



kauhale

Hawaii Modular Housing Solutions

Proposal

ABOUT

Kauhale, the Hawaiian word for 'village,' reflects our commitment to community, respect, and responsibility— essential values for helping individuals recover from disasters.

We specialize in addressing the full spectrum of disaster relief and modular housing: sheltering, temporary, and permanent housing.

- Native Hawaiian & female-owned
- Native Hawaiian Organization (NHO) non-profit
- 8(a) minority-owned business
- Local contractor with experience running local crews



Kadi Kohea, a Kanaka Maoli, from Kaa'awa, Oahu, is from a lineage deeply devoted to the preservation of Hawaiian culture and support of Native Hawaiian prosperity. She continues to honor her heritage through Kauhale, infusing these values into every aspect of her work.

- Harvard Masters, with an emphasis on Hawaiian Heritage.
- Generational local home builder
- Works across Islands



Scott Kohea, an accomplished modular housing and urban development specialist, has extensive experience with diverse modular housing types (including wood, steel, container, and adaptive) on a global scale (Europe, Asia, and the USA). His hands-on involvement extends to the active management of construction and logistics teams.

- University of Cambridge Masters on Sustainable Urban Development with a thesis on modular housing.
- Oxford University MBA
- Construction and Factory Manager

MODULAR HOUSING

We provide a variety of temporary and permanent housing solutions catered to the unique needs of individuals and families—including generational, single-family, ohana units, and more.

Temporary and Permanent Structures

Relocatable

HUD Certified

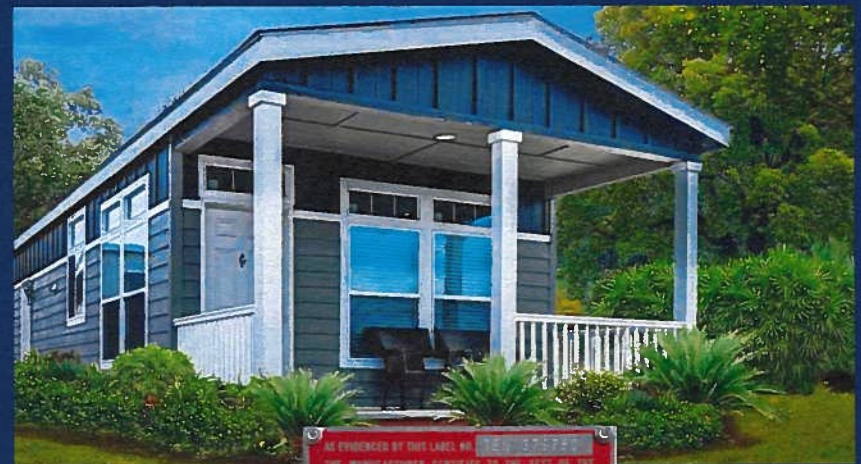
Hawaii Architect Stamped

Adhere to Local Building Codes

Commercial Solutions

Multi Family and Multi Story

Studio, 1, 2, 3, and 4-bed Homes



TURN-KEY SOLUTION

Kauhale provides turn-key, immediate modular homes for residential and commercial use, delivering higher quality – faster and more sustainably.



SHELTER / TEMPORARY

Temporary settlement solutions driven by state and NGOs

- HUD approved modular homes
- Manufactured homes
- Plug-and-play units
- Non-combustible

PERMANENT RESIDENTIAL

Residential | suburban and rural

- Modular + manufactured homes with wood and steel frames
- Portable, stackable, and versatile for various configurations.
- Separate Dwelling Units (SDU)
- Accessory Dwelling Units (ADU)
- Single Family Homes
- Attainable/Affordable Housing
- Master planned communities
- Multi-family, multi-story

COMMERCIAL

Commercial | with cities and developers

- Restaurants, offices, community centers, coffee shops, etc.
- Apartments (1-16 stories)
- Student and senior housing
- Veteran and military housing
- Workforce housing
- Schools and hospitals
- Hotels and hospitality

