



## DEPARTMENT OF HAWAIIAN HOME LANDS

### News Release

**LINDA LINGLE**  
GOVERNOR

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For Immediate Release: August 8, 2009

### **DHHL Offers Second Phase of 139 “Green” Homes in Kapolei** Provisions for electric cars included in all homes

KAPOLEI, HAWAII—The Department of Hawaiian Home Lands (DHHL) offered the second phase of 139 “green” homes in the 403-unit Kānehili subdivision in Kapolei today.

“Three years ago we awarded these homestead leases with the promise to build homes here,” said Micah Kāne, chair of the Hawaiian Homes Commission (HHC). “We also asked the people who accepted these leases to take this time to prepare to qualify for a mortgage. We have fulfilled our promise and many who took the Undivided Interest lease have done their part to get ready. Today, they are selecting their future home and that’s exciting.”

The developer of the project is Gentry Kapolei Development, LLC and five house plans are offered with energy efficiency as a central theme.

Each home will have provisions to accommodate the future use of electric cars as well as energy-saving measures that will help new homeowners save anywhere from 30 to 50 percent of their energy bill.

The homes all include a solar water system, 16-SEER air conditioning, hybrid insulation, “low flow” plumbing fixtures, dual pane Low E vinyl windows, and a fluorescent lighting package.

A leader in “green” building, Gentry is building two-, three-, four-, and five-bedroom homes that range from the two-bedroom, two-bath model with 1,008 square-feet of living space at \$223,300 to the five-bedroom, three-bath model with 1,675 square-feet of living space at \$297,000.

The Kānehili subdivision in Kapolei signifies a new era of building affordable homes with a focus on affordable living.

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"The Department of Hawaiian Home Lands has done an excellent job of building affordable homes and they recognize affordable living is just as important," said Governor Linda Lingle. "Energy efficiency and use of renewable energy resources is part of the state's efforts to reduce our dependency on imported foreign oil and this project is a great example of how DHHL is taking the lead to achieve the state's clean energy goals."

This project is also the first to complete homes under the Undivided Interest Awards program. This program provides a lease interest in a larger piece of property until it is subdivided into individual lots.

The program is designed to award a lease during engineering and site construction, thus providing at least two years for the beneficiary to financially qualify for a mortgage loan. Qualifying for a mortgage has been a major roadblock because in the past an applicant needed to financially qualify for a mortgage before they could accept a homestead lease.

Working with the DHHL's Home Ownership Assistance Program (HOAP), lessees can improve their credit, create savings, pay down debt or improve their earning capacity in working to qualify for a mortgage.

"The Department of Hawaiian Home Lands is living up to its promise of building homes and lessees are getting ready to be homeowners," said Governor Linda Lingle. "This project is also about our Administration's ongoing commitment to fulfill the state's obligation to provide affordable housing opportunities for native Hawaiians and to build communities to benefit the entire state."

"The Undivided Interest lease and the HOAP program is about giving everyone a chance to succeed," said Kāne. "People who have been on the list for a long time have had at least five chances, sometimes more for a homestead lease, but were not able to accept because their financial situation acted as a roadblock in qualifying for a mortgage. These are the tools to removing those roadblocks and people need to use them."

Kāne said more 3,000 beneficiaries statewide have taken advantage of the HOAP program, and in less than a year, some have qualified for a mortgage and have been able to select a home.

East Kapolei I is a 92-acre parcel with minimum lot size of 5,000 square feet. On-site improvements, including construction of roadways, drainage, sewer, water and electrical systems cost \$31.7 million. Offsite improvements including the Kapolei Parkway extension, a 4.0 million gallon water reservoir, water transmission, water mains and sewer trunk lines have cost another \$26.3 million for the development.

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