

Hickam Community Housing Oahu, Hawaii



Project Size

- 586 acres
- 2,474 homes

Key Facts (December 2007)

- Development commenced in 2005 (Phase 1) and 2007 (Phase 2)
- Development scope US\$298 million (Phase 1) & US\$522 million (Phase 2)
- Initial development period 6 years (Phase 1) / 6 years (Phase 2)
- % of construction completed 49% (Phase 1) / 2% (Phase 2)
- Invested equity US\$16.5 million (Phase 1) / Committed equity US\$25.5 million (Phase 2)
- Ongoing operations until 2055

Key Features

- Neighborhood greens, playgrounds, basketball courts and tot lots
- Major community centers within neighbourhoods
- Homes equipped with solar water heating systems, with some homes and facilities powered by photovoltaic systems
- 20-40% larger homes constructed
- One of the nation's largest historic housing projects

Awards & Achievements

- 2007 Hawaii Energy Alliance Outstanding Achievement Award in Energy Efficiency
- 2006 CEL Real Estate Best in Industry Resident Satisfaction Award



In October 2003, the United States Air Force selected Actus Lend Lease as the preferred developer to develop, design, construct, renovate and maintain homes at Hickam Air Force Base in Hawaii. Arguably the Air Force's most visible installation in the Pacific theater, Hickam Community Housing LLC (HCH) is the project company created as a result of the lease agreement between the Air Force and Actus Lend Lease. Hickam AFB is the home of the 15th Airlift Wing, the Pacific Air Forces (PACAF) command and many other tenant units.

The new and renovated homes of HCH represent the finest of Air Force community living. Homes are 20 percent to 40 percent larger than many of the existing homes Hickam Families have been living in for decades and include large kitchens with center islands, spacious closets and more storage space. HCH boasts expanses of open areas punctuated by community and recreational facilities, including a new swimming pool, playgrounds, walking & jogging trails, and other amenities for its Air Force Families.



The Family housing communities at Hickam feature state-of-the-art design and technology, incorporating the most modern and efficient design and construction techniques and processes. In addition to employing these techniques, the principles of environmental sustainability also form key aspects of our approach to the HCH

project. For example, HCH recycles more than 90 percent of the materials resulting from the demolition of existing structures. These materials are recycled on location and put to immediate use in other construction activities. Another illustration of the company's dedication to environmental stewardship is evident in the preservation of trees, as those that remain in the path of key construction will either be moved or replaced.



Homes and community facilities at HCH also feature the latest in photovoltaic paneling and other solar technology efficiencies. Solar water heaters and the use of compact fluorescent lighting (CFL) in 100 percent of HCH homes provide a significant amount of HCH's energy savings, resulting in economic and environmental sustainability successes.

In 2008, HCH broke ground on one of the nation's largest historic housing projects. Hickam Community Housing Phase II will add over 1,000 environmentally friendly homes designed to minimize water runoff and equipped with solar water heating systems. In addition, hundreds of pre-World War II homes will be rehabilitated, while select historic homes and a 70-year-old NCO Open Mess will be restored.

