

Kakaako Master Plan Update Town Meeting July 30, 2013 5:30 - 7:30 pm State Capitol Auditorium

**Co-Sponsored by Senators
Suzanne Chun Oakland &
Brickwood Galuteria
Representatives Tom Brower,
Della Belatti & Scott Saiki
Council Members Ann Kobayashi
& Carol Fukunaga**



Kakaako Plan Principles

- **Develop “urban village” neighborhoods**
 - Mixed uses, pedestrian-scale relationship of building to street and public places
- **Create great places**
 - Use of corridors, existing public lands and redevelopment opportunities
- **Make connections**
 - Maintain and complete the street grid, strategic crosswalks, multi-modal design



Urban Design Principles



- **Create outstanding pedestrian environment**
- **Provide improved street connections**
- **Create network of green streets**
- **Connect pedestrian paths across major thoroughfares**
- **Strengthen the Mauka-Makai linkage**
- **Support small-lot, mixed use, industrial pattern in Central Kaka‘ako**
- **Support transit-oriented development**

Project Summary

Projects Under Construction	Market	Reserve	Plan/Modifications
Halekauwila Place	-	204	05/
Waihonua	400	-	05/Yes
680 Ala Moana	-	54	11/Yes
<i>Total Units</i>	400	258	658

Permitted Projects	Market	Reserve	Plan/Modifications
801 South Street	-	635	11/Yes
Symphony	288	100	11/Yes
Waihonua 2	-	72	05/Yes
404 Ward	49	375	05/Yes
<i>Total Units</i>	337	1182	1519

Pipeline Projects

Projects	Market	Reserve	Plan/Modifications
690 Pohukaina	414	390	11 or TOD/Yes
Land Block 2 Project 1	177	-	05/Yes
Land Block 3 Project 1	318	-	05/Yes
The Collection	467	117	05/Yes
Artspace/Pa'I	-	80	11/?
Keauhou Lane	480	120	05/?
801 South St Building B	210	200	11/?
TOTAL	2066	907	2973

2013 HUD Area Median Family Income Estimate

The FY 2013 median family income is estimated as follows:

Area	ACS ₂₀₁₀ 1-Year Estimate	CPI Update Factor	Trending 1.66% for 1.25 years	FY 2013 Area MFI Estimate
Honolulu, HI MSA	\$81,177	1.04117	$1.0166^{1.25}$ $=$ 1.02074	$(\$81,177 * 1.04117 * 1.02074)$ $=$ \$86,271.51

In keeping with HUD policy, the median family income estimate is rounded to the nearest \$100:

Area	Unrounded FY 2013 MFI Estimate	Rounded FY 2013 MFI Estimate
Honolulu, HI MSA	\$86,271.51	\$86,300

