

Faces of the Area Median Income

60% AMI

Secretary



60% of the area median income
for a single person is
\$36,245

60% for a family of 4 is
\$51,780

100% AMI

Police Officer



Teacher



and 2 kids



100% of the area median income
for a family of 4 is
\$86,300

140% AMI

Nurse



Cashier



140% of the area median income
for a family of 2 is
\$96,656

140% for a family of 4 is
\$120,820

*"80% of the total households on Oahu make 140% AMI or less."
-State Research and Economic Analysis Division*



METCALF & EDDY | **AECOM**

FOR RENT
FOR SALE
PERMITTED
PIPELINE

 = 100 units

FOR RENT
690 Pohukaina (390)

FOR SALE
Royal Capitol (28)
Pacifica (124)
1133 Waimanu (275)
Keola Lai (63)

FOR RENT

Pohulani Elderly (262)
Kamakee Vista (225)
Kauhale Kakaako (267)
680 Ala Moana (54)

FOR RENT

Honuakaha (150)
Na Lei Hulu Kupuna (76)

FOR SALE

Honuakaha (93)
Halekauwila Place (203)
Waihonua 2 (72+)
Artspace/Pa'i (80)

FOR SALE

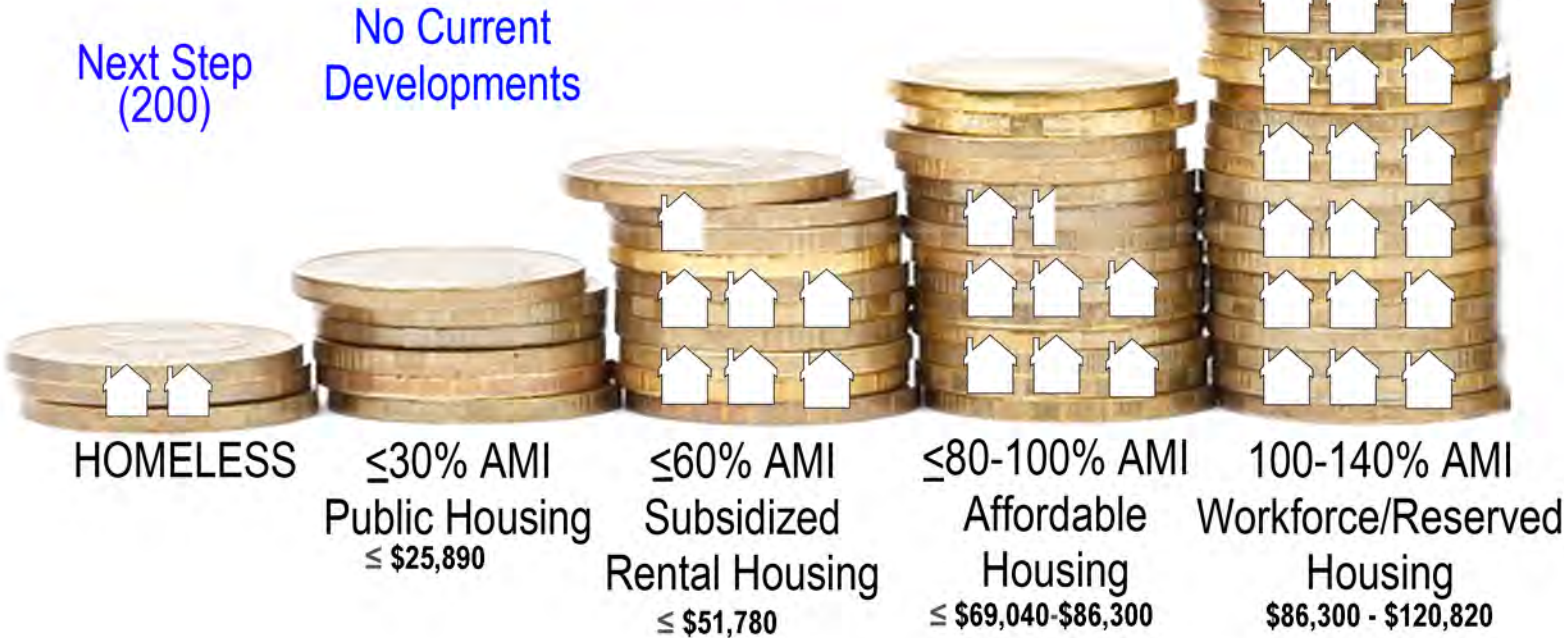
801 South St
801 South St Phase 2

Symphony (100)
Pagoda Terrace (167)
801 South St (635)
801 South St Phase 2 (410)
HH Block 5 Project 1 (375)



Next Step
(200)

No Current
Developments





Permitted Projects

- A The Collection
- B Keauhou Lane
- C Halekauwila Place
- D 801 South St - Phase A
- E 801 South St - Phase B
- F 803 Waimanu St
- G Symphony
- H Ward Village - Block 5
- I Ward Village - Block 2
- J Ward Village - Block 3
- K Wiahonua

