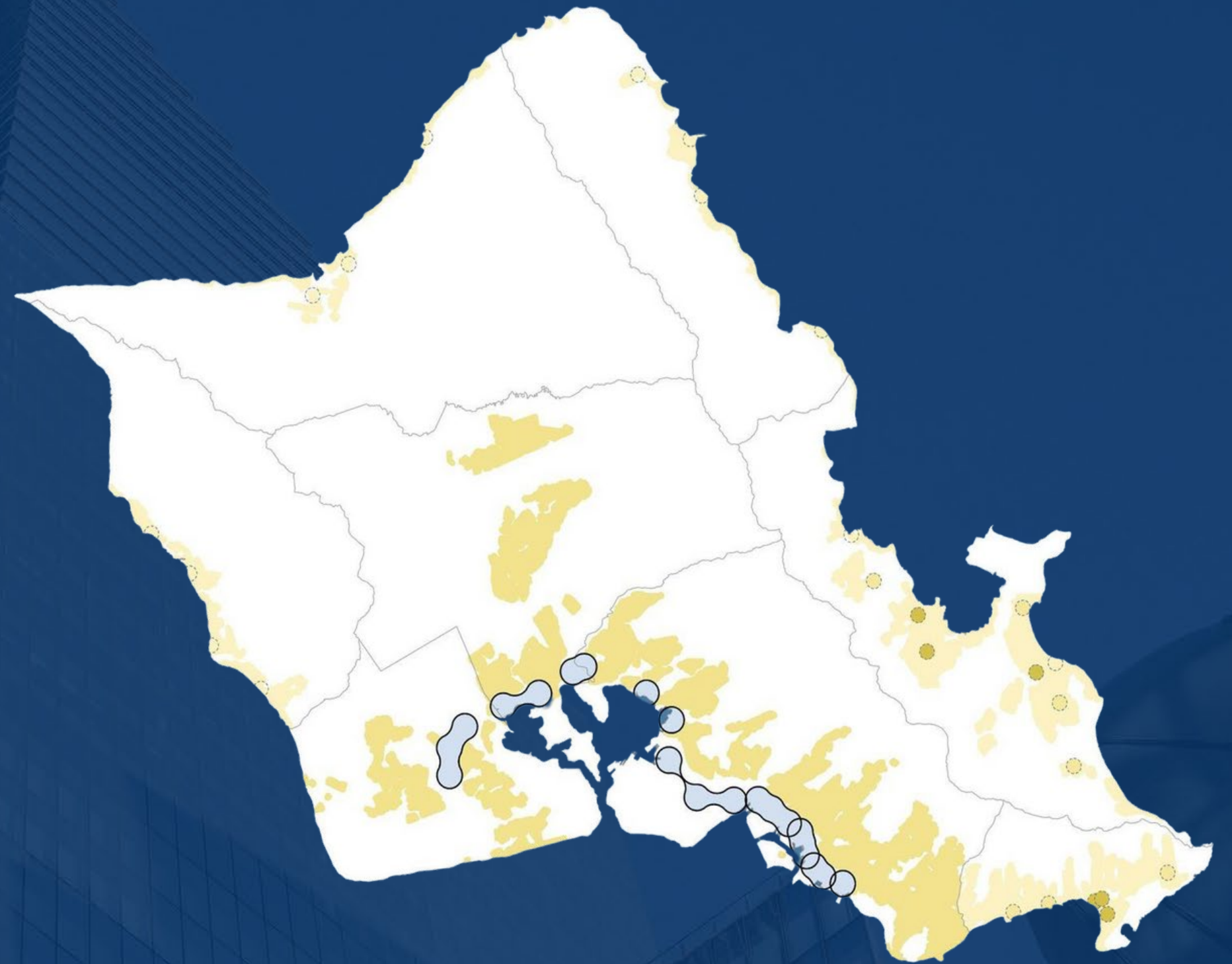
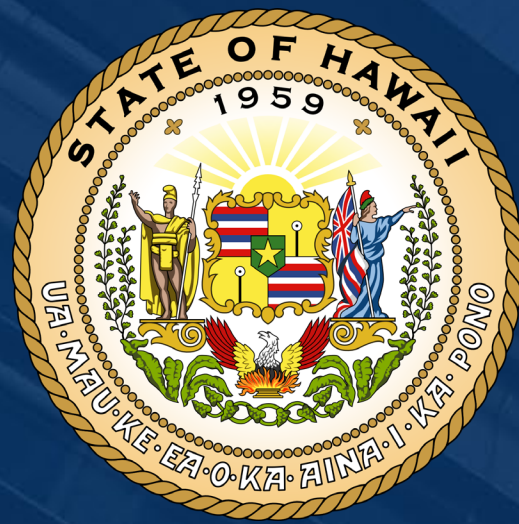
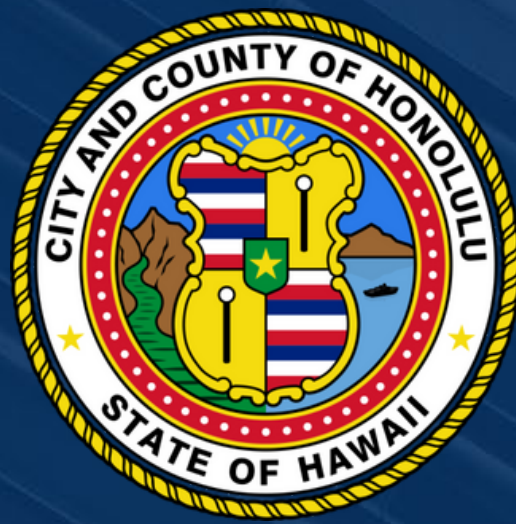


City and County of Honolulu

# Strategic Housing Plan 2025 -2028 State TOD Council

November 21, 2025



# Strategic Housing Plan 2025 -2028

The strategic plan focuses on the following priorities:

- 1. Reorganizing the City's Housing Functions**
- 2. Leveraging Public Lands to Expand Housing Production**
- 3. Engineering Creative Financing Solutions**
- 4. Improving Policy and Processes**
- 5. Driving Transit-Oriented Development + Activating Kūwili Station Redevelopment Area**



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







Link: <https://shorturl.at/TSbU8>



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Reorganizing the City's Housing Functions

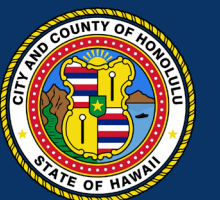


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Realigning functions to improve operating efficiencies

The major components of the plan include:

- Consolidating all affordable housing functions under an expanded version of the existing Department of Land Management (DLM) and rename DLM the “Department of Housing and Land Management” (DHLM);
- Consolidating all homeless functions under the Department of Community Services.

The Mayor approved these recommendations and announced this decision at his State of the City address on March 15, 2024.

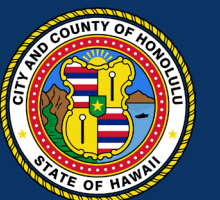


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

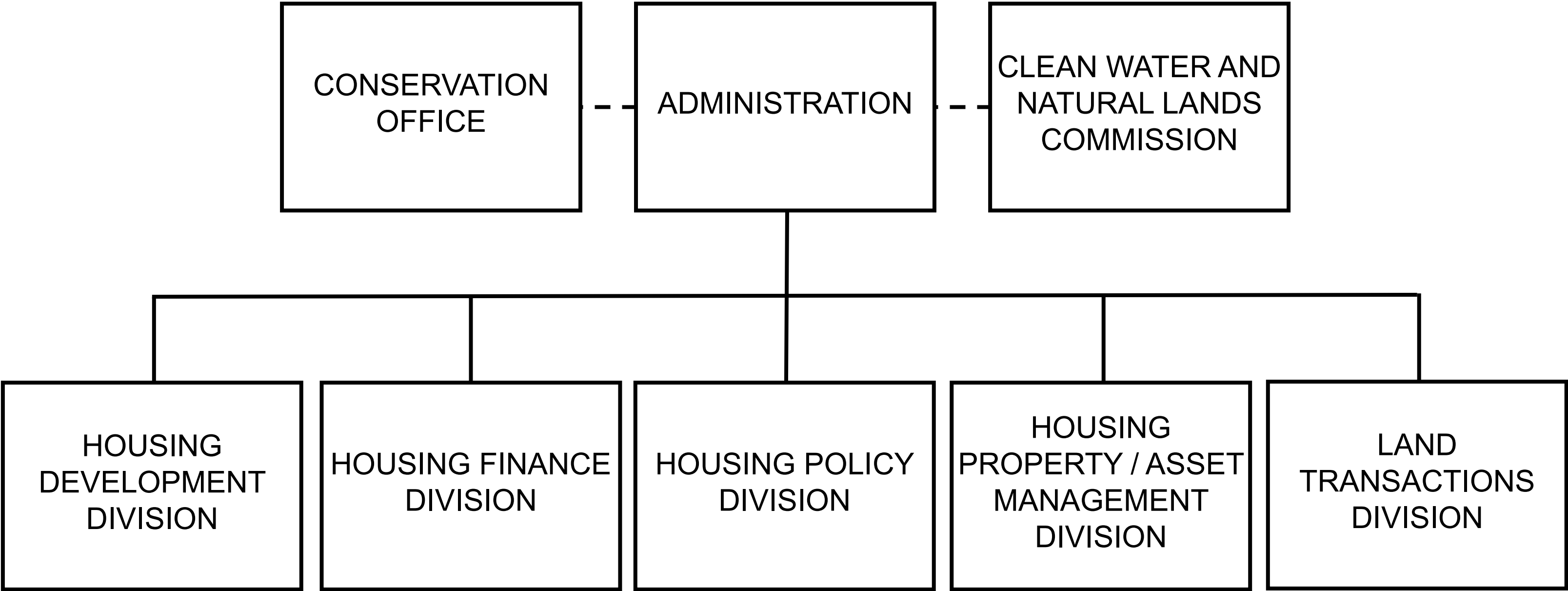
Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



