



Housing for Hawai'i



Over the next several years, the state housing agencies will continue focusing on leveraging state funds and reducing regulatory barriers within the state's control to increase the inventory of affordable housing.

As we move forward, we remain committed to the mission of increasing housing for a continuum of income levels, and being strategic about investing the State's limited resources, both human and financial, to develop long-term, sustainable solutions to benefit future generations in Hawai'i.



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This administration is focused on housing and has set a production target of

10,000 units by 2020

To address the long-standing issue of affordable housing, the administration collaborated with land owners, developers, and housing advocates



Hale Mohalu II - Pearl City, Oahu



Kaniko'o Rice Camp - Lihue, Kauai



Groundbreaking - Kapiolani Residence - Honolulu, Oahu



Keaunohou Lane - Kakaako, Oahu, across Civic Center Rail Station

Over the past several months, we've listened to what affordable housing developers felt were most important for them to get homes built and the state housing agencies have been working to re-orient targeted policies to facilitate production.

Low-Income Housing Tax Credits - 4% Tax Credits are now non-competitive and available year round.

"By combining complementary strengths of the state and the private sector, we are building more affordable housing today." - Stanford Carr, Stanford Carr Development

Qualified Allocation Plan - Revised to align with the administration's housing goals to encourage the development of units for families earning 60% or less of Average Median Income.

"Affordable rentals are the cornerstone of sustainable communities and we are thrilled to partner with the state to provide for families working towards a better life for themselves and future generations."

- Kevin Carney, EAH Housing

Rental Housing Revolving Fund - Infusion of \$75 million gap financing for more affordable rentals.

"An investment in state-assisted financing is not only an investment in the people of Hawaii, it is also an investment in the future of the state."

- Rev. Bob Nakata, Faith Action for Community Equity

Dwelling Unit Revolving Fund - Infusion of \$25 million to finance regional infrastructure in conjunction with counties and private developers/landowners.

"The LIHTC and RHRF programs are two of the best financial tools to help build quality rental housing - they leverage state resources to create homes that people can afford and new jobs, which in turn stimulate the local economy."

- Jon Wallenstrom, Alakai Development

Transit-Oriented Development remains one of our biggest opportunities to sensibly direct growth, protect open space and agriculture, reinvigorate older neighborhoods, and build affordable homes. The State Office of Planning is taking the lead in working with housing agencies to identify state lands near rail transit stations to participate in mixed-use development.

PROJECTS IN DEVELOPMENT/PIPELINE

690 Pohukaina Phase I & II - 590-unit rental with at least 60 percent of 390 units in Phase I for households at 140 percent AMI. Phase II component to serve families at 60 percent and less AMI. *Alakai Development LLC - LIHTC/GET/201H*

Ainahou Vista II - 62-unit rental for seniors. Second of two phases of a new construction project serving seniors earning 30 to 60 percent of AMI. *Developer - Hawaii Housing Development Corporation - LIHTC/RHRF/201H*

Alder Street - Proposed mixed-use affordable rental and juvenile services/shelter facility located near the HART Ala Moana Station. Redevelopment of underutilized state-owned site will address both affordable rental housing and juvenile justice needs. *Developer - HHFDC/Judiciary - LAND*

East Kapolei II (Parcel 2) Phase I - 75 rental units in Ewa. First of four phases of a new construction serving families earning 30, 50 and 60 percent of AMI. *Developer - Michaels Development Company - LIHTC/RHRF/HMMF/LAND*

Eight Zero Three Waimanu - 153-unit for-sale project in Kakaako, near the HART Civic Center Station. The project consists of 153 studio, 29 one-bedroom and 1 two-bedroom units targeted at buyers earning 80 to 140 percent of AMI. *Developer - Coastal Rim Properties, Inc. - DURF*

Villages at Moa'e Ku III - 52 rental units in Ewa Beach. The one, two and three-bedroom units will serve families earning 30 to 60 percent of AMI. *Developer - EAH Inc. - LIHTC/RHRF/HMMF*

Hale Kewalo - 128-unit rental project in Kakaako, near the HART Ala Moana Station. The one, two and three-bedroom units are targeted at families earning 30 to 60 percent of AMI. *Developer - Stanford Carr Development - LIHTC/RHRF/HMMF/201H*

