HOUSE OF REPRESENTATIVES
THE THIRTY-FIRST LEGISLATURE
REGULAR SESSION OF 2022

COMMITEE ON HOUSING
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COMMITEE ON HOUSING
Senator Stanley Chang, Chair
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Sen. stairs V. Moriwaki, Sen. Kari Fiala
Sen. Karl Hoole

NOTICE OF INFORMATIONAL BRIEFING
DATE: Wednesday, February 2, 2022
TIME: 2:00 p.m. - 3:30 p.m.
PLACE: VIA VIDEOCONFERENCE
Hearing Room 320
415 South Street

THE STATE CAPITOL IS CLOSED TO THE PUBLIC DURING THE ONGOING COVID-19 PANDEMIC
Please note that the committee members will participate remotely via videoconference.
A live stream of all House Standing Committee meetings will be available online
shortly before the scheduled start time.
Click here for the live stream of this meeting via YouTube.
Click here for selected hearings broadcast live on Oahu Community Media for cable TV.

AGENDA
This informational briefing is to receive a comprehensive and current update on the affordable housing projects in Transit-Oriented Development (TOD) areas along the Honolulu rail line that are presently underway or are planned for the near future by state agencies, and TOD-related projects underway, such as school and infrastructure improvements that are needed to support TOD housing along the rail. The following agencies will be presenting information on their housing-related initiatives and TOD housing support projects:

- Department of Accounting and General Services (DAGS)
- Hawaii Public Housing Authority (HPHA)
- Hawaii Housing Finance and Development Corporation (HHFDC)
- Department of Land and Natural Resources (DLNR)
- Department of Hawaiian Home Lands (DHHL)

- University of Hawaii (UH)
- Department of Planning and Permitting, City & County of Honolulu

I. PRESENTATION
A. Overview - Affordable Housing through Transit-Oriented Development on Oahu and Statewide, Office of Planning & Sustainable Development
B. Affordable Housing Projects & Opportunities along the Honolulu Rail Corridor
  - East Kapolei TOD Priority Area
  - Waipahu to Maunaloa TOD Priority Area
  - Kahului to Wailuku TOD Priority Area
  - Kahului to Kihei TOD Priority Area
C. Corridor-wide DOT Affordable Housing Support Initiatives, DOT Highways
D. Corridor-wide Infrastructure Needs & Cost Estimates (TOD Priority Areas), Office of Planning & Sustainable Development

II. QUESTION AND ANSWER

III. CLOSING

No testimony will be accepted.
If you require special assistance or auxiliary aids and/or services to participate in the House public hearing process (i.e., interpretive services (oral or written) or ASL, interpreted), please contact the Committee Clerk at least 24 hours prior to the hearing so arrangements can be made.

For further information, please call the Committee Clerk at 808-586-4366.

Senator Stanley Chang
Rep. Nadine K. Nakamura
Chair
Chair

Hearing [HB3-2022] 02-02-22 2:00 PM
Hearing [ HB3-2022] 02-02-22 2:00 PM
Opportunities to Provide Affordable Housing through Transit-Oriented Development
## Project Leads

**Presenters. Team members**

<table>
<thead>
<tr>
<th>Organization</th>
<th>Members</th>
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<tbody>
<tr>
<td>HHFDC</td>
<td>Randy Chu, Denise Iseri-Matsubara, Dean Minakami</td>
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<tr>
<td>HPHA</td>
<td>Hakim Ouansafi, Kevin Auger, Benjamin Park, Andrew Tang</td>
</tr>
<tr>
<td>DHHL</td>
<td>Darrell Ing</td>
</tr>
<tr>
<td>UH</td>
<td>Michael Shibata, Kalbert Young, Bonnie Arakawa</td>
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<tr>
<td>DLNR</td>
<td>Ian Hirokawa, Russell Tsuji, Lauren Yasaka, Blue Kaanehe</td>
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<td>DOE</td>
<td>Roy Ikeda, Randy Tanaka</td>
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<td>DOT</td>
<td>Ed Sniffen, Dre Kalili, Ken Tatsuguchi, Shelly Kunishige, David Rodriguez</td>
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<tr>
<td>HCDA</td>
<td>Deepak Neupane, Craig Nakamoto</td>
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<td>DAGS</td>
<td>Chris Kinimaka, Curt Otaguro, David DePonte</td>
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<td>Stadium Authority</td>
<td>Ross Yamasaki, John Fink, Ryan Andrews</td>
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<td>PSD</td>
<td>Maria Cook, Wayne Takara</td>
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<tr>
<td>OPSD</td>
<td>Rodney Funakoshi, Mary Alice Evans, Ruby Edwards, Carl Miura</td>
</tr>
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<td>City &amp; County of Honolulu (DPP)</td>
<td>Harrison Rue</td>
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<tr>
<td>Gastes</td>
<td>Laura Kodama, Michele Otake</td>
</tr>
<tr>
<td>Castle &amp; Cooke</td>
<td>Walter Thoemmes, Hilarie Alomar</td>
</tr>
<tr>
<td>Kamehameha Schools</td>
<td>Tracy Tonaki</td>
</tr>
<tr>
<td>DR Horton</td>
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Briefing Agenda

- Affordable Housing through TOD on Oahu & Statewide | OPSD
- Affordable Housing Projects & Opportunities along the Honolulu Rail Corridor | State Agencies & City DPP
- DOT Affordable Housing & TOD Support Initiatives | DOT
- Corridor-wide Infrastructure Needs & Cost Estimates | OPSD
benefits of using TOD for affordable housing

- **DENSITY**
  - more units, less land
  - lower infra cost, lower cost per taxpayer
  - reduced pressure on rural & ag land

- **DIVERSITY / MIXED-USE**
  - cross-subsidy of affordable housing
  - walkability, access to amenities
  - reduced energy costs, VMT, GHGE
Hawaii Interagency Council for Transit-Oriented Development

TOD Council Members

CO-CHAIRS
- OPSD
- HHFDC

STATE
- Office of GOV
- DAGS
- DOE
- DOH
- DHHL
- DHS
- DLNR
- DOT
- HCDA
- HPHA
- PSD
- STADIUM AUTHORITY
- UH

LEGISLATURE
- SENATE
- HOUSE

COUNTIES
- CITY
- HAWAII
- KAUAI
- MAUI

PARTNER REPS
- DEVELOPERS
- AFF HOUSING ADVOCATE
- BUSINESS

EX-OFFICIO
- US HUD

State TOD
VISION

- State facilities/properties are anchors for investment in affordable housing & livable, complete communities integrated with public transit

Broad framework for State & County TOD actions & investments
State TOD

- Neighbor Islands housing at bus transit centers/hubs
- Oʻahu—housing at stations along rail corridor
Neighbor Island County TOD

TOD centers targeted for affordable housing

HILO
Lanakila Homes Phase 3

KAHULUI
Kahului Mixed-Use Civic Center

KAPAA
Mahelona Hospital Campus

TOD centers targeted for affordable housing
State TOD Priority Areas on Oahu

Joint House-Senate Housing Committees Informational Briefing | February 2, 2022 | OPSD & HHFDC
Housing Completed Along Rail, 2016-2021