# DHLM organizational chart reflecting major divisions

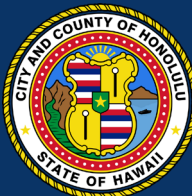


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

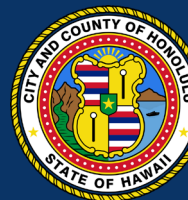
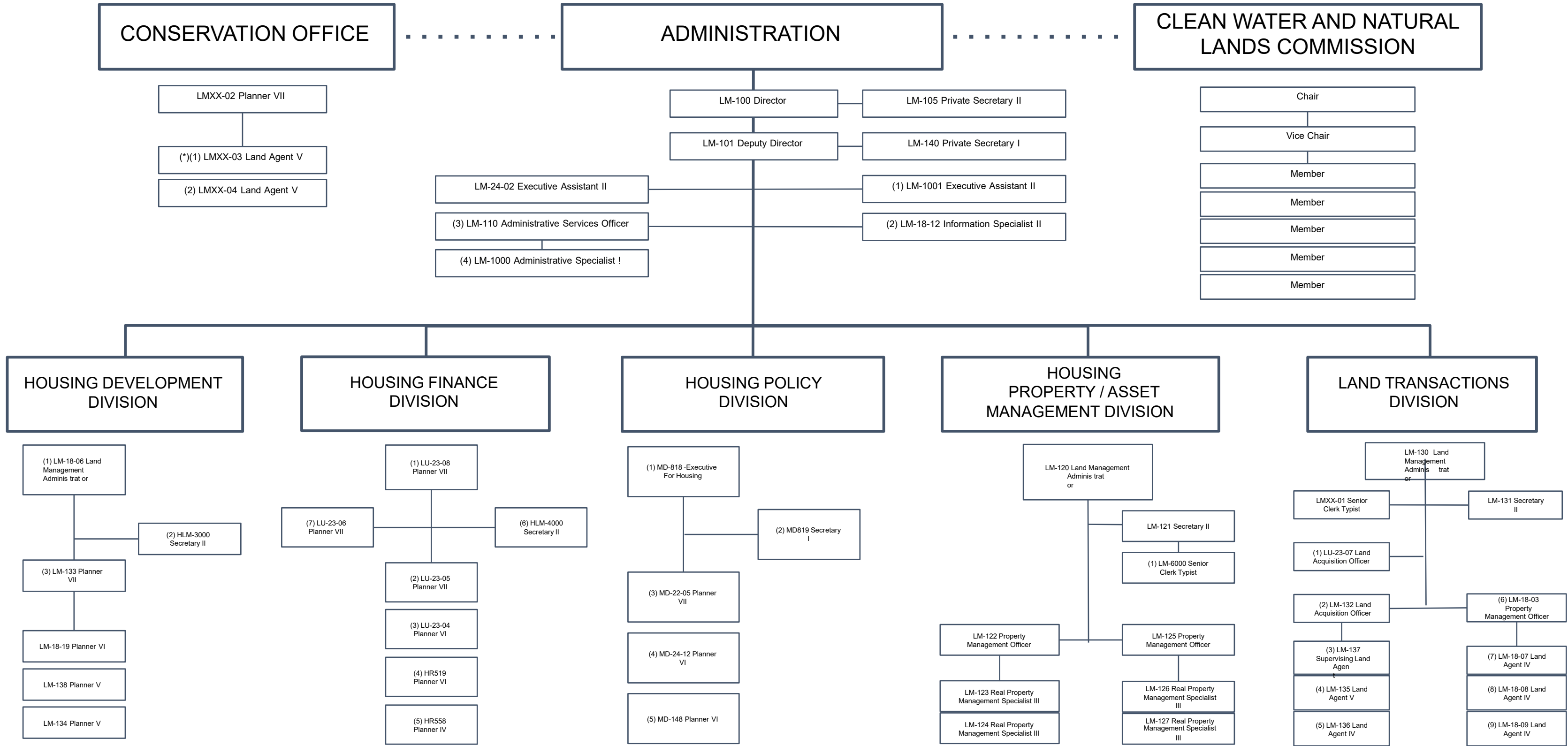
Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)











# Leveraging Public Lands to Expand Housing Production

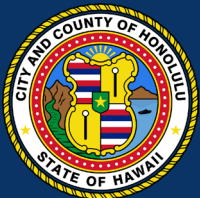


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



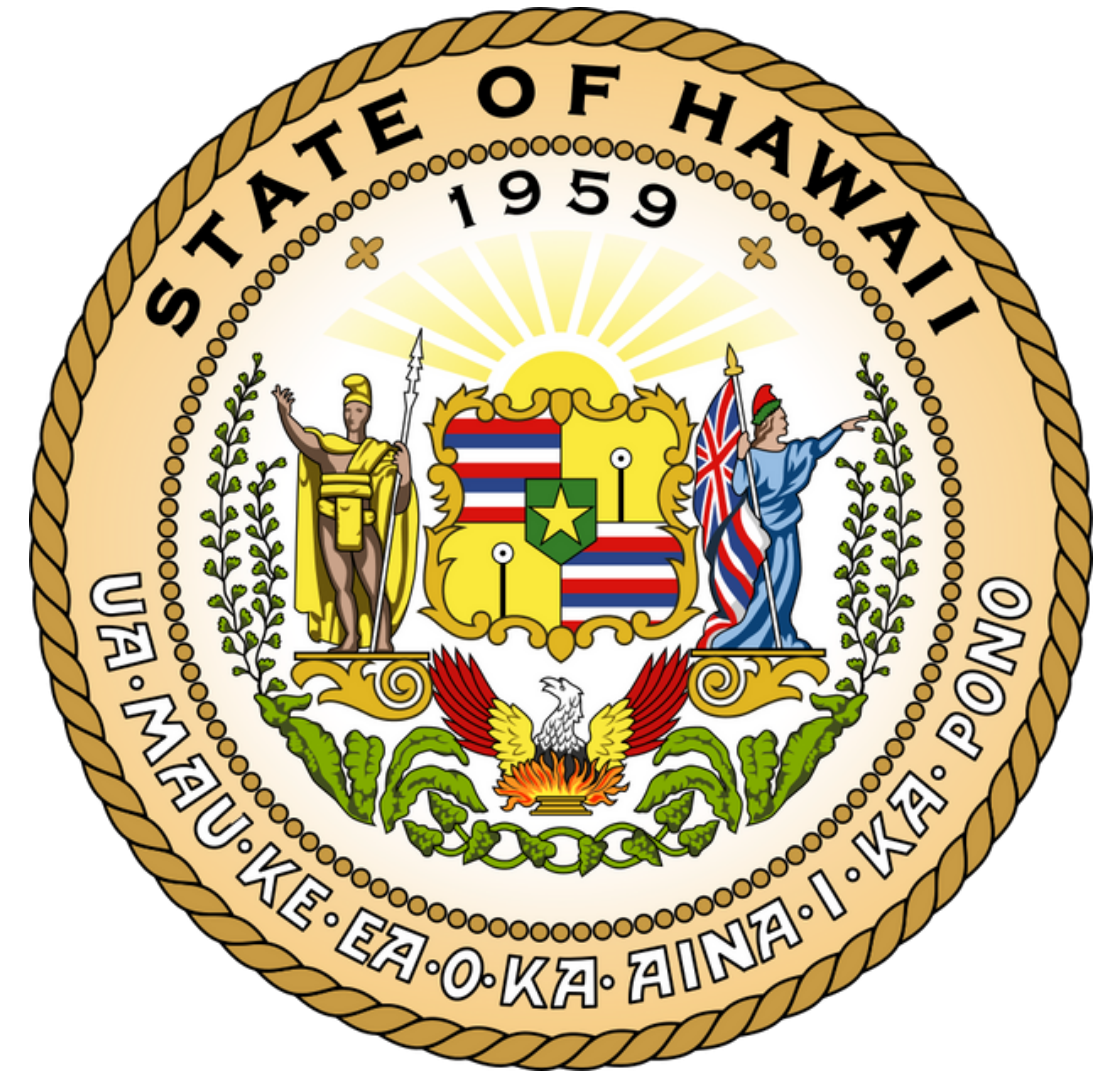


# Making vacant City lands available for affordable housing development

## Strong collaboration continues to drive results

The City collaborated with the Governor's Housing Office to amend the Governor's Emergency Proclamation to expand the waiver of Section 46-1.5 to include a waiver of "the authority to issue agreements, contracts, and leases related to state or county affordable housing projects."

Soliciting RFQs for development partners has significantly accelerated the City's procurement.



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# 1615 Ala Wai Boulevard

## Property Specifications

- Property:** 1615 Ala Wai Blvd.
- Location:** Waikīkī
- TMK:** 260110330000, 260110360000
- Size:** 17,108 S.F. (0.4 acres)
- Council District:** District 4
- Council Member:** Tommy Waters
- Estimated Units:** 40 units
- Selected Negotiating Partner:** Centre Urban Real Estate
- Solicitation Number:** RFQ DLM-25-01

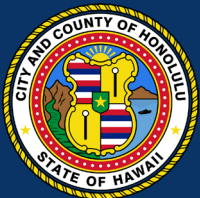


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)







# 436 Ena Road

## Property Specifications

- Address: 436 Ena Road
- Location: Ena Motoi Building
- TMK: 260070110000
- Size: 6,000 S.F. (0.1 acres)
- Council District: District 4
- Council Member: Tommy Waters
- Estimated Units: 126 units
- Selected Negotiating Partner: EAH Housing and Core Tech
- Solicitation Number: RFQ DLM-25-01

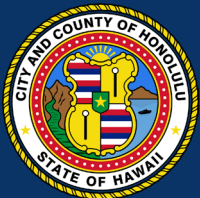


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Property Specifications

- Address:** 130 S Beretania St.
- Location:** Honolulu, Hawai'i
- TMK:** 21009027000
- Size:** 30,276 S.F. (0.7 acres)
- Council District:** District 6
- Council Member:** Tyler Dos Santos-Tam
- Estimated Units:** 124 units
- Selected Negotiating Partner:** Pacific Housing Assistance and Lanakila
- Solicitation Number:** RFQ DLM-25-01



## 130 South Beretania

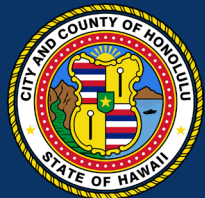


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Property Specifications

**Property:** Iwilei Center  
**Location:** Honolulu, Hawai'i  
**TMK:** 150070090000  
**Size:** 127,531 S.F. (3.83 acres)  
**Council District:** District 6  
**Council Member:** Tyler Dos Santos-Tam  
**Estimated Units:** 950 units  
**Selected Negotiating Partner:** EAH Housing and Core Tech  
**Solicitation Number:** RFQ DLM-25-02



## Iwilei Center

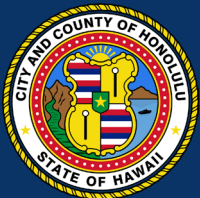


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)







# Property Specifications

**Property:** Kapolei Parkway Lots 2-5  
**Location:** Kapolei, Hawai'i  
**TMK:** 911480310000  
**Size:** 604,177 S.F. (13.9 acres)  
**Council District:** District 1  
**Council Member:** Andria Tupola  
**Estimated Units:** 744 units  
**Selected Negotiating Partner:** Kobayashi Group and Āhe Group  
**Solicitation Number:** RFQ DLM-25-03



