



DEPARTMENT OF  
HAWAIIAN HOME LANDS

# WEST HAWAI'I LEASE AWARDS

Hilton Waikoloa Village  
April 12, 2025



**Contact Number**  
808-620-9500



**Our Website**  
[dhhl.hawaii.gov](http://dhhl.hawaii.gov)



# DIRECTOR'S MESSAGE

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*Kali Watson*

## Kali Watson

DHHH Director

Prince Jonah Kūhiō Kalanianaʻole was a visionary in times of transformational change for our lāhui. In 2025, our people face new hurdles: the high cost of living, a competitive housing market and a long-standing homestead waitlist. Project leases provide a timely solution to the lengthy wait our community has endured for far too long. With a project lease secured, 'ohana will create a lasting legacy for their keiki, one they truly deserve.

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

Project leases represent one aspect of the department's new approach in the development and allocation of homestead lots, aimed at returning our 'ohana to the 'āina faster.

A thriving homestead community starts with each and every individual present, and I encourage all of you to embrace this opportunity and the many others that await.



Governor Josh Green, M.D., state and county leaders congratulate Pu'uhona Phase II awardees.



Pu'uhona Homestead, Waikapū, Maui

# ABOUT DHHL

**The Department of Hawaiian Home Lands carries out Prince Jonah Kūhiō Kalaniana'ole's vision of rehabilitating native Hawaiians by returning them to the land. Established by U.S. Congress in 1921 with the passage of the Hawaiian Homes Commission Act, the Hawaiian homesteading program run by DHHL includes management of more than 200,000 acres of land statewide with the specific purpose of developing and delivering homesteading.**

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## About The Hawaiian Homes Commission Act

On July 9, 1921, President Warren G. Harding enacted the Hawaiian Homes Commission Act of 1920, as amended, an endeavor championed by Prince Kūhiō and a coalition of supporters.

Through the passage of the Hawaiian Homes Commission Act, the United States set aside approximately 200,000 acres of land to establish a permanent homeland for native Hawaiians; a group identified as a "landless and dying" people as the result of disease, intermarriage, and loss of lands.

The Hawaiian Homes Commission Act aims to return native Hawaiians to the 'āina while encouraging self-sufficiency as homesteaders on leased parcels of trust land.

To date, some 10,000 homesteads have been awarded.

# PROJECT LEASES

Project leases represent a significant step toward homeownership for thousands of Native Hawaiians. This initiative is part of DHHL's comprehensive approach to addressing its long-standing waitlist by expediting lease awards.

Unlike previous processes, beneficiaries secure a homestead lease prior to the completion of a project's development. This approach gives families the chance to prepare for both financial and program requirements, thereby granting long-term stability and the opportunity to transfer their leases to eligible successors.

2025 marks the first lease awards in more than 20 years.



Director Watson greets West O'ahu project lease awardee.

## HOUSING PRODUCTS

A variety of housing options are offered throughout our homestead communities, guaranteeing every family has the chance to attain homeownership. By offering multiple products, our 'ohana can select the home that aligns with their unique needs, goals, and financial circumstances. Our department's mission is to assist our beneficiaries at every step of their homeownership journey, ensuring no one is left out of the process.

Turnkey  
Homes

Rent With Option  
To Purchase

Owner-Builder  
Lots

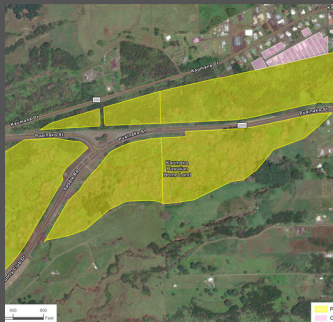
Self-Help  
Housing



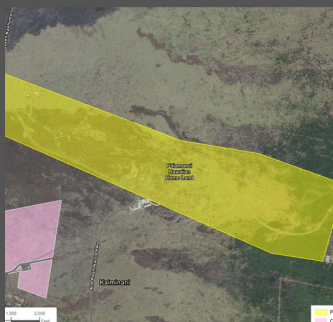
# UPCOMING AWARDS



Lehua Village



Kaumana Homestead



Palamanui

PROJECT	# OF UNITS	AWARDS
West Hawai'i Project Leases	400	April 2025
La'i 'Ōpua Akau	32	June 2025
Ka'uluokaha'i II-C	125	August 2025
Maui Vacant Lots	36	August 2025
Hanapēpē	30	October 2025
Maui Project Leases	968	Dec. 2025

