



island palm  
COMMUNITIES



# Island Palm Communities Leasing Guide





**Island Palm  
Communities Regional  
Leasing Offices**

**North Regional Office**

3703 McMahon Road  
Schofield Barracks, HI  
96857 877-487-4323

**South Regional Office**

111 7th Street, Bldg. 1004  
Ft. Shafter, HI 96819  
888-939-3346

[www.islandpalmcommunities.com](http://www.islandpalmcommunities.com)

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# Aloha! Welcome to Hawaii



Island Palm Communities takes great pride in taking care of Hawaii's military families. Our vibrant master-planned community offers a variety of homes and neighborhood amenities designed to meet your family's needs. We are the first choice among military families stationed at Schofield Barracks, Wheeler Army Airfield, Joint Base Pearl Harbor-Hickam, Camp Smith, Tripler Army Medical Center and Fort Shafter.



# A Community Beyond Comparison

Living on post with Island Palm Communities makes great financial sense and good family sense! We offer the convenience to work, schools, the Exchange, Commissary, and all the important services your family has come to depend on. Take a look at how we compare in value, savings and services.

	Island Palm Communities	Off-post Communities
Electricity, water (apartment)	Allowance included in BAH	\$230 monthly average
Electricity, water (house)	Allowance included in BAH	\$500 monthly average
Security deposit, application fee	No	Minimum 1-month rent
Complimentary front and side lawn service	Yes	No
Free loaner furniture, washers and dryers*	Yes	No
Pet-friendly†	Yes	Limited, high fees
Free 24/7 dependable maintenance service located on-site	Yes	No
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 free of charge for 30-days | †Some breed restrictions apply, one-time pet fee due upon move-in



# Our Homes & Communities

Island Palm Communities has neighborhoods located on seven Army installations on Oahu. Regardless of your duty station or branch of service, your family may choose to live in any of our homes based on availability. Click on Our Communities below to learn what communities are located nearest to your duty station and see what amenities and services are offered.

More than 7,000 new, renovated and historic homes are part of Island Palm Communities portfolio. Click on Our Homes & Floor Plans to view examples of homes across our installations for your rank.



[→ Our Communities](#)

[→ Our Homes and Floor](#)

[→ Plans Hawaii Schools](#)

[→ Pet Policy](#)

# Let's get the process started...

Our leasing team will help make finding a home as easy as possible. If you're waiting on Command Sponsorship or your family has not yet arrived you can still be added to the waitlist, so call Island Palm Communities leasing office today!

Having the following documents with you can help expedite the process:

## **Command-sponsored Dependents**

- PCS orders to Hawaii, including any amendments
- Signed leave form
- Flight itinerary showing your family's arrival

## **Dependents Pending Command Sponsorship**

- PCS orders to Hawaii
- Signed leave form
- Marriage certificate
- Birth certificate for each child

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



## **Island Palm Communities Regional Leasing Offices**

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Schofield Barracks, HI 96857  
877-487-4323

### **South Regional Office**

111 7th Street, Bldg. 1004  
Ft. Shafter, HI 96819  
888-458-8933

# Understanding the Wait List

**Housing wait lists can often be a bit overwhelming, so we want to simplify it while still providing all the information you need and demonstrate transparency throughout the process. Our leasing team is always available to answer your questions. Call or email us anytime!**

## **When can I be added to the wait list?**

You can be added to the wait list once you know you are being assigned to Hawaii. A tentative leave start date and arrival date are required to complete your application. Advanced applications are welcome! They help us determine the demand for homes and prepare them for families like yours.

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. Offers can be made up to 45 days prior to arrival on island AND after all required documents have been submitted to verify eligibility.

## **How is my position on the wait list determined?**

Two important factors determine your position on the wait list:

### **ONE • Eligibility Date**

The eligibility date for all inbound Soldiers is the date of sign out from their last duty station. If a Soldier decides not to apply for housing within 7 days of his or her arrival then chooses to apply after the 7-day period, the eligibility date is the date the Soldier submits an application, via the IPC website.

All Soldiers who served an unaccompanied PCS tour prior to reporting to Hawaii (not a deployment) will receive up to 14 months of advanced placement on the wait list. The eligibility date will be back-dated from the date the Soldier signs into Hawaii, up to 14 months, not to exceed the reporting date to the unaccompanied PCS location. Orders to the unaccompanied duty location must be presented upon in-processing to receive credit.