Legend

KCDD Boundary



Project Boundary



Proposed Private Sewer Improvement

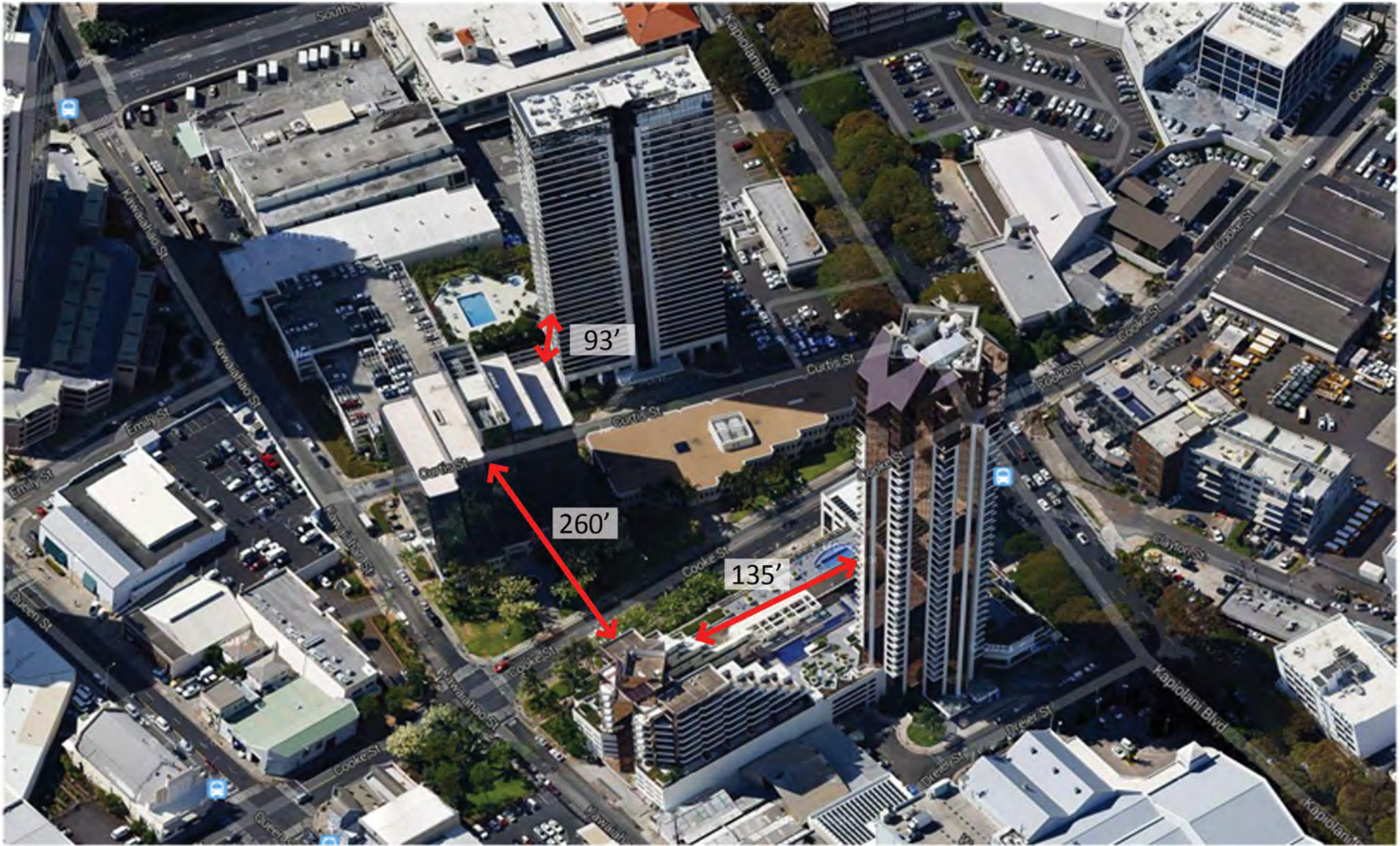


