



KAMEHAMEHA SCHOOLS

Building Communities for a Better Tomorrow

Hawai'i Community Development Authority
2.3.2021





Today's speakers:



Walter Thoemmes
Managing Director
Kamehameha Schools
Commercial Real Estate Division



Serge M. Krivatsy
Director of Planning & Development
Kamehameha Schools
Commercial Real Estate Division

A black and white portrait of Ke Ali'i Bernice Pauahi Bishop, a woman with dark, curly hair, wearing a dark dress with a white ruffled collar and a necklace. The background of the slide features faint, handwritten text and a geometric pattern.

Ke Ali'i Bernice Pauahi Bishop

Legacy OF A PRINCESS

Princess Pauahi's vision was to improve the capability and well-being of people of Hawaiian ancestry through education. In 1887, she founded the Kamehameha Schools, named after her great-grandfather, King Kamehameha I.

Today, her legacy continues through Kamehameha Schools' focus on fulfilling its educational mission for a thriving lāhui, culture and community.

During Her Lifetime

Population

Health

Culture

Language

Identity

Pauahi's Life and Legacy



Establishes
Kamehameha
Schools

Change
Agent

Steward of
Native
Hawaiian
Education

Restores her
people through
education

Fulfilling Her Mission





Vision 2040

Within a generation of twenty-five years, we see a thriving lāhui where our learners achieve postsecondary educational success, enabling good life and career choices. We also envision that our learners will be grounded in Christian and Hawaiian values and will be leaders who contribute to their communities, both locally and globally.

Supporting Haumāna (Students)

44,161 Total number of learners served in FY20

7,049 Students

supported on 3 campuses and 29 preschools

12,750 Extension education learners

Community & Scholarships

\$71.4 Million PreK to Post-high Scholarships

\$57.5 Million Community Education & Investing



A group of approximately 15-20 students and one adult, likely a teacher, are standing in a lush green field. The students are dressed in casual summer clothing like t-shirts and shorts. They are gathered in a line, looking towards the left side of the frame. In the foreground, there are large, vibrant green taro leaves. The background features a dense line of tropical trees and a prominent, steep mountain range under a cloudy sky.

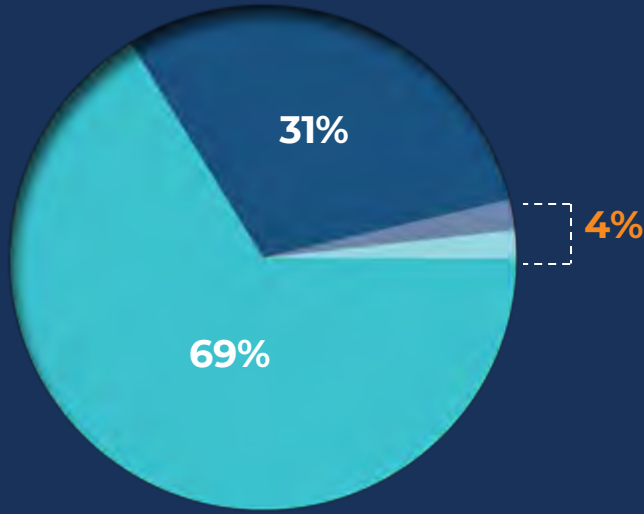


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Resources and Spending FY20

\$12 Billion Endowment Value

- 69% Financial Assets
- 31% Hawai'i Real Estate



\$456 Million

Annual Spend

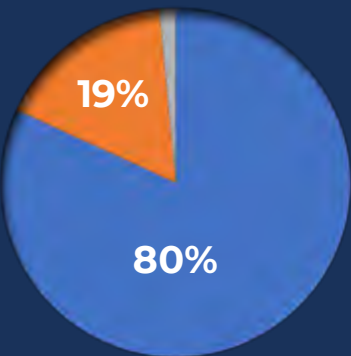
49%	Campus Based (PK–12)	\$224M
27%	Scholarships & Community based programs	\$125M
8%	Other programs and support	\$35M
9%	Capital Projects	\$42M
7%	Capital & Debt	\$30M