### **TWO • Wait List Priority**

After a Soldier's eligibility date is established, the next determining factor is priority. The Army's priority for all active duty personnel follows a four-tiered system. Refer to the Wait List Priority Guidelines chart on the right.

**Note:** To request a reasonable accommodation or modification, please email us at [IPCRAM@ipchawaii.com](mailto:IPCRAM@ipchawaii.com).

### **Key & Essential**

Key & Essential positions are identified by the US Army Garrison-Hawaii Commander. Soldiers and other personnel designated Key & Essential are not guaranteed a home upon arrival, nor are they given preferred housing.

### **Priority 1**

Soldiers assigned to the Warrior Transition Unit (WTU) as a "direct result of armed combat" or Soldiers who have a "physical or mental disability" as determined by the WTU Command. Families in homes slated for demolition and have received a 120-day notice to vacate.

### **Priority 2**

Accompanied military personnel assigned or attached to an Army installation, regardless of his or her branch of service, Marines and Coast Guards (inbound personnel, single pregnant Soldiers in their third trimester, newly married Soldiers, Soldiers currently residing on the local economy).

### **Priority 3**

Accompanied military personnel assigned or attached to a non-Army installation (Joint Base Pearl Harbor-Hickam, Marine Corps Base Hawaii), regardless of his or her branch of service.

Current residents with a qualifying event (increase in family members, promotion to a higher pay grade, change of duty station).

# Understanding the Wait List

## Why does my waitlist number move up and down?

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

- A Soldier was added to the waitlist with a higher eligibility date
- A Soldier with a higher priority as determined by the Army's Wait List Priority was added to the wait list
- A Soldier 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 frequently change.
- When you call or come into our leasing office to check your position on the wait list, don't get too discouraged if you appear to be low on the list. There may be many people ahead of you, but often times they are bound by a lease off post or unable to move when a home is available. Soldiers not able to accept a home at the time it is offered are passed over, without penalty, and the home is then offered to the next person on the wait list.

## Why does my wait time for a home change?

The wait time you were given is only an estimate based on several things such as historic PCS data, deployment and re-deployment schedules, construction and renovation schedules, number of move-outs, short notices, and cancellations of notices. With so many factors impacting the available housing inventory, wait times can fluctuate almost daily.

Estimated wait time given to a prospective resident starts from date of arrival.

→ [Click here to apply for a home today](#)



# Map of Oahu



## Base Locations

- ❶ Schofield Barracks
- ❷ Wheeler
- ❸ Fort Shafter
- ❹ Joint Base Pearl Harbor-Hickam
- ❺ Kaneohe Marine Corp Base
- ❻ Camp Smith
- ❼ Sand Island (Coast Guard)
- ❽ Tripler AMC
- ❾ Barber's Point

# Map of Aliamanu / Rim Red Hill

 Schofield Barracks & Wheeler Army Airfield  
17.4 Miles



**Housing by Rank**


JNCO	FGO
SNCO	SO
CGO	

**Base Attractions**

- Aliamanu Community Center
- Gas Station/ Mini-Mart
- Fitness Center
- Child Care Center
- Chapel
- FMWR Pool
- FMWR Library

 Navy Exchange & Commissary  
1.8 Miles

Joint Base Pearl Harbor-Hickam  
2.3 Miles

Tripler 3.8 Miles Fort  
Shafter 3.1 Miles 

# Map of Helemano Military Reservation



Haleiwa Town &  
North Shore Beaches  
7 Miles



## Helemano Military Reservation



Schofield Barracks &  
Wheeler Army Airfield  
5.7 Miles

### Housing by Rank

JNCO  
SNCO  
CGO

### Base Attractions

Mini-Mart  
FMWR Swimming  
Pool  
Child Care Center  
Helemanu  
Community Center  
Fitness Center  
Chapel

