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BUILDING **INDUSTRY**

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History in the Making

Another landmark step forward was taken by the Department of Hawaiian Home Lands (DHHL) this past April when the first Hawaiian Homes project in West Maui was dedicated by the DHHL and Maui developer Dowling Company. The Villages of Leialii in Lahaina, a 104-unit single-family affordable housing development brings to reality a project which had been stalled since the early 1990s. It was revitalized in 2004 when parcels IA and IB of the Villages of Leialii were transferred to DHHL from the (former) Housing and Community Development Corporation of Hawaii (HCDCH), now known as HHFDC. "It is really great to see this project come to life again and to see families moving into their new homes," Gov. Linda Lingle says, in addressing the state project that began during her term as Mayor of Maui County. "This is an affordable housing project for Maui's people. Many of the new homeowners are from the West side and it is gratifying to know they will own their own homes in their home town."

"This is the first residential development we have done on the West

Update: DHHL Projects

Oahu:

- Kaupea — “This 326-unit, turn-key single-family subdivision is being constructed in three phases. Dick Pacific has provided the site-work with Shioi Construction, Kaya Builders and Coastal Construction as home building contractors for phases 1, 2 and 3, respectively,” says Lloyd Yonenaka, information and community relations officer for DHHL.

- East Kapolei I — Royal Contracting currently is doing the mass grading for this 97-acre parcel that includes a 403-unit single-family subdivision and Hale Kalanianaʻole, DHHL’s headquarters complex. Bids for on-site infrastructure will be requested this summer.

- DHHL office building — Kiewit Building Group has begun construction with completion estimated for February 2008.

- Kaupuni Village-Phase I — The mass grading phase (Royal Contracting) is estimated for comple-



Participating in a tree-planting ceremony at DHHL’s The Villages at Leialii in Lahaina, are, left to right: “Uncle” Charlie Maxwell; JoAnne Johnson, councilmember, West Maui; Micah Kane, director, DHHL; Gov. Linda Lingle and developer, Everett Dowling.

side and it is a result of the cooperation between government agencies — Hawaiian Home lands, HHFDC, the Office of Hawaiian Affairs (OHA) and a private developer, Dowling Company,” says Micah A. Kane, director of the DHHL. “Dowling Company has been a great partner in developing homes for Native Hawaiians. When the Villages of Leialii is completed, we will have built 422 homes with Dowling.”

“It is one of the greatest sources of pride for our company when we develop homes for Native Hawaiians,” says Everett Dowling. “These projects represent our commitment to the Maui community to provide affordable housing.” Dowling also developed Waiehu Kou 2, 3 and 4 Hawaiian Homes subdivisions on Maui and is the single largest private developer of homes for Native Hawaiians in the state.

Micah Kane tells us the DHHL actually is taking advantage of the residential slowdown, working closely with the Carpenter’s Union

and the trades to move forward. “We’re getting better prices,” he explains, “and fostering good relationships.”

Addressing sustainable building, Kane says the DHHL is focusing “a lot of attention” on solar advances. “The income levels of some of our beneficiaries qualifies them for solar credit. In fact, one of our new communities can turn out to be 100 percent solar.” As to the philosophy and goals of the DHHL, Kane says, “I think four years ago, when we said we would increase the capacity and production of the department, the jury was still out. But people are now seeing we can perform at a higher level and this has a tremendous impact on the entire state. It provides homes for families and relieves the open market of some of the pressure. Our commitment gets stronger every day. The state ultimately will see the benefits of this trust performing at a high level over the long-term. The key is, we can lead for everyone, all people in the community — roads, sewers, utilities,

these things benefit everyone. The cost of infrastructure is the big thing. We can bring people to the table, work things out, so that it happens.”

The Power of Privatization

“There is no slowing down at the present time and the scope of this mega venture is growing,” says Jim Ramirez, vice president of operations for Forest City Enterprises, dba Hawaii Military Communities, LLC.

Embarking on a partnership three years ago with the Department of the Navy to develop, design and construct phase I work consisting of 910 privatized houses, this Public Private Venture (PPV) has grown into two additional phases, bringing in an additional 1,363 new homes plus the renovations of 1,500 existing units for the Navy and the Marine Corps.

“Over 500 families have moved into three of our neighborhoods,” reports Ramirez, “and we are scheduled to

tion by September of this year, with Phase 2 site construction for 21 homes expected to begin in mid-2008.

Maui:

- Leialii — For details, see Dowling's project list on page 74.
- Kula Residential Lots Unit 2 (Waiohuli Hikina Subdivision) — This 35 single-family unit subdivision is set for completion in December 2008.

Royal Contracting is site contractor; lessees will contract home construction with their own contractors.

- Waiehu Kou 4 — See Dowling's project list on page 74. Waiohuli — Sitework (Kiewit Pacific) is in progress and estimated for completion by summer 2008 for the first phase of this 320-unit single-family subdivision, which will include 98 single-family units and 66 farm lots.

Hawaii:

- Kaumana — Sitework is complete and this 49-unit single-family subdivision has been approved by the county. Willocks Construction Corp. is general contractor with Menehune Development doing house construction.
- Laiopua Villages 4 and 5 — This 300-unit single-family subdivision (undivided interest) is expected to begin in July.

Kauai:

- Kekaha Residential Lots, Unit 4 — Goodfellow Bros. has completed the sitework for these 49 single-family homes. The developer is Menehune Development for the 29 packaged homes; 20 are self-help.
- Piilani Mai Ke Kai (Anahola Residential Lots, Unit 6) — Delta Construction Corp. has started infrastructure improvements for Phase I (80 units) of this 181-unit subdivision (undivided interest).

Lanai:

- Lanai Residential Lots — Menehune Development and Fredco Inc. are building 20 homes in this 45-unit single-family subdivision of various owner-builder and contractor package houses.

Construction is ongoing at DHHL's Kaupea subdivision.