Commercial Portfolio FY20

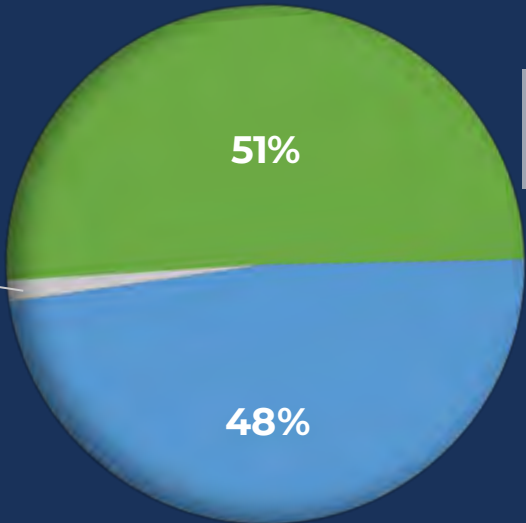
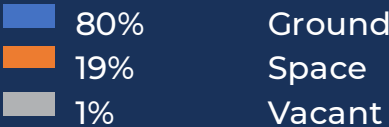
'Āina Classification



1% Active Commercial



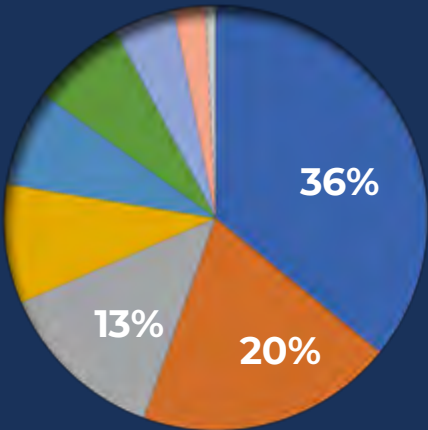
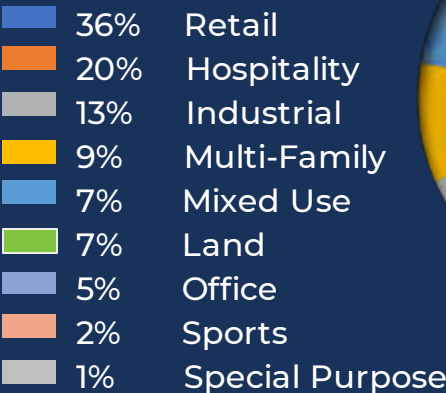
Portfolio Value By Lease Classification



