

# Hale Kalele: Integrating Affordable Housing, Civic Uses, and Sustainable Design



**Dean Minakami**  
Hawai'i Housing Finance & Development Corporation

Dean is the Development Branch Chief for the Hawai'i Housing Finance and Development Corporation, the State of Hawai'i's primary agency for the financing and development of affordable housing. In his capacity at HHFDC, Dean is responsible for administering the 201H zoning exemption program, preparing State-owned land for development of affordable housing, and administering loans from the Dwelling Unit Revolving Fund. Dean holds a B.A. in Economics and a Master of Urban and Regional Planning from the University of Hawai'i.



**Alana Kobayashi Pakkala**  
Kobayashi Group

Alana is Managing Partner and Executive Vice President of Kobayashi Group, responsible for managing development projects, from market opportunity through entitlements, design, sales and marketing, construction, and post-completion oversight. Her career with Kobayashi Group began in 2001 where she developed and launched Kapolei Kai, a 204-unit single-family affordable residential community in West O'ahu. Alana has been at the forefront of Kobayashi Group's multi-family development projects, including Park Lane Ala Moana, ONE Ala Moana, Hokua, and Capitol Place. Her work now focuses on developing affordable local rental projects, including the mixed-use Alder Street project and Kapolei Parkway, a 405-unit affordable rental community being developed in partnership with the City and County of Honolulu. Alana earned a dual degree in English Literature and Psychology from Georgetown University in 1997.



**Christie Gamble**  
CarbonCure Technologies

As Senior Director of Sustainability for CarbonCure Technologies, Christie drives CarbonCure's mission to reduce 500 megatons of annual carbon emissions from the cement and concrete industry. CarbonCure manufactures a portfolio of technologies that enable concrete providers to utilize post-industrial carbon dioxide in their manufacturing processes in order to achieve significant embodied carbon reductions without compromising concrete quality. In her role, Christie collaborates closely with designers and builders who seek to reduce the carbon impact of their building and infrastructure projects. Christie holds a B.A. from McGill University and an MBA from Dalhousie University. She lives in Regina, Saskatchewan, Canada with her husband and two young children, and is a top-ranked competitor on the World Curling Tour.



