

State TOD Affordable Housing Along Honolulu Rail Corridor

	Strat Plan No.	Lead	TOD Station Area	Project	Land Area (ac.)	2025 Afford 5 yrs	2025 Total 5 yrs	2030 Afford 10 yrs	2030 Market 10 yrs	2030 Total 10 yrs	2031-50 Afford 11-30 yrs	2031-50 Total 11-30 yrs	TOTAL AFFORD	TOTAL UNITS	Infrastructure Barriers/Other Barriers
East Kapolei	1	DHHL	E. Kapolei	Kauluokahai Multi-Fam & Commercial	33	250	250	250	-	250			250	250	RFP late 2022, C: 2024-25 Aff. % undetermined
		DHHL	E. Kapolei	Kauluokahai Single-Family Subdivision	149	130	130	297	-	297	658	658	955	955	Backbone infrastructure completed
	2	UHWO	E. Kapolei	UH West Oahu University District	500			500	500	1,000	2,000	4,000	2,500	5,000	LRDP pending BOR approval; anticipate housing on University District lands, 50% aff assumed
	6	DLNR	E. Kapolei	East Kapolei Master Development Plan	175			360	360	720	140	280	500	1,000	MP done; EIS funded; Drainage, Farrington Hwy widening. 50% affordable assumed
		DR-Horton	E. Kapolei	Hoopili		750	2,500	1,500	3,500	5,000	2,025	6,750	3,525	11,750	500 units/yr, 30% aff (10% <80%AMI, 20% 81-120% AMI)
Waipahu	8	HPHA	West Loch	Waipahu I & II Redevelopment	1						1,000		1,000	1,000	
	9	HHFDC	Waipahu	Waipahui Civic Center TOD Project	10			1,000	-	1,000			1,000	<i>tbd</i>	Funds needed for MP & Infrastructure assessment
		KS	Waipahu	Kamehameha Schools Waipahu TOD	3.8			537		537			537	537	500 units if height limit raised to 200 ft. (otherwise 200 units), all parcels within 0.25 mi radius
	11	UH LCC	Leeward CC	Leeward Community College TOD MP	50								-		LRDP pending BOR approval
	12	HPHA	Pearl Highlands	Hale Lualima Homes	4						500	1,000	500	1,000	50% affordable assumed
Halawa-Stadium	13	SA/DAGS	Halawa	New Aloha Stadium Entertainment Dist	99			350	350	700	635	1,270	985	1,970	EIS, MP, P3 RFP pending for Ph.1 stadium/ancillary dev; 50% affordable assumed.
	14	HPHA	Halawa	Puuwai Momi Homes	12			180		180	660	1,320	840	1,500	MP in coordination w/DAGS-Stadium MP
		HHFDC/Dev	Halawa	Halewiliko Highlands		139	139	139		139				139	HHFDC financed, 100% affordable
		HHFDC/Dev	Halawa	Halawa View II & III		302	302	302	-	302			302	302	HHFDC financed, 100% affordable
		US Navy	Pearl Harbor	Navy Mixed-Use Development									-		Pending RFP
Kalihi		HPHA	Mid St/Kalihi	Kuhio Park Terrace Lowrises		434	434	434	-	434			434	434	MDA completed, pending EIS, funding;
	16	PSD/DAGS	Kalihi	Oahu Community Correctional Center Site	16								-		Pending relocation to Halawa
	17	HPHA	Kalihi	Kamehameha Homes	16						750	1,500	750	1,500	50% affordable assumed
	18	HPHA	Kalihi	Kaahumanu Homes	7						400	800	400	800	50% affordable assumed

State TOD Priority Area

Non-State Developer

10 & 30-year Affordable Housing

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Iwilei-Kapalama	19	DHHL	Kapalama	Kapalama Mixed Use Master Plan	3					500	500	500		Conceptual master planning completed in September 2019. Existing commercial lease expires in 2045.	
	20	UH	Kapalama	Honolulu Community College TOD MP	23							-	tdb	LRDP revision pending, no housing planned	
	21	HPHA	Kapalama	HPHA School St. Affordable Sr Housing	12	550	550	800	-	800		800	800	MDA in place, start Feb 2021, 550 units by 2025	
	KS	Kapalama	Kamehameha Schools Kapalama TOD	39.2			1,500	1,500	3,000	922	2,800	2,422	5,800	Sewer/elect shortfall after Phase 1; 80-140% AMI, various parcels within 0.25 and 0.5 mi radius	
	CCH	Iwilei	Castle & Cooke Homes	18.7	140	140	675	450	1,125	900	2,075	1,575	3,200	60% of units at <140% AMI projected for 6 of 8 parcels	
	22	HPHA	Iwilei	Mayor Wright Homes	16	535	800	870	430	1,300	800	1,200	1,670	2,500	Sewer/elect shortfall after Phase 1; 67% units <120% AMI
	23	HHFDC/DAGS	Iwilei	Liliha Civic Center	4			300	-	300			300	300	HHFDC-DAGS MOU
	24	HPHA	Iwilei	Kalanihouia Homes	2						175	350	175	350	50% affordable assumed
	HHFDC/Dev	Chinatown	Halewaiolu Senior Residences		155	155	155		155			155	155	HHFDC financed, 100% affordable	
	HHFDC/Dev	Chinatown	Hocking Hale		39	39	39		39			39	39	HHFDC financed, 100% affordable	
	HHFDC/Dev	Downtown	Kokua Senior		222	222	222		222			222	222	HHFDC financed, 100% affordable	
	KS	Civic Center	Kamehameha Schools Kakaako TOD	15.8			1,186	1,854	3,040			1,186	3,040	Various parcels within 0.25 and 0.5 mi radius	
25	HHFDC	Civic Center	690 Pohukaina Mixed-Use	2	390	390	390	-	390			390	390	Dev Agreement expected Dec 2022	
	HHFDC/Dev	Civic Center	Ililani		197	197	197	131	328			197	328	HHFDC financed, construction start 2022	
	HHFDC/Dev	Civic Center	803 Waimanu		77	77	77	19	77			77	153	HHFDC financed, completed Jan 2022	
26	DOE	Civic Center	Pohukaina Elementary School	2								-			
30	HHFDC	Ala Moana	Alder Street Mixed-Use	1.5	200	200	200		200			200	200	Under construction, to be completed 2022	
	HHFDC/Dev	Ala Moana	The Central Ala Moana		310	310	310	202	502			310	502	HHFDC financed, completed December 2021	
31	HPHA	Ala Moana	Makua Alii & Paokalani	9						1,000		1,000	1,000		
	HHFDC/Dev	Ala Moana	Ohana Hale									-	180	HHFDC financed, 60-100% affordable—tdb	
<b>TOTALS</b>					4,820	6,835	12,770		22,037	13,065	24,503	25,696	47,116	Note: Affordable defined as <140% AMI	
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