*\*All dates are subject to change*



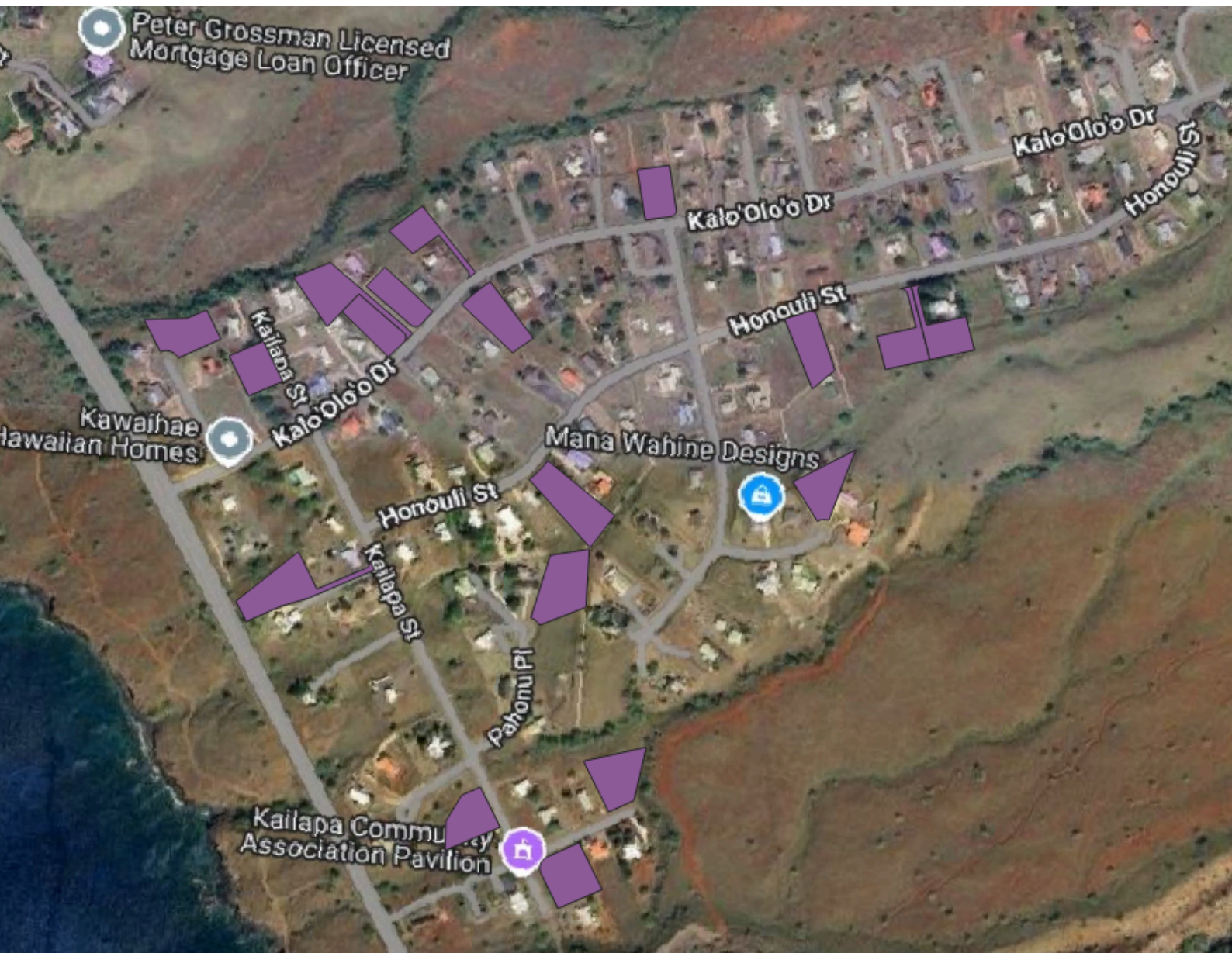


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# KAILAPA **KAWAIHAE**

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# PROJECT OVERVIEW

## Villages of La'i 'Ōpua

The Villages of La'i 'Ōpua is a master-planned community with 580 single-family homes throughout four villages.

