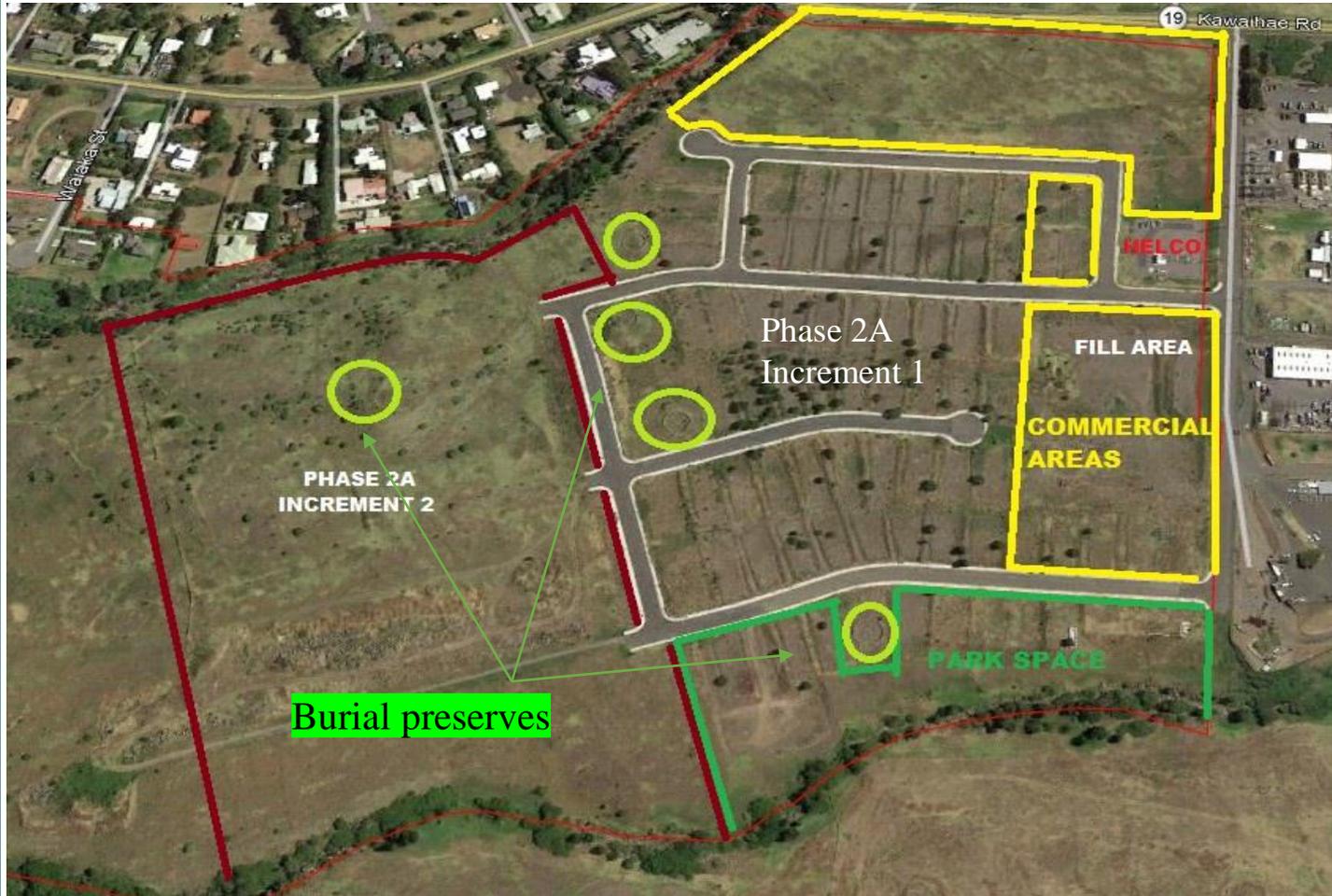
LALAMILO PHASE I

STANDING INVENTORY AND VACANT LOTS AT LALAMILO PHASE 1





LALAMILO PHASE 2A INCREMENT 1 TESTING STRATEGIES



- UNEXPLODED ORDNANCE (UXO): Assessment started in March 2021
- Relocate boulders and stockpile
- Remove existing equipment and scrap metal
- SOIL TESTING for Park and Commercial Area to begin June 2021



Kuhio Village Subdivision of Lot 7

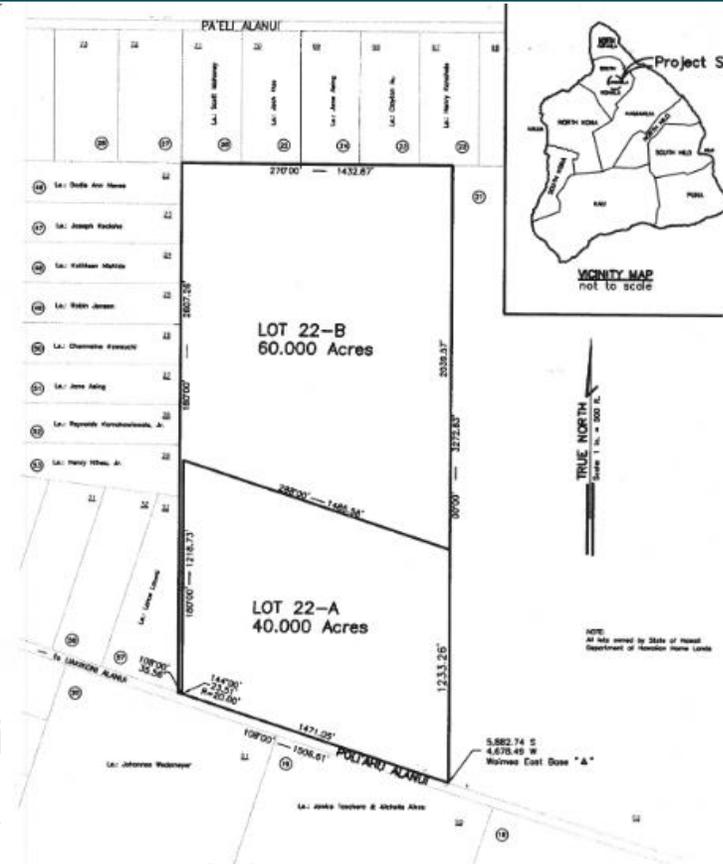
- Scope:
 - Subdivision of Lot 7 into Lot 7-A and 7-B
 - Installing water laterals
 - Installing new fire hydrant
- Construction Cost:
 - Low Bid: \$74,140 – Nan, Inc.
 - Final Cost: \$45,582
- Schedule:
 - Construction Completed
 - August 3 – 6, 2020
 - Final Subdivision
 - Sent to the State Bureau of Conveyances for Recordation February 2021





Puukapu Pasture Lot Subdivision of Lot 22

- Scope:
 - Subdivision Mapping
 - Water Lateral Improvements
- Cost:
 - Design/Subdivision
 - \$31,964.00 (remaining cost)
 - R. M. Towill (current contract)
 - Construction - \$50,000.00 Budget
- Schedule:
 - Design – surveying work to begin withi
 - Construction – estimating January 202
 - Final Subdivision - following construction completion





Kawaihae Residential Habitat Lots

Habitat & families will build homes in phases.
Permit applications for lots 66 & 128 submitted April 12, 2021 & NAHASDA ordered Botanist site inspections.





Mahalo



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