## Kapolei Lots 2 -5

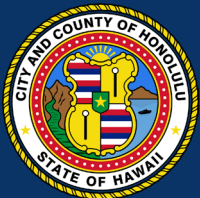


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Property Specifications

**Property:** 1421 Pensacola St.  
**Location:** Honolulu, Hawai'i  
**TMK:** 240190480000  
**Size:** 5,000 S.F. (0.1 acres)  
**Estimated Units:** 5 units  
**Council District:** District 5  
**Council Member:** Scott Nishimoto  
**Selected Negotiating Partner:** TBD  
**Solicitation Number:** RFQ DLM-25-01



1421 Pensacola



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Property Specifications

**Property:** Former DeeLite Bakery  
**Location:** Honolulu, Hawai'i  
**TMK:** 120100670000, 120100690000  
**Size:** 24,000 S.F. (0.5 acres)  
**Estimated Units:** 150 units  
**Council District:** District 7  
**Council Member:** Radiant Cordero  
**Selected Negotiating Partner:** TBD  
**Solicitation Number:** RFQ DHLM-25-04



1930 Dillingham Blvd

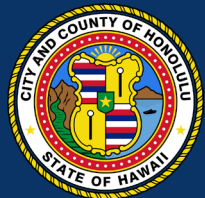


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Royal Kunia Park and Ride

## Property Specifications

**Address:** 94-711 Kupuna Loop  
**Location:** Waipahu, Hawai'i  
**TMK:** 941460070000  
**Size:** 248,292 S.F. (5.7 acres)  
**Estimated Units:** 200 units  
**Council District:** District 2  
**Council Member:** Matt Weyer  
**Selected Negotiating Partner:** TBD  
**Solicitation Number:** RFQ DHLM-25-05



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







## Property Specifications

**Address:** 95-1101 Ukuwai Street  
**Location:** Mililani, Hawai'i  
**TMK:** 950490190000  
**Size:** 250,426 S.F. (5.7 acres)  
**Estimated Units:** 150 units  
**Council District:** District 8  
**Council Member:** Val Okimoto  
**Selected Negotiating Partner:** TBD  
**Solicitation Number:** RFQ DHLM-25-06



# Mililani Park and Ride

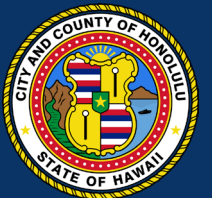


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

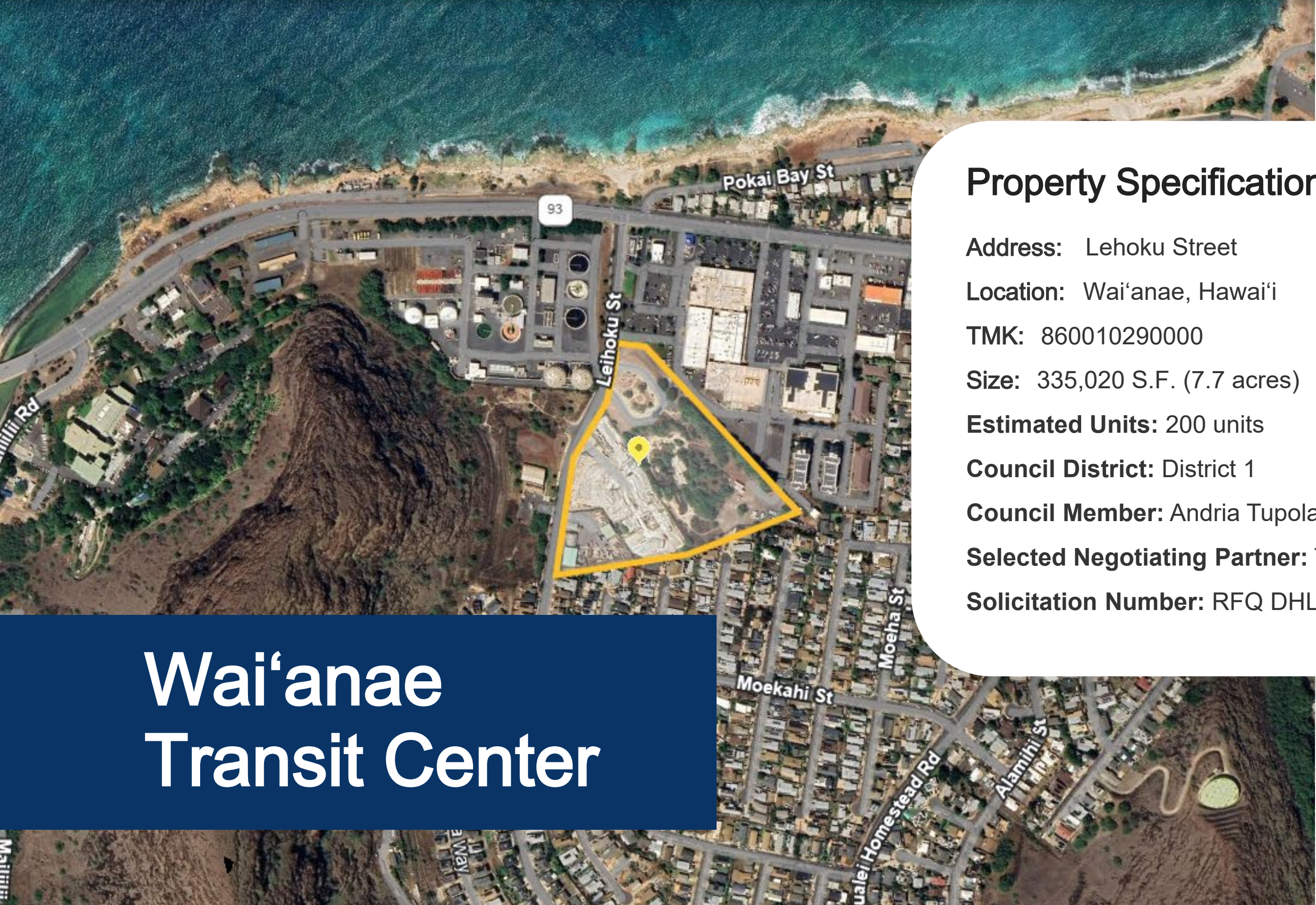
Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Property Specifications

**Address:** Lehoku Street  
**Location:** Wai'anae, Hawai'i  
**TMK:** 860010290000  
**Size:** 335,020 S.F. (7.7 acres)  
**Estimated Units:** 200 units  
**Council District:** District 1  
**Council Member:** Andria Tupola  
**Selected Negotiating Partner:** TBD  
**Solicitation Number:** RFQ DHLM-25-07



# Wai'anae Transit Center

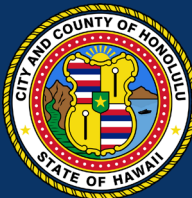


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





Property	Land Area Sq. Ft.	Land Area Acres	Unit Estimate (January 2025)	Unit Estimate (November 2025)	TMK	Council District
1615 Ala Wai	9,454	0.2	40	40	260110330000	4
	7,654	0.2			260110360000	
Ena Road	6,000	0.1	42	126	260070110000	4
1421 Pensacola St.	5,000	0.1	5	16	240190480000	5
130 S. Beretania St.	30,276	0.7	75	124	210090270000	6
Iwilei Center	127,531	3.83	700	950	150070090000	6
Kapolei Lots 1-5	604,177	13.9	950	744	911480310000	1
DeeLite Bakery	15,000	0.3	150	154	120100670000	7
	9,300	0.2			120100690000	
Royal Kunia	248,292	5.7	200	200	941460070000	2
Total	1,062,684	25.23	2,162	2,354		
Mililani Park and Ride	250,426	5.7	150	150	950490190000	8
Waiʻanae Transit Center	335,020	7.7	200	75	860010290000	1
Grand Total	1,648,130	38.63	2,512	2,579		

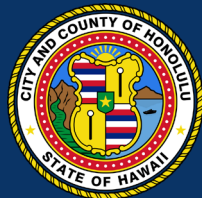


**DHLM**  
Department of Housing  
and Land Management  
Ka ʻŌihana Hoʻolālā Kūkulu Hale  
a me ka Hoʻokele ʻĀina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for Oʻahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Engineering Creative Financing Solutions



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# City Funding Sources - Limited

## Financing affordable housing development is essential

The ability to finance projects is essential for developing affordable housing. Financial tools, such as low-interest loans, subsidies, gap financing, tax credits, and other incentives make it possible for developers and non-profit organizations to build homes at prices people can afford. The City's available resources to finance projects include:

- CIP / General Obligation Bonds
- Private Activity Bonds
- Affordable Housing Fund

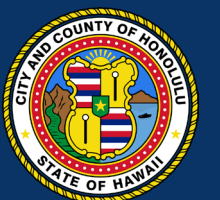


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Private Activity Bond Program



## Maunakea Tower Apartments

- **Total Financing Costs:** \$205,506,579
- **Total Bonds:** \$104,997,748.65
- **Unit Count:** 379 units



## Jack Hall Waipahu Apartments

- **Total Financing Costs:** \$47,143,004
- **Total Bonds:** \$30,000,000
- **Unit Count:** 144 units



## Kaleima'o Village - West Loch

- **Total Financing Costs:** \$60,808,256
- **Total Bonds:** \$30,374,872.10
- **Unit Count:** 127 units

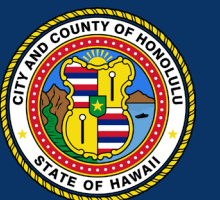


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Kūhiō Park Terrace Low -Rises and Homes

## Property Specifications

- Property:** 1449 Ahonui St.
- Location:** Honolulu, Hawai'i
- TMK:** 1-3-039: 003, 11-200.1-16
- Size:** 22 acres
- Estimated Units:** 304 units
- Council District:** District 5
- Council Member:** Tyler Dos Santos-Tam
- PAB Allocation:** \$107,000,000
- AHF Allocation:** \$8,000,000
- Total City Allocation:** \$115,000,000

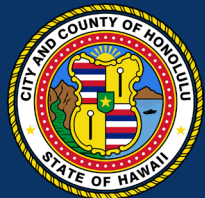


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Affordable Housing Fund Program

The Affordable Housing Fund Program (AHF), which is now administered by DHLM, was established in the City Charter through a ballot initiative in 2006 that became effective in 2007 through Ordinance 7-19. The Charter mandates one-half of one percent of each year’s real property tax revenues to be deposited into the AHF. This program provides flexible grants for affordable housing developments serving residents earning at or below 60% of the AMI provided that the units remain affordable for at least 60 years. The AHF is the City’s most flexible resource for housing development, but it is limited, with approximately \$8,378,000 deposited to the fund in FY2024.