### Work Locations

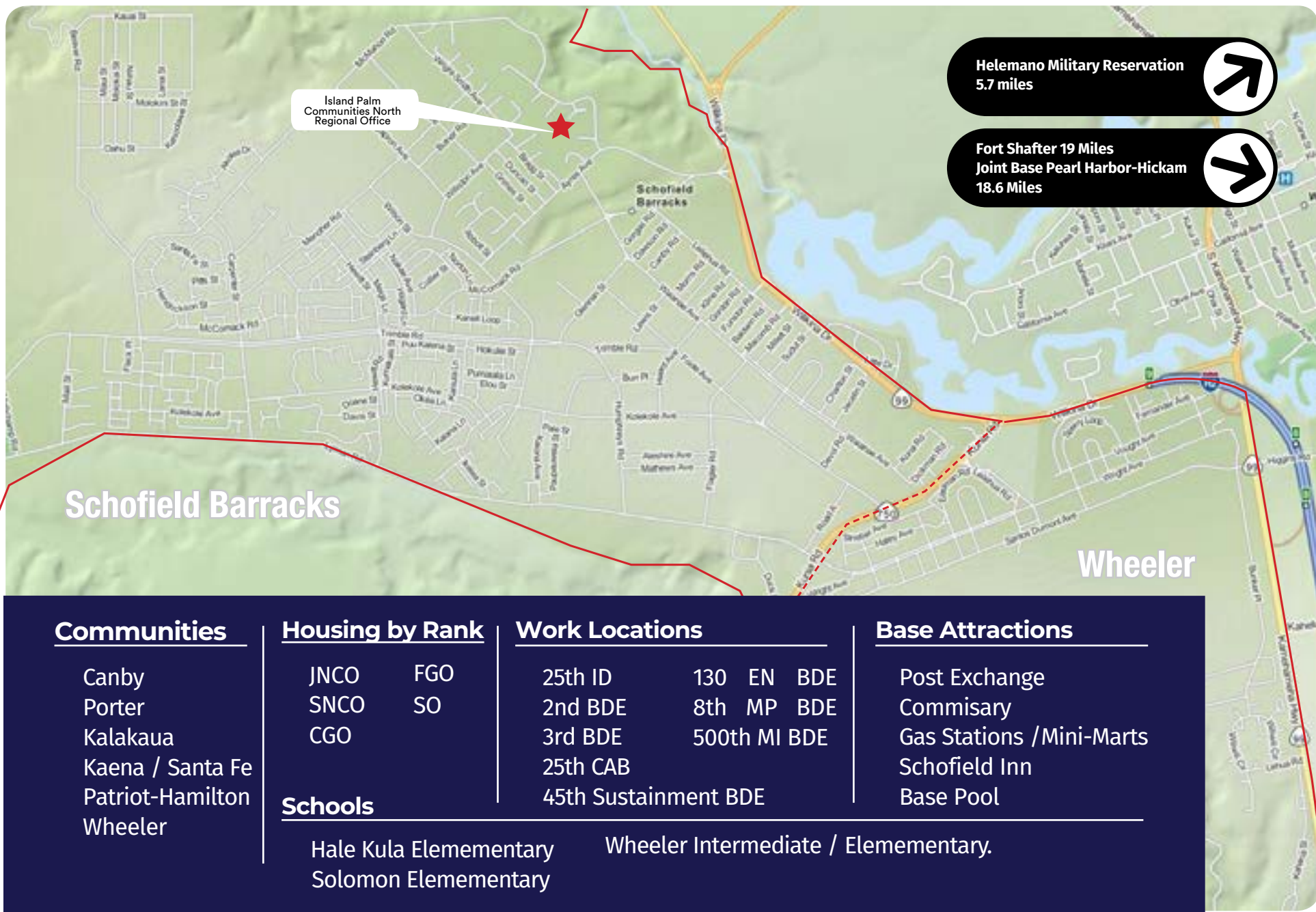
307th SIG BN  
Regional Map



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# Map of Schofield Barracks & Wheeler Army Air Field



