

REALTOR®Forum

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Department of Hawaiian Home Lands

ECONOMIC FORUM: DHHL UPDATE

OCTOBER 31, 2025



Blessing



PU'UHONA

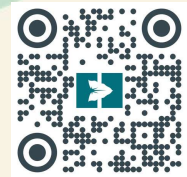
WAIKAPŪ • MAUI

ROADMAP FOR TODAY

TIME	EVENT
3:15pm	Session Starts
3:20pm	Why? The Mission & Urgency
3:30pm	How? Approach & Partnerships
3:55pm	What? Results & Impact
4:05pm	Where do you fit in? Opportunities & Next Steps
4:15pm	Session Completed

For More Information

To learn more about the department and awards process, visit DHHL's YouTube page.



dhh1.hawaii.gov

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WHY?

The Mission & Urgency



The Urgency of DHHL Housing



Large & Aging Waitlist

- 29,000+ beneficiaries & qualified applicants are increasing
- More than 90% over age of 40
- 50% over age of 65

Barriers to Progress

- Slow & costly construction
- Labor shortages
- Complicated approvals

The Human Impact

- Decades-long waits
- Kūpuna passing before homesteads
- Keiki leaving

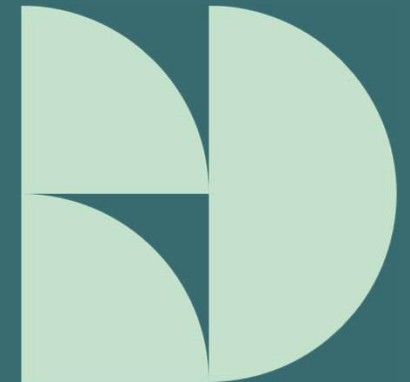
VISION OF PRINCE KŪHIŌ



Prince Jonah Kūhiō Kalanianaʻole

On July 9, 1921, President Warren G. Harding signed the Hawaiian Homes Commission Act, led by the vision and determination of Prince Jonah Kūhiō Kalanianaʻole and his supporters. The Act set aside nearly 200,000 acres as a homeland for Native Hawaiians, with the hope of restoring a deep connection to the land and supporting self-sufficiency through homesteading.

Today, the Department of Hawaiian Home Lands (DHHL) continues Prince Kūhiō's legacy by caring for these trust lands and creating opportunities for Native Hawaiian families to live, thrive, and grow on their homelands.



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THE RIPPLE EFFECT OF DHHL HOMES

Benefiting Hawai'i's Future

Beneficiaries

- Affordable Homes
- Rental Opportunities
- Build-Ready Lots

General Public

- Eases Housing Demand
- Stabilizes the Market

Hawai'i Community

- Stronger Neighborhoods
- Economic Resilience



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HOW?

Approach & Partnerships



DHHL FACTS



**LEASES ISSUED
SINCE 2021
10,000 leases**

**COMMERCIAL
LEASE RENT
\$20M / YEAR**

**DHHL WAITLIST
WORLDWIDE
29K**



**LOTS UNDER
DEVELOPMENT
7K**



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PARTNERSHIPS



- **State Appropriations**
- **Federal Grants**
- **Tax Credits**
- **Private Capital**

Land Development builds site infrastructure

- To maximize the return on state funding, DHHL **builds site infrastructure** (roads, sewers, etc.)
- Backbone infrastructure supports **multiple phases** of a development
- DHHL is **delivering water** where it's currently not available
- DHHL is leveraging Act 279, USDA, and other sources to address **wastewater on DHHL properties and for surrounding areas**



DHHL Builds Site Infrastructure



Land Development Pipeline Process



1. DHHL **identifies** the land



2. DHHL builds **Site Infrastructure**



3. Private Developer **builds housing**



4. DHHL Beneficiary **pays for house, land lease at \$1/year**

- **Exploring alternative construction methods:**

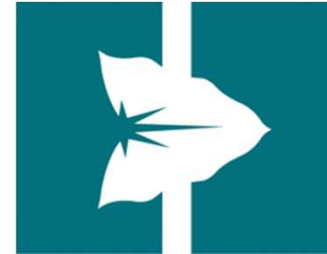
- 3D-printed homes
- Structurally Insulated Panels (SIPs)
- Prefabricated homes
- On-site prefabrication
- Modular construction