2012 HUD Calculation for Honolulu Area Median Income (AMI) = \$82,700



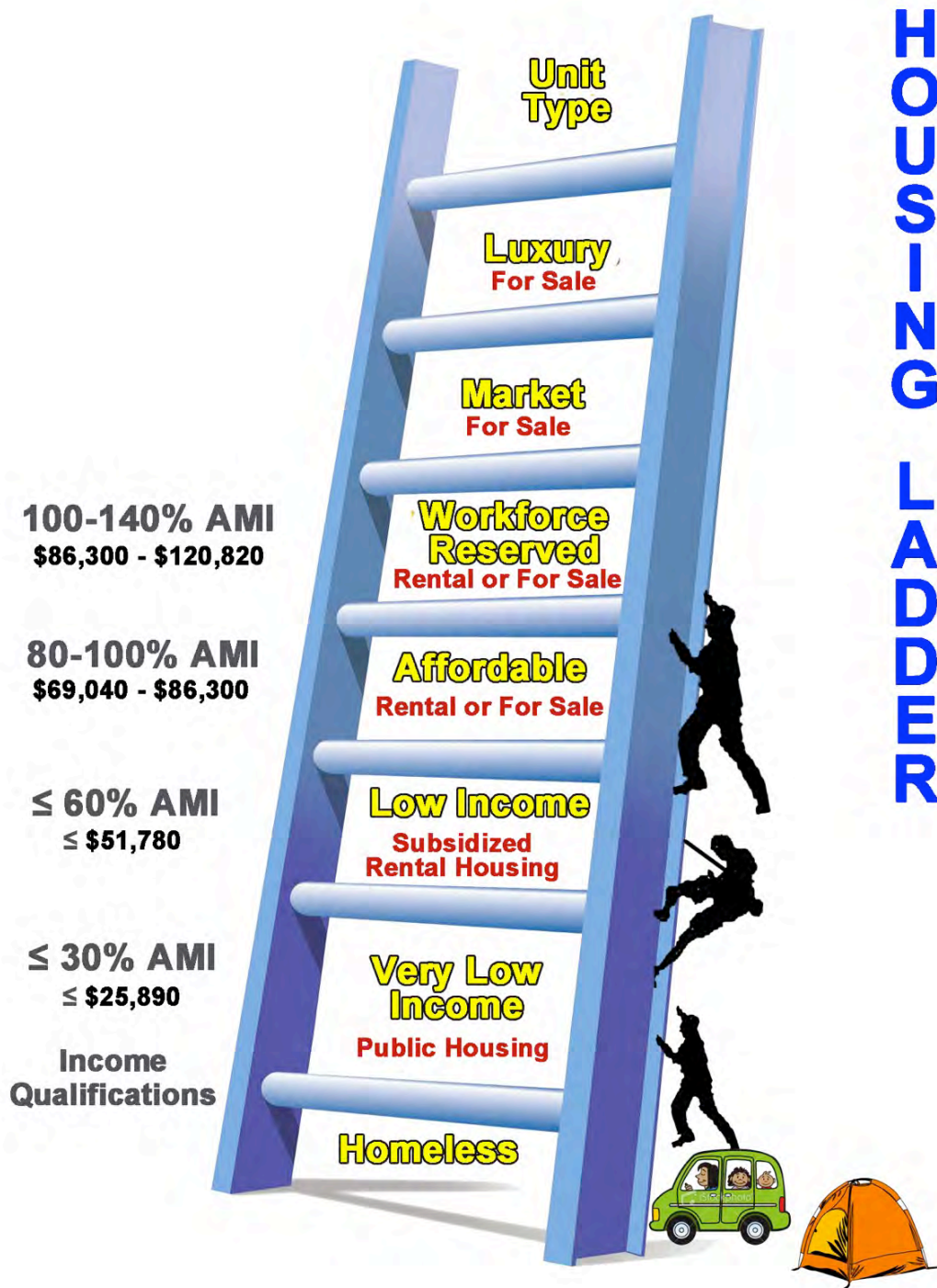
HONOLULU COUNTY INCOME SCHEDULE BY FAMILY SIZE

2012

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE MEDIAN INCOME ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

		LIMITS BY FAMILY SIZE							
MEDIAN \$82,700		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$7,210	\$8,240	\$9,270	\$10,300	\$11,130	\$11,950	\$12,780	\$13,600
	20%	\$14,420	\$16,480	\$18,540	\$20,600	\$22,260	\$23,900	\$25,560	\$27,200
	30%	\$21,630	\$24,720	\$27,810	\$30,900	\$33,390	\$35,850	\$38,340	\$40,800
	40%	\$28,840	\$32,960	\$37,080	\$41,200	\$44,520	\$47,800	\$51,120	\$54,400
	50%	\$36,050	\$41,200	\$46,350	\$51,500	\$55,650	\$59,750	\$63,900	\$68,000
	60%	\$43,260	\$49,440	\$55,620	\$61,800	\$66,780	\$71,700	\$76,680	\$81,600
	70%	\$50,470	\$57,680	\$64,890	\$72,100	\$77,910	\$83,650	\$89,460	\$95,200
	80%	\$57,680	\$65,920	\$74,160	\$82,400	\$89,040	\$95,600	\$102,240	\$108,800
	90%	\$57,790	\$66,040	\$74,300	\$82,550	\$89,180	\$95,770	\$102,400	\$108,980
	100%	\$57,890	\$66,160	\$74,430	\$82,700	\$89,320	\$95,930	\$102,550	\$109,160
	110%	\$63,680	\$72,780	\$81,870	\$90,970	\$98,250	\$105,520	\$112,810	\$120,080
	120%	\$69,470	\$79,390	\$89,320	\$99,240	\$107,180	\$115,120	\$123,060	\$130,990
	130%	\$75,260	\$86,010	\$96,760	\$107,510	\$116,120	\$124,710	\$133,320	\$141,910
	140%	\$81,050	\$92,620	\$104,200	\$115,780	\$125,050	\$134,300	\$143,570	\$152,820

HUD determines the median (100%), very low (50%) and 60% income limits. Adjustments are made by HUD for areas with unusually high or low family income or housing cost to income relationships. Pursuant to rules for the Low Income Housing Tax Credit Program, the 60% income limit is calculated as 120% (60/50) of the very low income limit for each family size. The income limits for other income groups of 80% or less are calculated in the same way. The remaining income limits are calculated as a percentage of the median income for a family of four (the base) with adjustments for family size (i.e., income for a 3-person family is 90% of the base, income for a 2-person family is 80% of the base, etc.).



