

# Army Hawaii Family Housing Oahu, Hawaii



## Project Size

- 1,702 acres
- 7,894 homes

## Key Facts (December 2007)

- Development commenced in 2005
- Development scope US\$2.33 billion
- Initial development period 10 years
- % of construction completed 38%
- Invested equity US\$8 million
- Ongoing operations until 2055

## Key Features

- One of the largest solar-powered communities in the world
- Largest U.S. Army privatization project
- Nine community centers
- Zero Energy Homes Program
- Zero Energy Homes Pilot Program
- LEED for Neighborhood Development Pilot Program

## Awards & Achievements

- 2007 Hawaii Business Magazine Top 250 Businesses in Hawaii
- 2007 Association of Defense Communities (ADC) Private Sector Catalyst Award
- 2007 General Contractors Association of Hawaii No Lost time & Best in Category for Zero Incident
- 2005 Project Finance Magazine North American Public-Private Partnership Deal of the Year
- 2005 Gold Hibiscus Award The Outdoor Circle, October 2005



Army Hawaii Family Housing (AHFH) is the largest Residential Communities Initiative (RCI) project awarded by the Army, serving more than 20,000 residents. At completion, the project will include nearly 7,900 homes at seven different installations on the island of Oahu. The construction and renovation of these homes will be completed by 2015.

Families living in these neighborhoods will enjoy an environmentally-friendly, master planned community that seamlessly integrates residents, homes, amenities and services. Nine community centers will be completed during the initial development period, each one serving as the town center for individual communities.



Army Hawaii truly ushers in a new era of sustainable development in the military housing market. A concentration on renewable energy sources and sustainable design solutions ultimately translates into a greener environment and conserved resources. This is done by the use of up to six megawatts of solar power that is expected to provide up to 30 percent of AHFH's energy needs and the recycling of nearly 80-90 percent of the materials from demolished homes. Rather than having waste end up in landfills, Actus Lend Lease is reusing materials in asphalt and other building materials.

Construction of homes began in July 2005, and families began moving into the first new homes in Schofield Barracks' Kalakaua Community in June 2006, where more than 600 families currently reside. This community also opened the first of nine new community centers that will be built at AHFH. The 1,600 square foot facility features a 24-hour fitness center outfitted with state-of-the-art exercise equipment, a movie theatre, multi-purpose rooms with complete kitchen, an outdoor courtyard, and common areas that will feature basketball courts and a tot lot. The Porter Community, also located at Schofield Barracks, began moving families into its first new homes in February 2007. In the south region, a new Aliamanu community center opened in January 2008, and families began moving into new homes in November 2007. The project is reaching its construction peak, resulting in nearly 100 new homes delivered each month.