Existing Sewer Main Lines

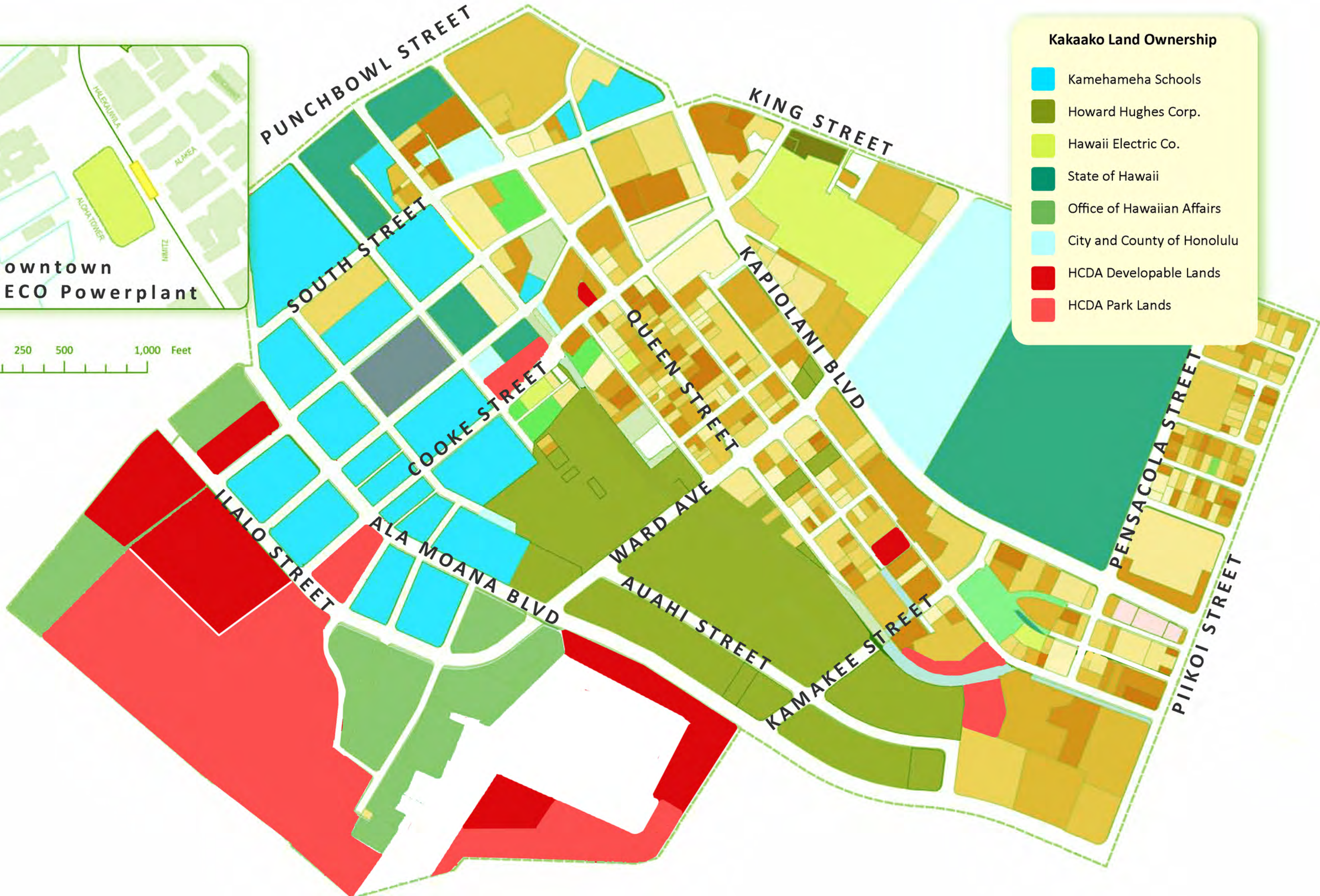
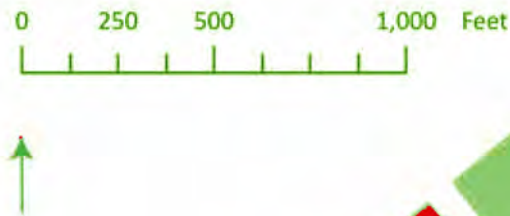