- **Purpose of exploration:**

- Address persistent challenges in housing delivery
- Reduce construction time
- Lower overall project costs
- Enhance build quality
- Maximize the use of local labor and resources

- **Ultimate goal:**

- Accelerate home development for beneficiaries
- Improve long-term housing outcomes across DHHL programs



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3D PRINTED



ON-SITE PREFABRICATION



STRUCTURALLY INSULATED PANELS



MODULAR FOUNDATION SYSTEMS

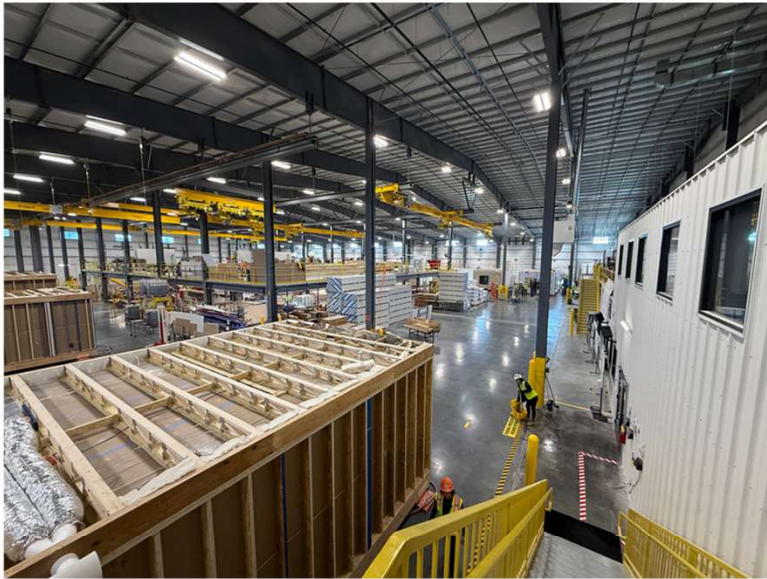


MODULAR CONSTRUCTION

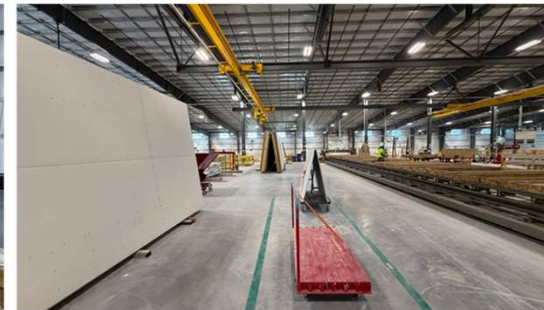
Benefits:

- Faster build times
- Lower construction costs
- Safer work environment
- Supports local jobs and industry
- Improved quality and consistency
- Environmentally sustainable with less material waste
- Fewer delays from weather, labor, or supply chain issues

FADING WEST



- No measuring. Pieces are pre-cut
- Software to track progress
- Air casters to move modulares
- 20 in-line assembly stations
- Produce 40 - 50 frames a month
- Current factory is 110,000 SF
- Employees: 102 direct labor, 20 factory support
- Traditional framing



EXTERIOR DESIGN



INTERIOR DESIGN





What are Project Leases?

Details

- **Multiple pathways** to homeownership.
- **Eligible successors** must meet 25-percent blood quantum requirement.
- **Secure a homestead** prior to the completion of a project.
- **Financially prepare** prior to lot selection.
- **No pre-qualification** needed for selectees.

PROJECT LEASES

Beneficiaries of the Department of Hawaiian Home Lands who possess a project lease are assured the opportunity to select a lot from a designated homestead community once it is developed. Those with project leases have the option of transferring their lease to a qualified successor. This initiative is the department's approach to moving beneficiaries off the waitlist and onto the 'āina.

Over the next two years, DHHL aims to provide more than 6,000 project leases across the pae 'āina.

NEW APPROACH



Project Leases



Financial Assessments



Financial Literacy & Preparation



Developers Shape Capital Stack & Program Vertical Development

- Transforming Development to Better Serve Our Beneficiaries

HOUSING PRODUCTS



**Creating Pathways of Choice
for Our Beneficiaries**

A diverse range of housing options are available across our homestead communities, ensuring every family has the chance to achieve homeownership. By providing multiple products, our 'ohana can select the home that best suits their individual needs, aspirations, and financial situations. Our department's mission is to support our beneficiaries at every stage of their journey to owning a home, ensuring no one is excluded from the process.

