

AGENCY TOD Project Fact Sheet

O-41

16-Nov-22

1	Agency	Hawai‘i Public Housing Authority		
2	Transit Station/Bus Stop	Kahauiki (Kalihi Transit Center/Middle Street)		
3	Project Name	Kūhiō Park Terrace Low-Rises and Kūhiō Homes		
4	Street Address	1475 Linapuni Street, Honolulu, HI 96819		
5	Tax Map Key/s	TMK (1) 1-3-039: 008		
		TMK (1) 1-3-039: 006		
		TMK (1) 1-3-039: 003		
6	Land Area (acres)	9.78 acres (overall site is 31.1 acres)		
7	Zoning	A-2 (Current). 201H-38 approval granted certain exemptions under LUO		
8	Fee Owner	Hawai‘i Public Housing Authority (HPHA)		
9	Lessee/s	TBD upon financial closing		
10	Current Uses	Public housing, community center, elementary school		
11	Encumbrances (if any)	U.S Department of Housing and Urban Development Declaration of Restrictive Covenants		
12	Summary Project Description	Redevelopment with the objective of one-for-one replacement of the existing 174 public housing units and introducing approximately 476 additional units of affordable housing to the site.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Sewer & water availability; soil contamination & toxic substances present.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Groundbreaking Q1 2024 or sooner subject to permitting		
15	Project Status	Planning		
16	Consultant/ Contractor/Developer	Developer: The Michaels Organization & Hawai‘i Public Housing Authority Consultants: Lowney Architects, PBR Hawai‘i, Gray Hong Nojima Engineering, DTL Community Outreach.		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		TBD	TBD	TBD
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Kevin Auger, Redevelopment Officer, kevin.d.auger@hawaii.gov		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

KŪHIŌ PARK TERRACE LOW-RISES AND KŪHIŌ HOMES

In 2011, the HPHA entered into a public-private partnership with The Michaels Organization (TMO) with the objective of undertaking a comprehensive revitalization of the Kūhiō Park neighborhood, a 22-acre community with a high concentration of public housing located in the Kalihi area of O`ahu, just west of downtown Honolulu. The revitalization of the Kūhiō Park neighborhood has been staged in two main phases. The first phase undertook the revitalization of Kūhiō Park Terrace, which has been completed. The second phase will undertake the redevelopment of Kūhiō Park Terrace Low-Rises and Kūhiō Homes. The proposed redevelopment plan builds off the Final Kūhiō Park Neighborhood Transformation Plan (“Transformation Plan”) that was funded by a \$300,000 Choice Neighborhoods Initiative (CNI) grant provided by the U.S. Department of Housing and Urban Development (HUD) and completed in October 2014.

The Kūhiō Park Terrace Low-Rises and Kūhiō Homes, constructed in 1965 and 1953, respectively, are located adjacent to one another, along Linapuni and Ahonui Streets and contain a total of one hundred seventy-four (174) units of federally subsidized low-income public housing. In 2020, HPHA and Michaels entered a Restated and Amended Master Development Agreement and are now moving forward with Phase II. The project’s 201H-38 application was approved by the City and County of Honolulu City Council on November 2, 2022, as Resolution 22-240, CDI. NEPA Environmental Review and Historical Preservation reviews are underway. Phase II of the redevelopment effort will be undertaken in three separate construction phases. A building permit for the first phase of construction of 266 units was submitted on November 7, 2022.

