### **AGENCY TOD**

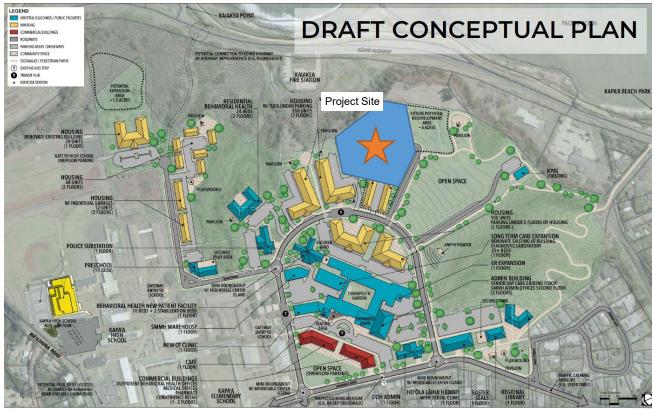
## Proj ID

				110,12
Pr	oject Fact Sheet			25-Aug-23
1	Agency	Hawaii Public Housing Authority (HPHA)		
2	Transit Station/Bus Stop	Mahelona Hospital (Kapahi Shuttle Route)		
3	Project Name	Hale Nana Kai O Kea		
4	Street Address	4850 Kawaihau Rd., Kapaa, HI 96746		
5	Tax Map Key/s	(4) 4-6-014:105		
6	Land Area (acres)	3.46		
7	Zoning	State: Urban; County: R-1/ST Residential		
8	Fee Owner	HPHA – State of Hawaii		
9	Lessee/s	N/A		
10	Current Uses	Federal public senior housing (38 dwelling units)		
11	Encumbrances (if any)	N/A		
		Potential redevelopment to increase the number of dwelling units and integrate		
12	Summary Project Description	mixed-income residents		
	·			
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Unknown – master plan will assess		
14	Development Schedule	Planning	Design	Construction
	Ctrl + Tab to enter under headings >	2024-2025	As early as 2026	TBD subject to funding
15	Project Status	Pre-planning		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s	Planning	Design	Construction
-	Ctrl + Tab to enter under headings >\$	500,000		
18	Funding Source/s	Planning	Design	Construction
	Ctrl + Tab to enter under headings >	State CIP		
19	Contact Person (Name, Email Address)	Andrew Tang, andrew.y.tang@hawaii.gov		
20	Attachments	See attached ima	ges.	
	OPTIONAL: Please attach images/pictures			
	(current & planned), maps, studies/reports			
	link to webpage:			
	link to webpage:			

Hale Nana Kai O Kea is located in the town of Kapaa on Kauai. Kapaa is situated along Kauai's eastern shoreline, south of Anahola and north of Wailua. Hale Nana Kai O Kea is positioned between the Samuel Mahelona Medical Center and Kuhio Highway. Access to the medical center and housing property is provided from Kawaihau Road.

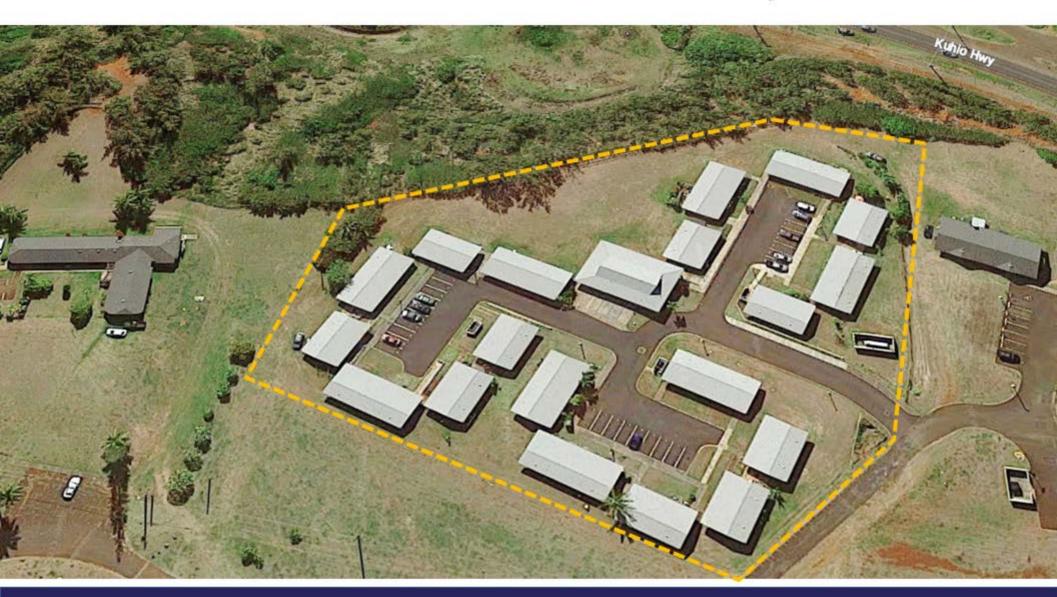
Hale Nana Kai O Kea was first occupied in 1977 and has a street address of 4850 Kawaihau Road. The property encompasses 3.47 acres and is identified by Tax Map Key (4) 4-6-014: 105. The existing HPHA community consists of 19 ground-level duplexes containing studio and one-bedroom units. A single-story common area building serves as a community center and laundry facility. The parcel is designated for "Urban" use by the State Land Use Commission and is zoned for "R-1/ST Residential" use by the County of Kauai.

