



Kaahumanu



School Street



Mayor Wright Homes



Kuhio Park Terrace



Hawai'i
Public
Housing
Authority

TOD COUNCIL UPDATE

KA LEI MOMI

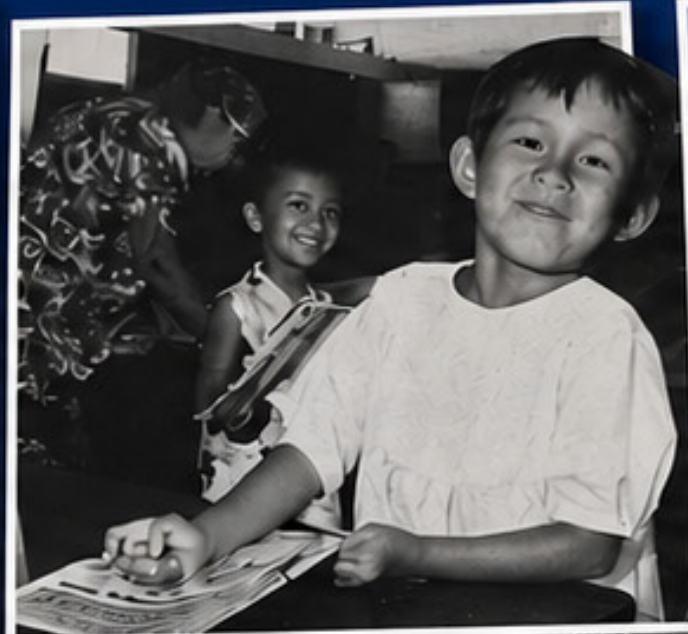
TRANSIT ORIENTED DEVELOPMENT



Overview

-  **HPHA+ Ka Lei Momi Initiative**
-  **Development Team**
-  **Execution Strategy**
-  **State Support/Resources**
-  **TOD Projects Update**

CELEBRATING 90 YEARS OF HAWAII PUBLIC HOUSING AUTHORITY





KA LEI MOMI

"THE PEARL GARLAND"



Redevelopment Scope

- 10,000 additional housing units
- ~78 acres across 13+ existing federal public housing sites
- All sites have the potential to be transit oriented developments



Existing Units

- 1 for 1 replacement of 1,187 existing federally subsidized units



Housing Affordability

- Deconcentrate poverty
- LIHTC (60% AMI and below), Missing Middle (80% -100% AMI), & 99-yr lease/for -sale



TRANSFORMING COMMUNITIES

Creating vibrant, sustainable, mixed-income neighborhoods.



BUILDING PARTNERSHIPS

Collaborating with public and private partners for lasting impact.



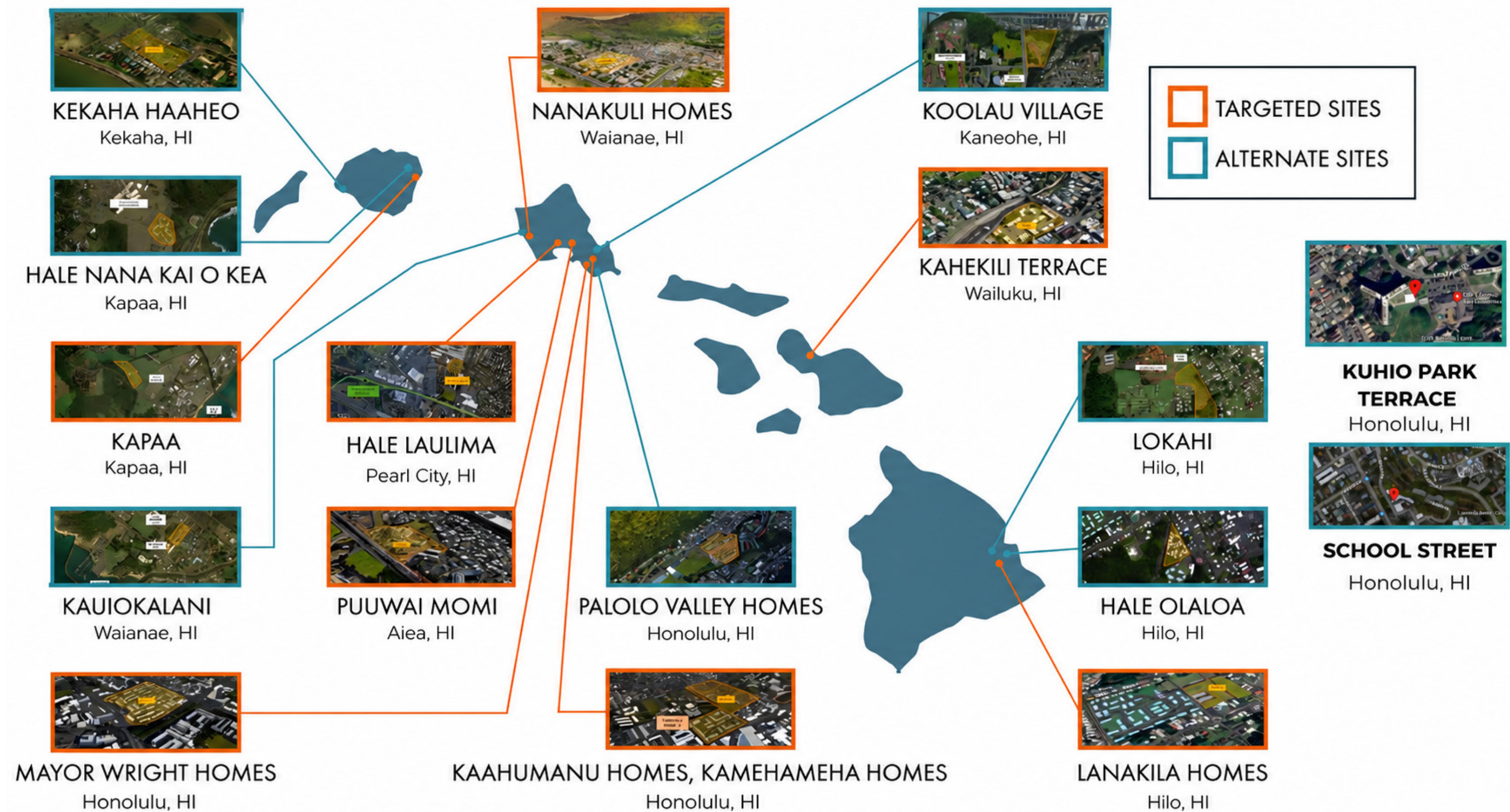
STRENGTHENING HAWAII

Expanding affordable housing options and improving quality of life across the islands.