**Aloha IāHalewilikō (‘Aiea)**

- \$6,000,000
- 140 affordable units
- Now Leasing



**HālawāView II (‘Aiea)**

- \$5,000,000
- 302 affordable units
- Now Leasing



**Hocking Hale (Honolulu)**

- \$3,923,433
- 40 affordable units
- Opened November 2024



**Waialua Mill Camp (Waialua)**

- \$3,549,556
- Land acquisition to potentially provide 268 units



**Kailua Lofts (Kailua)**

- \$4,800,000
- Land acquisition to potentially provide 62 units

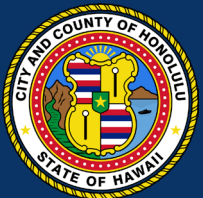


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Center for Public Enterprise

## Supporting Innovative Financing Solutions

CPE, a national nonprofit research and policy organization, works with cities and states across the country to strengthen public institutions and identify innovative approaches to community investment. Their Honolulu visit was part of an ongoing collaboration with DHLM to explore public financing tools, and development strategies that could expand the City's capacity to produce and preserve affordable housing.

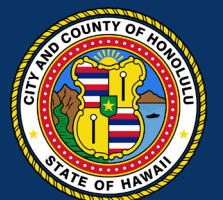


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Improving Policy and Processes



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Policy and Process Changes Approved

## Highlights of Actions Taken

**Ord. 25 -2**  
Amends the City’s Land Use Ordinance (LUO), which had not been comprehensively updated in 25 years.

**Ord. 25 -3**  
Aligned local building code requirements with the IBC to permit adaptive reuse projects.

**Ord. 24 -23**  
Enhanced post - construction grants under Chapter 32, ROH, to further support Bill7 projects.

**Ord. 23 -29**  
Temporarily allow self-certification for compliance with City codes for limited project types.

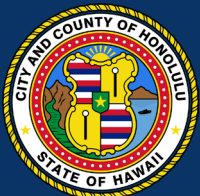


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



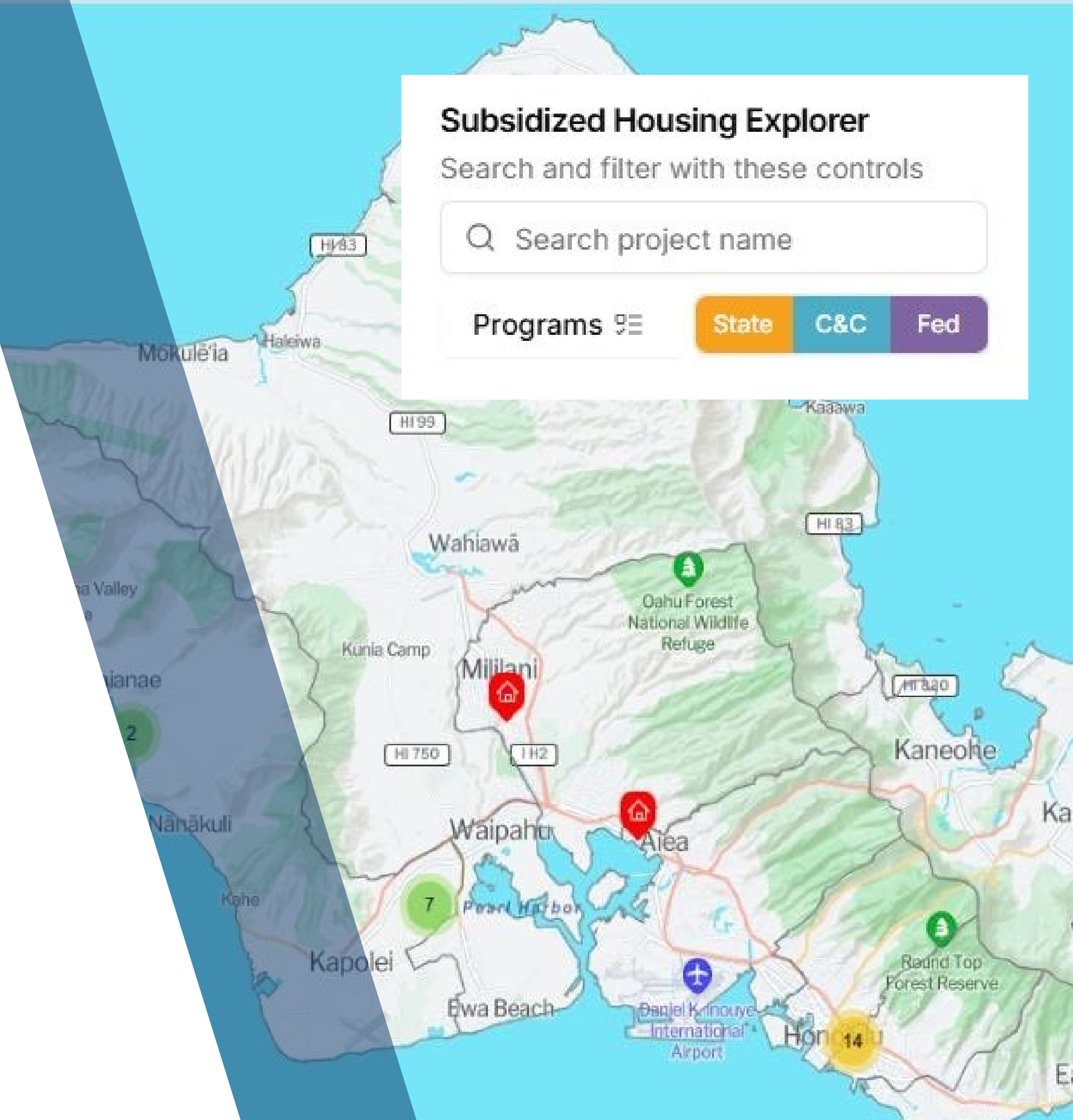


# Process Changes Underway: Data

The City entered into an agreement with the University of Hawai'i's Economic Research Organization (UHERO) in February 2023 to establish and maintain a comprehensive database of subsidized and price-restricted housing units across O'ahu.



Link:  
<https://analytics.uhero.hawaii.edu/housing/subsidized-housing/map>

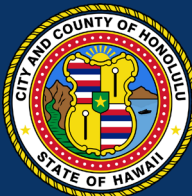


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







# Activating TOD Kūwili Station Redevelopment Area

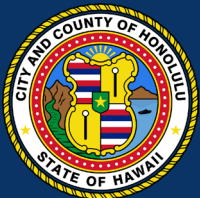


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





### Legend

- Station
- Park-and-Ride
- 🚶 Kiss-and-Ride
- 🚌 Bus Transit Center
- ⦿ Future Parking Facilities
- ▬ Future H2 Access Ramp

### SEGMENTS:

- Initial Operations 2023
- Airport Extension 2025
- City Center 2031
- Future Segment



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

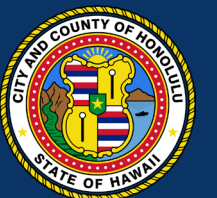
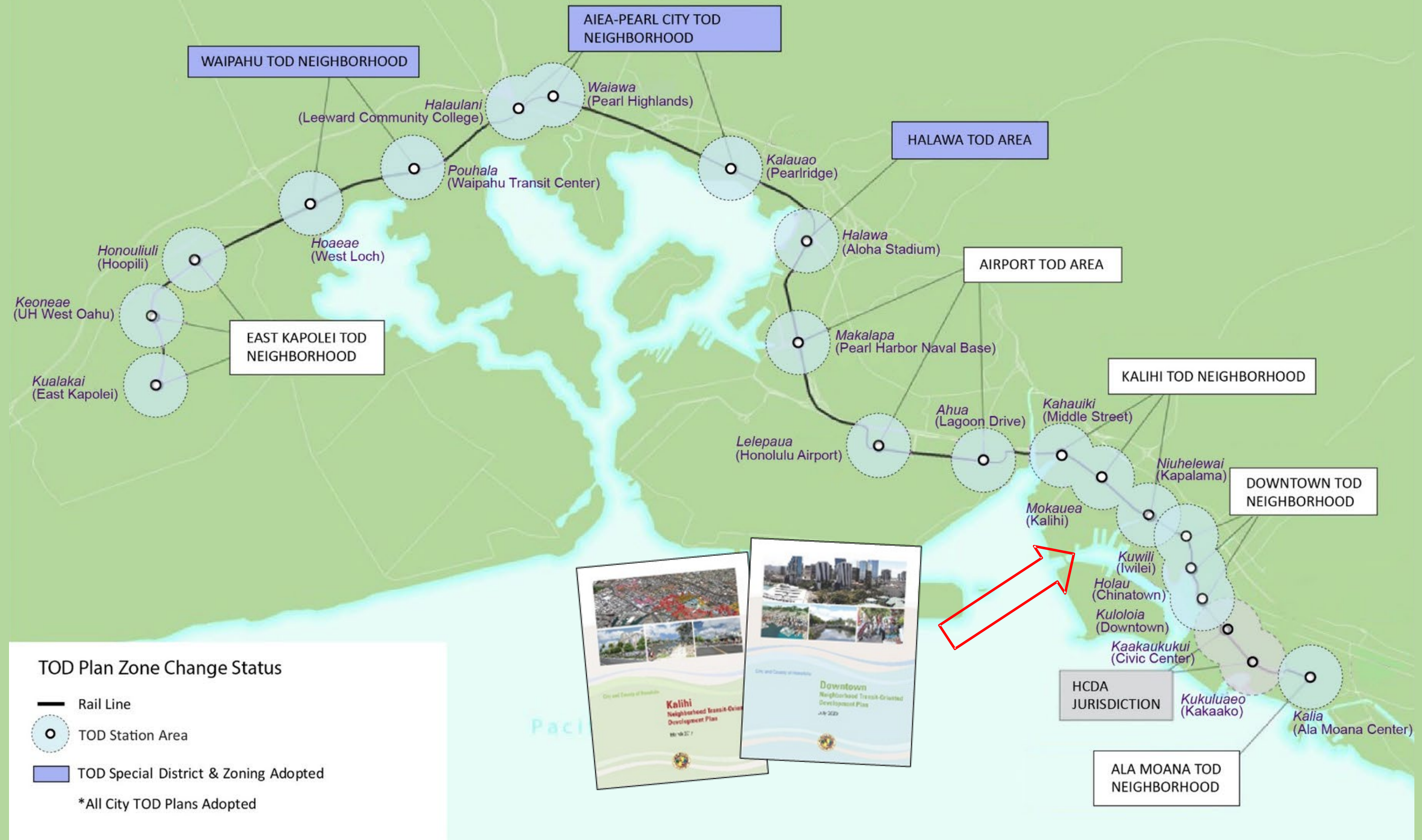
Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