HAWAI‘I HOUSING FINANCE & DEVELOPMENT CORPORATION
Hawaii Public Housing Authority
Overview of Housing Opportunities Along the Honolulu Rail Corridor

OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT
## Anticipated Total (Gross) Development

<table>
<thead>
<tr>
<th></th>
<th>Phase 1: 2020-2029</th>
<th>Phase 2: 2030-2039</th>
<th>Phase 3: 2040-2049</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>Residential (units)</td>
<td>19,300</td>
<td>18,400</td>
<td>10,300</td>
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<td>Commercial/institutional/mixed-use space (square feet)</td>
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<td>Hotel rooms</td>
<td>410</td>
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<tr>
<td>Industrial space (square feet)</td>
<td>1,800,000</td>
<td>1,600,000</td>
<td>500,000</td>
<td>3,900,000</td>
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<tr>
<td>Stadium (seats)</td>
<td>35,000</td>
<td>0</td>
<td>0</td>
<td>35,000</td>
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</table>

**Source:** State TOD Planning & Implementation Project for Oahu, PBR HAWAI'I
## Housing Table Handout

### Housing Table

<table>
<thead>
<tr>
<th>Project</th>
<th>Land Acquired</th>
<th>Top Start Date</th>
<th>End Date</th>
<th>Size in Acres</th>
<th>Infrastructure Barriers Other Barriers</th>
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<td>1</td>
<td>Smithville</td>
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<td>2</td>
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<td>2023-06-01</td>
<td>2025-06-01</td>
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<td>3</td>
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<td>4</td>
<td>Walnut</td>
<td>2023-06-01</td>
<td>2025-06-01</td>
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</table>

### Infrastructure Barriers/Other Barriers

<table>
<thead>
<tr>
<th>Barrier</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>Road widening</td>
</tr>
<tr>
<td>2</td>
<td>Water supply issues</td>
</tr>
<tr>
<td>3</td>
<td>Utility line rerouting</td>
</tr>
</tbody>
</table>

### Additional Notes

- Project 1: Road widening planned due to increased traffic from industrial development.
- Project 2: Water supply issues noted due to adjacent agriculture fields.
- Project 3: Utility line rerouting completed due to new housing development.
- Project 4: No significant barriers identified.
TOD Housing Opportunities: East Kapolei TOD Priority Area

Preliminary Project Plans

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Affordable Units</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kaulukahai Multi-Family &amp; Commercial (DHHL)</td>
<td>250</td>
<td>250</td>
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<tr>
<td>Kaulukahai Single-Family Subdivision (DHHL)</td>
<td>955</td>
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<td>UH West Oahu University District (UHWO)</td>
<td>2,500</td>
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<tr>
<td>East Kapolei Master Development Plan (DLNR)</td>
<td>500</td>
<td>1,000</td>
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<tr>
<td>Hoopili (DR Horton)</td>
<td>3,525</td>
<td>11,750</td>
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</table>
DEPARTMENT OF HAWAIIAN HOME LANDS
DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

Kauluokahai Master-Planned Community, Kapolei

Google Earth
September 2021
UNIVERSITY OF HAWAI‘I
WEST O‘AHU
University District Lands

- 175 Acres
- 5,000+ residential units (not including campus housing)
- 1M sq ft of commercial
- Excludes Campus development

Long Range Development Plan (LRDP) – Update in Progress

Temporary Park and Ride facility and Road B at the Keoneʻae Transit Station completed

Coordination with HDOT on Farrington Highway widening project
University Village
(Phase 1 as earlier contemplated)
• 35 Acres
• 1,000 residential units
• 330,000 sq ft of commercial

University Village Phase I
development is limited to areas with
or adjacent to existing infrastructure

Actively working on TOD
possibilities with HART and other
State agencies
UH West O‘ahu

$10M CIP Request for Planning and Design of the University Village included in Governor’s Budget
DEPARTMENT OF
LAND & NATURAL RESOURCES
CONCEPTUAL PLAN
DLNR EAST KAPOLEI DEVELOPMENT
ILLUSTRATIVE CONCEPTUAL MASTER PLAN

Figure 2
Figure 2: Conceptual Plan
Image Source: DM Towill & Partners Hawaii
Proposed Residential Developments

- **Phase 1 - Keone`ae Station Area, TMK (1) 9-1-017:097**
  Transit oriented, mixed use hub with proposed commercial, retail, hotel, medical and rental housing

- **Phase 2 - Kualaka`i Parkway East Area, TMK (1) 9-1-018:014**
  Proposed light industrial uses and additional rental housing
Community Support Infrastructure

DEPARTMENT OF EDUCATION
East Kapolei High School

Project name and other project details are subject to change
Community Support Infrastructure

DEPARTMENT OF TRANSPORTATION
Farrington Highway Widening

Project location: Farrington Highway near University of Hawai‘i – West O‘ahu (Kapolei) to Fort Weaver (‘Ewa)

Current facility: 2 lanes
- Initial project plans widened to 6 lanes to meet future vehicular capacity needs
- First revised project plans reduced to 4 lanes to better fit Farrington Highway corridor
- Current revised project plans include 3 lanes with a turning lane

Why 3 lanes?
- Meets future capacity needs but provides better accommodation for bicycle and pedestrian uses
- Crossing Farrington Highway will be easier for pedestrians
- Balances multimodal travelway for pedestrians, bicyclists, transit, freight and vehicles
- Fits mixed land uses
Farrington Highway Widening

Current: 2 lanes
Farrington Highway Widening

Planned: 3 lanes (2 travel lanes + 1 two-way turn lane)

MAUKA

8-foot sidewalk

6-foot bike lane

10.5-foot travel lane
Kapolei Bound

11-foot left turn lane
Two-way

10.5-foot travel lane
‘Ewa Bound

8-foot sidewalk

MAKAI

6-foot bike lane

2-foot buffer

2-foot buffer

2-foot buffer
Honolulu TOD
Affordable Housing
& TOD Infrastructure
State and County Alignment on TOD Priorities—Projects and Funding

Several related cooperative efforts to identify/align City infrastructure needs with TOD on state lands and private development

- **Neighborhood TOD Plans (City)** – ID’d infrastructure gaps/needs
- **TOD Corridor Infrastructure Needs Assessment (City)** - 2017
- **Iwilei/Kapalama Infrastructure Needs Assessment (City)** - 2018
- **State TOD Strategic Plan (OPSD/TOD Council)** - 2018
- **State TOD Planning & Implementation Project (OPSD/TOD Council)** - 2020
- **Iwilei-Kapalama Infrastructure Master Plan (HHFDC)** - Current
  - Executed IGA between City and State to work together on the plan and finance strategy
- **Upcoming TOD Infrastructure Finance Project (TOD Council & 4 Counties)**
- **DPP is also working on policy updates and infrastructure assessments to expedite housing projects in urban areas outside TOD zones.**
TOD Housing Potential