- Village 1: 200 units
- Village 2: 200 units
- Village 4: 125 units
- Village 5: 55 units

Located in Kona, Hawai'i overlooking the Pacific Ocean, this project will comprise of two-, three-, and four-bedroom homes to include LIHTC-restricted units for Native Hawaiian households earning 30-60 percent of the annual median income (AMI).

### La'i 'Ōpua Village 1

- Started environmental compliance and engineering designs, subject to funding.

### La'i 'Ōpua Village 2

- Started environmental compliance and engineering designs, subject to funding.

## Kailapa Scattered Lots

Located in Kawaihae, 22 single-family homes will be awarded.

Each lot is half an acre to one acre in size.



### View Lots

Scan QR code for aerial footage of La'i 'Ōpua and Kailapa.



# ABOUT THE DEVELOPER

## Kalaniana'ole

### Development

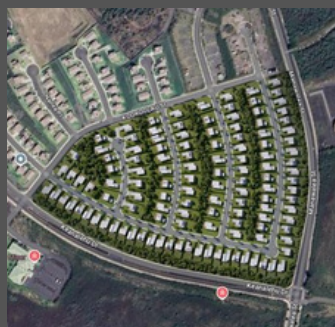
At Kalaniana'ole Development, we believe housing is more than shelter — it is a path to stability, prosperity, and connection to 'āina. Our mission is rooted in the foundational principles of the Hawaiian Homes Commission Act: self-determination, economic development, cultural preservation, and homesteading.

These pillars guide every step of our work as we honor the vision of Prince Jonah Kūhiō Kalaniana'ole, the founder of this transformative act.

Our developments reflect the principles of aloha 'āina (love of the land), kuleana, and mālama, ensuring every project strengthens the lāhui and upholds Hawaiian values and identity.

Kalaniana'ole Development is a fully integrated development company with experts in every aspect of the development process: finance, design, construction, and project execution.

With extensive experience in affordable housing financial tools, including tax credits, grants, and other funding mechanisms, we navigate complex structures to bring projects to life. Our financial expertise guarantees cost-effective solutions that maximize impact.



La'i 'Ōpua Plot Map



Construction at La'i 'Ōpua



Kailapa Scattered Lots



KALANIANA'OLE  
DEVELOPMENT



# KEY ACTIVITIES

## Select Your Project

Choose the residential lot or project that best fits your needs.

## Sign Your 99-Year Lease

Review and sign the official lease agreement.

## Pay your Lease Rent | \$99

Submit your lease payment to finalize the process.

## Designate Your Successor

Identify who will succeed you on the lease.

## Visit Service Providers & Partners

Connect with the developer, service providers, and other essential partners.

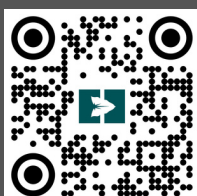
## Attend Developer's Workshop

Learn more about the developer and different housing and loan products.

Awardees will also have the opportunity to interact with knowledgeable staff to enhance their understanding of the available programs and products. Our goal is to ensure every participant leaves with the tools they need to navigate their journey successfully.

## For More Information

Visit the Department of Hawaiian Home  
Lands' YouTube page to learn about  
the awards process and more.







# NEXT STEPS

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## **You've Completed the Initial Steps**

- Signed your lease;
- Paid your \$99 lease rent;
- Designated your successor.

## **Hawaiian Homes Commission Approval (May 2025) – DHHL Internal Step**

Your lease will be presented to the Hawaiian Homes Commission (HHC) for approval.

## **Attorney General's Review & Signature – DHHL Internal Step**

The lease undergoes legal review and receives the attorney general's signature.

## **Chair Watson's Signature (Estimated June) – DHHL Internal Step**

Final approval and signature from Chair Watson, pending receipt, review, and completion of all necessary documents.

## **Recordation of Lessee (Recording begins mid- to late-June) – DHHL Internal Step**

DHHL will begin recording leases in mid to late June; however, the timing of your individual lease recordation will depend on the completion of all required documents and approvals.

## **Receive Your Recorded Lease**

DHHL staff will mail you a copy of your recorded lease along with next-step instructions.

## **Complete Your Financial Assessment**

You must complete a financial assessment with a DHHL-contracted service provider.

- **DEADLINE:** Within 60 days from the lease commencement date.

## **Select Parcel**

Project lease award recipients will choose a parcel following completion of development.



# STAY INFORMED

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