Hale Mahaolu Ewala Senior Phase I - 39-unit senior rental project in Pukalani, Maui. The one, two and three-bedroom units are targeted at seniors earning 30 to 60 percent of AMI. *Developer - Hale Mahaolu Ewala LP - LIHTC/RHRF/DURF*

Hale Ohana - 180-unit for-sale project in McCully. The project consists of 78 studio, 87 one-bedroom and 15 two-bedroom units targeted at buyers earning 80 to 120 percent of AMI. *Developer - MJF Development Corporation - DURF/201H*

Kamakana at Keahuolu - 160-units for seniors and families earning 30-60 percent of AMI in Kailua-Kona. *Developer - Michaels Development Company - LIHTC/RHRF/DURF/LAND*

Kapiolani Residence - 485-unit mixed use residential project in Ala Moana near the HART Ala Moana Station. Kapiolani Residence is a 45-story residential and commercial project with approximately 3,353 of commercial retail space. 60 percent of the units will be affordable with the remaining 40 percent at market rate. *Developer - SamKoo Pacific, LLC - 201H*

Keaunohou Lane - 209-unit mixed use residential project in Kakaako adjacent to the HART Civic Center Station. Keaunohou Lane will serve families earning 100 and below percent of AMI for the first 15 years, and 120 percent and below for the next 15 years. *Developer - Gerding/Edlin Development Company, LLC. - DURF/GET*

Ko'oloo'ula Phase II - 188-unit rental project in East Kapolei, Oahu. The ten three-story town-home rental is targeted at families earning 30 to 60 percent of AMI. *Developer - Mutual Housing Association of Hawaii, Inc - LIHTC/RHRF/HMMF*

Kulana Hale at Kapolei Phase I - 154-unit elderly rental project serving seniors earning 30 to 60 AMI. The first of three phases, Kulana Hale at Kapolei will remain affordable for 61 years. *Developer - Coastal Rim Properties, Inc. - LIHTC/RHRF/HMMF*

Kunia Village - 80-unit combination acquisition/rehabilitation/new construction project serving families earning 60 to 80 percent of AMI. *Developer - Kunia Village housing Partners - HMMF/GET/LIHTC*

Meheula Vista Senior I-IV - 301-unit master planned community for seniors located in Milliani, Oahu. Meheula Vista will provide low-income seniors an affordable permanent living option where residents can age in place. *Developer - Catholic Charities Hawaii - LIHTC/RHRF/HMMF/DURF/201H/LAND*

Mohouli Heights Seniors Phase 2 - 30-unit senior rental located in Hilo. The second of three planned phases, Mohouli Heights Seniors Phase 2 will serve seniors earning 30 to 60 percent of AMI and adds to the 60 units in Phase 1. *Developer - Hawaii Island Community Development Corporation - LIHTC/RHRF*

Na Lei Hulu Kupuna Sr. - 76-unit senior rental located in Kakaako will serve seniors earning 60 percent and below of AMI. *Developer - Mark Development, Inc - LAND*

Nohona Hale - 105 smaller, efficient rentals to serve families earning 30 to 60 percent of AMI in Kakaako. *Developers - EAH/Bronx Pro - LIHTC/HMMF/GET/201H*

Ola Ka 'Ilima Artspace Lofts - 84-unit mixed use affordable rentals and commercial space for arts-oriented businesses. Units are targeted to families earning 30 to 60 percent of AMI. *Developers - Artspace/Ford Foundation/EAH - LIHTC/RHRF/HMMF/201H*

Pokai Bay Self Help - HHFDC provided interim DURF loans, for predevelopment and infrastructure costs for 70 vacant lots located on the Waianae Coast of Oahu. *Developer - Self Help Housing Corporation of Hawaii - DURF*

LIHTC Low Income Housing Tax Credit • **RHRF** Rental Housing Revolving Fund • **HMMF** Hula Mae Multi-Family Bonds • **DURF** Dwelling Unit Revolving Fund • **201H** Expedited Processing • **GET** General Excise Tax Exemptions • **LAND** Real Property



690 Pohukaina - Kakaako, Oahu



Ola Ka 'Ilima Artspace Lofts - Kakaako, Oahu



Kamakana Villages - Kailua-Kona, Hawaii



Hale Kewalo - Kakaako, Oahu



Hale Mahaolu Ewala - Pukalani, Maui