



HAWAI'I HOUSING FINANCE AND DEVELOPMENT CORPORATION

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Groundbreaking for Affordable Apartments in Honolulu

HONOLULU – The State of Hawai'i and private developers today broke ground on a new 176-unit for sale condominium that will include 90 affordable units. The condominium in urban Honolulu, called "Holomua" (which means "progress" or "to move forward"), is the result of a public-private partnership between the state's Hawai'i Housing Finance and Development Corporation (HHFDC) and THM Partners LLC/KRC Partners LLC.

"We are finding ways to invest in the people of Hawaii by helping solve our housing challenges," said Governor Abercrombie. "Through affordable homeownership opportunities, below-market rentals, and repairing and building public housing units, we are coordinating the public and private sectors to nurture vibrant, affordable communities across the islands."

HHFDC is assisting THM Partners with construction financing and in obtaining land use approvals and exemptions. The Honolulu City Council adopted resolutions authorizing the exemptions for the project in November 2008 and October 2010.

"Our goal is to provide homeownership opportunities, with affordable prices and low maintenance fees, for the people of Hawaii," said Samuel Chung, a partner with THM Partners. "We are building a project for people who are looking to own a reasonably priced home in town."

Holomua will be located at 1315 Kalakaua Avenue, between S. King St. and S. Beretania St. Holomua's 90 affordable units will range from \$239,000 for a one bedroom/one bath unit up to \$393,000 for a 2 bedroom/1bath unit. Remaining market-priced units range in price from \$320,000 for a one bedroom/one bath to \$467,000 for a two bedroom/two bath unit.

In exchange for buyers having the opportunity to purchase Holomua units at below-market price, owners of affordable units must occupy and use the property purchased as their principal residence and the sale and transfer of the property is restricted for 10 years. In addition, owners of affordable units agree to share the property's net appreciation with HHFDC. More information regarding the HHFDC Shared Appreciation Equity and Ten-Year Buyback restrictions may be found here: <http://hawaii.gov/dbedt/hhfdc/faq/>

“American Savings Bank is pleased to work with the State of Hawaii’s Dwelling Unit Revolving Fund and the Hawaii Carpenters Financial Security Fund, on the financing of Holomua, a significant residential project that will be home to an important underserved segment of the population that are normally priced-out of new developments of this quality in the urban core.” said Gabriel Lee, Executive Vice President – Commercial Markets, of American Savings Bank

Since its inception in 2006, the HHFDC has delivered 3,890 workforce/affordable housing units. Housing projects in the pipeline, over the next two years, will add 3,771 units, generating 3,043 direct jobs and 4,497 indirect jobs. The HHFDC currently has a production plan in place to facilitate the delivery and preservation of over 5,000 workforce and affordable housing units over the next five years.

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