Commercial Acreage
15,000 acres

Productive Acreage
Under 1,000 acres

Portfolio Value By Property Type

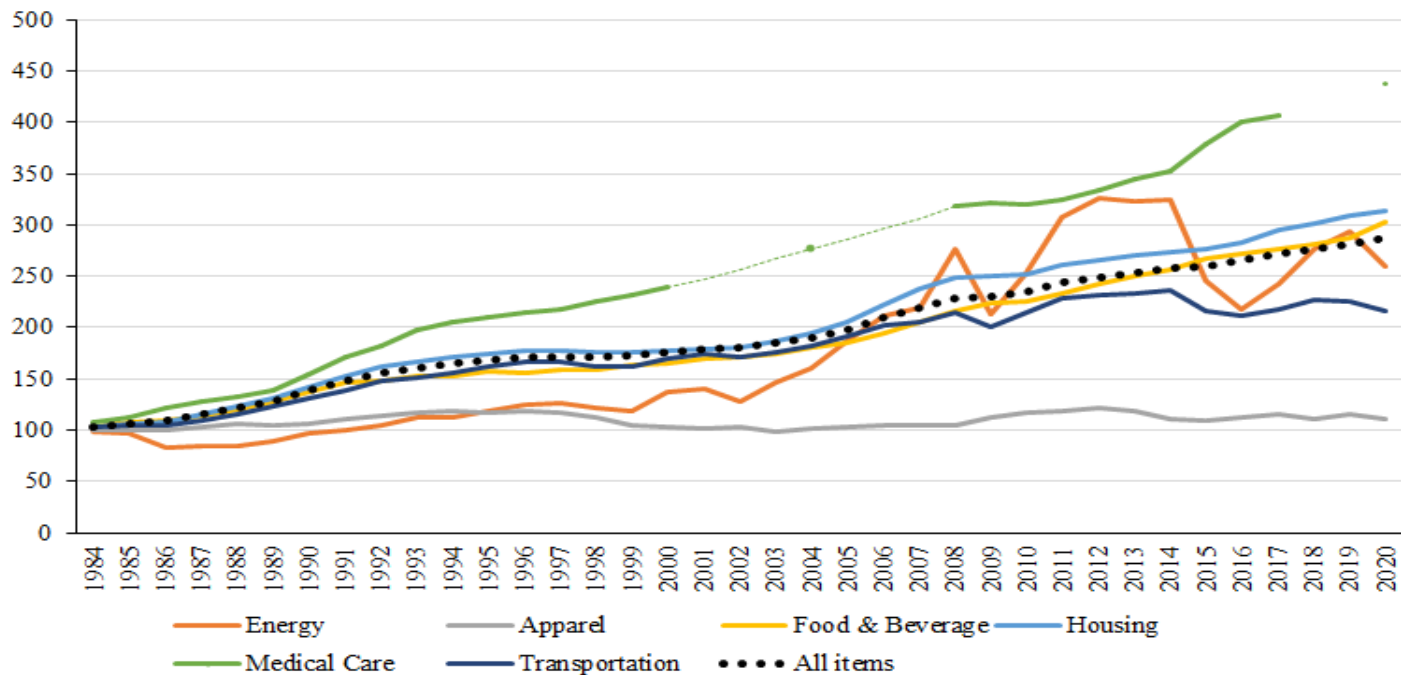


Why Kamehameha Schools Manages Real Estate



Hawai'i's High Cost of Living

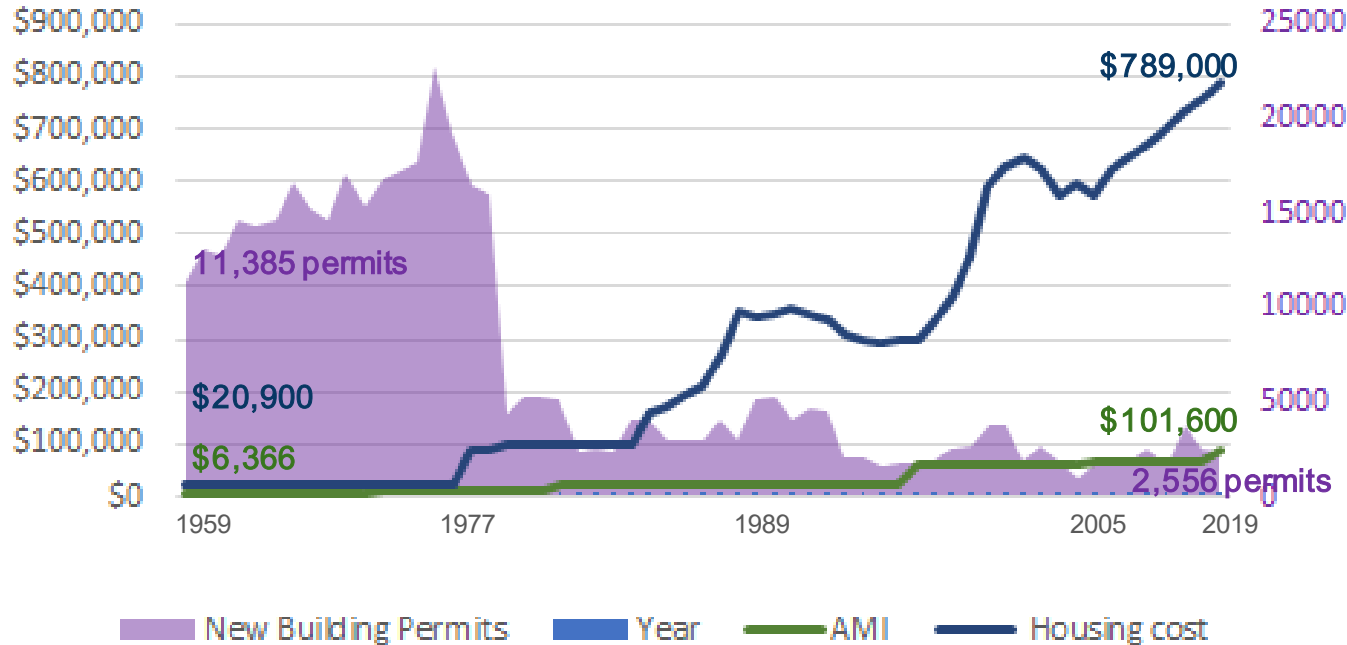
Urban Honolulu Consumer Price Index, Selected Categories