LONG-TERM STEWARDSHIP

Ensuring responsible management and long-term value of public assets for future generations.



KA LEI MOMI

TRANSIT ORIENTED DEVELOPMENT



KA LEI MOMI

Honolulu Sites Near Rail



30,000+
HOMES



COMMUNITIES



FAMILY
200+



SENIOR
100+



MIXED-INCOME
40+



FED/STATE
LIHTC
\$2.5 BILLION



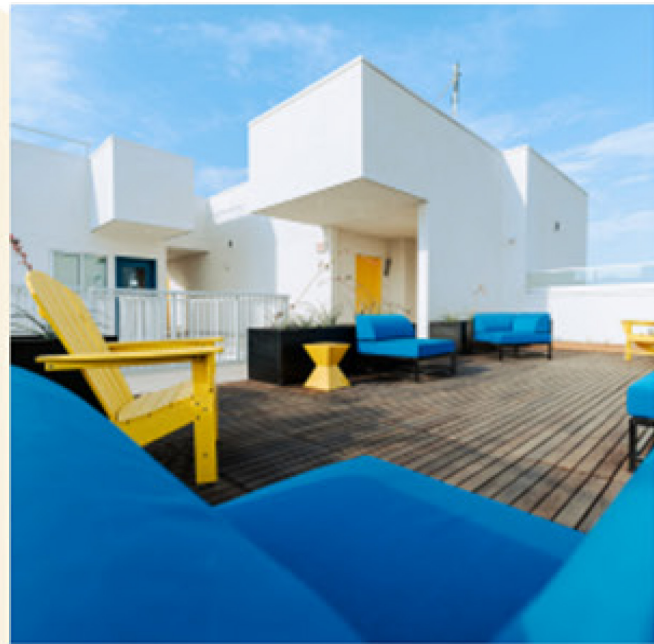
TOTAL
DEBT
\$5.8 BILLION



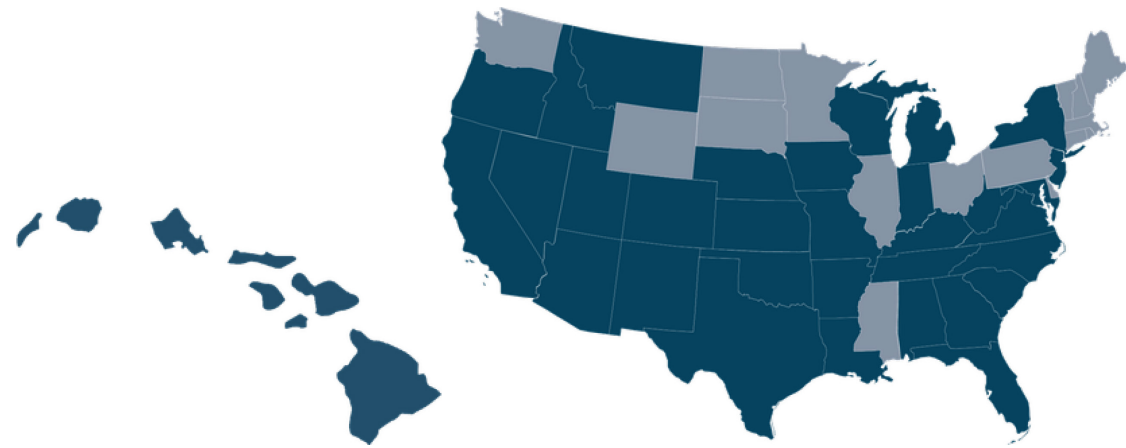
PORTFOLIO
PV COST
\$10.8 BILLION

HIGHRIDGE COSTA

TRANSIT ORIENTED DEVELOPMENT



GEOGRAPHIC RANGE & EXPERTISE

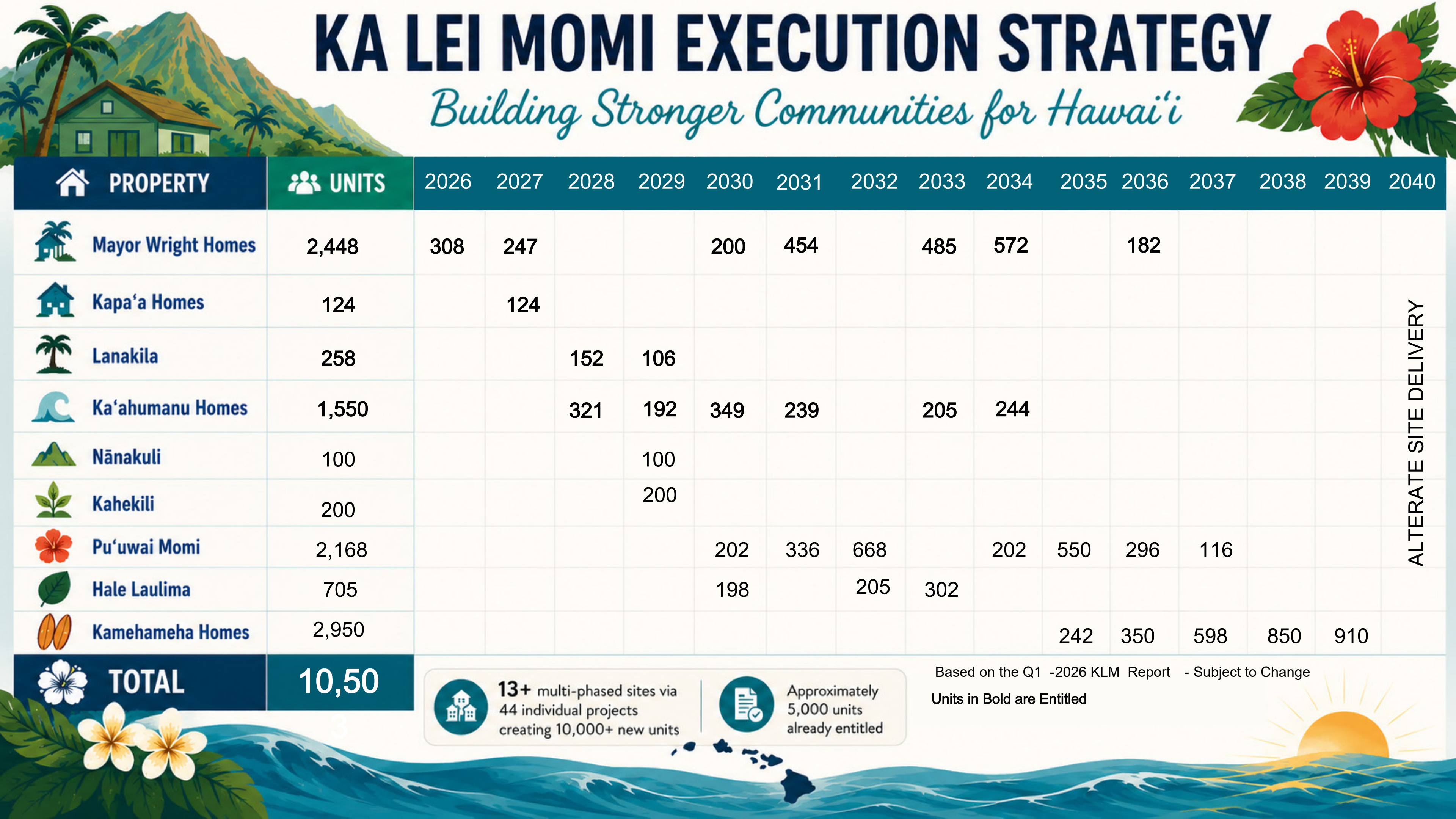


HIGHRIDGE COSTA

TRANSIT ORIENTED DEVELOPMENT

SOME LOCAL CONSULTANTS COLLABORATING ON THIS INITIATIVE





KA LEI MOMI EXECUTION STRATEGY

Building Stronger Communities for Hawai'i

PROPERTY	UNITS	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Mayor Wright Homes	2,448	308	247			200	454		485	572		182				
Kapa'a Homes	124		124													
Lanakila	258			152	106											
Ka'ahumanu Homes	1,550			321	192	349	239		205	244						
Nānakuli	100				100											
Kahekili	200				200											
Pu'uwai Momi	2,168					202	336	668		202	550	296	116			
Hale Laulima	705					198		205	302							
Kamehameha Homes	2,950										242	350	598	850	910	

ALTERATE SITE DELIVERY

TOTAL **10,50**

13+ multi-phased sites via 44 individual projects creating 10,000+ new units

Approximately 5,000 units already entitled

Based on the Q1 -2026 KLM Report - Subject to Change
Units in Bold are Entitled



STATE SUPPORT OF HPHA'S PROJECTS



\$

\$12 million allocated for the Ka Lei Momi Predevelopment funding plus **\$10 million** for public housing statewide.

