The Hawai‘i Community Development Authority is a public entity created by the Hawai‘i State Legislature to establish community development plans in community development districts; determine community development programs; and cooperate with private enterprise and the various components of federal, state, and county governments to bring community development plans to fruition. The Authority’s work should result in economic and social opportunities and aim to meet the highest needs and aspirations of Hawai‘i's people.
Construction in Kakaʻako has increased 500%

2,260 units were completed

Average of 1,130 units per year

Over the previous 29 Years 6,147 units built
Average of 212 units per year
7 Kaka‘ako Housing Projects Completed in 2015 and 2016

2,260 units

- Symphony Honolulu: 388 units, 100 reserved housing
- 400 Keawe: 95 units, 20 reserved housing
- Flats at Puunui: 88 reserved housing
- 801 South Street A: 635 units, 467 workforce
- 801 South Street B: 410 units, 308 workforce
- The Collection: 467 units
- Waiea: 177 units
1,840 units are Under Construction

36% reserved as affordable (672 units)
1,957 Units Planned in Kaka‘ako

56% are expected to be affordable

1109 units for those earning
at or below 140% of AMI

365 units aimed at those earning
at or below 60% of AMI
Different Housing for Different People

- Above 140% AMI → Market rate housing
- 80% to 140% AMI → Low to moderate income housing
- Below 80% AMI → Low income housing
Low Income Projects

For Families Making Less Than 80% AMI

$83,700 and below for a family of four

- Contributed $23 million
- Rentals were added since 1989
- Partners with HHFDC
- More projects planned adding 317 units.

2017 HCDA AMI
Examples of HCDA Low Income Projects

Halekauwila Place
- 204 rental units.
- 60% or less of AMI.
- HCDA contributed $17 million.

Artspace Lofts
- 84 rental units.
- 60% or less of AMI.
- HCDA contributed land.

Nohona Hale (Micro Units)
- 105 rental units.
- 60% or less of AMI.
- 10% of units set-aside at 30% of AMI.
- HCDA contributed land.
Workforce Housing & Reserved Housing Programs

For low to moderate income families
80-140% AMI

Family of Four
$83,700 to $121,250

- High School Teacher ($56,730) + Accountant ($60,440)
- Housekeeper ($35,630) + Administrative Assistant ($52,420)
- Childcare worker (19,980) + Crane Operator ($76,830)

2017 HCDA AMI
Kakaʻako Reserved Housing Rules

Primary Objectives

• Expand affordability
• Preserve the inventory of affordable housing units
Reserved Housing Program

Program Incentives
- Bonus FAR **20%**, which means 20% more floor space
- **No** Public Facilities Dedication requirement for Reserved Housing

Mandatory Program
- **20%** of units in new projects are designated Reserved Housing
- **Buyback** and shared equity provisions
Workforce Housing Program

Voluntary Program

• 75% of units ≥140% AMI
• 25% can be sold at market rate
Workforce Housing Program

Incentives

• **100%** Bonus FAR

• **No** Public Facilities Dedication requirement for Reserved Housing Bonus FAR
Expanding Affordability

Current Rule
- Ceiling of 140% AMI

Proposed Rule
- Ceiling of 140% AMI with average of 120% AMI
Affordable Longer

Proposed Amendment

• 30-year Buyback for Reserved Housing and Workforce Housing

• Shared Equity for both Reserved Housing and Workforce Housing
Buyback Provision Applies to Workforce Housing and Reserved Housing Programs

- Preserves affordable housing inventory
- If the owner sells, HCDA has the first option to purchase
- 60-days to waive, purchase, or designate buyer
- No less than the original sales price
Shared Equity for Workforce Housing

- Shared equity already applies to Reserved Housing Program
- Percentage of the FMV resale
- No shared equity if below original sales price or if equity is less than $\frac{1}{2}$ percent
Proposed Reserved Housing Rules Amendment

Who does it affect?

The proposed amendments do not affect current home owners or developers with permits.

It will only affect future projects in Kaka‘ako that do not have permits yet, and the future home owners in those projects.
Amendments to Hawaii Administrative Rules Chapter 15-218

Relating to the Kaka‘ako Reserved Housing Rules of the Hawaii Community Development Authority is pending final approval by Gov. David Y. Ige
Web Site:  
http://dbedt.hawaii.gov/hcda/
Facebook: 
https://www.facebook.com/HawaiiCommunityDevelopmentAuthority