EAST KAPOLEI: 10,600
WAIPAHU: 2,370
AIEA/PEARL CITY: 5,670
HALAWA: 4,100
AIRPORT: 2,220
KALIHI: 7,500
IWILEI/DOWNTOWN: 9,300
ALAMOANA: 5,600
TOD Infrastructure Investments

$830M

$374M

$140M

$55M

$22M

$1.5 billion in planned TOD infrastructure investments
(as of November, 2017)
East Kapolei Station Areas

Honouliuli (Ho‘opili) Station Area Plan

Keone‘ae (UH West O‘ahu) Station Area Plan

Kualaka‘i (East Kapolei) Station Area Plan
Proposed Height Limits and Maximum Floor Area Ratios (FAR)

- Bumped up the Height Limits in the Vicinity of the Stations (Max 120 feet) with Community Benefits
- Market studies showed little demand for higher heights/density in near term
- Estimated Infrastructure Cost to Support to full build out $2.5 B
- Much of infrastructure provided by master developers
**TOD Housing Opportunities:**

**Waipahu to Aiea**

<table>
<thead>
<tr>
<th>Preliminary Project Plans</th>
<th>Affordable Units</th>
<th>Total Units</th>
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</thead>
<tbody>
<tr>
<td>Waipahu I &amp; II Redevelopment (HPHA)</td>
<td>1,000</td>
<td>1,000</td>
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<tr>
<td>Waipahui Civic Center TOD Project (HHFDC)</td>
<td>1,000</td>
<td>tbd</td>
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<td>Kamehameha Schools Waipahu TOD (KS)</td>
<td>537</td>
<td>537</td>
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<tr>
<td>Leeward Community College TOD MP (UH/UH LCC)</td>
<td>-</td>
<td>tbd</td>
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<tr>
<td>Hale Laulima Homes (HPHA)</td>
<td>500</td>
<td>1,000</td>
</tr>
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</table>
Honolulu TOD
Affordable Housing & TOD Infrastructure
Waipahu Transit Center/Rail Access Improvements
TOD Zoning Changes

Special District allows for mixed land uses: AMX, BMX, IMX

Oahu’s federal Opportunity Zones are mostly around TOD zones, making them more attractive to potential OZ fund investors
Sewer Improvements for TOD Development

• Many of the major sewer projects needed to support TOD are already included in the $5B+ Consent Decree project list and planned/funded for construction using City CIP budgets.
  • Some are completed, like Ala Moana improvements and Sand Island plant.
  • Others could be accelerated with additional funds (Federal, State, or district financing strategies).

• The City is working with Cong. staff to see if fed funds could be used to accelerate projects (List on next slides).

• We are supporting HHFDC Iwilei-Kapalama infrastructure master plan & finance strategy; those projects need to be further refined.
Planned Wastewater Improvements
## Sewer Improvements for TOD Development

### Wastewater Collection System CIP Projects

**Dept of Environmental Services, 2021**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Est. Total Budget</th>
<th>Est. years const</th>
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<tbody>
<tr>
<td><strong>Honouliuli WWTP Sewer Tributary Basin</strong></td>
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<tr>
<td>1. Waipahu Wastewater Pump Station (WWPS) Force Main (NEW)</td>
<td>$72,696,000</td>
<td>2023- 2026</td>
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<tr>
<td>2. Waipahu WWPS Force Mains Rehabilitation</td>
<td>$50,000,000</td>
<td>2024- 2027</td>
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<tr>
<td>3. Pearl City/Waipahu Trunk Sewer</td>
<td>$90,000,000</td>
<td>2026- 2029</td>
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<tr>
<td>4. Waipahu WWPS No.2 (new) (formerly &quot;Pearl City/Waipahu Tunnel WWPS)</td>
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<td>5. Pearl City WWPS -Demolition</td>
<td>$10,000,000</td>
<td>2031- 2033</td>
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<td>6. Pearl City Trunk Sewers - Rehabilitation/Replacement/Relief</td>
<td>$60,000,000</td>
<td>2028- 2031</td>
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<td>7. Waimalu Trunk Sewers - Rehabilitation/Replacement/Relief</td>
<td>$70,000,000</td>
<td>2029- 2032</td>
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## Wastewater Collection System CIP Projects

**Dept of Environmental Services, 2021**

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<tr>
<th>Project Name</th>
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<tbody>
<tr>
<td><strong>Honouliuli WWTP Sewer Tributary Basin</strong></td>
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<tr>
<td>8. Halawa Wastewater Pump Station Force Main</td>
<td>$20,000,000</td>
<td>2030- 2033</td>
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<td>Improvements</td>
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<td>9. Halawa Wastewater Pump Station Upgrade</td>
<td>$15,000,000</td>
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<td><strong>Sand Island WWTP Sewer Tributary Basin</strong></td>
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<tr>
<td>10. Iwilei, King Street, Kokea Street Area Sewer</td>
<td>$15,000,000</td>
<td>2023- 2026</td>
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<td>Improvements</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>$482,696,000</strong></td>
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Sewer Improvements for TOD Development
**Sewer Improvements for TOD (1)**

1. Waipahu Wastewater Pump Station (WWPS) Force Main (NEW)

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>FFY</th>
<th>City funds</th>
<th>Total</th>
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<td>Design, PE2 (Design):</td>
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<td>$72,696,000</td>
<td>$72,696,000</td>
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</table>

- The project includes a proposed new third force main for the Waipahu Wastewater Pump Station (WWPS). The force main will provide additional capacity for the Waipahu WWPS and the Pearl City WWPS, which is needed to serve planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Pearl City, Waimalu and Halawa corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
Sewer Improvements for TOD (2)

2. Waipahu WWPS Force Mains Rehabilitation

<table>
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<tr>
<th>Project Budget</th>
<th>FFY</th>
<th>City funds</th>
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<td>Totals</td>
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<td>$50,000,000</td>
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</table>

The project includes rehabilitation of the two existing force mains for the Waipahu WWPS and Pearl City WWPS system, including reconstruction of portions of the force mains. The project addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment. The existing force mains provide capacity to serve planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Pearl City, Waimalu and Halawa corridor.
Sewer Improvements for TOD (3)

3. Pearl City/Waipahu Trunk Sewer

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>FFY</th>
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<th>Total</th>
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<td>Design, PE2 (Design):</td>
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</table>

The project includes a new gravity trunk sewer from the Pearl City WWPS to the Waipahu WWPS, which will allow the Pearl City WWPS to be taken out of service. The project will provide additional capacity which is needed to serve planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Pearl City, Waimalu and Halawa corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
Sewer Improvements for TOD (4)

4. Waipahu WWPS No.2 (new) (formerly "Pearl City/Waipahu Tunnel WWPS)

<table>
<thead>
<tr>
<th>Project Budget</th>
<th>FFY</th>
<th>City funds</th>
<th>Total</th>
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The project provides a **new WWPS for the Pearl City/Waipahu Trunk Sewer** at its terminus adjacent to the existing Waipahu WWPS site. The project will **provide additional capacity** which is needed to serve planned development and growth in the wastewater tributary area, including that **related to transit-oriented development in the Pearl City, Waimalu and Halawa corridor**. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
5. Pearl City WWPS - Demolition

The project includes **decommissioning and demolition of the existing Pearl City WWPS**, following the completion of the Pearl City/Waipahu Trunk Sewer and the Waipahu WWPS No.2 projects. The project provides site clean-up, removal of hazards, and protects public health and the environment.

