

AGENCY TOD Project Fact Sheet

Proj ID

13-Oct-20

1	Agency	Hawaii Public Housing Authority / County of Hawai'i		
2	Transit Station/Bus Stop	Proposed Bus Route 104, Hilo		
3	Project Name	Lanakila Homes/Complete Streets/Multi-Modal Improvements Project		
4	Street Address	60 Holomalia Street, Hilo HI, 96720		
5	Tax Map Key/s	2-4-028:007 #-#-###: ### #-#-###: ###		
6	Land Area (acres)	29.3 Acres		
7	Zoning	RD-3.75 Double-Family Residential District		
8	Fee Owner	Hawaii Public Housing Authority		
9	Lessee/s	N/A		
10	Current Uses	Low-income public housing		
11	Encumbrances (if any)	U.S. Department of Housing and Urban Development Deed of Trust recorded on the property		
12	Summary Project Description	Planning and design for the development of up to 125 low-income and affordable housing units, incorporating County Complete Streets and multi-modal transportation elements in site design and construction		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Address soil contamination onsite with approved remediation plan		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		2021-2022	2021-2022	2023
15	Project Status	164 housing units currently built out and occupied		
16	Consultant/ Contractor/Developer	TBD		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings > \$</i>	Planning	Design	Construction
		\$250,000	\$250,000	\$44,000,000
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		TBD	TBD	TBD
19	Contact Person (Name, Email Address)	Kevin Auger, Redevelopment Officer, HPHA, kevin.d.auger@hawaii.gov		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

LANIKILA HOMES/COMPLETE STREETS MULTI-MODAL IMPROVEMENTS

The Lanakila Homes housing project, originally built in 1951, has 164 low-income housing units situated on a site of approximately 29.3 Acres. The proposed redevelopment area consists of two separate sub-areas of the property totaling approximately 8 acres. The property has undergone significant redevelopment in various phases over the last 20 years. Although construction of Phase IIIb officially started in 2014, contaminated soil delayed the project until a remediation plan was finalized. HPHA has a grandfathered right to redevelop 62 low-income public housing units at the site. These units typically serve area residents in the 30 percent Area Median Income (“AMI”) and below. The property has the potential to support added density of up to 60-75 additional affordable, workforce, and/or market rate units. A new master plan must be developed to address new site conditions, including the mitigation of contaminated soils onsite and new streets that will need to be constructed to County of Hawai‘i standards and its Complete Streets Program. The new master plan will examine how additional density on the project site could be used to deliver additional affordable housing units to the community, the appropriate demographic mix of those units, and determine what infrastructure may be required to support them.

As the County of Hawai‘i moves forward with its Complete Streets and a multi-modal transportation system, it is important to create adjacent streetscapes that provides “first and last mile” walking and bicycling opportunities. This can facilitate ease of access to future nearby bus facilities along Moho‘uli and Kino‘ole Streets. Improvements may include sidewalk infill, installation of bike lanes, curb extensions, safe crossings, and potential bus stops. The location of the property creates an exceptional opportunity to reimagine and redesign Kapiolani, Wailoa, and Ululani Streets to enable safe access for pedestrians, bicyclist, motorist, and transit user of all ages and abilities, and can provide the public with a fully integrated multi-modal transportation corridor to best service the community. The planning and design for the housing and Complete Streets and multi-modal transportation elements would be undertaken as a single planning and design project.