Source: U.S. Bureau of Labor Statistics

*Note: Data for Medical Care is missing for 2001-03, 2005-07, and 2008

High Price and Low Inventory of Housing



◀ Housing Prices vs. Family Median Income vs. New Building Permits

\$789,000

O'ahu Single Family Median Sale Price

2019 - Honolulu Board of Realtors

\$101,600

Honolulu Median Income of Family of 4

2020 - Hawaii Housing Finance Dev. Corp.

Our Challenge – Our Strategy



Our Challenge – Our Strategy

Five Values

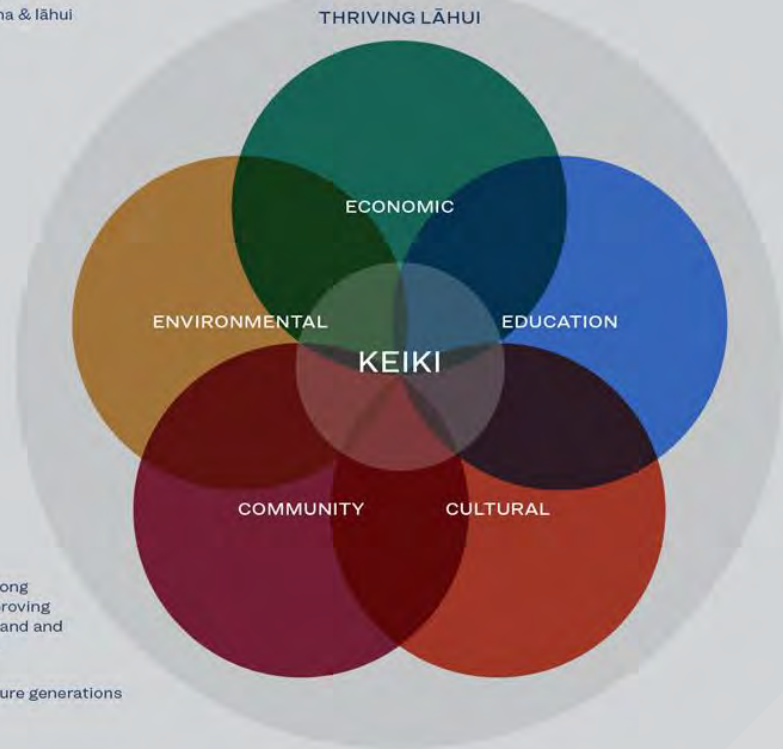
We steward 'Āina Pauahi by balancing returns on Five Values:

- Economics
- Education
- Culture
- Community
- Environment

KS recognizes that a thriving lāhui is not achievable through financial gains alone but that a thriving lāhui is dependent upon the wellbeing of its learners, the greater community, and the 'āina. That is why the five values must be balanced and optimized across the portfolio.

KS VISION 2040

Improve overall well-being of 'āina & lāhui



Why a Regional Approach?