Improvement Districts

1 1988	4 1999	7 2002	10 2004
2 1990	5 1998 GATEWAY PARK	8 2003	12 2007
3 1993	6 2000	9 2003	







Kakaako Land Ownership

- Kamehameha Schools
- Howard Hughes Corp.
- Hawaii Electric Co.
- State of Hawaii
- Office of Hawaiian Affairs
- City and County of Honolulu
- HCDA Developable Lands
- HCDA Park Lands

HOUSING LADDER

Unit Type

Luxury
For Sale

Market
For Sale

**Workforce
Reserved**
Rental or For Sale

Affordable
Rental or For Sale

Low Income
Subsidized
Rental Housing

**Very Low
Income**
Public Housing

Homeless

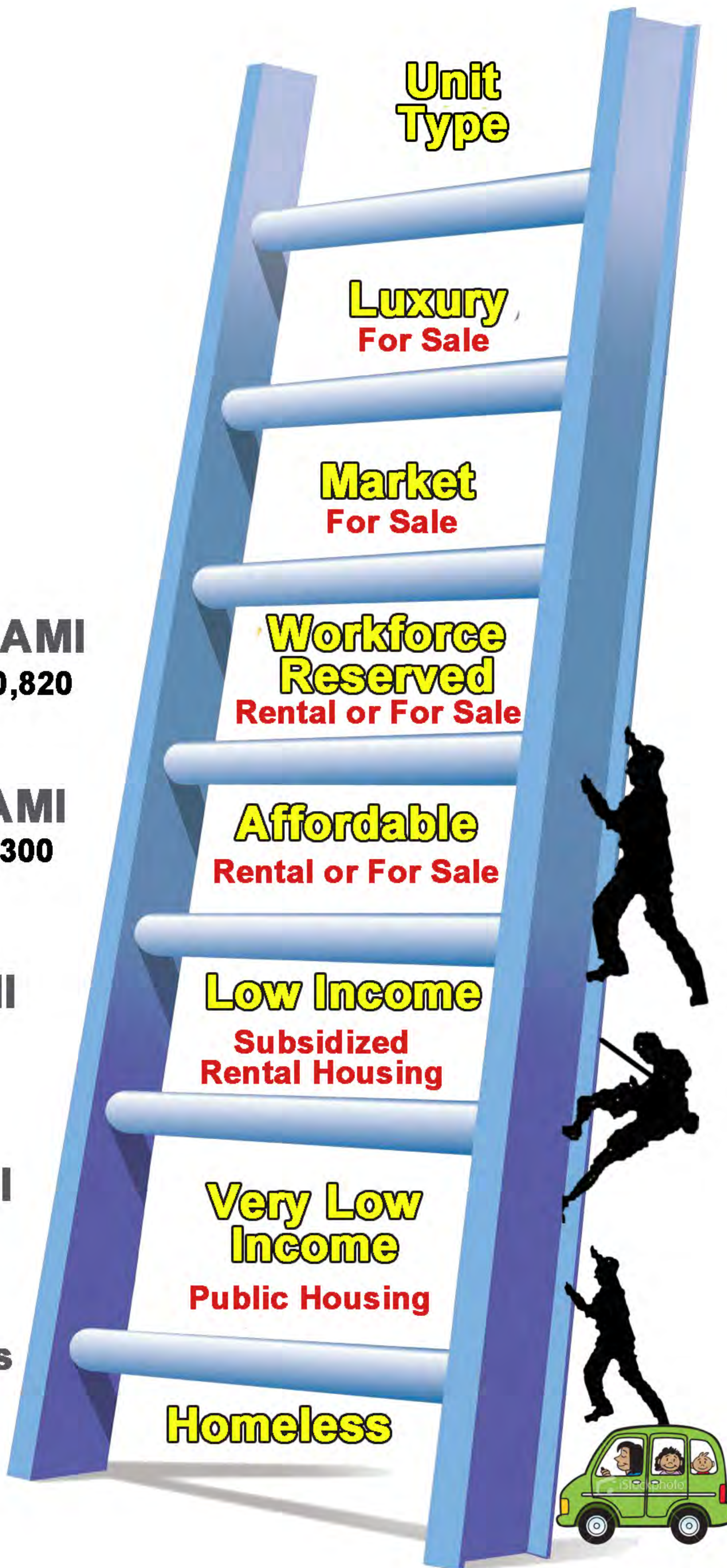
100-140% AMI
\$86,300 - \$120,820

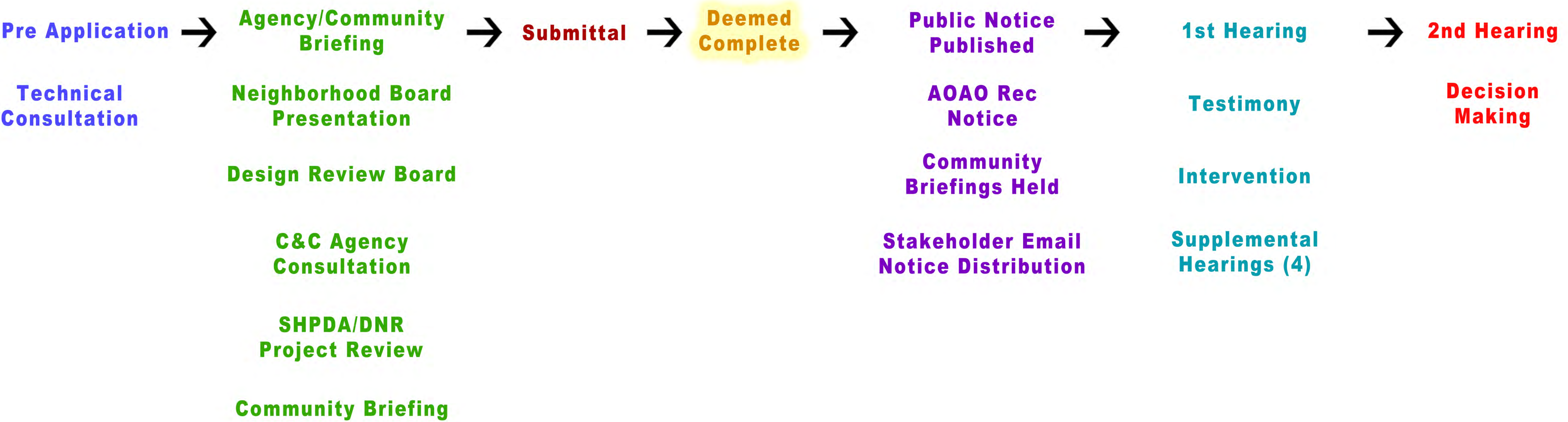
80-100% AMI
\$69,040 - \$86,300

≤ 60% AMI
≤ \$51,780

≤ 30% AMI
≤ \$25,890

**Income
Qualifications**







- Improvement District 1 (1988) 29.6 million
- Improvement District 2 (1990) 35.1 million
- Improvement District 3 (1993) 39.6 million
- Improvement District 4 (1999) 15 million
- Improvement District 5 (1995) 7 million
- Improvement District 6 (2000) 11.5 million
- Improvement District 7 (2002) 14 million
- Improvement District 8 (2003) 5.2 million