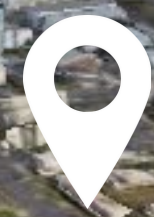






Mayor Wright Homes

Kūwili Station



‘A‘ala Park

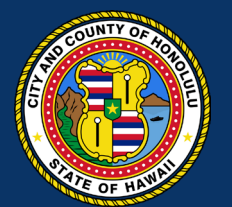


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







**DHLM**

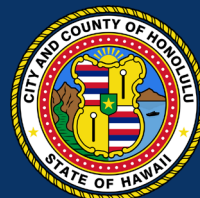
Department of Housing  
and Land Management

Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



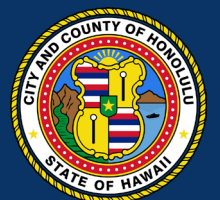


[illegible]

**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)





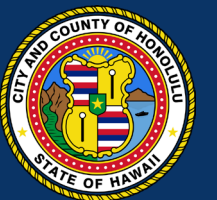


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)

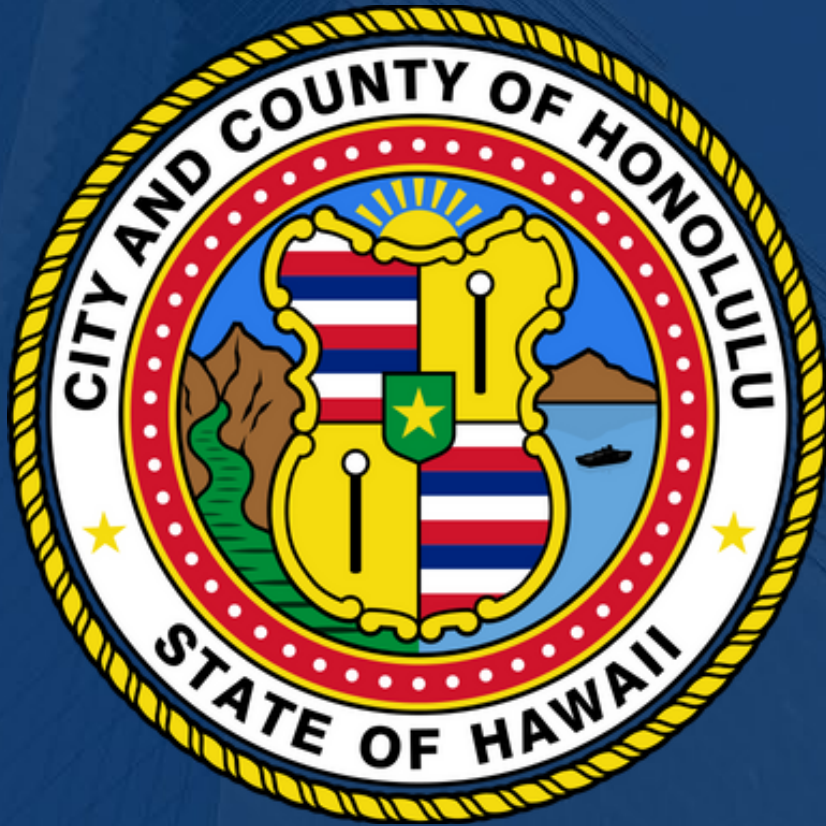






CENTER FOR CREATIVE  
LAND RECYCLING

RECLAIM. CONNECT. TRANSFORM.



**DHLM**

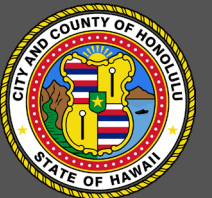
Department of Housing  
and Land Management

Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





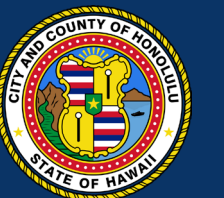


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





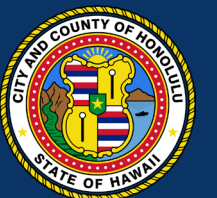


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





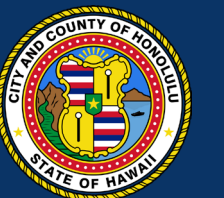


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





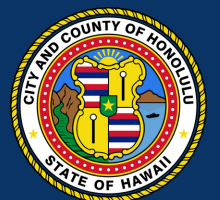


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





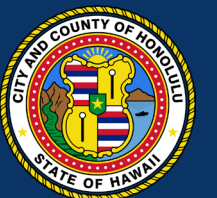


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





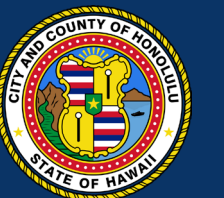


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

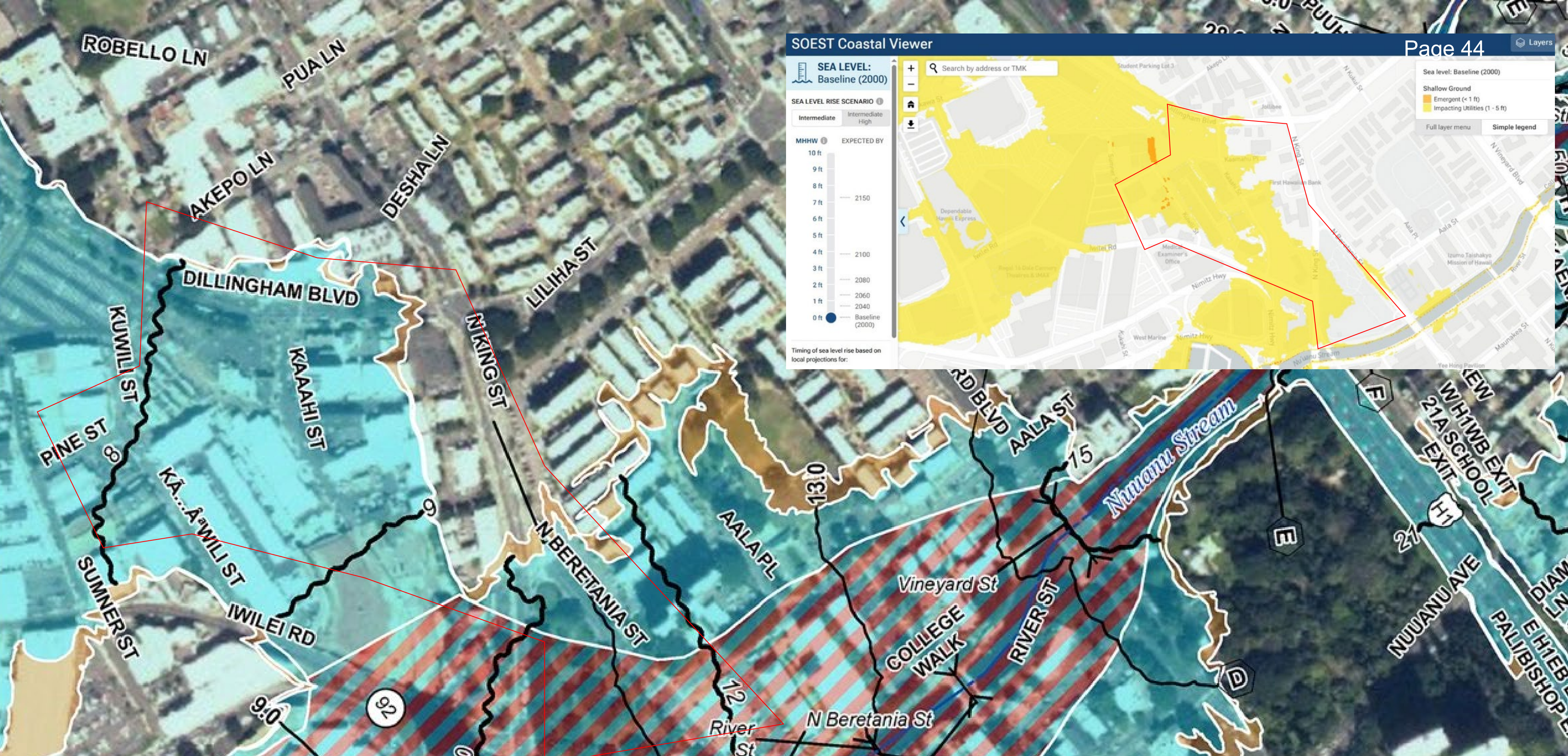
Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)

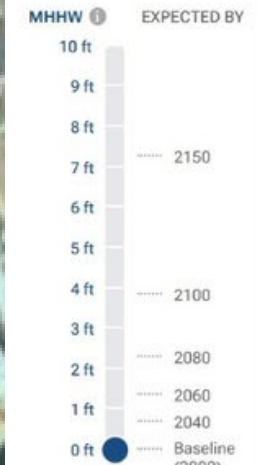






SEA LEVEL:  
Baseline (2000)

SEA LEVEL RISE SCENARIO  
Intermediate Intermediate High



Timing of sea level rise based on local projections for:

Sea level: Baseline (2000)

Shallow Ground

Emergent (< 1 ft)

Impacting Utilities (1 - 5 ft)

Full layer menu

Simple legend



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







## **Contamination is present and no record of cleanup was located:**

Refers to parcels where contamination has been confirmed but no records of cleanup were found.

## **Cleanup has occurred but contamination remains:**

Refers to parcels in which some cleanup has occurred or a remedy has been selected, but contamination remains.

## **Cleaned-up site:**

Refers to parcels that contain a site that have received No Further Action determination and confirmation that the site has been cleaned up is available

## **Unknown:**

Refers to parcels for which no information was located.

## **Suspected:**

Refers to parcels where potential sources are located but no evidence of sampling is publicly available.