<table>
<thead>
<tr>
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</table>
Sewer Improvements for TOD (6)

6. Pearl City Trunk Sewers – Rehabilitation, Replacement, Relief

The project includes rehabilitation, replacement and/or relief of trunk sewers from Waimalu to Pearl City. The project will provide additional capacity which is needed to serve planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Pearl City, Waimalu and Halawa corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.

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<thead>
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<th>FFY</th>
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<td>Totals</td>
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</table>
Pearlridge Bus Transfer Center and Plaza

In design/EIS
$14M purchase & design funded

$11M construction in FY 23-24
### Preliminary Project Plans

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Affordable Units</th>
<th>Total Units</th>
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</thead>
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<tr>
<td>New Aloha Stadium Entertainment District (SA/DAGS)</td>
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<td>1,970</td>
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<tr>
<td>Puuwai Momi Homes (HPHA)</td>
<td>840</td>
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<tr>
<td>Halewiliko Highlands (HHFDC/Dev)</td>
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<tr>
<td>Halawa View 2 &amp; 3 (HHFDC/Dev)</td>
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<td>302</td>
</tr>
<tr>
<td>Navy Makalapa Mixed-Use Development (US Navy)</td>
<td>-</td>
<td>tbd</td>
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</table>
STADIUM AUTHORITY/DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
The New Aloha Stadium Entertainment District (NASED) Program will create a vibrant live-work-play-thrive destination on O‘ahu with a new multi-sport stadium serving as the centerpiece for a mixed-use real estate development on the existing 98-acre Aloha Stadium site located in Hālawa.
NASED: PRIMARY PROJECTS

• Stadium Project
• Real Estate Project
## PROJECT FEATURES

### Stadium

**Features**
- Downsized replacement for Aloha Stadium
- Deliver a modern stadium user experience
- More attractive to other sports and concerts
- Ability to provide a higher quality service
- Ability to generate greater revenue more efficiently

**Model**
- Delivered via a market proven P3 model (design-build-finance-maintain)
- Includes long term maintenance (30-35 years)
- Stadium Authority will continue to be responsible for operations

### Real Estate

**Features**
- Transformation of the remaining site into a mixed-use, live/work/play/thrive district
- Development to be complementary to the new stadium and align with the vision
- Ability to provide long term master planning
- Ability to optimize development timing with the market and maximize State revenue

**Model**
- Delivered via a master developer style arrangement
- Development will occur over approximately 20+ years
- State / Stadium Authority to approve master plans
Programmatic Master Plan: New Aloha Stadium Entertainment District
### NASED UPDATE

#### Stadium Project
- **March 2020**: Publish RFQ
- **August 2020**: Priority-Listing 3 x Respondents
- **Pending**
- **Q3 2022**: Issue Stadium RFP
- **Q4 2022**: Stadium RFP Close
- **Q4 2022**: Stadium RFP Evaluation and Award

#### Real Estate Project
- **May 2021**: Real Estate Industry Sounding
- **Oct 2021**: Publish Real Estate RFP
- **Jan 2022**: Shortlist Real Estate Bidders
- **Q2 2022**: Real Estate RFP Close
- **Q4 2022**: Real Estate RFP Evaluation and Award

#### Programmatic EIS
- **Dec 2020**: Publish Draft Programmatic EIS
- **Feb 2021**: End of Public Comment Period
- **Feb 2022**: Publish Final Programmatic EIS
- **Q1 2022**: Governor Accepts Final Programmatic EIS
NOT JUST A GAME, AN EXPERIENCE
HAWAI‘I PUBLIC HOUSING AUTHORITY
PUUWAI MOMI REDEVELOPMENT
PUUWAI MOMI – PROJECT SITE
PUUWAI MOMI REDEVELOPMENT
PUUWAI MOMI REDEVELOPMENT—CONCEPTUAL MASSING

**PUUWAI MOMI**

**1500 UNITS**

**HALAWA STATION**

**RENDERING OF NASED CONCEPTUAL RESIDENTIAL MASSING** (for illustrative purposes only).  Courtesy of DAGS/SA
HAWAIʻI HOUSING FINANCE & DEVELOPMENT CORPORATION
Halewiliko Highlands

- Located in Aiea Mauka of the Aiea Library (former Aiea Sugar Mill site)
- 139 for-rent units total
- 139 Affordable senior for-rent units (100% Affordable)
- Affordable rental units
  - 13-units @30% AMGI
  - 75-units @ 50% AMGI
  - 51-units @ 60% AMGI
- Scheduled completion: February 2024
- Developer: Halewiliko Highlands LP (Hui Kauhale, Inc. (EAH, Inc.))
Halawa View 2

- 156 for-rent units total
- 156 Affordable for-rent units (100% Affordable)
- Affordable rental units
  - 8-units @ 30% AMGI
  - 24-units @ 40% AMGI
  - 93-units @ 50% AMGI
  - 30-units @ 60% AMGI
- Scheduled completion: June 2024
- Developer: Halawa View II, L.P.
  (Hawaii Pacific LLC / Hawaii Community Development Board / Mark Development)
Halawa View 3

- 146 for-rent units total
- 146 Affordable for-rent units (100% Affordable)
- Affordable rental units
  - 8-units @ 30% AMGI
  - 22-units @ 40% AMGI
  - 88-units @ 50% AMGI
  - 27-units @ 60% AMGI
- Scheduled completion: June 2024
- Developer: Halawa View III, L.P. (Hawaii Pacific LLC / Hawaii Community Development Board / Mark Development)
Honolulu TOD
Affordable Housing
& TOD Infrastructure
Hālawa Area TOD Plan

Plan Concepts

- Stadium Visibility along Hwy
- Mixed Use Gateway at Station
- Salt Lake Blvd Redirection
- 200-300 Room Hotel
- Critical Mass
- Bike and Ped Improvements
- Transportation Improvements
- Parking Strategy
Hālawa Area TOD Plan

Adopted TOD Plan

- Sets flexible framework for more detailed Stadium-area plan (in phases) by selected development team

- Heights were increased at request of state agencies per their team’s master planning & market analysis
Sewer Improvements for TOD (7)

7. Waimalu Trunk Sewers – Rehabilitation, Replacement, Relief

The project includes rehabilitation, replacement and/or relief of trunk sewers from Aiea/Halawa to Waimalu. The project will provide additional capacity which is needed to serve planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Waimalu and Halawa corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
Sewer Improvements for TOD (8)

8. Halawa WWPS Force Main Improvements

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</table>

The project includes replacement/relocation of the existing Halawa WWPS Force Main, including provisions for back-up capacity. The project will relocate the force main out of the existing Aloha Stadium parking lot to allow for the planned Stadium re-development, and will provide additional capacity for the planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Halawa corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
Sewer Improvements for TOD (9)

