



hickam
COMMUNITIES



Hickam Communities Leasing Guide





**Hickam
Communities
Leasing Offices**

210 Kokomalei Street
Honolulu, Hawaii 96818
808 423 7788

www.hickamcommunities.com

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Aloha! Welcome to Hawaii



Hickam Communities, located on Joint Base Pearl Harbor-Hickam, is the finest military housing community on the island of Oahu. Our families enjoy quality homes situated in vibrant master-planned communities. Located adjacent to Pearl Harbor and the Honolulu International Airport, families will enjoy the ease of getting to work or play within minutes. Joint Base Pearl Harbor-Hickam and Hickam Communities offer the best in amenities and leisure and life-style activities. Whether you work on Joint Base Pearl Harbor-Hickam, Tripler Army Medical Center, Camp Smith, Fort Shafter, Schofield Barracks, Wheeler Army Airfield or Helemano Military Reservation, Hickam Communities is where you want to call home!



Easy Living at Hickam Communities

Living with Hickam Communities will save you money!! Electricity rates in Hawaii are double what they are on the Mainland. Don't worry about having to pay large electric bills every month, utilities are currently included with your BAH when you live with Hickam Communities.

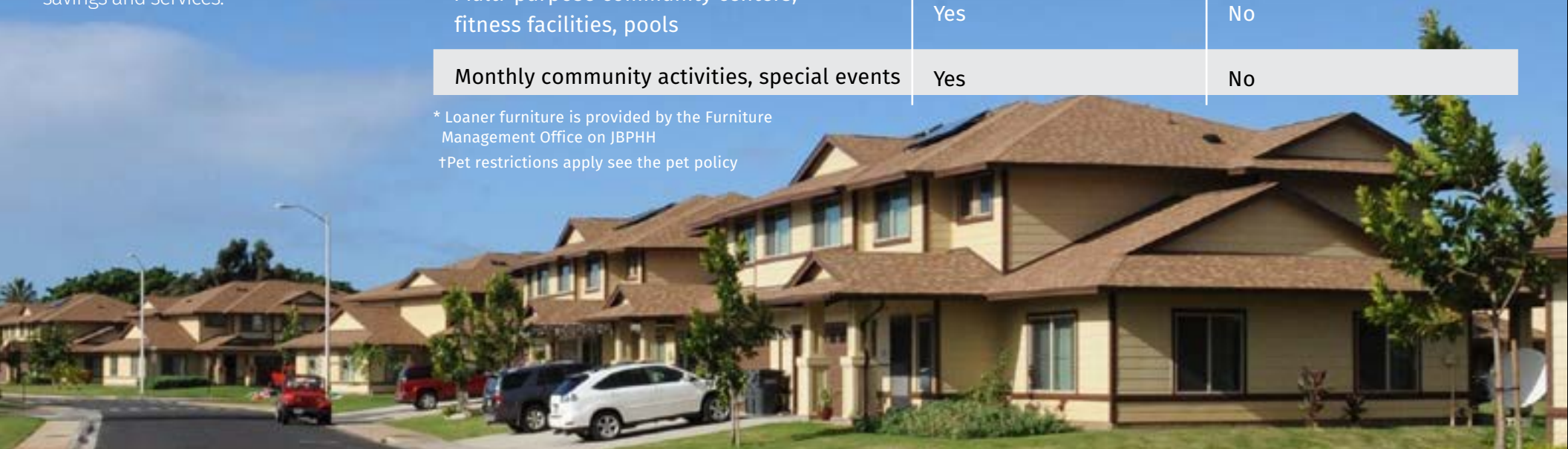
You will also save time and money by living close to work, school and play. Hickam Communities and Joint Base Pearl Harbor-Hickam offer all the important services your family deserves!!

Take a look at how we compare in value, savings and services.

	Hickam Communities	Off-post Communities
Electricity, water	Included in BAH	\$758 monthly average
Security deposit, application fee	No	One Month's Rent Up Front
Complimentary front and side lawn service	Yes	No
*Free loaner furniture	Yes	No
Pet-friendly†	Yes	Limited, high fees
Free 24/7 dependable maintenance service located on-site	Yes	No (pet fees/deposits/rent may apply)
On-site property management team	Yes	No
Multi-purpose community centers, fitness facilities, pools	Yes	No
Monthly community activities, special events	Yes	No

* Loaner furniture is provided by the Furniture Management Office on JBPHH

†Pet restrictions apply see the pet policy



Let's get the process started...