Improving the well-being and success of keiki, 'ohana and communities requires KS to recognize and influence drivers of healthy and sustainable schools, 'āina, and socio-economic systems



1 Education

- ✓ Access to quality education options
- ✓ Rooted in Hawaiian culture and community
- ✓ Empowered educators and school leaders



2 Housing

- ✓ Affordable housing
- ✓ Sustainable community development
- ✓ Homelessness



3 Infrastructure

- ✓ Transportation
- ✓ Water
- ✓ Energy



4 Business

- ✓ Jobs
- ✓ Economic growth & industries
- ✓ Entrepreneurship & innovation



5 Health

- ✓ Social services & support systems
- ✓ 'Ohana stability & engagement
- ✓ Food sustainability



6 'Āina

- ✓ Native Hawaiian identity & inspiration
- ✓ Provision of ecosystem services
- ✓ Linking educational mission & 'āina legacy

‘Āina Measures



COVID-19 Response

Tenant Assistance Programs

- Rent deferral program started April 2020
- Outreach by Asset Management team
- Helpful resources
- Creative protocols to complement tenant businesses
- Marketing campaigns to grow customer traffic



COVID-19 Response

Marketing Support

- Marketing, Social Media, Email, PR/Earned Media
- Culture - Ho'okipa
- Promotions/Campaigns:
 - Buy One, Feed One - #BOFOHawaii
 - Mana'ola - Messages of hope
 - Kōkua Box - 35 lb. produce boxes
 - Partnership: Kūpuna Kōkua
 - Partnership: POW! WOW!, Every1ne Hawaii, Census 2020, #masks4allhawaii outreach
 - Tenant marketing webinars
 - Re-emergence marketing plans
 - Graduation 2020 signage, social media
 - Holiday campaigns



Urban Core Strategy



Our Kaka'ako

A Thriving Neighborhood by Kamehameha Schools



Kamehameha Schools®



Our Kaka'ako

A Thriving Neighborhood by Kamehameha Schools

VISION

To create a progressive, **21st century living community** that will act as a **catalyst for innovation** and nurture the evolution of a **vibrant urban-island culture** within a beautiful **healthy and sustainable** neighborhood.



Placekeeping

- Unique urban island community
- Progressive vibe
- Art, culture, history, sustainability
- Walkable neighborhood
- Diverse housing options
- Connected cohesive development
- Inviting shops, restaurants, and open spaces



KS Kaka'ako Landholdings

Our Kaka'ako (KKMP) Lands **28.9 acres**

Other Mauka Lands **10.8 acres**

Makai Lands **11.8 acres**

TOTAL **51.1 acres**



Kaiāulu 'o Kaka'ako Master Plan (KKMP)

KKMP 29 acres of Mauka Lands

(Approved in Sept. 2009)

Originally planned for:

- 9 full-block parcels
- 2,750 +/- residential units
- 300,000 +/- sq. ft. of commercial space



Increment I Kaiāulu 'o Kaka'ako Master Plan



- Opened in 2017
- 423-unit mixed-use condominium and townhouse complex
- Developed by Stanford Carr Development



Increment I Kaiāulu 'o Kaka'ako Master Plan

keauhou lane

- Opened in 2018
- 209 Kama'aina units
- Developed by Gerding Edlen
- Approx. 40,000 sf of commercial space
- Joint venture with Kamehameha Schools



Increment I Kaiāulu 'o Kaka'ako Master Plan

400 Keawe

- Opened in 2015
- 95 Residential units
- Developed by Castle & Cooke

Keawe Retail

- 8 Retail spaces
- 1 Grocer anchor
- 32,675 sf retail

The Flats at Pu'unui

- Opened in Sept. 2016
- 88 Kama'aina rental units
- Self-developed



Increment I Kaiāulu 'o Kaka'ako Master Plan



- Opened in 2016
- 467 Residential units
- Developed by Alexander & Baldwin



Increment I Kaiāulu 'o Kaka'ako Master Plan



- Over 129,000 sf of commercial space
- Neighborhood-serving local retail
- Adaptive reuse
- Food & beverage, artist workspaces



Increment I Kaiāulu 'o Kaka'ako Master Plan

Six Eighty

- Opened in 2014
- 54 Kama'aina rental units
- Self-developed



Kaiāulu 'o Kaka'ako Master Plan (KKMP)

Increment I

- Block A
- Block B
- Block E
- Block F
- 4 out of 9 blocks fully developed
- 1,336 total residential units, of which 456 (34%) are affordable/workforce housing units
- 184,000+ sf. commercial
- 50,000+ sf. open space