9. Halawa WWPS Upgrade

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</table>

The project includes upgrade and rehabilitation of the existing Halawa WWPS. The project will provide additional capacity for the planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Halawa corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
Potential Little Makalapa projects

NAVFAC draft concepts

• Project concepts discussed with Navy in 2019-2020, but currently on hold

• Included in City’s draft Airport Area TOD Plan, but potential interest in higher density/heights

• Significant infrastructure deficiencies/costs that are not in City’s plans
TOD Housing Opportunities:
Kalihi/Iwilei-Kapalama TOD Priority Area

<table>
<thead>
<tr>
<th>Preliminary Project Plans</th>
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<td>Kaahumanu Homes (HPHA)</td>
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<td>HPHA School St. Affordable Senior Housing (HPHA)</td>
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<td>Kalanikuia Homes (HPHA)</td>
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HAWAI‘I PUBLIC HOUSING AUTHORITY
SCHOOL STREET AFFORDABLE SENIOR HOUSING
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT

HPHA School St. Redevelopment Project
Phase 1A Residential Building
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT

Overall Ground Floor Plan
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT

Typical Unit Floor Plans

- **Studio**: Studio Unit Floor Plan, 401 SF
- **One Bedroom**: One Bedroom Unit Floor Plan, 631 SF
- **Two Bedrooms**: Two Bedroom Unit Floor Plan, 806 SF
SCHOOL STREET AFFORDABLE SENIOR HOUSING PROJECT
KUHIO PARK TERRACE LOW RISE & KUHIO HOMES
KUHIO PARK TERRACE LOW RISE & KUHIO HOMES
KUHIO PARK TERRACE LOW RISE & KUHIO HOMES
KUHIO PARK TERRACE LOW RISE & KUHIO HOMES
KUHIO PARK TERRACE LOW RISE & KUHIO HOMES
KUHIO PARK TERRACE LOW RISE & KUHIO HOMES
KAMEHAMEHA & KAAHUMANU
KAMEHAMEHA & KAAHUMANU
MAYOR WRIGHT HOMES
MAYOR WRIGHT HOMES
MAYOR WRIGHT HOMES
MAYOR WRIGHT HOMES

RETAIL CATALYST SITE PLAN
MAYOR WRIGHT HOMES

RETAIL CATALYST DIAGRAM
MAYOR WRIGHT HOMES

PIKO SITE PLAN
MAYOR WRIGHT HOMES
MAYOR WRIGHT HOMES

CHINATOWN BLOCKS SITE PLAN
MAYOR WRIGHT HOMES

CHINATOWN BLOCKS DIAGRAM
MAYOR WRIGHT HOMES

Video of 360° view of model not available in PDF
HAWAI‘I HOUSING FINANCE & DEVELOPMENT CORPORATION
Liliha Civic Center

- Parcel set aside via Executive Order No. 4131, 10/24/2005 to DARGS for Civic Center purposes
- HHFDC executed a MOU with DARGS on 03/30/2020 to optimize development of site for mixed-use multi-family affordable housing, office space/civic center & parking project.
- HHFDC plans to issue an RFP for master planning of mixed-use complex & development of affordable housing component
- Parcel Size: 3.79 acres
- Estimated number of living units: 300 units
- Civic Center: DARGS offices
- Lease term: 75 years
- Developer: TBD
Halewaiolu

- Located in Chinatown at River Street
- 155 for-rent units total
- 155 Affordable Senior for-rent units (100% Affordable)
- Affordable rental units
  - 8-units @ 30% AMGI
  - 131-units @ 40% AMGI
  - 16-units @ 80% AMGI
- Scheduled completion: April 2023
- Halewaiʻolu Senior Development, LLC (The Michaels Organization)
Hocking Hale

- Located Downtown at the corner of North King Street & Nuuanu Avenue
- 39 for-rent units
- 39 Affordable for-rent units (100% Affordable)
- Affordable rental units
  - 4-units @ 30% AMGI
  - 35-units @ 50% AMGI
- Scheduled completion: July 2023
- Developer: Hocking Building LP (Skylar Pacific LLC / Hawaii Pacific LLC) / Hawaii Assisted Housing, Inc.)
Kokua Senior

- Located downtown at the corner of Beretania & Alakea Streets
- 222 for-rent units total
- 222 Affordable Senior for-rent units (100% Affordable)
- Affordable rental units
  - 12-units @ 30% AMGI
  - 210-units @ 60% AMGI
- Scheduled completion: August 2023
- Developer: Alakea Senior LP (Highridge Costa Development Company, LLC / Affordable Housing and Economic Development Foundation / Coastal Rim Properties, Inc.)
Pauahi Kupuna Hale
(Major Renovation)

- Located in Chinatown on N. Pauahi Street
- 47 for-rent units total
- 47 Affordable Senior for-rent units (100% Affordable)
- Affordable rental units
  47-units @60% AMGI
- Scheduled completion: January 2023
- Developer: Pauahi RHF Partners, LP
  (Pauahi RHF MGP, LLC (Pauahi Elderly, Inc. "PEI" (which is controlled by Retirement Housing Foundation "RHF".)))
State Iwilei-Kapalama Infrastructure Master Plan

• Identify infrastructure & other public investments required to advance TOD development, including housing, in the Iwilei-Kapālama area

• Scheduled completion:
  Infrastructure Master Plan: May 2022
  Environmental Impact Statement: February 2023
Honolulu TOD
Affordable Housing
& TOD Infrastructure
Kalihi & Iwilei/Kapalama
Iwilei and Kapālama Station Areas

• Industrial district ⇒ mixed-use neighborhood
• Largest potential for new housing in the rail corridor
• Easy walking distance to downtown Honolulu
• City and State working together on infrastructure master plan & finance
Iwilei and Kapālama Area - Existing
Iwilei and Kapālama Area - Potential

80% buildout; for illustrative purposes only (original TOD Plan)
Iwilei and Kapālama Area – 2020 update

Updated to reflect current assumptions for higher density on more properties
Kapālama Canal Linear Park

MAKAI CANAL
nature park

CENTRAL CANAL
gathering place

MAUKA CANAL
community terrace

view looking makai
view looking makai
view looking mauka
## Sewer Improvements for TOD (10)

### 10. Iwilei, King Street, Kokea Street Area Sewer Improvements

<table>
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<th>City funds</th>
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<td><strong>Totals</strong></td>
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<td>$15,000,000</td>
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</tbody>
</table>

The project includes reconstruction of existing sewers and relief sewers in the Iwilei, King Street and Kokea Street area. The project will provide additional capacity for the planned development and growth in the wastewater tributary area, including that related to transit-oriented development in the Iwilei corridor. The project also addresses rehabilitation needs of the existing wastewater infrastructure, and protects public health and the environment.
Sewer Improvements for TOD in I/K

- Waiakamilo Road Trunk Sewer Project will relieve the Awa WWPS by connecting the tributary area west of Waiakamilo Road up to North School Street directly to the 54-inch Trunk Sewer on Nimitz Highway.
  - The portion of the WRTS that diverts flow from the existing gravity sewers west of the intersection of Dillingham Boulevard and Waiakamilo Road is already in use.
  - The remainder of the WRTS project, from the intersection of North School Street and Houghtailing Street to the intersection of Dillingham Boulevard and Waiakamilo Road is currently in construction and is on schedule to be completed in late 2021.