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WHAT?

Results & Impacts



RESULTS

**LEASE AWARDS
BY END OF 2026
7,000 leases**

**DEVELOPER
FINANCING
\$2B**

**FINANCIAL LITERACY
ENGAGEMENT**

7K



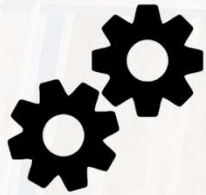
**INDIVIDUAL
FINANCING**

\$1B



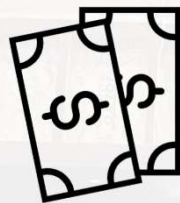
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IMPACT: BENEFITS OF MODULAR CONSTRUCTION



EFFICIENT

Factory-built modules allow for simultaneous site preparation and home construction, significantly cutting down build times.



AFFORDABLE

Modular construction reduces material waste, labor costs, and overall building expenses, making homes more affordable for local families.



QUALITY

Homes are built in a controlled environment, ensuring consistency, durability, and compliance with building codes.



JOBS

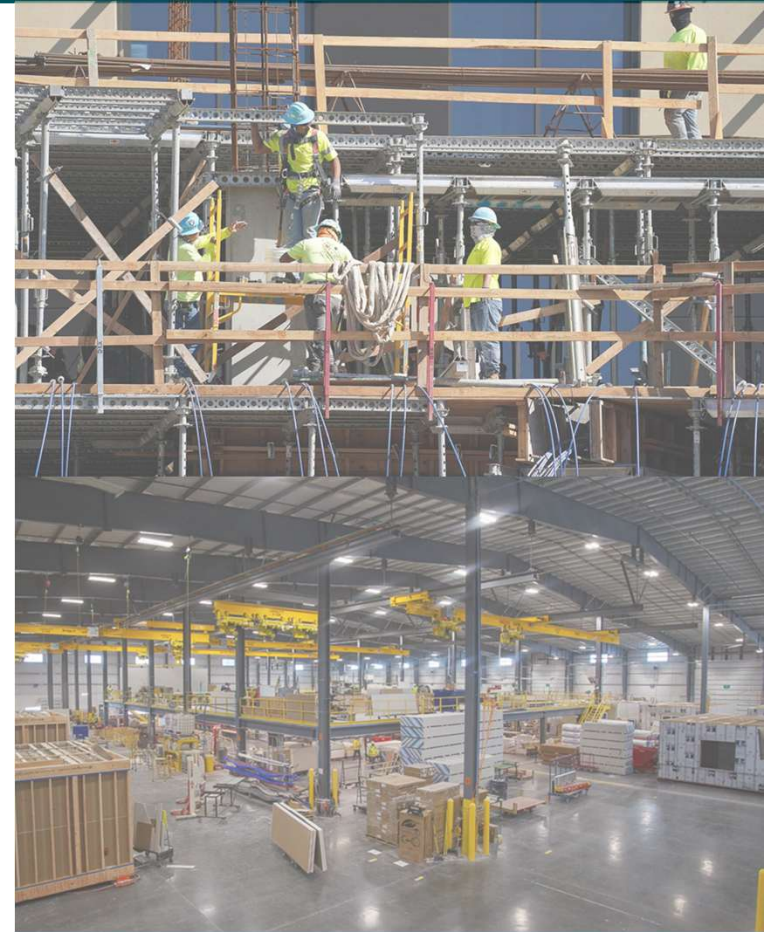
A modular home factory would create hundreds of local jobs by employing union workers, training youth and formerly incarcerated individuals, and supporting a supply chain of local contractors, manufacturers, and transportation services.

IMPACT: BUILD LOCAL, EMPOWER LOCAL



Establishing a local modular facility:

- Creates union jobs and skilled workforce opportunities
- Keep economic benefits in the community
- Supports local businesses
- Economic growth increases demand
- Faster projects leads to more work



IMPACT: UNIONS BENEFIT



- **Faster build times**
- **Lower construction costs**
- **Safer work environment**
- **Supports local jobs and industry**
- **Improved quality and consistency**
- **Environmentally sustainable with less material waste**
- **Fewer delays from weather, labor, or supply chain issues**

