'25MAR31 PM 1:57 CITY CLERK

OFFICE OF HOUSING
DEPARTMENT OF LAND MANAGEMENT

INFORMATIONAL BRIEFING

APRIL 1, 2025

MAYOR'S MESSAGE 46
HSEH

CITY AND COUNTY OF HONOLULU

Office of Housing
Department of Land Management

SOLICITATION TIMELINE

January – June 2025

	January	February	March	April	May	June
Kapolei Parkway Lots 6-7	Phase 1 Opening	Construction				
Aloha 'la Halewiliko	Construction					
Varona Village		Community Meeting	Condo Docs			
Kaleimaʻo Village - Ground Lease / Bond Closing			CC Approval	Closing		Ground Breaking
Kūhiō Park Terrace - Bond Closing						CC Approval
RGP-DLM-1817502 ($8 million)	Issued Intent to Award			Announce Award		
RGP-DLM-1859213 ($5 million)	Release		Submittal Deadline	Review proposals; Issue intent to award		
RGP-DLM-03 (Amount TBD)						
Kihapai Place - Development Agreement / Ground Lease	Public Hearing	CC Approval	DA Execution	Due diligence; 201-H Process		
Portfolio - RFQ-DLM-25-01	Release	Pre-Con Call	Submittal Deadline	Selection; Negotiation of documents; due diligence		
Iwilei Center - RFQ-DLM-25-02			Release; Pre-Con Call	Submittal Deadline	Selection	
Kapolei Parkway Lots 1-5 - RFQ-DLM-25-03				Release	Pre-Con Call	Offers Due
Dee Lite - RFQ-DLM-25-04						
Royal Kunia - RFQ-DLM-25-05						
Mililani Park and Ride - RFQ-DLM-25-06						
Waianae Transit Center - RFQ-DLM-25-07						

— DATES AND PROPERTIES ARE SUBJECT TO CHANGE AND SUBSITUTION —

CITY AND COUNTY OF HONOLULU

Office of Housing
Department of Land Management

SOLICITATION TIMELINE

July - December 2025

	July	August	September	October	November	December
Kapolei Parkway Lots 6-7	Construction		Phase 2 Opening			
Aloha 'la Halewiliko		Construction		Grand Opening		
Varona Village	Phase 1 Construction; Sales					
Kaleimaʻo Village - Ground Lease / Bond Closing	Construction					
Kūhiō Park Terrace - Bond Closing	Closing					
RGP-DLM-1817502 ($8 million)	Closing					
RGP-DLM-1859213 ($5 million)						
RGP-DLM-03 (Amount TBD)	Issue Intent to Award					
Kihapai Place - Development Agreement / Ground Lease	Due diligence; 201-H Process					
Portfolio - RFQ-DLM-25-01	Selection; Negotiation of documents; due diligence					
Iwilei Center - RFQ-DLM-25-02	Selection; Negotiation of documents; due diligence					
Kapolei Parkway Lots 1-5 - RFQ-DLM-25-03	Selection; Negotiation of documents; due diligence					
Dee Lite - RFQ-DLM-25-04	Release; Pre-Con Call	Offers Due	Selection; Negotiation of documents; due diligence			
Royal Kunia - RFQ-DLM-25-05				Release; Pre-Con Call		Offers Due
Mililani Park and Ride - RFQ-DLM-25-06					Release; Pre-Con Call	
Waianae Transit Center - RFQ-DLM-25-07						Release; Pre-Con Call

— DATES AND PROPERTIES ARE SUBJECT TO CHANGE AND SUBSITUTION —

CITY AND COUNTY OF HONOLULU

Office of Housing
Department of Land Management

SOLICITATION TIMELINE

January - March 2026

	January	February
Kapolei Parkway Lots 6-7		
Aloha 'la Halewiliko		
Varona Village	Phase 1 Construction; Sales	
Kaleimaʻo Village - Ground Lease / Bond Closing	Construction	
Kūhiō Park Terrace - Bond Closing		
RGP-DLM-1817502 ($8 million)		
RGP-DLM-1859213 ($5 million)		
RGP-DLM-03 (Amount TBD)		
Kihapai Place - Development Agreement / Ground Lease	Due diligence; 201-H Process	LIHTC Application
Portfolio - RFQ-DLM-25-01	Selection; Negotiation of documents; due diligence	
Iwilei Center - RFQ-DLM-25-02	Selection; Negotiation of documents; due diligence	
Kapolei Parkway Lots 1-5 - RFQ-DLM-25-03	Selection; Negotiation of documents; due diligence	
Dee Lite - RFQ-DLM-25-04	Selection; Negotiation of documents; due diligence	
Royal Kunia - RFQ-DLM-25-05	Selection; Negotiation of documents; due diligence	
Mililani Park and Ride - RFQ-DLM-25-06	Offers Due	
Waianae Transit Center - RFQ-DLM-25-07		Offers Due

— DATES AND PROPERTIES ARE SUBJECT TO CHANGE AND SUBSITUTION —


OFFICE OF HOUSING
DEPARTMENT OF LAND MANAGEMENT
Mahalo