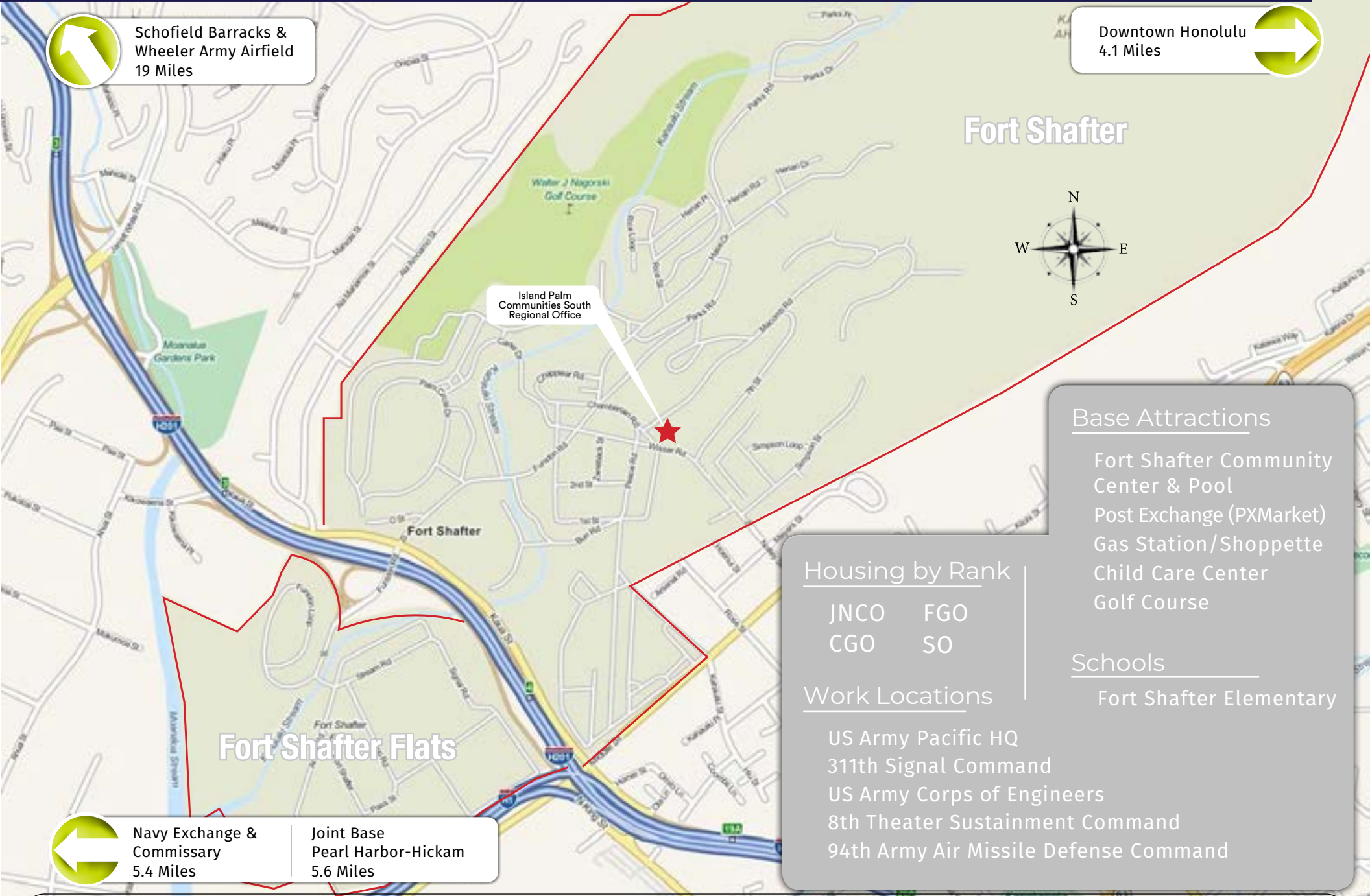
# Map of Fort Shafter



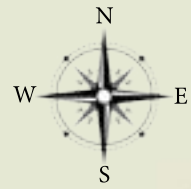
Schofield Barracks & Wheeler Army Airfield  
19 Miles



Downtown Honolulu  
4.1 Miles



## Fort Shafter



Island Palm Communities South Regional Office

### Base Attractions

- Fort Shafter Community Center & Pool
- Post Exchange (PXMarket)
- Gas Station/Shoppette
- Child Care Center
- Golf Course

### Housing by Rank

- |      |     |
|------|-----|
| JNCO | FGO |
| CGO  | SO  |

### Schools

- Fort Shafter Elementary

### Work Locations

- US Army Pacific HQ
- 311th Signal Command
- US Army Corps of Engineers
- 8th Theater Sustainment Command
- 94th Army Air Missile Defense Command

## Fort Shafter Flats



Navy Exchange & Commissary  
5.4 Miles

Joint Base Pearl Harbor-Hickam  
5.6 Miles



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**We look forward to you  
and your family being  
part of Island Palm  
Communities!**

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[Click here to visit our facebook page](#)

[Click here to visit our website](#)



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