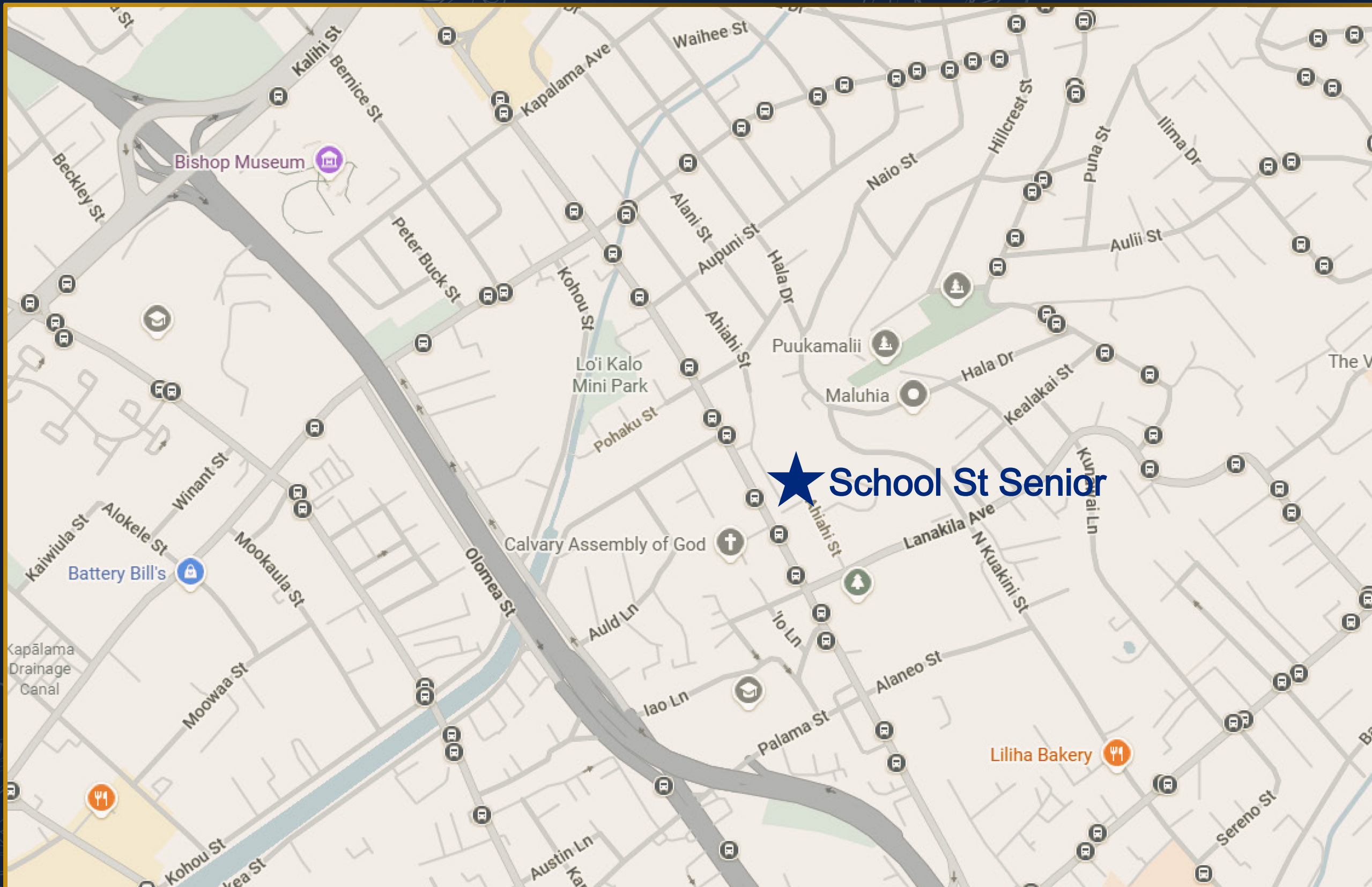


\$80 million allocated for Mayor Wright Homes Phase 1 for the creation of 308 new housing units.



\$67.8 million for School Street and cash appropriations for housing.

SCHOOL STREET SENIOR HOUSING



Close to:

- Lanakila Senior Center
- Lanakila District Park
- St. Francis Medical Ctr
- Kuakini Medical Ctr
- Walkscore
 - Very Walkable
 - Good Transit

SCHOOL STREET SENIOR HOUSING



2024



2025



JANUARY 2026



SUMMER 2026

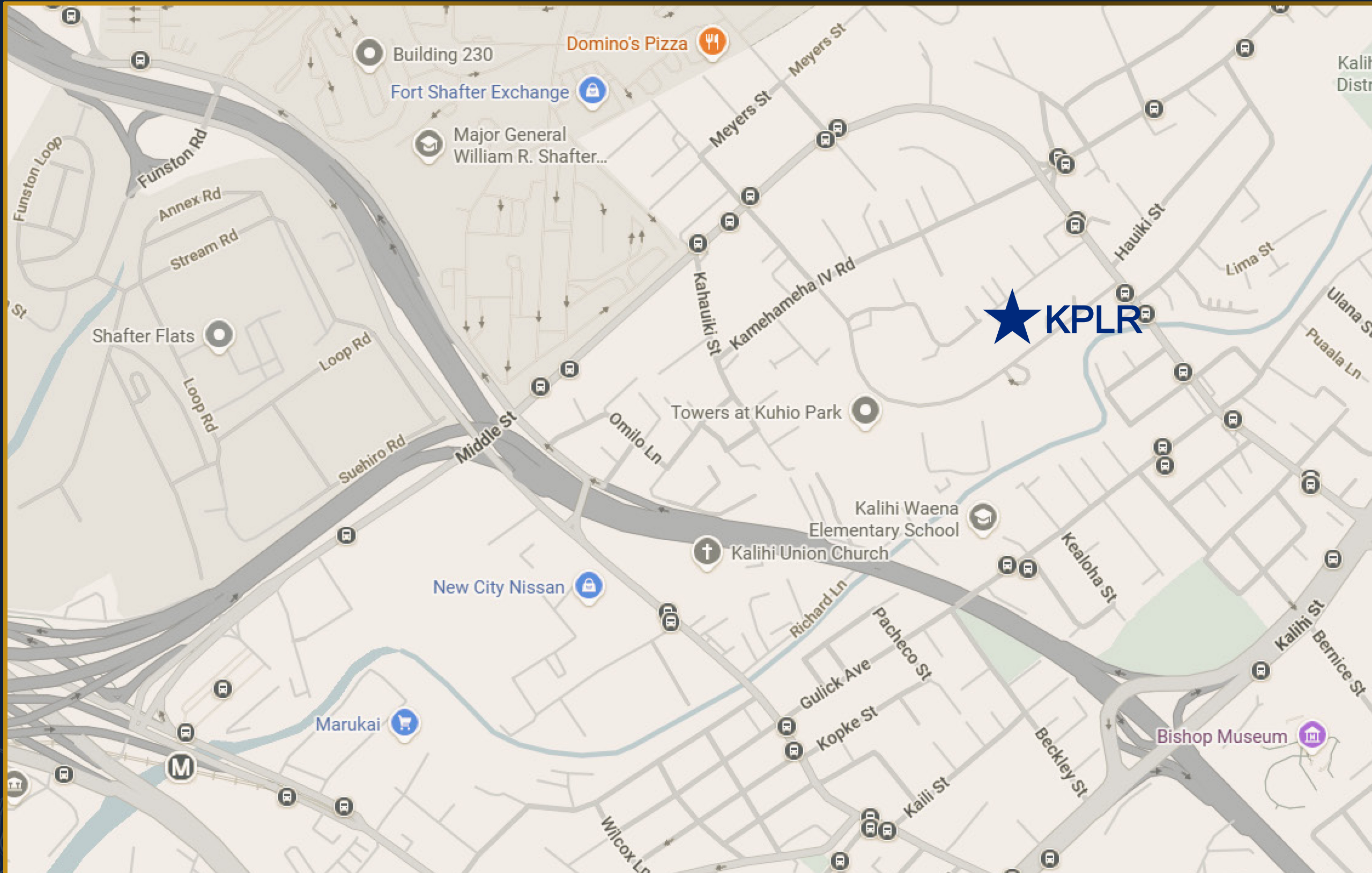
Development Details:

- Phase 1: 250 units
- Master Plan: 800 units (Fully entitled)
- Construction Completion 2H 2026
- Located next to Lanakila Senior Ctr

Affordability & Restrictions:

- Seniors 30% - 60% AMI
- No housing subsidies

KUHIO PARK LOW-RISES AND HOMES



Close to:

- Kam e h a m e h a Shop Ctr
- Kal i h i Transit Ctr
- Fern & Kam e h a m e h a
Com m u n i t y Parks
- Walkscore
 - Very Walkable
 - Good Transit

KUHIO PARK LOW-RISES AND HOMES



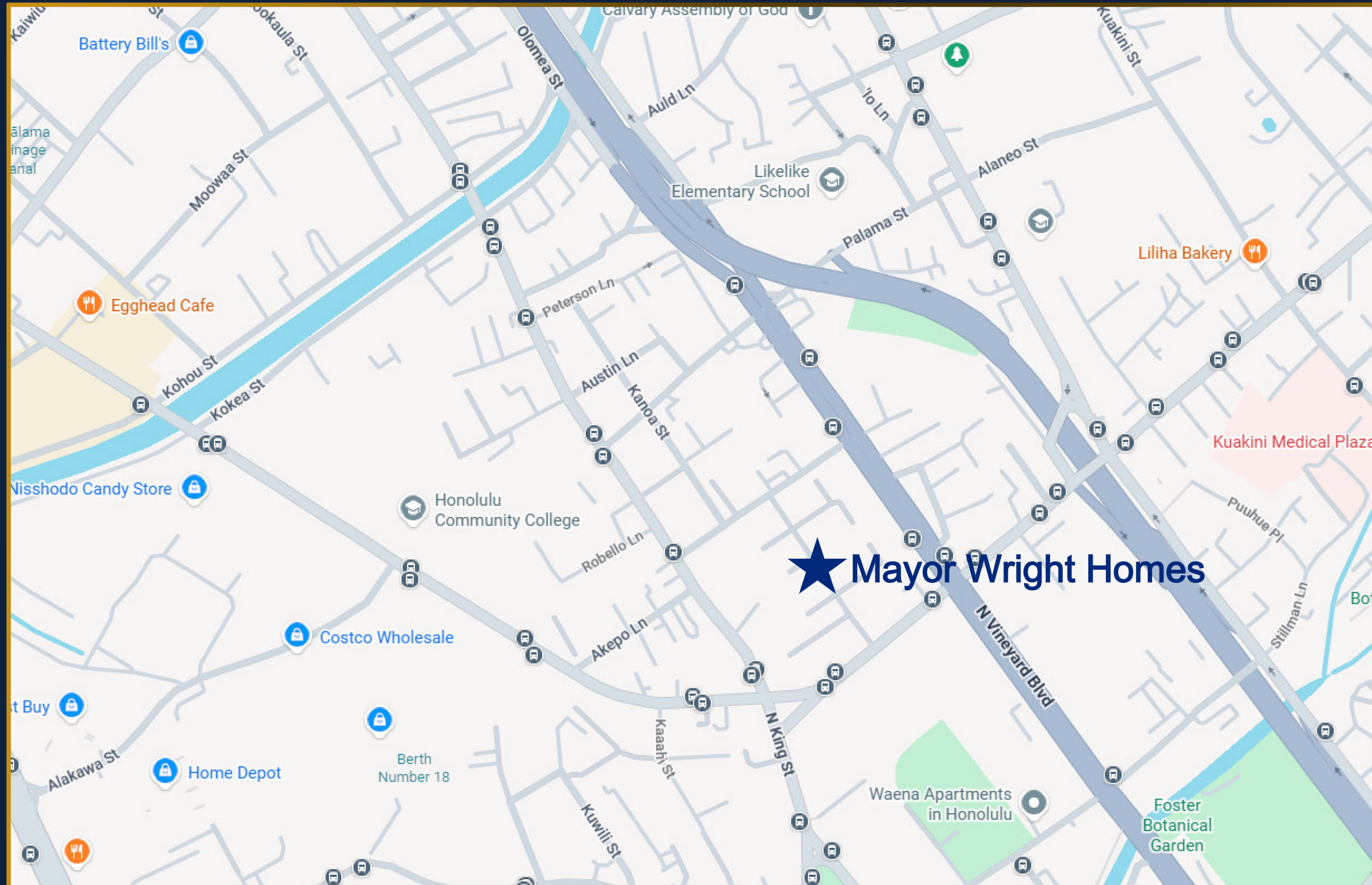
Development Details:

- **Phase 1:** 304 units w/65 S8 PB Vouchers
- **Master Plan:** 650 units (Fully Entitled)
- 60 Families relocated with subsidy
- Construction Completion mid -2028
- City Invested \$115M+ into Phase 1

Construction Status:

- Ground Blessing: December 19, 2025
- 8 buildings fully demolished & site work underway

MAYOR WRIGHT HOMES



Close to:

- Liliha Square Shop Ctr
- Kingsgate Plaza
- Future Kūwili Station
- Foster Botanical Garden
- Walkscore
 - Very Walkable
 - Excellent Transit

MAYOR WRIGHT HOMES



1971



2026



2035

Development Details:

- **Phase 1A:** 308 units w/ 62 Restore/Rebuild units
- **Phase 1B:** 247 units (awaiting LIHTC award)
- **Master Plan:** 2,448 units (Fully Entitled)
- **Relocation** of existing families nearly complete
- **Construction** scheduled to start 2H 2026
- **Infrastructure** to support future phases is being improved by HCDA

Financing:

- **\$14.5M** in predev funding provided by the Governor & Legislature
- **\$80M** in RHRF appropriated (\$56M direct by the Governor & Legislature)
- HHFDC awarded Phase 1A PABs, 4% Tax Credits & RHRF Funds