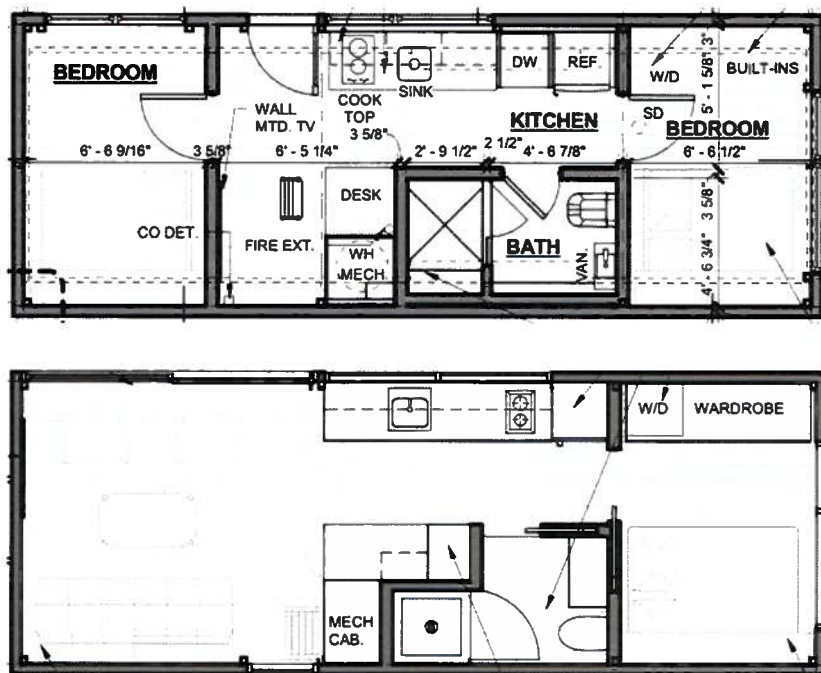
RAPID HOUSING SOLUTION

First 300 homes within
90 Days

First 3,000 homes within
18 months

Multiple factories for
flexible supply and
inventory

Exhibit A.



Temporary | 280 sqft.

1 or 2 bed, 1 bath, (various configurations available)

\$69,860 per unit

Includes:

- Core & Shell
- Fixtures, appliances, finishes, fully-furnished, linens
- MEP (mechanical, electrical, plumbing)
- Assembly

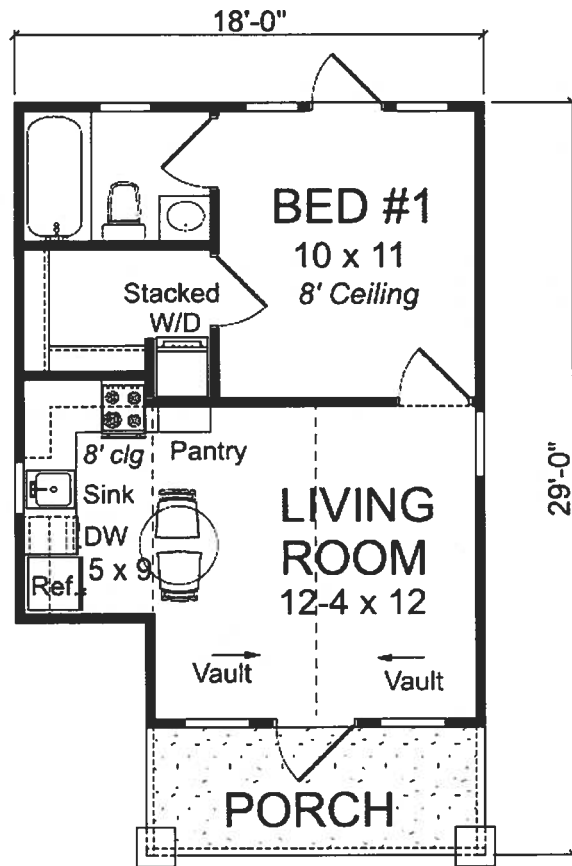
Shipping & transport to Maui: \$15K per unit

Site Prep and Utilities: \$15K per unit

*price may vary per location



Exhibit B.



Ohana Unit | 514 sqft.

1 bed, 1 bath (various configurations available)

\$89,860 per unit.