- Improvement District 9 (2003) 23.6 million
- Improvement District 10 (2004) 9.8 million
- Improvement District 12 (2007) 15.2 million
- Improvement District 13 (2011) 1 million

HCDA Reserved Housing Program

Existing

Project	# of Units	AMI	Rental/Sale
Royal Capital Plaza	28	64%-140%	Sale
1133 Waimanu	282	97-117%	Sale
Pacifica	124	100-140%	Sale
Keola Lai	63	104-130%	Sale
680 Ala Moana	54	100%	Rental
Na Lei Hulu Kupuna	76	60%	Rental
Honuakaha	93	60%	Rental
Pohulani	262	80%	Rental
Kauhale Kakaako	267	80%	Rental
Kamakee Vista	225	80%	Rental
TOTAL	1474		

HCDA Reserved Housing Program

Under Construction/Permitted/Pending

Project	# of Units	AMI	Rental/Sale
Halekauwila Place (Occupancy March 2014)	204	60%	Rental
Pagoda Terrace (Sales projected Dec 2013)	162	<80- 120%	Sale
404 Ward Ave (Permitted Aug 2013)	375	90-140%	Sale
Symphony (Groundbreaking Nov 2013)	100	123%	Sale
Waihonua 2 (Pending Construction)	72	60%	Rental
690 Pohukaina Phase 1 (project pending)	320	125%	Rental
690 Pohukaina Phase 2 (project pending)	65	125%	Rental
Art Space/Pa'I (project pending)	80	60%	Rental
803 Waimanu (project pending)	24	100-140%	Rental
Total	1,402		

