



Region 9
Pacific Southwest

BROWNFIELDS TECHNICAL ASSISTANCE

Wahiawa-Olive Ave 823, Oahu, Hawaii

October 2025



PROJECT SUMMARY

Community

The property is in downtown Wahiawa on the Island of Oahu, Hawaii. Affordable housing is needed in Oahu since housing prices have increased across the island. The U.S. Environmental Protection Agency (EPA) places a high priority on providing Brownfields technical assistance to nonprofits, income-restricted communities, and communities with environmental concerns.

Property Information

The property has two commercial buildings, two open areas, and a parking lot. The property is in a residential and commercial area of the City of Wahiawa where more housing options are needed.

Technical Assistance

EPA provides technical assistance to research historical property uses, conduct environmental sampling and identify potential environmental concerns. The EPA-funded environmental assessment evaluated potential contamination and conditions at the property considered for planned redevelopment or reuse. The assessment included surface soil sampling and hazardous building material assessments. The assessment confirmed the presence of motor oil, arsenic, and lead in soil and asbestos and lead-based paint in building materials.

Recommendations

Additional soil testing is recommended at deeper depths for residential use. Address current contaminated soil by (1) removing and disposing of the soil off site, (2) using land use controls or (3) consolidating and covering the soil to limit exposure or further release to the environment. If soil removal occurs, testing of the removed soil should be done before disposal. Address hazardous building materials by removing asbestos and lead-based paint in building materials.

Future Use

EAH Housing intends to redevelop the property as affordable housing.



Property Information

Address 823 Olive Avenue
Wahiawa, Hawaii

County Honolulu

Size 1.5 acres

Technical Assistance Recipient

EAH Housing

<https://www.eahhousing.org/>

Contacts

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EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

www.epa.gov/brownfields