Includes:

- Core & Shell
- Fixtures, appliances, finishes, fully-furnished, linens
- MEP (mechanical, electrical, plumbing)
- Assembly

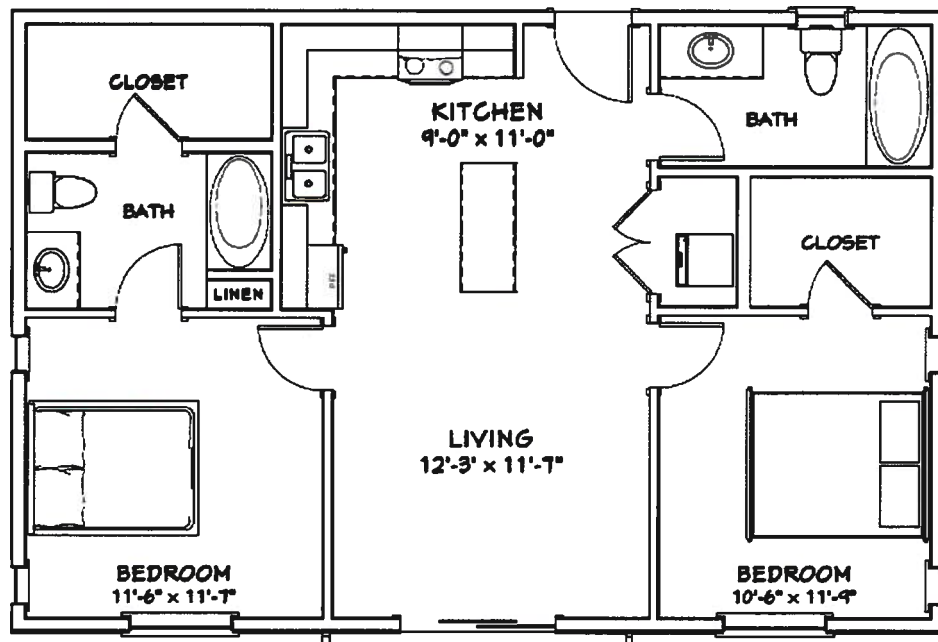
Shipping & transport to Maui: \$21K per unit

Site Prep and Utilities: \$20K per unit

*price may vary per location



Exhibit C.



Permanent | 964 sqft.

2 bed, 2 bath (various configurations available)

\$168,860 per unit

Includes:

- Core & Shell
- Fixtures, appliances, finishes, fully-furnished, linens
- MEP (mechanical, electrical, plumbing)
- Assembly

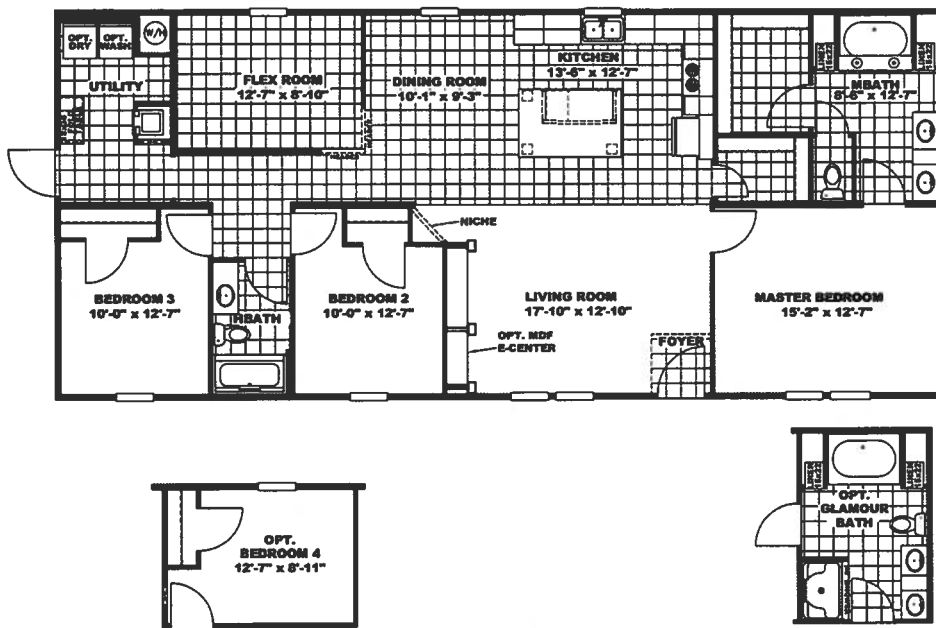
Shipping & transport to Maui: \$38K per unit

Site Prep and Utilities: \$35K per unit

**price may vary per location*



Exhibit D.