Increment II Kaiāulu 'o Kaka'ako Master Plan

BLOCK C

Lot size: 3.66 acres

Program: Affordable/Workforce

BLOCK D

Lot size: 4.19 acres

Program: Affordable/Workforce

BLOCK G

Lot size: 2.42 acres

Program: Market Residential

BLOCK H

Lot size: 2.10 acres

Program: Market Residential

BLOCK I

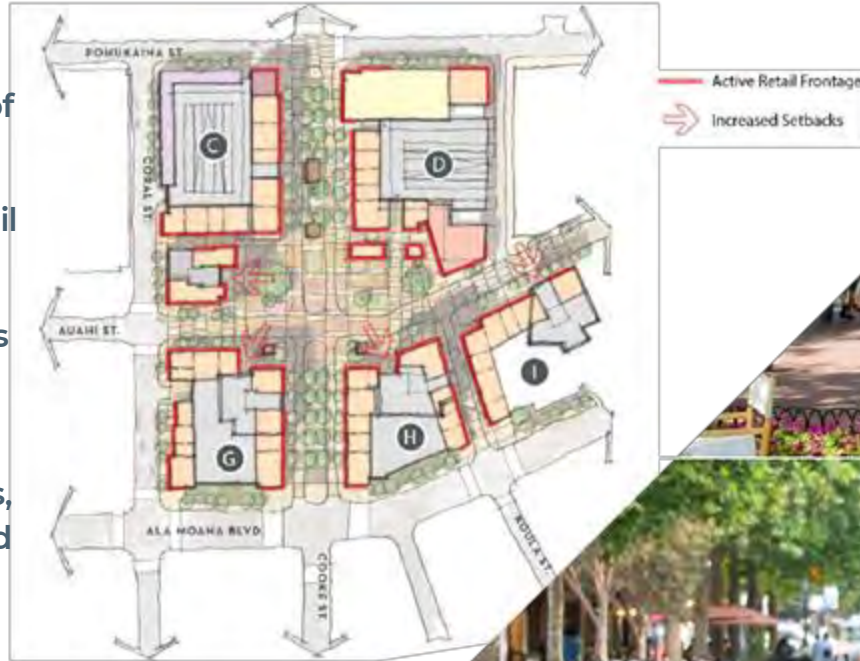
Lot size: 3.45 acres

Program: Market Residential

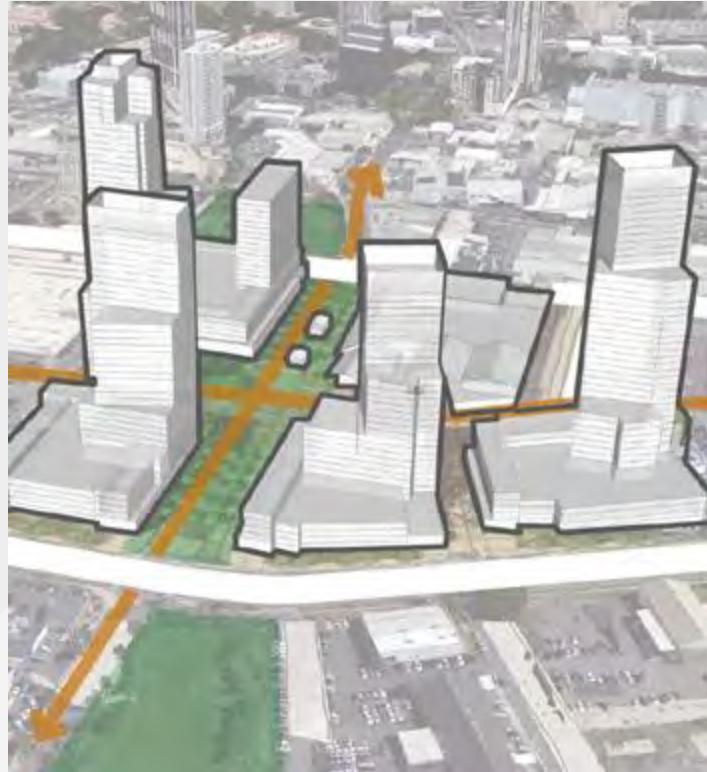


Piko Crossroads of Cooke and Auahi Streets

- Cooke & Auahi Streets - Piko/core of Our Kaka'ako
- Auahi St. - Main retail corridor
- Cooke St. - Connects parks; more retail
- Pedestrian-friendly with wide sidewalks, streetfront retail and restaurants, landscaping and public art