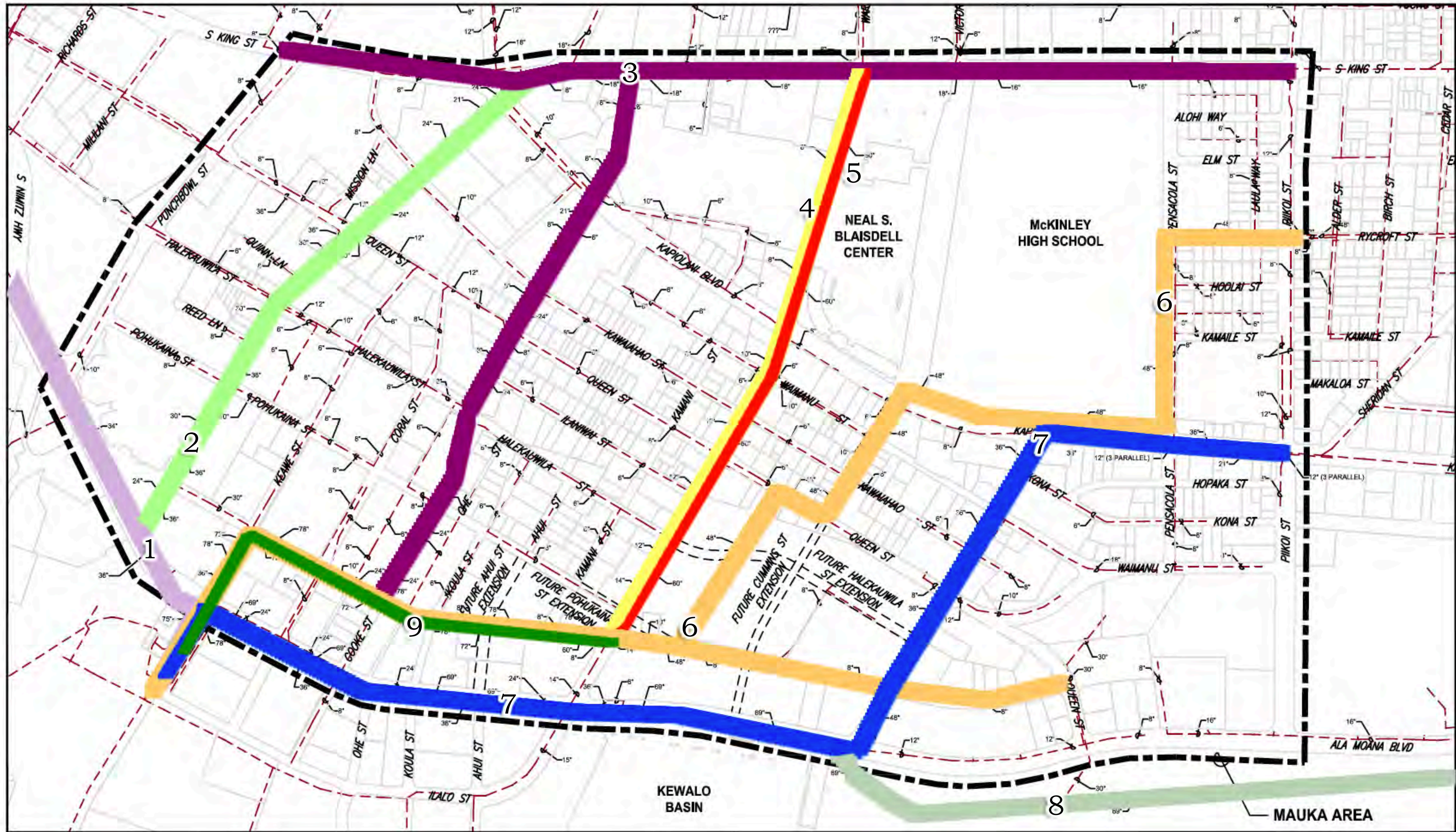
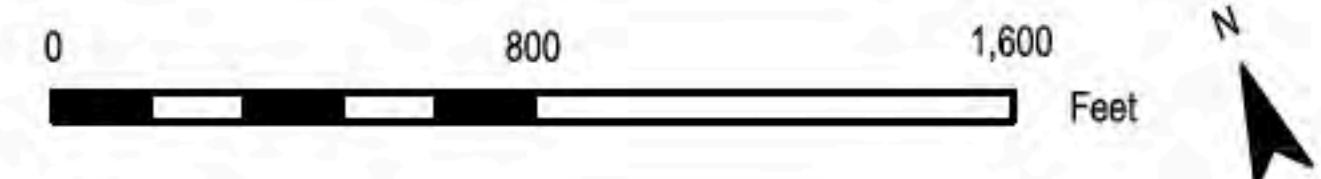


Figure 4 - Existing Sanitary Sewer Systems

- Existing Sewerline to Remain
- Mauka Area (Project Boundary)
- 69" Pipeline Size and Callout Tag Leader



Sources: City & County of Honolulu, 2008, HCDA, 2008, M&E Pacific, Inc., 2008.

