

Residential Real Estate

Castle & Cooke Hawaii opens applications open for affordable units in Koa Ridge



Digital rendering of Phase I of Ke'olu, a new affordable housing neighborhood at Koa Ridge offering one-, two-, and three-bedroom townhomes.

Castle & Cooke Hawaii has launched sales on June 29 for the first phase of affordable townhomes at Koa Ridge called Ke'olu.

Over four phases, the Ke'olu project will include 216 one-, two-, and three-bedroom townhomes, each with two assigned parking stalls. There are plans for an elementary school across from the neighborhood which will be located near the Koa Ridge community center.

Applications for the public lottery for owner-occupant units at Ke'olu will close on July 9 at 5 p.m. and the public lottery will be on July 11 at 9 a.m. All buyers must qualify to purchase these townhomes with an annual household income at or below 120% of the area median income.

Owner-occupant sales and applications will remain open after the public lottery closes. Applicants will be offered the opportunity to purchase in the chronological order the applications were received starting on June 29.



This is Castle & Cooke's second affordable neighborhood at Koa Ridge, the first, Malina, included 140 affordable townhomes. Once Ke'olu is complete, Castle & Cooke will be more than halfway to its estimate of at least 1,000 affordable homes at Koa Ridge.

"We've seen the incredible demand for affordable homes at Koa Ridge and are proud to be delivering a second neighborhood in a location that's ideal for first time homeowners and young families," Castle & Cooke Hawaii President Garret Matsunami said in a statement.

Koa Ridge is 3,500-home a master-planned community in Central Oahu that broke ground in late 2017. The first units in Ke'olu are scheduled to be delivered in late 2025, with full buildout expected in 2026.