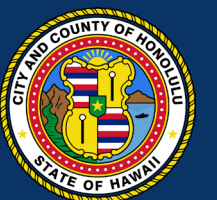


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)

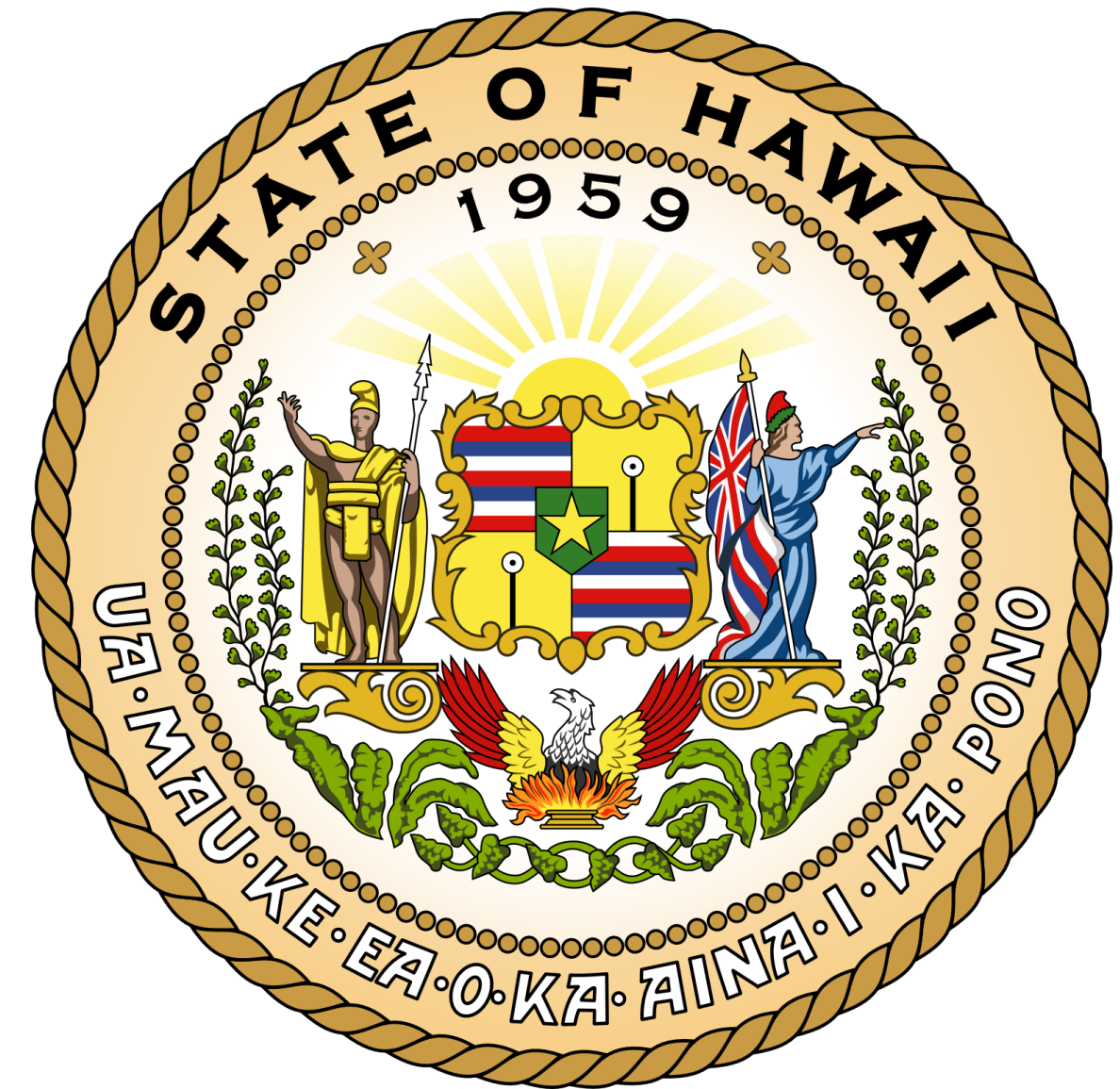




# Kūwili Station Scenario Planning Workshop

## State Partners In Attendance

- Governor Josh Green's Housing Team
- Office of Planning and Sustainable Development (OPSD)
- Hawai'i Housing Finance and Development Corporation (HHFDC)
- Department of Accounting and General Services (DAGS)
- Hawai'i Public Housing Authority (HPHA)
- Hawai'i Community Development Authority (HCDA)
- Department of Health (DOH)
- O'ahu Metropolitan Planning Organization (OMPO)

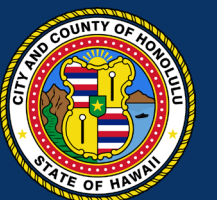


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





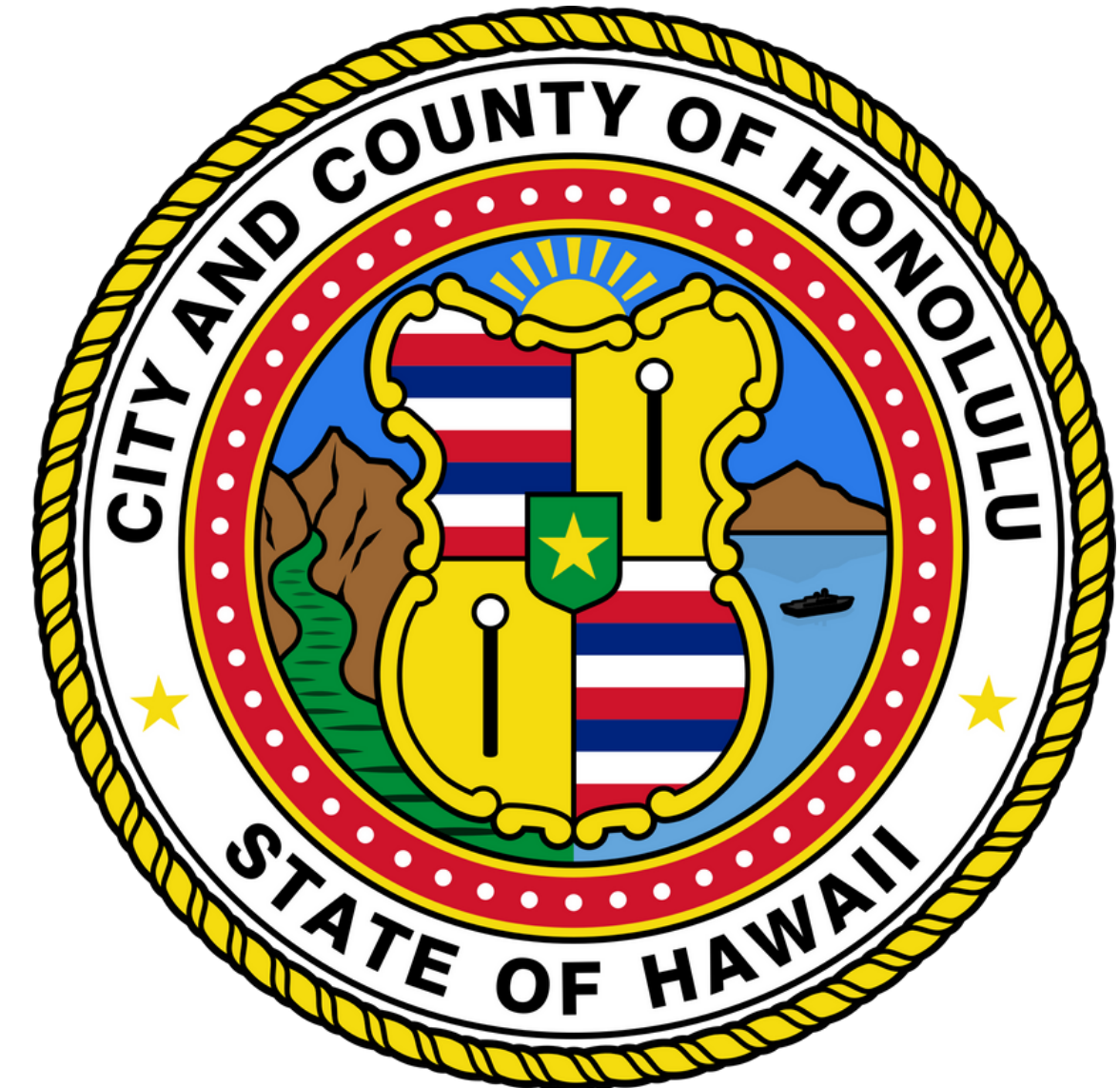
# Kūwili Station Scenario Planning Workshop

## City Departments In Attendance

- Honolulu Authority for Rapid Transportation (HART)
- Department of Transportation Services (DTS)
- Department of Planning and Permitting (DPP)
- Department of Land Management (DLM)
- Department of Facility Maintenance (DFM)
- Department of Emergency Management (DEM)
- Department of Environmental Services (ENV)
- Office of Economic Revitalization (OER)
- Office of Climate Change, Sustainability and Resiliency (CCSR)

## Federal Partners In Attendance

- U.S. Environmental Protection Agency (EPA)

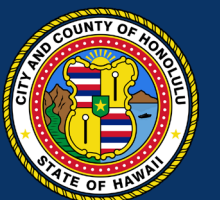


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Kūwili Station Scenario Planning Workshop

## Barriers Identified by Stakeholder Interviews

- Constrained Dependencies on Utility Infrastructure
- Complex Land Development Challenges
- Imminent Flood Hazards and Poor Drainage
- Insufficient Open Space and Tree Canopy
- Inadequate Transportation Network for Multi-Modal Travel
- Limited Agency Capacity, Information, and Coordination
- Looming Displacement and Disruption
- Sea Level Rise
- Uncertain, But Likely Significant, Levels of Contamination