- Hart Street/Waiakamilo Road Replacement Sewer project will connect existing sewer lines along Waiakamilo Road to the new trunk sewer in Waiakamilo Road (currently in design).

- Awa WWPS Improvements and Rehabilitation project will rehabilitate the wastewater pump station and provide additional capacity for future predicted flows (currently scheduled to begin planning by the end of 2021).

- Awa WWPS Improvements and Rehabilitation project will rehabilitate the wastewater pump station and provide additional capacity for future predicted flows (currently scheduled to begin planning by the end of 2021).
Electrical Systems in Iwilei/Kapalama

Collaboration between City, State & HECO to ID deficiencies and needed improvements (from 2018 city assessment; updated State I/K master plan underway)
## Preliminary Project Plans

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Affordable Units</th>
<th>Total Units</th>
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</thead>
<tbody>
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<td>155</td>
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<tr>
<td>Hocking Hale (HHFDC/Dev)</td>
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<tr>
<td>Kokua Senior (HHFDC/Dev)</td>
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<td>222</td>
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<tr>
<td>Kamehameha Schools Kakaako TOD (KS)</td>
<td>1,186</td>
<td>3,040</td>
</tr>
<tr>
<td>690 Pohukaina Mixed-Use (HHFDC)</td>
<td>390</td>
<td>390</td>
</tr>
<tr>
<td>Ililani (HHFDC/Dev)</td>
<td>197</td>
<td>328</td>
</tr>
<tr>
<td>803 Waimanu (HHFDC/Dev)</td>
<td>77</td>
<td>153</td>
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<td>Pohukaina Elementary School (DOE)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Alder Street Mixed-Use (HHFDC)</td>
<td>200</td>
<td>200</td>
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<tr>
<td>The Central Ala Moana (HHFDC/Dev)</td>
<td>310</td>
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<tr>
<td>Makua Alii &amp; Paokalani (HPHA)</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Ohano Hale (HHFDC/Dev)</td>
<td>tbd</td>
<td>180</td>
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Joint House-Senate Housing Committees Informational Briefing | February 2, 2022 | OPSD & HHFDC
Hawaii Community Development Authority
# Community Development Districts

The Hawaii State Legislature saw great potential in Kaka‘ako, Kapiolani and Herston, and designated these areas Community Development Districts. The legislature believed that establishing the Hawaii Community Development Authority (HCDA) for planning and development would result in communities that serve the highest needs and aspirations of Hawaii’s people.

## Kaka‘ako Community Development District Affordable Housing Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
<th>Median Income</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Royal Capital Plaza</td>
<td>28</td>
<td>64-140%</td>
<td>Reserved Housing within Market Housing Project</td>
</tr>
<tr>
<td>2 Kamakee Vista</td>
<td>225</td>
<td>60%</td>
<td>Affordable Rental</td>
</tr>
<tr>
<td>3 Na Lei Hulu Kupuna</td>
<td>76</td>
<td>60%</td>
<td>Affordable Rental</td>
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<tr>
<td>4 Pohulani</td>
<td>262</td>
<td>60%</td>
<td>Affordable Rental</td>
</tr>
<tr>
<td>5 Kauhale Kakaako</td>
<td>267</td>
<td>60%</td>
<td>Affordable Rental</td>
</tr>
<tr>
<td>6 Honuakaha</td>
<td>151</td>
<td>30-60%</td>
<td>Affordable Rental</td>
</tr>
<tr>
<td>7 1133 Waimanu</td>
<td>282</td>
<td>97-117%</td>
<td>Reserved Housing Project</td>
</tr>
<tr>
<td>8 Keola Lai</td>
<td>63</td>
<td>104-130%</td>
<td>Reserved Housing within Market Housing Project</td>
</tr>
<tr>
<td>9 Pacifica</td>
<td>124</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
</tr>
<tr>
<td>10 680 Ala Moana</td>
<td>54</td>
<td>100%</td>
<td>Reserved Housing Project</td>
</tr>
<tr>
<td>11 Rycroft Terrace</td>
<td>162</td>
<td>30-140%</td>
<td>Reserved Housing Project</td>
</tr>
<tr>
<td>12 Holekauwila Place</td>
<td>204</td>
<td>60%</td>
<td>Affordable Rental</td>
</tr>
<tr>
<td>13 801 South A</td>
<td>476</td>
<td>100-140%</td>
<td>Workforce Housing</td>
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</tbody>
</table>
Community Development Districts

The Hawaii State Legislature saw great potential in Kaka'ako, Kaimuki and Herb, and designated these areas Community Development Districts. The legislature believed that establishing the Hawaii Community Development Authority (HCDIA) for planning and development would result in communities that serve the highest needs and aspirations of Hawaii’s people.

### KAKAAKO COMMUNITY DEVELOPMENT DISTRICT AFFORDABLE HOUSING PROJECTS

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Affordable Units</th>
<th>Median Income</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 400 Keawe</td>
<td>20</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
</tr>
<tr>
<td>15 Symphony Honolulu</td>
<td>100</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
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<tr>
<td>16 The Flats at Puunui</td>
<td>88</td>
<td>100%</td>
<td>Reserved Housing Project</td>
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<tr>
<td>17 801 South B</td>
<td>308</td>
<td>100-140%</td>
<td>Workforce Housing</td>
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<tr>
<td>18 Keauhou Lane</td>
<td>209</td>
<td>100%</td>
<td>Rental Reserved Housing Project</td>
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<td>19 Keauhou Place</td>
<td>85</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
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<tr>
<td>20 Hale Kewalo</td>
<td>128</td>
<td>30-60%</td>
<td>Affordable Rental</td>
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<tr>
<td>21 803 Waimanu</td>
<td>153</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
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<tr>
<td>22 Ola Ka Ilma</td>
<td>84</td>
<td>30-60%</td>
<td>Affordable Rental</td>
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<tr>
<td>23 Ke Kilohana</td>
<td>375</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
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<tr>
<td>24 Nohanana Hale</td>
<td>111</td>
<td>30-60%</td>
<td>Affordable Rental</td>
</tr>
<tr>
<td>25 Aalii</td>
<td>150</td>
<td>100-140%</td>
<td>Reserved Housing within Market Housing Project</td>
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<tr>
<td>26 Uliana at Ward</td>
<td>699</td>
<td>90-140%</td>
<td>Reserved Housing Project</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>4,884</strong></td>
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</table>
COMPLETED TOD AFFORDABLE RENTAL HOUSING PROJECTS IN KAKAAKO

- NOHONA HALE-110 UNITS
- OLA KA ILIMA-84 UNITS
- HALE KEWALO-128 UNITS
HAWAI‘I HOUSING FINANCE & DEVELOPMENT CORPORATION