DEPARTMENT OF HAWAIIAN HOME LANDS

Prepared by Land Development Division

RESULTS



**MONETIZING
AFFORDABLE HOUSING
CREDITS
2,300**

**COUNTY MONIES
\$90M**

**EXCHANGE OF
COUNTIES LANDS**

250 acres



**EXCHANGE OF
STATE LANDS**

50k acres



**EXCHANGE OF
FEDERAL LANDS**

1,040 acres



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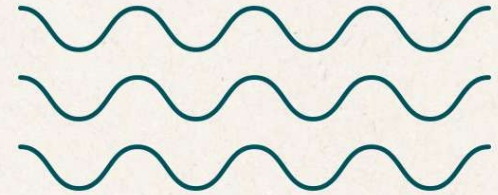
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WHERE DO YOU FIT IN?
Opportunities & Next Steps





The Impact



Why Scattered Lots Matter

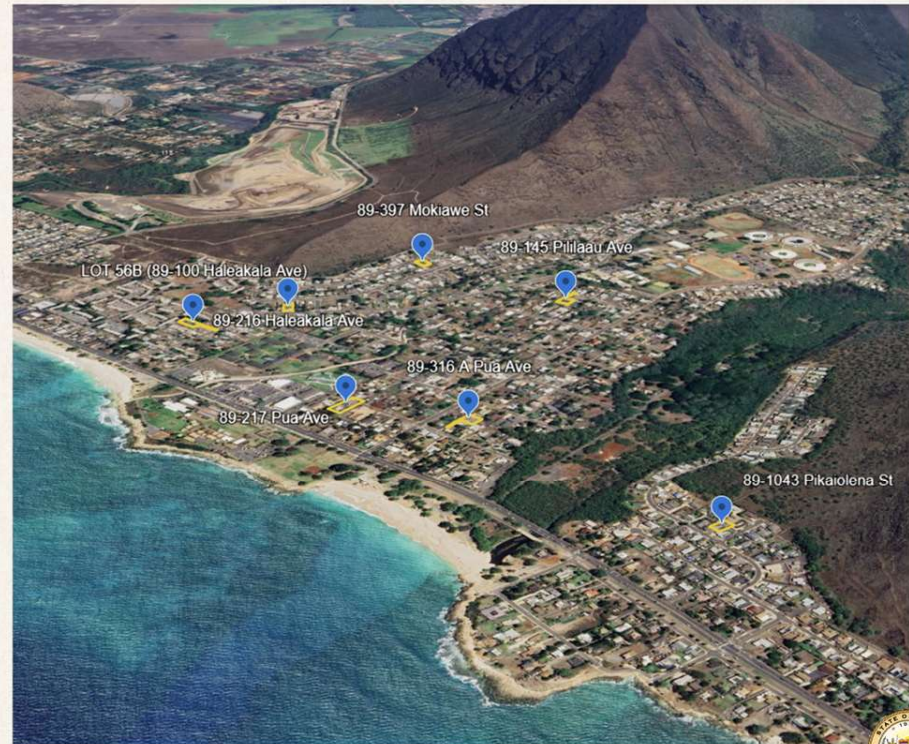
- **Streamlined Lot Pipeline:** A clear process from inspection to award helps deliver homes faster.
- **Partnering for Progress:** Collaborating with builders, nonprofits, service providers, and stakeholders to get the project done.
- **Clearing the Waitlist:** Every scattered lot awarded helps move 'ohana into homes sooner.



Managing Scattered Lots Across Hawai'i

At the start of 2025, DHHL tracked about 116 scattered lots across the state. Now, after projects are completed or transferred, 81 remain active.

- **O'ahu – 35 lots**
New builds, renovations, and demo work underway — with Habitat leading 9 homes in Freitas Dairy.
- **Hawai'i Island – 33 lots**
Renovations in Pana'ewa/Keaukaha, demo & rebuild packages, vacant prep, and Pu'ukapu ag subdivisions.
- **Moloka'i – 20 lots**
Ag subdivision pipeline in Ho'olehua/Kalama'ula and residential lots under planning.
- **Maui – 13 lots**
Keokea–Waiohuli parcels in prep and a Paukūkalo lot identified for future award.
- **Kaua'i – 5 lots**
In Anahola and Kekaha, lots are being subdivided and prepped for re-award.



- **URGENCY**
- **PARTNERSHIP**
- **PROGRESS**
- **OPPORTUNITY**

MAHALO PIHA!



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