

We are open

HCDA UPDATES

A MONTHLY SNAPSHOT

Hawaii Community Development Authority
547 Queen Street; Honolulu, Hawaii
Phone: 808-594-0300
<http://dbedt.hawaii.gov/hcda>



August 2020

We are open

During the Covid-19 pandemic we at HCDA are practicing social distancing, and everyone on the premises wears a face mask.

We are open for business, but are only available by phone, email, or by appointment.

We may be reached during business hours at:

Phone:
808-594-0300 or

Email:
dbedt.hcda.contact@hawaii.gov

For more information about HCDA visit

dbedt.hawaii.gov/hcda

Mahalo.



Reserved Housing units

HCDA works to keep Kakaako a mixed income mixed use district, which includes increasing and maintaining a supply of low- or moderate- income households within the Kakaako community development district, bordered by the Punchbowl, King, Piikoi Streets and the ocean.

HCDA works with developers to build affordable reserved and workforce housing without tax dollars.

When developers construct multi-family housing units on property larger than 20,000 square feet, they shall provide at least twenty percent of the total number of residential units in the development as reserved housing units, either for sale or for rent to people that qualify.

Occupants of reserved housing units have access to and may use the same privileges for the same amenities as all other occupants of the development.

There are currently three affordable senior housing projects in Kakaako:

- 1) Honuakaha on Queen Street, which was built by HCDA, contains 244 total units, 151 units are senior rentals, either studios or one-bedrooms, with fixed monthly rents from \$600-\$800. Rentals are managed by Locations Property Management, <http://www.locationsrentals.com/affordable-rentals.aspx>
- 2) Na Lei Hulu Kupuna on Cooke Street across Mother Waldron Park is owned by Mark Development. The five-story residential building features 76 senior furnished studio-units. Rents vary from \$733 to \$1099. Learn more at www.mdihawaii.com/nalei
- 3) Pohulani senior living has 262 apartments for rent on the corner of Coral and Queen Streets. This state-owned building across the iconic Lex Brodie features an emergency call system in each unit. The easy to use website tells you how many units are available and lets residents make rent payments online, <http://www.pohulani.com/>

The HCDA oversees about a thousand Reserved Housing units governed by Hawaii Administrative Rules (HAR), with several hundred more under construction. These rules allow certain actions with approval by the Authority, such as refinancing or selling a unit during or after the regulated term.

In August 2020, the HCDA board approved the continuation of its existing Reserved Housing policies governing sales of units during and after the regulated term, as well as financing. Without the approval of these blanket policies, each request from a Reserved Housing unit owner would require a separate action item at future Authority meetings.

The next HCDA board meetings will be held virtually, in accordance with social distancing guidelines and directives contained in the Emergency Proclamation issued by Governor David Ige in response to the current COVID-19 pandemic, on September 2. Board agendas are posted on the website the Thursday before meetings.

The meetings will be accessible to the public, live streamed on HCDA's website homepage at www.dbedt.hawaii.gov/hcda and on Facebook at www.facebook.com/HawaiiCommunityDevelopmentAuthority.