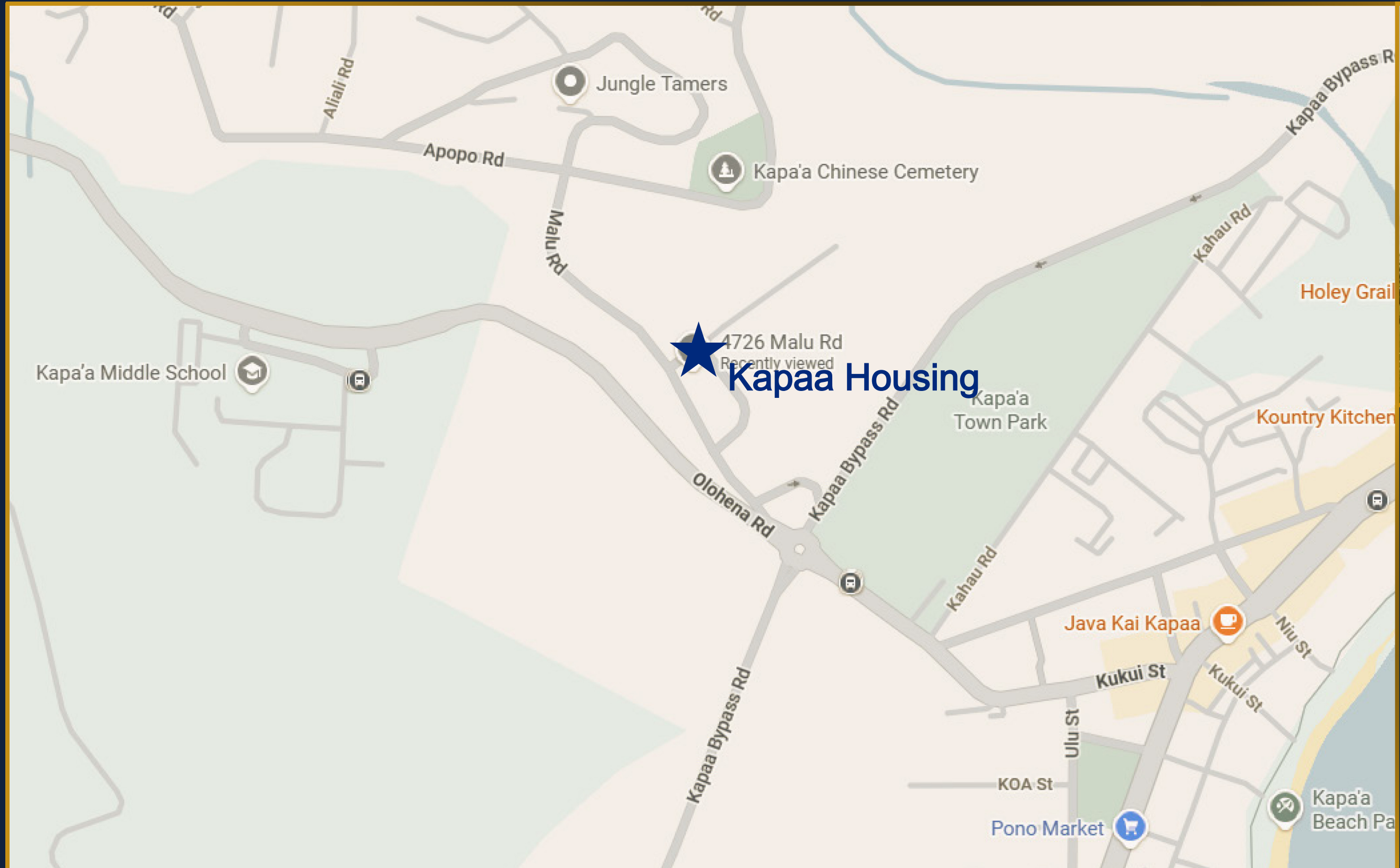
MAYOR WRIGHT HOMES



HUD Review & Approvals:

- HUD Highrise Waiver Received
- HUD Architect completed its review of Phases 1A & 1B
- Section 106 MOA is executed
- NEPA EA was published and AUGF recieved
- Section 18 approval was received in Q4 2025
- TPV application was approved
- Mixed Finance Application & Subsidy Layering Review is being prepared
- HUD's final approval will come near closing

KAPAA



Close to:

- Kapaa Town Park
- Kapaa Town
- Kapaa Middle School
- Kapaa Beach Park

KAPAA



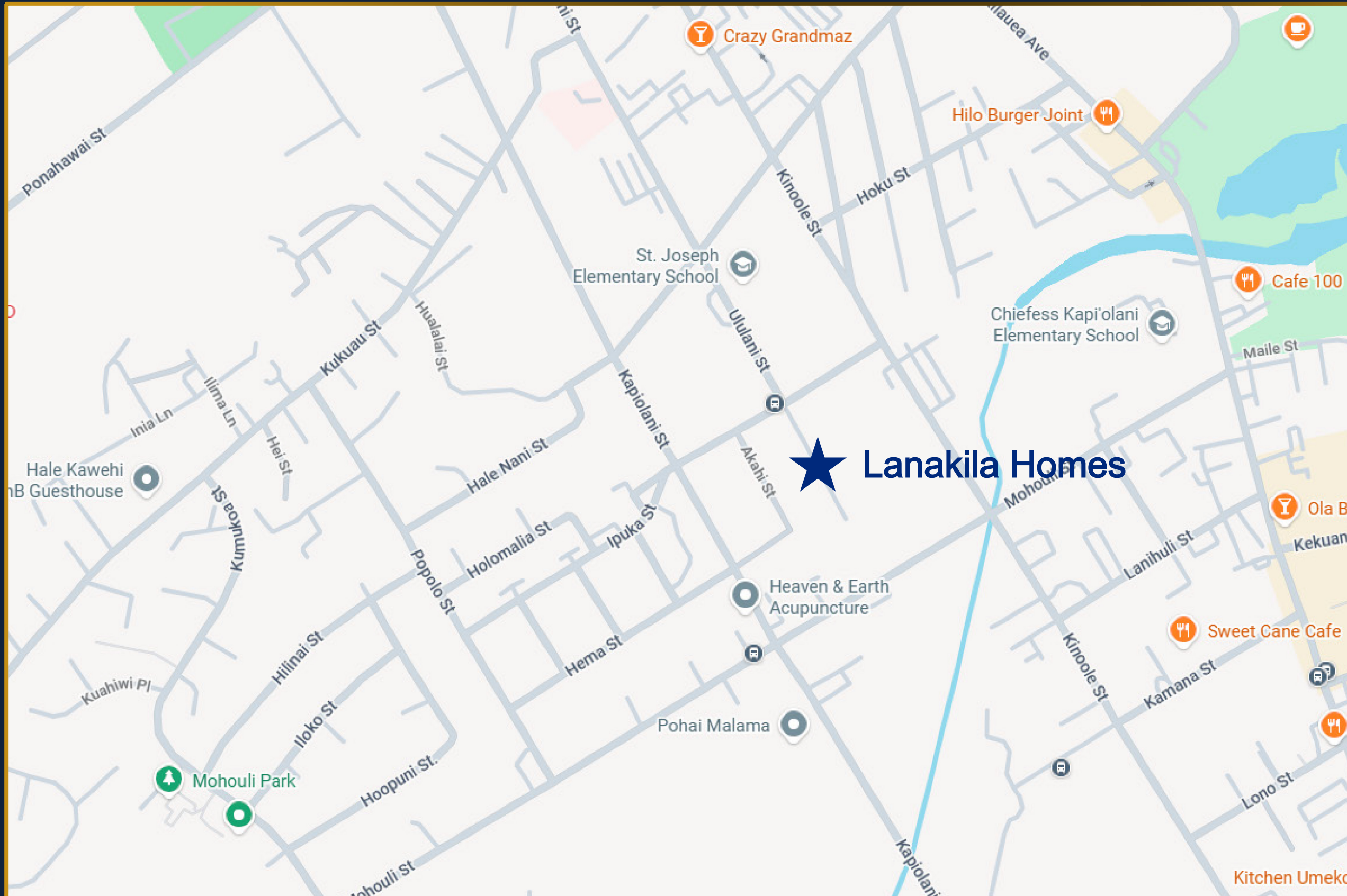
Development Details:

- **Single Phase Master Plan:** 124 units w/ 19 Restore/Rebuild units
- **Relocation** scheduled to start upon financing award
- **Building Permit** Application is submitted
- **Construction** is scheduled to start in 2027

Financing:

- \$6M in predev funding provided by the Governor & Legislature
- **HHFDC** is reviewing our 2026 Consolidated Financing Application for LIHTC, Bonds, and RHRF

LANAKILA HOMES



Close to:

- Downtown Hilo
 - 6 m in bike ride
 - Adjacent to Hele-On stops
- Chiefess Kapi'olani Elementary School
- UH Hilo