Our leasing team will help make finding a home as easy as possible. Just complete the following and we will find the right home for you and your family!!

Submit application with the following documents:

Command-sponsored Dependents

- PCS orders to Hawaii, including any amendments
- Flight itinerary showing your family's arrival
- Leave Documents (Army)
- Most Recent LES
- Page 2 (Navy Only)

Dependents Pending Command Sponsorship*

- PCS orders to Hawaii
- Leave Documents (Army)
- Marriage certificate
- Birth certificate for each child
- Page 2 (Navy Only)

Additional Documents:

- Promotion/Promotable Status Documentation (IPPS-A Promotion Orders from SM's IPERMS or OML Number)
- Proof of Pregnancy or custody agreement documents

Hickam Communities' Pet Policy requires:

- Vaccination Records
- Name, Breed, & Age



**Once Command Sponsorship has been obtained, please bring amended orders and flight itinerary showing your family's arrival date to your leasing agent.*

Complete a housing referral with the JBPPH Housing Office (MHO) upon arrival to the installation.

To be placed on the wait list, a copy of the service member's orders must accompany the online application. In addition, please review the list above for documents you can submit to get your application processed faster.

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Understanding the Wait List

We understand your top priority when you PCS is getting your family settled. We hope to make your transition to Hawaii as smooth as possible.

Listed below are commonly asked questions about the wait list. If you have any further questions, please contact our leasing team at 808-423-7788.

When can I be added to the wait list?

You can be added to the wait list upon receiving orders to Hawaii. Once you receive PCS orders, please submit an application and a copy of your orders and we will get you placed on our wait list.



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How is my position on the wait list determined?

Two important factors determine your position on the our wait list:

1. Eligibility date

The eligibility date for all inbound Service Members is the date of departure from their last duty station and validated via orders or available leave form. Once your travel plans are finalized, a confirmed leave start date and arrival date must be provided to our leasing office to update your position on the wait list. If an application for housing is not received within 30 days of arrival, the eligibility date will be the date an application is submitted to the leasing office.

2. Wait List Priority

After an eligibility date is established, the next determining factor is priority. Refer to the Wait list Priority Guidelines chart on the right to determine what priority you would be on our wait list

Priority 1

Incoming Key and Essential service members or current residents directed to move by HC or the Government

Priority 2

Accompanied members or unaccompanied pregnant members of all Air Force active duty (including Air National Guard on orders) assigned on Oahu and the 94th AAMDC integrated w/ PACAF Headquarters assigned to Hickam Field

Priority 3

Active duty accompanied members or unaccompanied pregnant members of all other branches of service assigned for duty on JBPHH

Priority 4

Active duty accompanied members or unaccompanied pregnant members of all other branches of service assigned for duty on Oahu

Priority 5

Active duty unaccompanied members of the Uniformed Services assigned for duty on Oahu

Priority 6

A) National Guard and Reserve Military Members/ Families, DoD federal Civil Service employees (current and retired), including NAF, DeCA and AAFES personnel, Retired Military Members/Families, and current Hickam Communities Employees

B) Non DoD Federal Civil Service employees (Active and retired), DoD Contractor Permanent Employees (US citizens)

Priority 7

General Public

Understanding the Wait List

Why does my wait list number move up and down?

There are many reasons why your wait list number fluctuates. Below are a few examples:

- A Service Member was added to the wait list with a earlier eligibility date
- A Service Member with a higher priority was added to the wait list
- A Service Member accepted an offer for a home or chose to be removed from the wait list

New applications and homes are processed and leased daily, so expect your wait list number to change frequently.

Do not get discouraged if your placement on the wait list appears to be further down the waitlist. There may be some people ahead of you on the wait list that are not available or ready for a home offer.

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Why does my wait time for a home change?

Wait times will change depending on housing availability and the number of service members available for housing or on the wait list. Other factors that may lengthen or shorten wait times are:

- Renovation schedules
- Number of move-outs
- Short or canceled notices (seasonality)
- Deployments or re-deployments

Wait times provided to all applicants are only estimates that are based on historical occupancy data & current trends that we know are impacting the availability of housing.