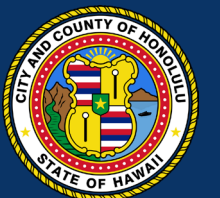


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



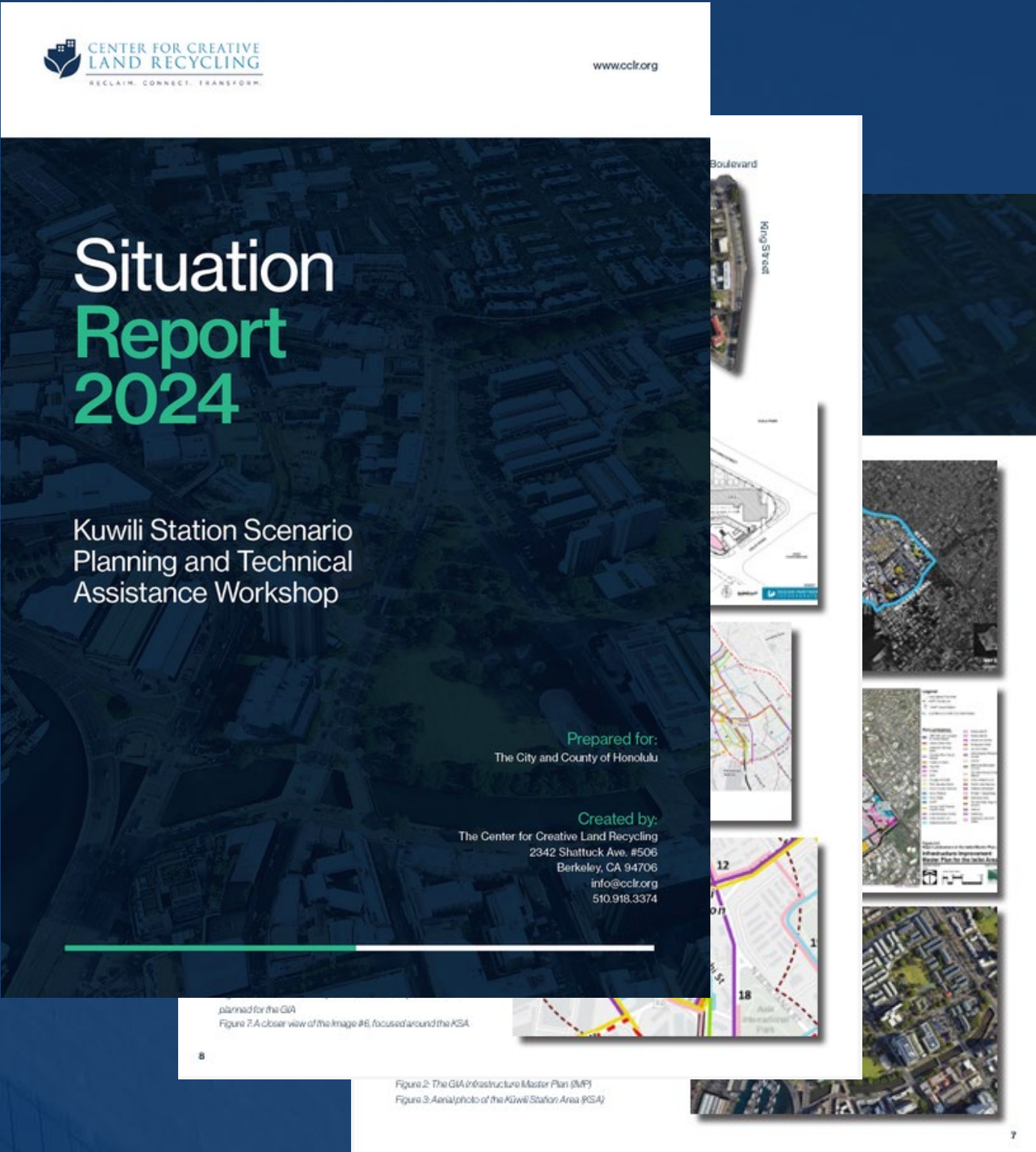


# Kūwili Station Scenario Planning Workshop

Scan the QR code for the full 2024 Situation Report



Link:  
<https://shorturl.at/IQ8Bc>

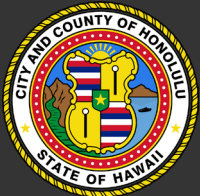


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Master Planning Funding Sources

Federal Transit Administration (FTA)	\$ 2,000,000
Office of Planning and Sustainable Development (OPSD)	\$ 700,000
Department of Planning and Permitting (DPP)	\$ 250,000
<b>Environmental Protection Agency (EPA)</b> (Allocated to the Kuwili Station brownfields inventory out of our \$300,000 brownfields communitywide assessment award.)	\$ 75,000
<b>Total:</b>	<b>\$ 3,025,000</b>

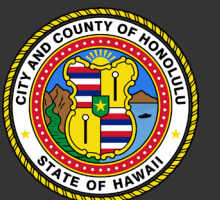


**DHLM**  
 Department of Housing  
 and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
 a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
 foster equity, and promote sustainable development  
 for O'ahu residents

Contact Us  
 (808) 768 -4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)





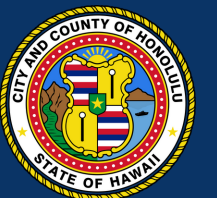


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)



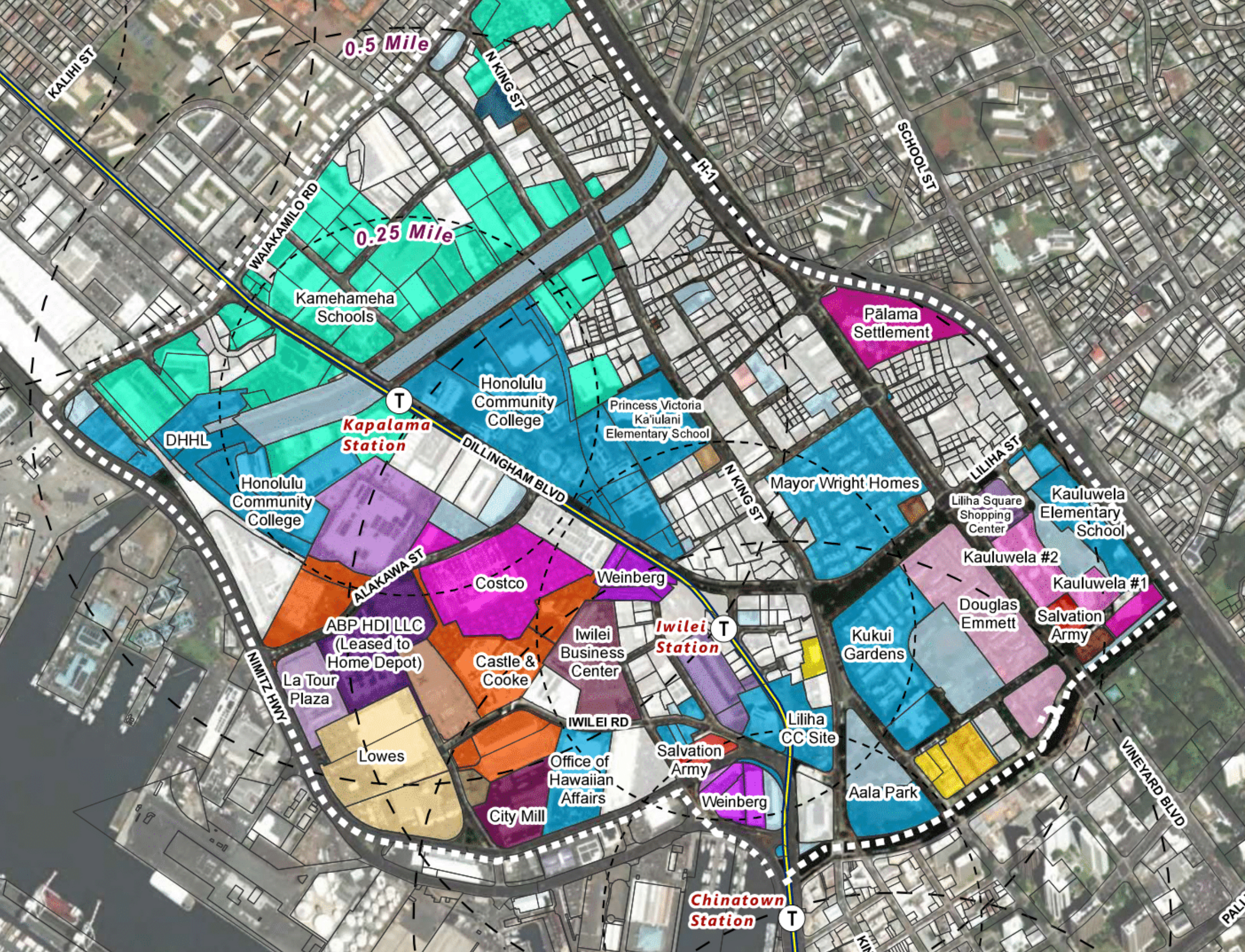


LEGEND

-  HART Transit Station
-  Iwilei Master Plan Area
-  HART Transit Line

MAJOR LAND OWNERS

-  ABP HDI LLC (Leased to Home Depot)
-  Aloha United Way
-  American Savings Bank
-  Cannery Row Condo Master
-  Castle & Cooke
-  City Mill
-  Costco
-  DHX
-  Douglas Emmett
-  First Hawaiian Bank
-  Govt. County Honolulu
-  Govt. Federal
-  Govt. State
-  HART
-  Hawai'i USA Federal Credit Union
-  Iwilei Business Center
-  Iwilei Center LLC
-  Kamehameha Schools
-  Kauluwela #1
-  Kauluwela #2
-  Keola Ho'onanea
-  Kobayashi Hotel
-  La Tour Plaza
-  Liliha Square Shopping Center
-  Lowe's
-  Methodist Episcopal Church
-  Olu Hale Kanoa Condo Master
-  O'ahu Stations LLC
-  Pacific Auto Service
-  Pālama Settlement
-  Private - Hung/Hong
-  Salvation Army
-  Tensho Kotai Jingu Kyo Hawai'i
-  Various
-  Weinberg
-  Weinberg (via Govt. State)

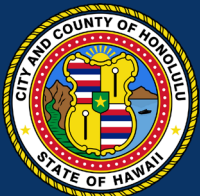


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)






# Request for Proposals: Master Planning

- **Size:** 80 acres
- **Focus Area:** Iwilei-Kapālama TOD Sub-Corridor
- **Key Elements:** Connectivity, climate resilience, mixed-use, affordable housing
- **Estimated Housing Units:** 2,500-3,000

## Selection & Submission Process

- **Release Date:** May 2025
- **Award Date:** June 2025

SOLICITATION DOCUMENT NO. RFQ-DLM-25-02



**NOTICE TO OFFERORS**  
REQUEST FOR QUALIFICATIONS

**Description:** Redevelopment of City Owned Property  
Iwilei Center

**Request Agency:** Department of Land Management ("DLM")  
City & County of Honolulu ("City")

**RFQ Responses:** Shall be received no later than:

Close Time: 1:00 PM HST  
Close Date: Wednesday, April 30, 2025  
Location: Department of Land Management  
650 South King Street, 3rd Floor  
Honolulu, Hawaii 96813

**NON-MANDATORY PRE-PROPOSAL CONFERENCE:** A non-mandatory Pre-Proposal conference will be held electronically on Friday, March 21, 2025, from 3:00 PM – 3:30 PM HST. Please see Notice to Offerors – Special Instructions to Offerors, Section 6 for additional information. Prospective Offerors are encouraged to attend this conference, but attendance is not mandatory. The purpose of this meeting is to familiarize potential Offerors with the scope of the project and to answer questions regarding the requirements of this RFQ. Prospective Offerors should review the RFQ and associated documents, and are encouraged to submit written questions, in advance of this conference.

**QUESTIONS:** Questions relating to this solicitation shall be emailed to Kevin Auger at [kevin.auger@honolulu.gov](mailto:kevin.auger@honolulu.gov) by the deadline indicated in the Notice to Offerors – Schedule of Events.