**Hale Kalele**  
**Mixed-Use Affordable Housing / Judiciary Project**

**June 17, 2022**

**Hawaii Housing Finance and Development Corporation**

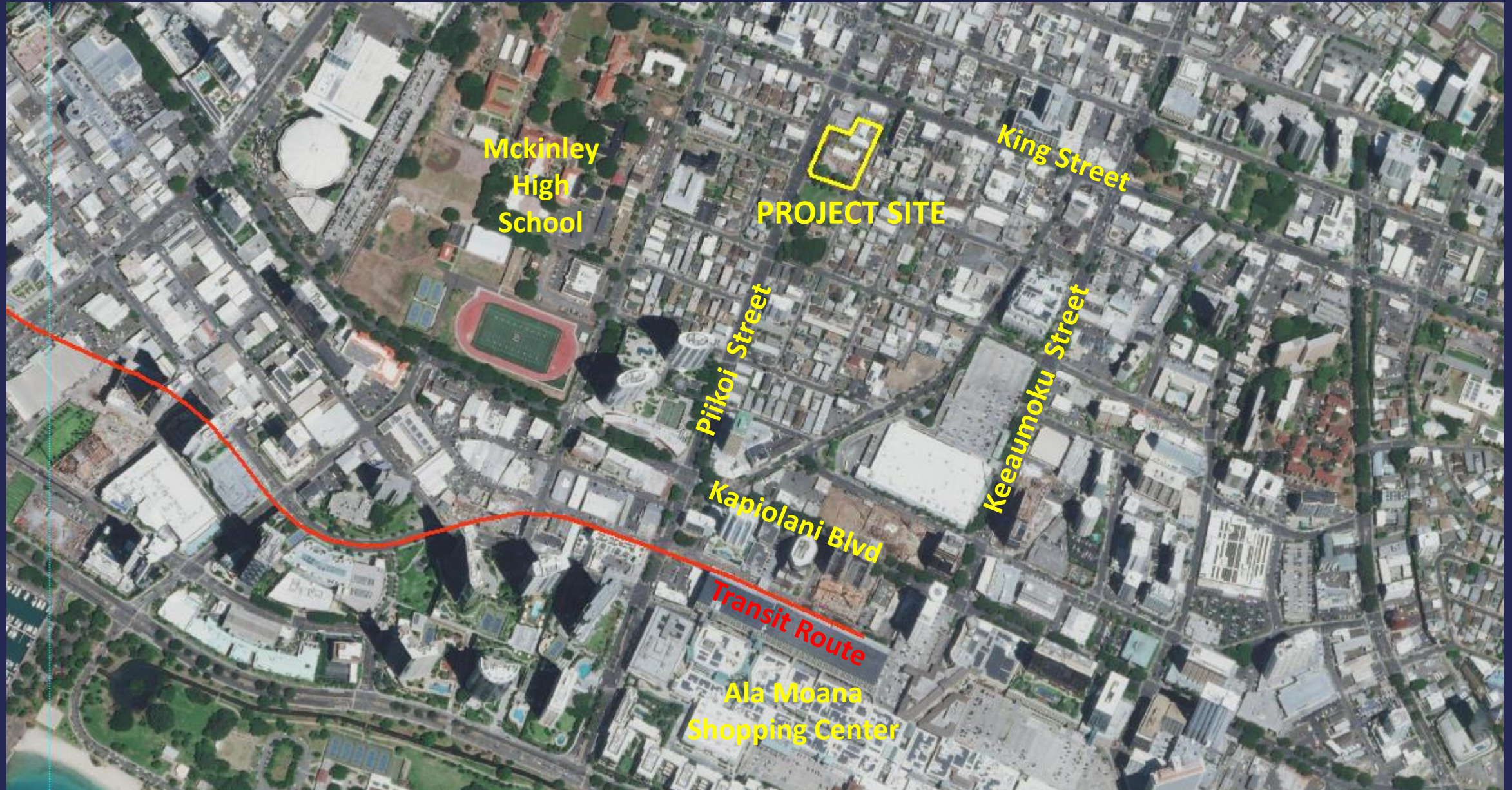
# OVERVIEW

Partnership between the Judiciary, Hawaii Housing Finance and Development Corporation and Kobayashi Group to develop a mixed-use Affordable Housing development.

- **Location:** Pawa'a, Honolulu. About 0.33 miles from the planned Ala Moana rail transit station
- **Developer:** Kobayashi Group
- **Housing:** 201 units. 10 units @ 30% AMI, 190 units @ 60 AMI, 1 Manager's unit
- **Judiciary:** Juvenile services center and shelter



# PROJECT LOCATION





# **BACKGROUND**

- **Site was previously used by the Judiciary as a juvenile detention facility and counseling and rehabilitative services.**
- **In 2010, the juvenile detention facility was relocated to Kapolei.**
- **Since the site was underutilized, HHFDC approached the Judiciary to inquire about collaborating on a mixed-use project.**
- **In 2014, HHFDC and the Judiciary entered into a MOA for development of a mixed-use project with Residential and Juvenile Detention uses.**

# MOA TERMS

## HHFDC's responsibilities:

- Prepare an RFP for development of a mixed-use project.
- Prepare, execute and manage development contracts.
- Request CIP funds from the legislature for construction of the juvenile services center.
- Coordinate approvals with the BLNR
- Enter into a Development Agreement with the selected Developer.
- Take the lead in public outreach.

## Judiciary responsibilities:

- Assist in the selection of the project Developer.
- Provide information, review work products, and support public outreach.

# **DEVELOPMENT TIMELINE**

- **September 2014: the Judiciary and HHFDC enter into an MOA for development of the project.**
- **July 2016: Final EA prepared by DAGS and published.**
- **October 2017: RFP for Developer selection issued.**
- **April 2018: Kobayashi Group approved by the HHFDC Board.**
- **February 2019: City Council approves zoning and fee exemptions.**
- **December 2019: HHFDC Board approves financing award.**
- **October 2020: Groundbreaking**
- **Project Completion: May 2022**

# PROJECT FINANCING

- Affordable Housing Component**

<b>Source</b>	<b>Interim</b>	<b>Permanent</b>
Sponsor Equity	\$500,000	\$500,000
LIHTC Equity	\$31,678,336	\$45,254,765
HMMF Bond	\$46,574,388	\$19,197,959
RHRF Loan	\$10,700,000	\$24,500,000
<b>Total</b>	<b>\$89,452,724</b>	<b>\$89,452,724</b>

Approximately \$447,260 per unit

- Judiciary Component**

**Dwelling Unit Revolving Fund: \$15,000,000**

**CIP Appropriation (Planning & Design): \$ 1,700,000**

**Shell Build-out and FF&E: \$ 3,050,000**



# OTHER PLANNED HOUSING/CIVIC PROJECTS

- 690 Pohukaina (DOE/HHFDC)
- Kahului Mixed Use Project (DAGS/HHFDC)
- Liliha Civic Center (DAGS/HHFDC)