Permanent | 1264 sqft.

3 bed, 2 bath (various configurations available)

\$224,640 per unit

Includes:

- Core & Shell
- Fixtures, appliances, finishes, fully-furnished, linens
- MEP (mechanical, electrical, plumbing)
- Assembly

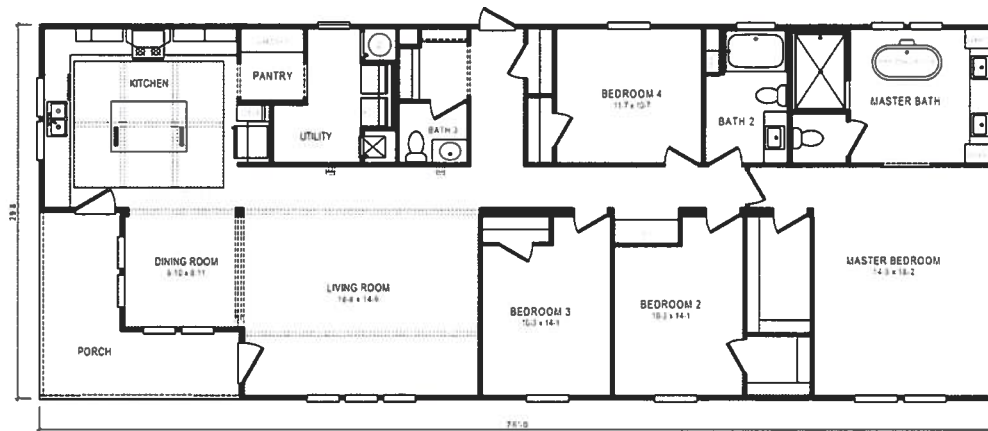
Shipping & transport to Maui: \$48K per unit

Site Prep and Utilities: \$45K per unit

*price may vary per location



Exhibit E.



Permanent | 1709 sqft.

4 bed, 2 bath, (various configurations available)

\$269,000 per unit

Includes:

- Core & Shell
- Fixtures, appliances, finishes, fully-furnished, linens
- MEP (mechanical, electrical, plumbing)
- Assembly

Shipping & transport to Maui: \$55K per unit

Site Prep and Utilities: \$48K per unit

*price may vary per location



EXAMPLE OF KAUHALE INCLUDED FEATURES

- HUD/FEMA certified
- Institutional financing available
- Certified for local building codes
- Electrical package including 50amp electrical panel, light switches, can fixtures, etc.
- MEP
- Kitchen Cabinetry
- Appliances: Refrigerator, Microwave, and an Induction cooktop
- Flooring
- Plumbing Fixtures
- Door Hardware
- Title 24 compliant, highly energy efficient core & shell, air-tight envelope, no thermal bridging or thermal, continuous insulation
- Closed cell Polyisocyanurate, Wall & Roof IMP's, R23.6 walls, R31.5 roof
- HSS (Hallow Structural Sections) Superstructure including Partition Walls, 3" X 3" tube steel, 1/4" wall
- Low E, energy efficient windows & door package, high STC rating
- (2) French Doors per Floor Plan Design
- Structural engineering to meet or exceed building/ transportation codes

- Interior Wall Plywood Veneer
 - Interior Ceiling Plywood Veneer with White Laminate
 - (3) Windows per design
 - (3) pre-hung hinged doors per design
 - (2) double hinged doors per design
 - Complete set of Architecture building plans; Construction & Structural Drawings
 - 40-gallon electric water heater
 - 50 amp/120v Electric Service
 - Electric Summit two/four-burner induction cooktop
 - Summit SS Refrigerator/Freezer: 11 cu. ft., low energy
 - 6" hand scraped, waterproof, high PSI, wide plank vinyl floors
 - Ductless Wall Mounted Mini Split AC & Heater
 - Contemporary custom European cabinets with hardware
 - Designer nickel lighting fixtures with brushed metal/glass
 - Summit 1000-watt SS Microwave oven
 - Brushed nickel Plumbing fixtures throughout
 - Stainless steel oversized kitchen sink
 - 2cm White Quartz kitchen countertops
- *disclaimer: features are subject to change.