Wait times can fluctuate often and generally starts from date of arrival.



Map of Joint Base Pearl Harbor - Hickam



LEGEND		RANK DESIGNATION	
	Museum Home		JNCO (E1 - E6)
	ECOM Unit		JNCO (E7 - E8)
	Built in 1930s & 40s		CMSGT (E9)
	Built in 1990s		CGO (O1 - O3)
	Built in 2000s		FGO (O4 - O5)
			SO (O6)
			GO (O7 - O10)



Our Homes & Communities

Hickam Communities has approximately 2500 new, renovated and historic homes located in four different neighborhoods on base at Joint Base Pearl Harbor – Hickam.

Our most recently built homes are located within the Earhart Village, Hale Na Koa Village and Onizuka Village, built between 2006-2013. New homes in our communities have been built with convenience in mind for our Residents, with close proximity to Community Offices and amenities, as well as installation shopping and schools.

Hickam Communities also has one of the largest contiguous historic districts in the nation. 623 of Hickam Communities homes were built between 1937-1941.

Hickam Communities also has available for our residents:

- Two community centers
- Splash park
- Two dog parks
- Tot lots
- Free resident events for the whole family
- Also available are a variety of great installation amenities:
 - MWR golf course, pool, bowling alley & restaurants
 - Exclusive beach & harbor access

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Earhart Village

Earhart Village has over 900 homes. More than 700 of these homes were built between 2006–2013.

Our new homes are designed to increase energy efficiency along with contemporary floor plans and amenities that will help improve the quality of life for Military Families.

Parks, play-equipment, a dog park, and a large recreational complex that includes a splash park, skate park, volleyball courts, basketball courts and picnic areas are available for fun and enjoyment in Earhart Village.

Residents will enjoy easy access to Community Offices and amenities, as well as the installation's shopping and schools.

Servicing Residents in the following rank bands:

- JNCO
- SNCO
- CMSGT (CSM)



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Hale Na Koa Village

Hale Na Koa Village, “Home of the Warrior,” has both newer and historic homes.

Hickam Communities has completed most of the renovation of historic homes in this area. The original character of these homes have been retained with the addition of some modern features.

170 newer homes were built in Hale Na Koa in 2007. These homes range in size from 1600-1930 square feet. They feature contemporary floor plans and amenities that improve the quality of life for Military Families.

Residents will enjoy easy access to Community Offices and amenities, as well as the installation's shopping and schools.

Servicing Residents in the following rank bands:

- JNCO
- SNCO
- CMSGT (CSM)



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Officer Field

Over 70 years ago, Captain Howard B. Nurse created a neighborhood using efficient planning techniques relative to that era. The homes he designed in Officer Field reflected the architectural style popular in Hawaii in the 1930's. Hickam Communities and the Air Force have worked together in preserving these historic homes for continued use by Military Families.

Hickam Communities has completed most of the renovations of historic homes in this area. The original character of these homes have been retained with the addition of modern features. There are 24 Historic Select Homes, restored as close to their original state as possible.

There are also 132 newer homes in this area built in the early 2000's.

Residents will enjoy easy access to Community Offices and amenities, as well as the installation's shopping and schools.

Servicing Residents in the following rank bands:

- CGO
- FGO
- SO
- GO



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Onizuka Village

Onizuka Village was named in tribute to Lt. Col. Ellison Onizuka, a Hawaii-born astronaut who was part of NASA's Space Shuttle Program and who lost his life in the space shuttle Challenger explosion in 1986. Onizuka Village is the first housing community in the U.S. Air Force privatized housing program to feature LEED Silver Certified homes. These 300 homes are among the most energy-efficient homes available to Air Force Families

Also located in this housing community are 98 townhomes that were built in the 1990's.

Residents will enjoy easy access to Community Offices and amenities, as well as the installation's shopping and schools.

Servicing Residents in the following rank bands:

- JNCO
- CGO
- FGO



→ [APPLY NOW](#)



Thank you for considering Hickam Communities to meet the housing needs of you and your family. We look forward to serving you.

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