Market Housing = Willing Buyer and Willing Seller

Workforce Housing = Non-Subsidized For Sale Units

Reserved Housing = Either For-Sale or Rental Units

- For Sale Units Subject to Buy Back and Shared Equity Payments
- Rental Units for 15 years

Affordable & Low Income Units are Subsidized or Built by Government

Very Low Income & Homeless Shelters Are Built by Government

FOR SALE
PERMITTED
PIPELINE

 = 100 units



HCDA Reserved Housing Program

Chapter 206E-33(8) HRS

- **“Residential development may require a mixture of densities, building types and configurations in accordance with appropriate urban design guidelines; integration both vertically and horizontally of residents with varying incomes, ages, and family groups; and an increased supply of low- or moderate-income may be required as a condition of redevelopment in residential use.”**

HCDA Reserved Housing Program

Chapter 15-218 HAR

- **Requirement for Reserved Housing Where Developer seeks to construct multi-family units on a lot >20,000 sf**
 - **20% of total residential floor area – FS units**
 - **15% if for rental units**
- **Household Income \leq 140% AMI**
- **Regulated Term**
 - **For Sale = 5 Years**
 - **Rental = 15 years**
- **First Option to Purchase**
- **Equity Sharing Requirement**

HCDA Reserved Housing Program

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
Halekauwila Place	203	60%	Rental
Pohulani	262	80%	Rental
Kauhale Kakaako	267	80%	Rental
Kamakee Vista	225	80%	Rental

HCDA Workforce Housing Program

15-218 Subchapter 4 HAR

- **Definition**

- **>75% of residential units set aside as for sale units for purchase by families earning 100-140% AMI**
- **Development does not require financial assistance from government**
- **Which meets specified unit size**

- **Exempt From Buyback & Equity Sharing, Public Facility Dedication Fees**
- **Authority May Consider Modifications to Mauka Area Rules**



What Are We Trying To Accomplish?

HCDA Administrative Rules (HAR)

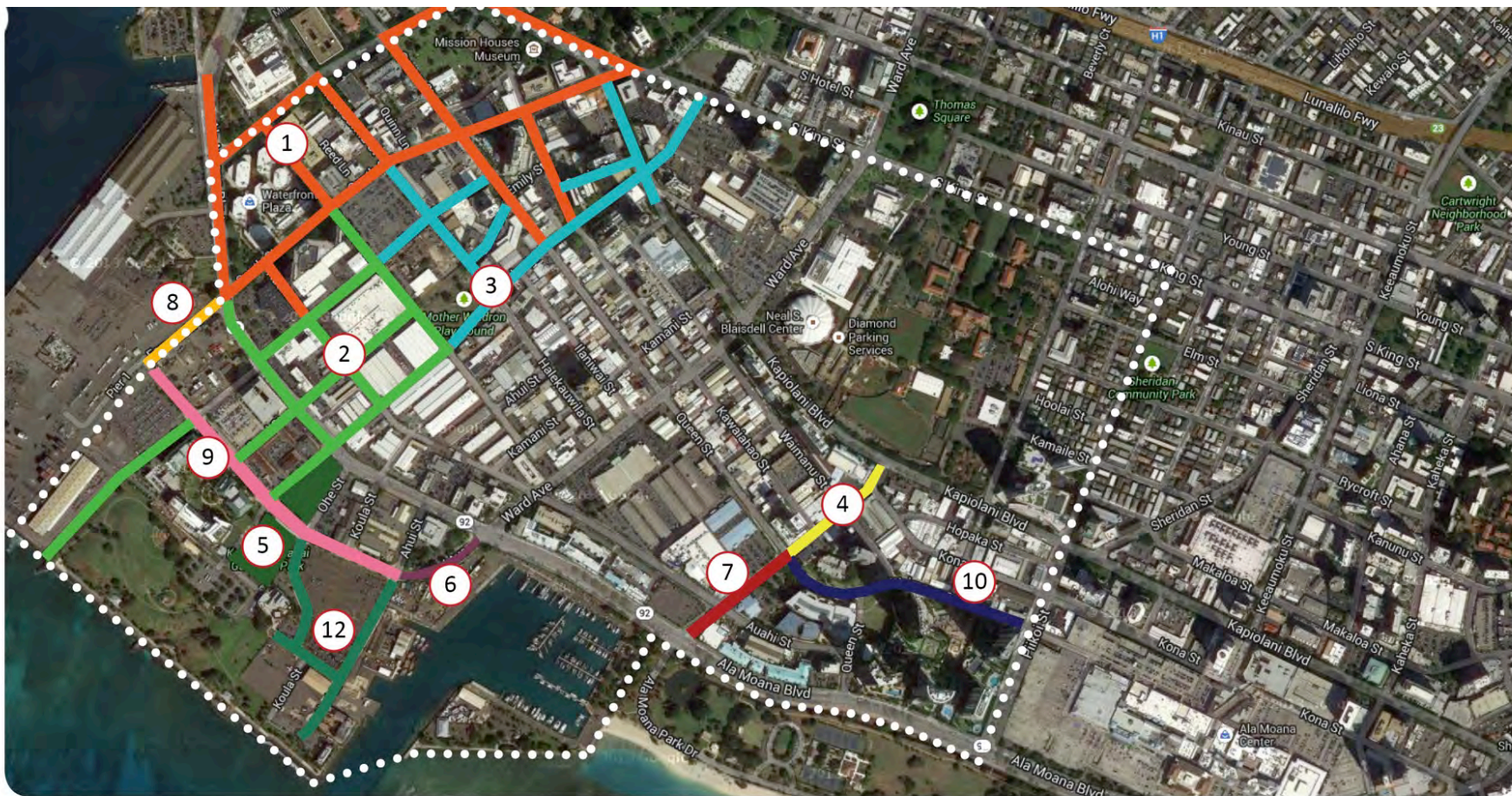
	1982 Plan & 2005 Rule	2011 Plan & Rule	Proposed 2013 Plan & Rule
Type	Use Based	Form Based	Form Based
Urban Form	<p>Tower/Platform Superblock</p> <p>Prkng podium at street level</p> <p>View Corridors, tower spacing</p>	<p>10 typologies</p> <p>Compact/Walkable Neighborhood</p> <p>Active Streets</p> <p>Lined Prkng Podium</p> <p>View Corridors, tower spacing, align, length, orientation</p>	<p>11 typologies</p> <p>Compact/Walkable Neighborhood</p> <p>Active Streets</p> <p>Lined Prkng Podium</p> <p>View Corridors, tower spacing, align, length, orientation</p>
Density F.A.R.	<p>1.5 Base Zone</p> <p>3.5 w/Dev. Permit</p>	<p>3.5</p> <p>*Sheridan Tract</p> <p>**C Kak w/impr</p>	<p>3.5 to 12</p> <p>Site specific</p>
Height	<p>400'</p> <p>80k sf lot minimum</p>	<p>400'</p> <p>Based on neighborhood</p>	<p>400-550'</p> <p>Parcel specific</p> <p>700'</p> <p>3 specific bldg</p>