Kakaako to Ala Moana Center
690 Pohukaina

- Parcel set aside via Executive Order No. 4533 to HHFDC for affordable housing & educational purposes
- RFP issued in November 2021 for master planning of mixed-use project (affordable housing, commercial, educational uses) & development of affordable housing/commercial components
- Lease term: 75 years
- Parcel size: 2.167 acres
- Estimated number of living units: up to 590 living units
- Educational component: First DOE vertical school/educational facility in Hawaii
- Development time schedule:
  - RFP Issued: November 17, 2021
  - Proposals due: March 15, 2022
  - Execute Dev Agmt: December 2022 (estimated)
  - Start of Construction: December 2023 (estimated)
- Developer: TBD
690 Pohukaina
CONCEPTUAL SITE PLAN

Hawaii Housing Finance and Development Corporation

www.dbedt.hawaii.gov/hhfdc/
Ililani

• Located in Kakaako bordered by Keawe & Halekauwila Streets

• 328 for-sale units total

• 197 Affordable for-sale units (60% of all units)

• Eligible applicants need to be first-time homebuyers & earn between 80-140% AMGI

• Scheduled completion: April 2024

• Developer: Ililani, LLC (Hui O Ka La LLC / Ililani Capital LLC)
803 Waimanu

- Completed January 2022
- 153 for-sale units total
- 77 Affordable HHFDC for-sale units (50% of all units)
- Eligible applicants need to be first-time homebuyers & earn between 80-110% AMGI
- HHFDC Board approved $9.83M DURF loan September 10, 2015
- Developer: Eight Zero Three Waimanu, LLC (MJF Development Corporation (Coastal Rim Properties, Inc.))
Alder Street Mixed-Use

- Parcel set aside via Executive Order No. 4598 on 10/08/2019 to HHFDC for mixed-use residential and Family Court Services, including Shelter Services under the jurisdiction of the court.

- RFP issued for the development of a mixed use affordable rental housing project and juvenile services center/shelter

- Parcel Size: 1.45 acres

- 200 for-rent units total

- 200 Affordable for-rent units (100% Affordable)

- Lease term: 75-years

- Completion: 2022

- Developer: MK Alder Street LLC / MK Alder Street Partners, LLLP (Kobayashi Group LLC)
Alder Street Mixed-Use
The Central at Ala Moana

- Completed end of 2021
- 512 for-sale units total
- 310 Affordable for-sale units (60% of all units)
- Eligible applicants need to be first-time homebuyers & earn between 100-140% area median income
- HHFDC Board approved 201(H) exemptions allowing tower to be built taller & with greater density, other considerations
- Developer: Samkoo Hawaii, LLC

www.dbedt.hawaii.gov/hhfdc/
Ohana Hale

- Located in McCully-Moiliili at the corner of Pumehana & Algaroba Streets
- Parcel size: 14,400 square feet
- 180 for-rent units total
- 60% to 100% of units to be affordable (to be determined)
- Scheduled completion: to be determined
- MJF Development Corporation (Coastal Rim Properties, Inc.)
Community Support Infrastructure

DEPARTMENT OF EDUCATION
Pohukaina Elementary School
at 690 Pohukaina Street

*Educational component subject to change*
Honolulu TOD
Affordable Housing
& TOD Infrastructure
Ala Moana Neighborhood
TOD Projects – Ala Moana Neighborhood

Gold: IPD-T projects
Blue: 201H projects (State zoning)

IPD-T = Interim Planned Development-Transit zoning permit

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Project name</th>
<th>Height</th>
<th>FAR bonus</th>
<th>Status</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>902 Alder St</td>
<td>28.5’</td>
<td>1.26 Const.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>The Park on Keeaumoku</td>
<td>250’</td>
<td>4.5</td>
<td>Approved</td>
</tr>
<tr>
<td>3</td>
<td>Hawaii City Plaza</td>
<td>100’</td>
<td>2.5</td>
<td>Approved</td>
</tr>
<tr>
<td>4</td>
<td>The Azure (ProsPac Tower)</td>
<td>150’</td>
<td>7.4</td>
<td>Built</td>
</tr>
<tr>
<td>5</td>
<td>Hawaii Ocean Plaza</td>
<td>150’</td>
<td>7.5</td>
<td>Permit lapsed</td>
</tr>
<tr>
<td>6</td>
<td>The Sky Ala Moana</td>
<td>150’</td>
<td>7.01</td>
<td>Const.</td>
</tr>
<tr>
<td>7</td>
<td>1500 Kapiolani</td>
<td>150’</td>
<td>6.715</td>
<td>Approved</td>
</tr>
<tr>
<td>8</td>
<td>The Central Ala Moana</td>
<td>150’</td>
<td>7.5</td>
<td>Const.</td>
</tr>
<tr>
<td>9</td>
<td>Kapiolani Residence</td>
<td>50’</td>
<td>N/A</td>
<td>Built</td>
</tr>
<tr>
<td>10</td>
<td>KCR Development</td>
<td>50’</td>
<td>7.5</td>
<td>City Council Review</td>
</tr>
<tr>
<td>11</td>
<td>Mana’olana Place</td>
<td>50’</td>
<td>7.5</td>
<td>Approved</td>
</tr>
<tr>
<td>12</td>
<td>Ala Moana Plaza</td>
<td>300’</td>
<td>4.5</td>
<td>Approved</td>
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<tr>
<td>13</td>
<td>Hale Kewalo (State)</td>
<td>N/A</td>
<td>N/A</td>
<td>Built</td>
</tr>
</tbody>
</table>
Ala Moana Transit Plaza

In Alternatives Analysis

Funded for land purchase, design, and some construction (~$60M)
Rail Access Projects (DTS)

• In East Kapolei construction along Kualakai Parkway ($7 million for bus stops, multiuse path, lighting and landscaping, wayfinding signs) was largely completed in 2021.

• In Aloha Stadium area and Pearl Highlands area, we are using Oahu MPO TA Set-Aside fund ($3 million) to complete the design for Halawa Station Access Improvements (a multiuse path mauka of Kamehameha Highway) and Waiawa Station Access Improvements (ped bridge, bus u-turn ramp, bus stops, and etc.)