The objective of the proposed redevelopment is to leverage this nearly 3.5-acre state-owned land parcel to preserve and create more affordable housing units to help alleviate the County and the State's housing shortage. The goal will be to redevelop the existing housing into a vibrant community asset that will tightly integrate into the master planned fabric that is envisioned by Hawaii Health System Corporation's Mahelona State Hospital (HHSC) redevelopment and the County of Kauai's planned Kawaihau Road multimodal improvements project. As a whole with the HHSC's and the County's plans, the redevelopment will include more compact, walkable blocks with a mix of housing types, community-oriented healthcare, public and preschool facilities, and open space.





# HALE NANA KAI O KEA Transit Oriented Redevelopment

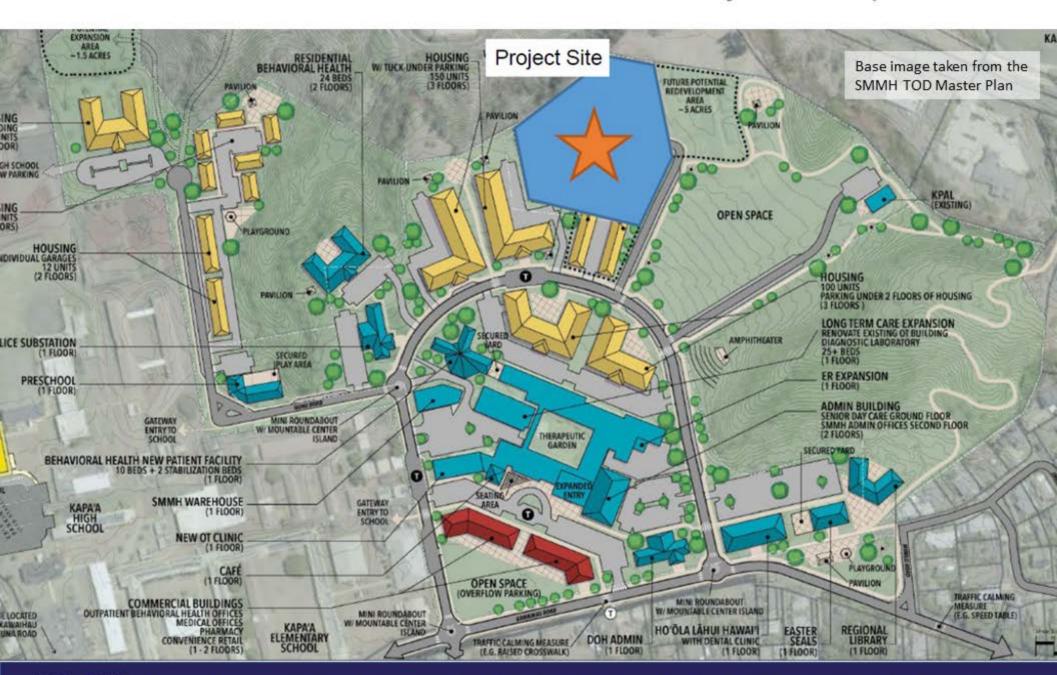


- 38 Existing Public Housing Units
- Owned & Operated by HPHA
- Built in 1977

- 3.46 Acre Property (11 du/acres)
- On Kauai Kapaa near the Samuel Mahelona Memorial Hospital

# HALE NANA KAI O KEA

# Why redevelop this site?



TOD SITE: Adjacent to the Hawaii Health System Corp.'s Samuel Mahelona Memorial Hospital reconstruction and expansion project and the County of Kauai's planned Kawaihau Road multimodal improvements project

## HALE NANA KAI O KEA



#### **Site Potential**

- Currently a low density development – under utilizes the land
- Opportunity to redevelop the site into a transit-oriented development that will integrate into the neighborhood TOD redevelopment

#### **Use of Grant Funds**

Pre-development planning efforts to explore the development potential of the parcel and integration/coordination with the neighboring redevelopment. Including preliminary master planning, initiating an environmental review, and brownfield assessment as required by HUD.



Mahalo for your consideration!