Variance Program

	1982 Plan/2005 Rules	2011 Plan & Rules
Provisions	Authority may grant relief/variance based on application based on unnecessary hardship	Allows for relief from strict application of rules where owner will be deprived of property's unique & special conditions
Requires	Demonstration of unnecessary hardship	Demonstration of <ul style="list-style-type: none"> • Uniqueness • No self-created hardship • Minimal deviation • Neighborhood not affected • No adverse impact
Not Eligible for Variance Program	None	<ul style="list-style-type: none"> • Change of zone • Deletion of throughfare • Parks & open space Plan • View Corridors • Land Use Classification • Building type/frontage • Any Max FAR standard

Modification Program

1982 Plan/2005 Rules	2011 Plan & Rules
<p>Base Zone Development (≤ 1.5 FAR) May modify Plan/Rule Requirement for lot $> 20k$ sf</p> <p>View corridors, yards, loading spaces, parking, heights and open space</p>	<p>No Modifications allowed for Mauka Area Rules</p>
<p>Planned Development (≤ 3.5 FAR) May modify Plan/Rule Requirement</p> <p>View corridor setbacks, yards, loading spaces, parking, min/max ratio res&comm space, tower footprint & # of towers, platform heights, open space and schedule of reserved housing units</p>	<p>For Workforce Housing “The Authority may consider any modification to its Reserved Housing Rules (Chapter 218)”</p>



Improvement Districts

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

Developer's Fair Share

- **BWS Connection Fees & Necessary Improvement Cost**
- **DTS Determines If Traffic Study & Mitigation is Required**
- **EVS Determines If Wastewater Facility Improvements are Needed**
- **Power & Telecom Utilities Determines Connection & Service Costs**
- **HCDA is Conducting an EIS**

School Impact Fee Statute

- **Chapter 302A-1601**
 - **Allows DOE to Establish School Impact Fee District**
 - **Requires DOE to Generate Impact Fee Analysis**
- **School Impact Fee District Has Not Yet Been Established for Kakaako**
- **HCDA Will Require Area Developers to Comply With Any DOE Findings**

Voluntary Mitigation

- **HCDCA Has Been Working With the DOE on Voluntary Developer Mitigation**
 - **A Project Listing and Cost Is Being Generated by the DOE**
- **HCDCA Will Work With Developers to Apportion Fair Share for any School Improvement Project Identified by the DOE**

Need to Quantify Future School Age Population in Kakaako

- **Average Household Size in Kakaako**
 - **Currently 1.8 persons/unit**
- **Development of Workforce Housing Units Will Likely Generate Additional School Age Population**
- **HCDA will be Working to Identify Future School Age Population**
 - **Survey Individual Development Projects**