• $3.7 million in FY 22 will be used for Kekaulike Mall Improvements. Combined with FY 2021 funds, $7 million improvements at Kekaulike Mall will start Fall 2022.
TOD Wayfinding Master Plan

Maps and signage system for neighborhoods around the rail stations
CORRIDOR-WIDE SUPPORTS
Affordable Housing Support Initiatives

DEPARTMENT OF TRANSPORTATION
DOT
Affordable Housing Support Initiatives

Prioritize infrastructure projects that:

• Incentivize developers to build more affordable units for lower income families;

• Incentivize developers to build school facilities; and

• Support development of commercial centers outside of primary commercial areas.
Corridor-wide Infrastructure Needs & Cost Estimates

OPSD
### Regional infrastructure costs for TOD priority areas

<table>
<thead>
<tr>
<th>TOD Priority Area</th>
<th>Phase 1 (2020-2029) Total Costs</th>
<th>Phase 1 Existing Funding</th>
<th>Phase 1 (2020-2029) Unfunded</th>
<th>Phase 2 (2030-2039) Unfunded</th>
<th>Phase 3 (2040-2049) Unfunded</th>
<th>Total Unfunded Costs</th>
<th>Total Costs</th>
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</thead>
<tbody>
<tr>
<td>East Kapolei</td>
<td>$900M</td>
<td>$595M</td>
<td>$305M</td>
<td>$610M</td>
<td>$715M</td>
<td>$1,629M</td>
<td>$2,224M</td>
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<tr>
<td>Hālawa-Stadium</td>
<td>394M</td>
<td>271M</td>
<td>122M</td>
<td>524M</td>
<td>33M</td>
<td>679M</td>
<td>950M</td>
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<tr>
<td>ʻIwilei-Kapālama</td>
<td>494M</td>
<td>240M</td>
<td>254M</td>
<td>292M</td>
<td>970M</td>
<td>1,515M</td>
<td>1,755M</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$1,787M</td>
<td>$1,106M</td>
<td>$681M</td>
<td>$1,425M</td>
<td>$1,717M</td>
<td>$3,823M</td>
<td>$4,929M</td>
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</table>

2019 dollars, in millions

Note: This table provides data that was subsequently adjusted for the final report; please refer to the report for the final numbers.
EAST KAPELEI STATE LANDS: New/Upgraded Facilities

<table>
<thead>
<tr>
<th></th>
<th>2020-30</th>
<th>2030-2050</th>
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<tbody>
<tr>
<td></td>
<td>$969M</td>
<td>$1,683M</td>
<td>$2,652M</td>
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</table>

Legend

- Future Rail Stations
- Rail Line
- State Parcels
- State TOD Projects
- Proposed Electrical Substation
- New Sewer Line
- Upgraded Sewer Line
- New Water Lines
- Non-Potable Water Improvements
- Drain Lines (Future)
- Regional Corridors for Development Support
- Multi-Modal Connection (including sidewalks/separated pathways and/or bicycle lanes/cycle tracks/multi-use pathways)
# HALAWA-STADIUM STATE LANDS: New/Upgraded Facilities

<table>
<thead>
<tr>
<th></th>
<th>2020-30</th>
<th>2030-2050</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>$385M</td>
<td>$662M</td>
<td>$1,047M</td>
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<table>
<thead>
<tr>
<th>Existing Sewer Lines</th>
<th>New Sewer Lines</th>
<th>New Force Main</th>
<th>Upgraded Sewer Lines</th>
<th>Upgraded Force Main</th>
<th>Existing Water Lines</th>
<th>New Water Line</th>
<th>Relocated Water Lines</th>
<th>Regional Corridors for Development Support</th>
<th>Multi-Modal Connection (including sidewalks/separated pathways and/or bicycle lanes/cycle tracks/multi-use pathways)</th>
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</thead>
</table>
## IWILEI-KAPALAMA STATE LANDS: New/Upgraded Facilities

<table>
<thead>
<tr>
<th></th>
<th>2020-30</th>
<th>2030-2050</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>IWILEI</td>
<td>$444M</td>
<td>$1,340M</td>
<td>$1,785M</td>
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</tbody>
</table>

### Map Details
- **Existing Sewer Lines**
- **New Sewer Line**
- **Upgraded Sewer Line**
- **Existing Water Lines**
- **New Water Line**
- **Relocated Water Lines**

*Corridors to include the development and/or enhancement of pedestrian, bicycle, and transit improvements and to include inundation protection.*
30-Year Infrastructure Costs (2020 to 2049)
Funded & Unfunded

Issues with infrastructure funding & timing gaps

TOTAL estimated cost of infra (2020-2049)

$4.9B
$1.7B (conventional funding)
$3.2B (unfunded)
BIGGEST CHALLENGES
and time--project development timeline

<table>
<thead>
<tr>
<th></th>
<th>yrs (total)</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
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<td><strong>Project Phases</strong></td>
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<tr>
<td>Land Transfer/Acquisition</td>
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<td>Funding</td>
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<tr>
<td>Procurement: Pre-Dev Consulting Services</td>
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<tr>
<td>Master Planning</td>
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<td>RFP Procurement: Master Developer(s)</td>
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<td>Proj Funding/Financing</td>
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<tr>
<td><strong>Infrastructure Capacity?</strong></td>
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<td>Construction</td>
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</table>
• Hawaii Interagency Council for Transit-Oriented Development
  http://planning.hawaii.gov/lud/state-tod/

• State Strategic Plan for Transit-Oriented Development

• State TOD Planning & Implementation Project, Island of O‘ahu, July 2020
  Prepared by PBR HAWAII for OPSD
  Report & appendices
<table>
<thead>
<tr>
<th>State TOD Priority Area</th>
<th>Non-State Developer</th>
<th>10 &amp; 30-year Affordable Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-02-22</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### State TOD Affordable Housing Along Honolulu Rail Corridor

<table>
<thead>
<tr>
<th>Strat Plan No.</th>
<th>Lead</th>
<th>TOD Station Area</th>
<th>Project</th>
<th>Land Area (ac.)</th>
<th>2025 Total 5 yrs</th>
<th>2025 Afford 5 yrs</th>
<th>2025 Market 10 yrs</th>
<th>2030 Total 10 yrs</th>
<th>2030 Afford 10 yrs</th>
<th>2030 Market 10 yrs</th>
<th>2031-50 Total 11-30 yrs</th>
<th>2031-50 Afford 11-30 yrs</th>
<th>2031-50 Market 11-30 yrs</th>
<th>TOTAL AFFORD</th>
<th>TOTAL UNITS</th>
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<tbody>
<tr>
<td>1</td>
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</table>

**Infrastructure Barriers/Other Barriers**

- **RFP late 2022, C: 2024-25 Aff. % undetermined**
- **Backbone infrastructure completed**
- **LRDP pending BOR approval; anticipate housing on University District lands, 50% aff assumed**
- **MP done; EIS funded; Drainage, Farrington Hwy widening, 50% affordable assumed**
- **500 units/yr, 30% aff (10% <80%AMI, 20% 81-120% AMI)**
- **500 units if height limit raised to 200 ft. (otherwise 200 units), all parcels within 0.25 mi radius**
- **LRDP pending BOR approval**
- **EIS, MP, P3 RFP pending for Ph.1 stadium/ancillary dev; 50% affordable assumed.**
- **MP in coordination w/DAGS-Stadium MP**
- **HHFDC financed, 100% affordable**
## State TOD Affordable Housing Along Honolulu Rail Corridor

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<th>Strat Plan No.</th>
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<th>Project</th>
<th>Land Area (ac.)</th>
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<th>2030 Total 10 yrs</th>
<th>2030-50 Afford 11-30 yrs</th>
<th>2030-50 Total 11-30 yrs</th>
<th>TOTAL AFFORD</th>
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### State TOD Priority Area

- **Non-State Developer**
- **10 & 30-year Affordable Housing**