LANAKILA HOMES

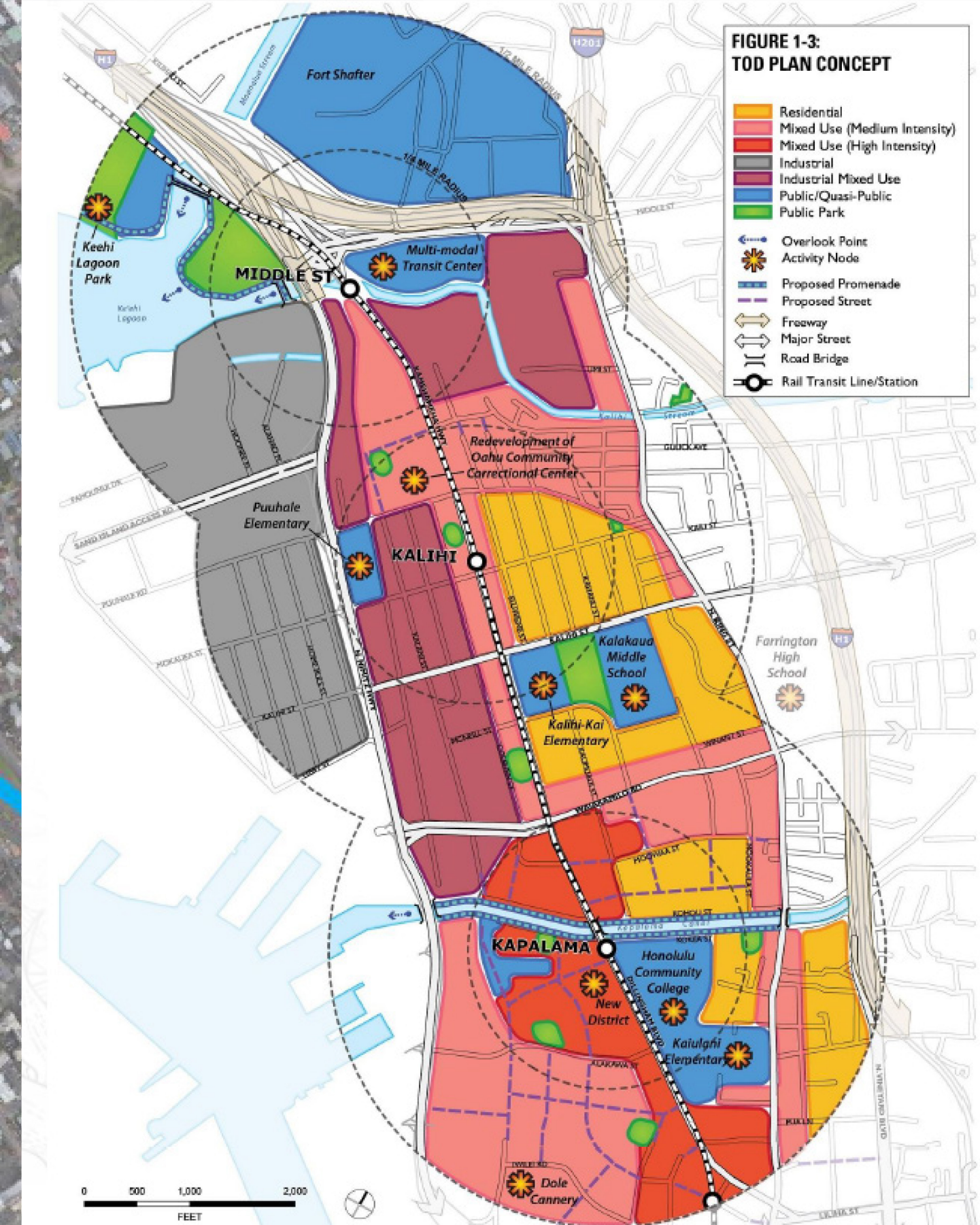


Development Details:

- **Multi -Phase Master Plan:** 258 units w/ Restore/Rebuild units (Fully Entitled)
- **Relocation** completed under an earlier LIPH phase
- **NEPA** is complete
- **Working Drawings** are underway
- **Construction** is scheduled to start in 2028

Financing:

- \$550K in TOD Council CIP for planning
- \$4.2M in predev funding provided by the Governor & Legislature
- Resubmit Consolidated Financing Application for LIHTC, Bonds, and RHRF in 2027



KAAHUMANU HOMES

TRANSIT ORIENTED DEVELOPMENT



KAAHUMANU HOMES

TRANSIT ORIENTED DEVELOPMENT



KAAHUMANU HOMES

TRANSIT ORIENTED DEVELOPMENT



CONNECTIVITY & MULTI -MODAL OPPORTUNITES

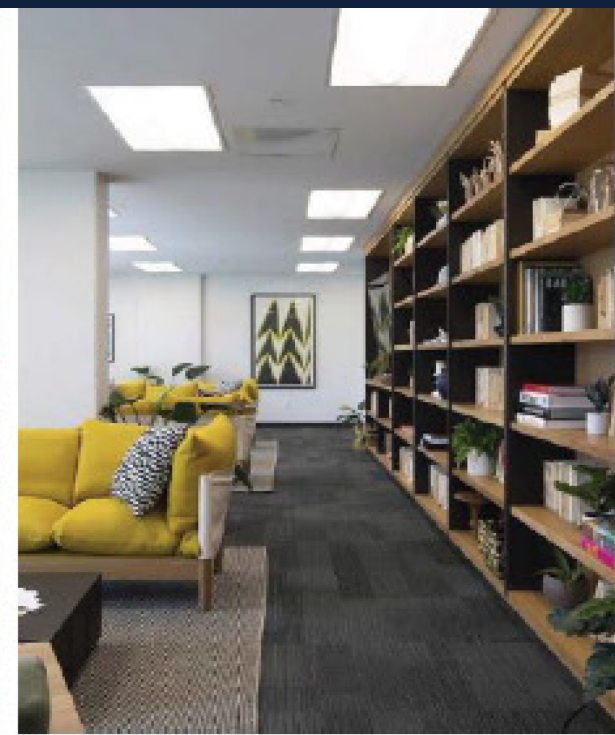
- Large central park (piko) with pedestrian pathways connections
- Interior streets designed for convenient vehicle access and drop -offs, while prioritizing bike and pedestrian safety and connectivity

MIXED -USE URBAN VISION & LIFESTYLE

- Community retail and gathering areas fronting Waiakamilo Road
- Multiple interior & exterior community amenities and services for residents.

KAAHUMANU HOMES

TRANSIT ORIENTED DEVELOPMENT



KAAHUMANU HOMES

TRANSIT ORIENTED DEVELOPMENT



PROGRAM

- Up to 1,550 mixed -income homes
- Includes replacement of public housing units (0 -80%), LIHTC (30 -60% AMI), 501c3 “Missing Middle” (80 -100%), and Affordable and Market For -Sale Components

PHASES

- Six buildings/phases, ranging from 18 to 28 stories (up to approx. 280’ in height)
- Phase 1, 2, 3, and 5 proposed as LIHTC
- Phase 4 proposed as Missing Middle
- Phase 6 proposed as either a Leasehold For -Sale or LIHTC

VEHICLE & BICYCLE PARKING

- Approx. 1 -1.2 stall per unit parking ratio (depending on building - Goal to reduce on future phases)
- 950 short - and long -term bicycle parking stalls
- Uber drop -off areas and opportunity to incorporate car share vehicles onsite

KAAHUMANU HOMES

TRANSIT ORIENTED DEVELOPMENT

KAAHUMANU HOMES



Development Details:

- **Multi -Phase Master Plan:** 1,550 units w/ Restore/Rebuild units (Fully Entitled)
- **Relocation** to start after financing award
- **NEPA** is underway (finalizing Section 106 MOA)
- **Working Drawings** are underway
- **Construction** is scheduled to start in 2028

Financing:

- \$350K in TOD Council CIP for planning
- \$3.050M in predev funding provided by the Governor & Legislature
- Resubmit Consolidated Financing Application for LIHTC, Bonds, and RHRF in 2027

ADDITIONAL TOD COUNCIL FUNDED SITES



Puuwai Momi (Oahu):

- Multi -Phase: 2,168 units
- TOD Council Funds: \$400,000 in CIP

Kahekili Terrace (Maui):

- Multi -Phase: ~170 units (2 sites)
- TOD Council Funds: \$475,000 in CIP

Hale Nana Kai O Kea (Kauai):

- Single Phase: 100 units
- TOD Council Funds: \$350,000 in CIP

TOD Council Planning Funds:

- Assists in est. density, due diligence and determining viability early on
- Helps to secure future predev funding



Hawai'i
Public
Housing
Authority

Mahalo!