Digitally signed by  
Catherine A. Taschner, Catherine A.  
Date: 2025.02.28  
12:10:14 -10'00'

CATHERINE A. TASCHNER,  
Department of Land Management, Director Designate

**PROGRAM**

**HOUSING FUND**

nt ("DLM"), through its  
asing"), is soliciting  
available from the  
proximately

ty & County of  
ider Chapter 6, Article  
th the most recent

persons earning sixty  
g purposes; provision  
its in projects, which  
iat are principally for  
ment of, construction  
d that the funded

serves extremely low-  
ss. This is part of the  
als from emergency  
acts that serve  
ring up to 60% AMI.

ercent or less of the  
is and published by

d Household that

ent and/or occupancy

bruary 7, 2025  
14:30 HST

bruary 20, 2025

irch 4, 2025

• "Area Median Income" or "AMI" refers to median income determined by the United States Department of Housing and Urban Development (HUD) annually for the Urban Honolulu, Hawaii metropolitan statistical area (MSA), adjusted for household size and published by the State of Hawaii (State) Hawaii Housing Finance and Development Corporation (HHFDC);

I. Introduction and Purpose of Affordable Housing Fund 3 RGP-DLM-1856213

Each Applicant is solely responsible to check the HANDS website for any updates and addenda issued by the City. There will be no email notification when an addendum is posted. Prior to submitting a proposal, the Applicant should double check HANDS to ensure no further addenda have been posted.

II. Selection Process Timeline 5 RGP-DLM-1856213



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)







BDP.  
Quadrangle



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)







City and County of Honolulu

# Kalihi Neighborhood Transit-Oriented Development Plan

March 2017



# Iwilei/Kapalama Transit-Oriented Development Infrastructure Needs Assessment



City and County of Honolulu  
August 2018



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)





State Transit-Oriented Development (TOD)  
Planning and Implementation Project for  
the Island of O‘ahu

Prepared for:

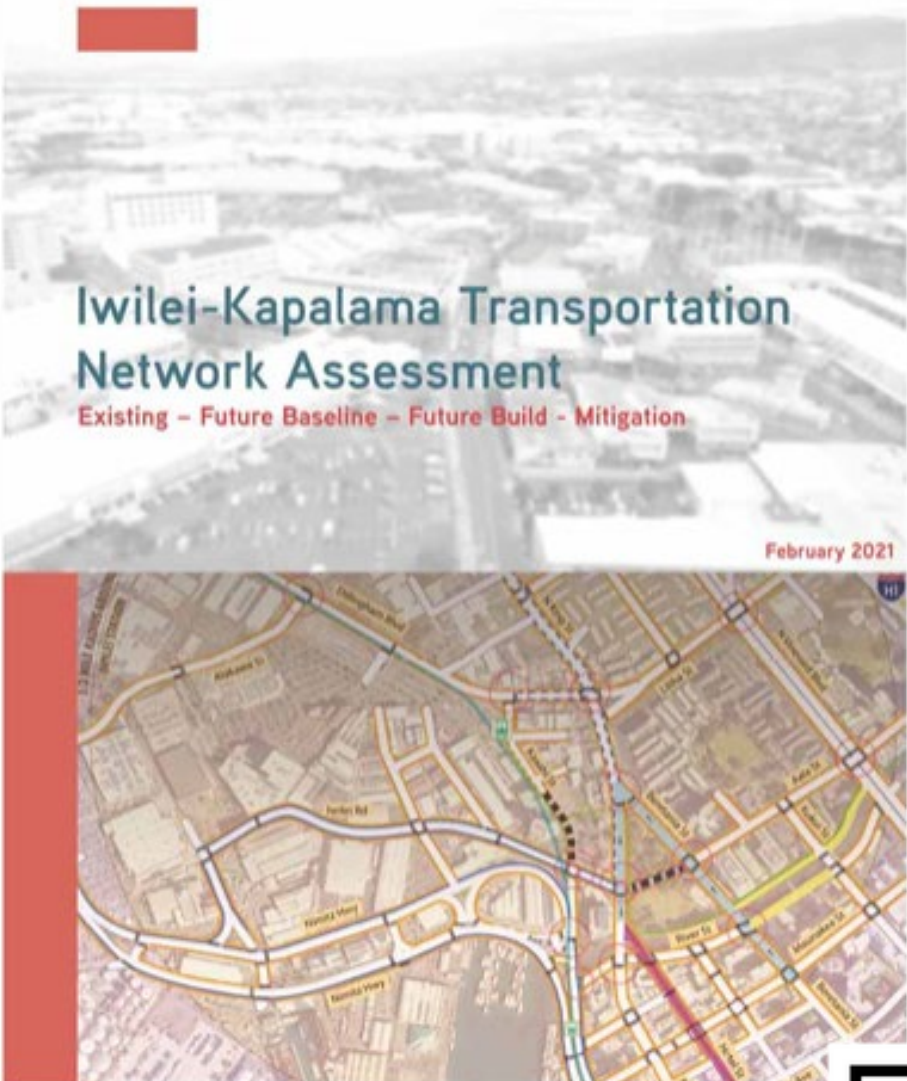


Office of Planning  
Department of Business, Economic Development and Tourism

Prepared by:



July 2020



Prepared For:  
Department of Planning and Permitting, Transit-Oriented Development  
City and County of Honolulu

Prepared By:  
SSFM International

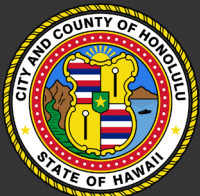


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O‘ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





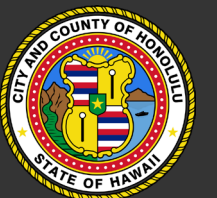


**DHLM**  
Department of Housing and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing, foster equity, and promote sustainable development for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





Waiakamilo Road

Halona Street

H-1 Freeway

N. Nimitz Highway

Nu'uuanu Canal



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)






# Request for Qualifications: Iwilei Center Redevelopment

- **TMK:** 1-5-007:030, 1-5-007:009, 1-5-007:029
- **Size:** 3.835 acres (approx. 167,032 S.F.)
- **Zoning:** IMX-1 (Industrial -Commercial Mixed Use)
- **Planned Use:** Mixed -use TOD
- **Estimated Housing Units:** 600-700

## Selection & Submission Process

- **Release Date:** March 2025
- **Award Date:** August 2025

SOLICITATION DOCUMENT NO. RFP-DTS-1916103



**NOTICE TO OFFERORS**  
REQUEST FOR SEALED PROPOSALS (RFP)

**Description:** Pilot Program for Transit-Oriented Development (TOD)  
"Transforming Iwilei-Kapālama: Connecting People and Places"


**Request Agency:** Department of Transportation Services, ("DTS"), City & County of Honolulu, Hawaii.

**COMPETITIVE SEALED PROPOSALS** shall be received no later than:

**Close Time:** 12:00 PM HST  
**Close Date:** June 25, 2025  
**Location:** Division of Purchasing,  
Department of Budget and Fiscal Services  
530 South King Street, Room 115, City Hall  
Honolulu, Hawaii 96813

**PRE-PROPOSAL CONFERENCE:** A virtual non-mandatory Pre-Proposal conference will be held on Monday, June 2, 2025, at 10 am (HST) via Webex. Please see Notice to Offerors – Special Instructions to Offerors, Section 4 for additional information. Prospective Offerors are encouraged to attend this conference, but attendance is not mandatory. The purpose of this meeting is to familiarize potential Offerors with the scope of the project and to answer questions regarding the requirements of this RFP.

**QUESTIONS:** Questions relating to this solicitation shall be emailed to Kelsi Inamura at [bfpurchasing@honolulu.gov](mailto:bfpurchasing@honolulu.gov) by the deadline indicated in the Notice to Offerors – Schedule of Events.

  
PAULA YOUNGSING,  
Purchasing Administrator

ST-7/11/22

**PROGRAM**

**HOUSING FUND**

nt ("DLM"), through its asing"), is soliciting available from the proximately

ty & County of der Chapter 6, Article th the most recent

persons earning sixty ng purposes: provision its in projects, which at are principally for xment of, construction t that the funded

bruary 7, 2025 14:30 HST

serves extremely low- ss. This is part of the ils from emergency cts that serve ing up to 60% AMI.

ercent or less of the is and published by

d Household that bruary 20, 2025

ent and/or occupancy

rch 4, 2025

• "Area Median Income" or "AMI" refers to median income determined by the United States Department of Housing and Urban Development (HUD) annually for the Urban Honolulu, Hawaii metropolitan statistical area (MSA), adjusted for household size and published by the State of Hawaii (State) Hawaii Housing Finance and Development Corporation (HHFDC);

I. Introduction and Purpose of Affordable Housing Fund 3 RGP-DLM-1859213

Each Applicant is solely responsible to check the HANDS website for any updates and addenda issued by the City. There will be no email notification when an addendum is posted. Prior to submitting a proposal, the Applicant should double check HANDS to ensure no further addenda have been posted.

II. Selection Process Timeline 5 RGP-DLM-1859213



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768 -4277

[honolulu.gov/dhlm](http://honolulu.gov/dhlm)







# EAH HOUSING

A roof is just the beginning



# CORE TECH DEVELOPMENT

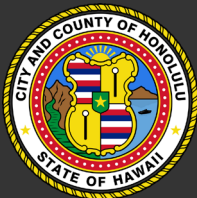


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# National Brownfields Training Conference

Chicago, Illinois | August 2025



*Brownfields 2025 features over 150 panels, town halls, roundtables, and topic talks where attendees can learn directly from experts in the field and interact with federal, state, and local decision-makers.*

## Discussion

Transit-Oriented, High Density Brownfield Redevelopment: Honolulu's Vision for a Sustainable Future

## Presenters

Kevin Auger (DHLM), Timothy Streit (DPP), and Devyn Rainwater (CCLR)

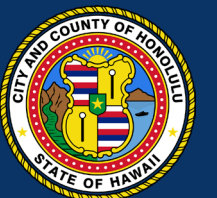


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Oihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# Call to Action: Repealing Act 45 (2024)

TOD can't scale without the ability to assemble land.

- *Act 45 restricts counties' ability to assemble land (limits eminent domain; adds hurdles).*
- *Land assembly is essential for TOD—parcel fragmentation otherwise blocks rail -adjacent housing.*
- *Act 45 jeopardizes TOD projects (Iwilei/Kāpalama, Kūwili/Niuhelewai, Kapolei).*
- *Ask: Support for repeal in 2026 session to enable scalable TOD.*

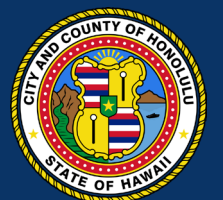


**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)





# THANK YOU



**DHLM**  
Department of Housing  
and Land Management  
Ka 'Ōihana Ho'olālā Kūkulu Hale  
a me ka Ho'okele 'Āina

Maximizing City lands to create affordable housing,  
foster equity, and promote sustainable development  
for O'ahu residents

Contact Us  
(808) 768-4277

[honolulu.gov/dhlm](https://honolulu.gov/dhlm)