A PROVEN TRACK RECORD

Our team has supplied thousands of temporary/permanent housing solutions for disaster relief in Louisiana and other US Gulf states, often within just 7 days of receiving a Purchase Order (PO).

Hurricane Katrina Disaster Relief

- 5,000 Dwelling Units

Community Isolation Center

- 3,000 Dwelling Units

Quarantine Center Phase

- 110 Dwelling Units

Permanent Housing

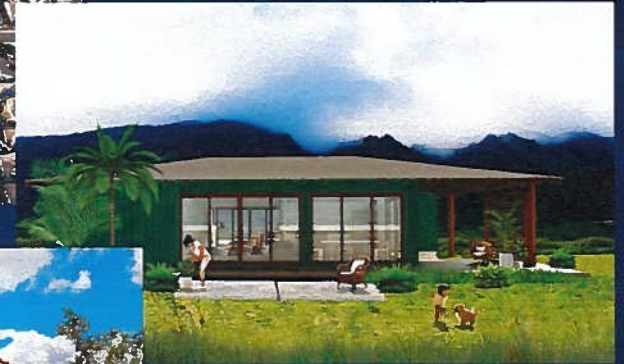
- Thousands of Units





Master Plan Community

- Community Building: Implement local development in Hawaii
- Build out 3,000+ homes
- New Schools, parks and other community features.





FINANCING

We can provide essential capital to contractors in federal projects, expediting recovery, fostering business growth, and bridging the federal fund gap.

Billions of dollars are immediately available to deploy - moves people into homes quicker

Non-recourse to county and state

We take the underwriting risk for FEMA reimbursement and bridge the funding gap

We support local businesses and communities

FINANCING SERVICES



Government procurement

Developing entire multi-million dollar RFP programs, and responding to the same.



Logistics

Trans-shipment (Mainland-HI) local staging, and eventual delivery and installation.



Supply acquisition

Acquire/ship infrastructure supplies (i.e., cement, rebar, and anchors for the cement pads, generators)



Contractor aid

Financing local contractors to install/support installation of Kauhale's housing solution



Procurement finance

No immediate cash payment is required from local purchasing authorities.



GIVING BACK

Kohea Foundation

Our non-profit is dedicated to strengthening Hawaiian communities through cultural preservation, housing, and social equity.

- Hawaiian immersion school
- Local communities
- Local businesses
- Celestial navigation
- Cultural preservation
- Building Hawaiian legacy into our communities



MAHALO

kadikohea@gmail.com

202.977.5739

powered by Kohea Foundation

HLU Committee

From: Kadi Kohea <kadikohea@gmail.com>
Sent: Friday, December 1, 2023 11:05 AM
To: Ana L. Lillis; Paige Greco; Tasha A. Kama; Davideane L. Kama-Sickels; Stacey L. Vinoray; PONO ASANO; Lois L. Whitney; Mayson Asano; HLU Committee
Cc: Scott Kohea
Subject: Kauhale Proposal Update: Cost Breakdown and Quick Mobilization
Attachments: UPDATE-Kauhale Modular Housing-HLU Presentation .pdf

Some people who received this message don't often get email from kadikohea@gmail.com. [Learn why this is important](#)

Dear Members of the Housing and Land Use Committee of Maui County Council,

Thank you for your time and attention during our recent presentation of Kauhale's modular housing solutions. In response to your specific requests, we have updated our proposal to include cost details for shipping and transportation, site preparation, utilities, and a transparent unit price breakdown (pages 5-9). We didn't forget the linens ;)

We are prepared to mobilize quickly. Thank you for your continued interest in our solutions to assist with rapid, affordable, and high quality housing. Your feedback and insights are invaluable as we work towards our shared goals.

Mahalo nui loa,

Kadi Kohea
Kauhale Development
202-977-5739