Piko and Park-to-Park Connectivity



Cooke-Auahi Intersection from 'Ewa



Plaza from Diamond Head



Pedestrian Friendly & Multimodal



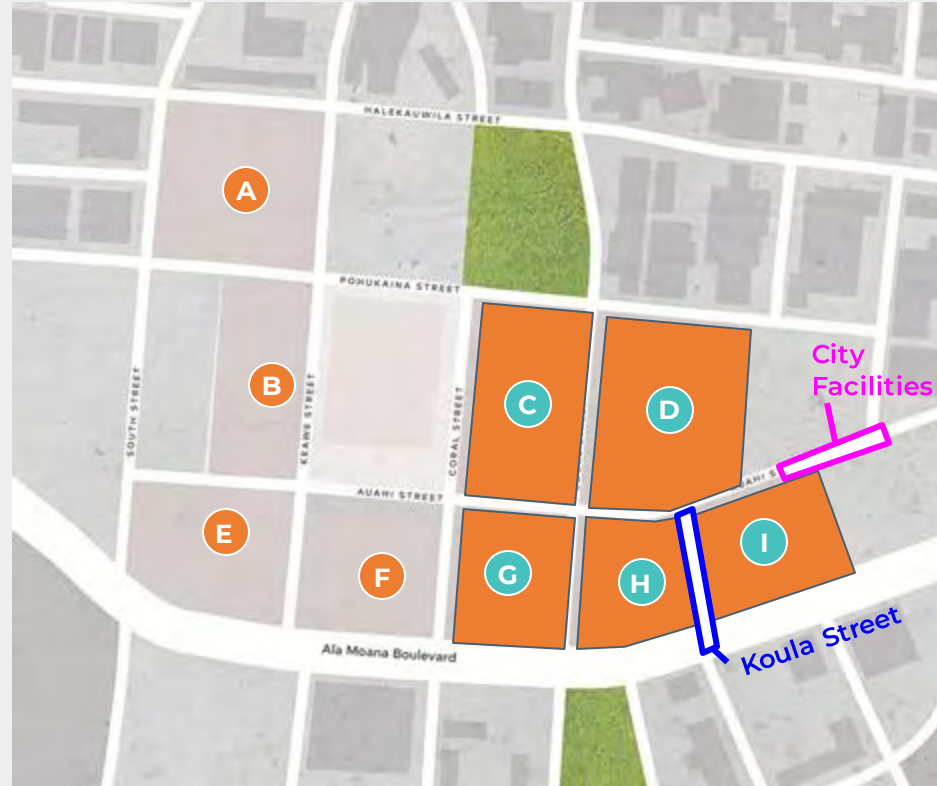
Roadways & Connectivity

1. Auahi Street Reopening

- Working with City and neighbors to open Auahi Street and improve connectivity between Our Kaka'ako and Ward Village.

2. Koula Street

- Add Koula Street to KKMP increasing flexibility to relocate or combine with adjoining parcels.



Amendments to KKMP

- Extension of the KKMP expiration date
- Accommodate 201H Affordable Housing Projects
- Addition of Koula Street
- Other amendments/clarifications



KKMP Amendment Next Steps

Community Outreach

Jan/Feb 2021

HCDA Board Update Meeting

February 2021

Master Plan Amendment Application filed with HCDA

February 2021

HCDA Hearing(s)

March-May 2021 (est.)

HCDA Approval

June 2021 (est.)

Aerial from Makai



Aerial from Mauka



From Makai, Cooke Street with Plaza at Auahi Street Intersection



Future Outlook Today & Tomorrow



Our Future



Today's Keiki. Tomorrow's Community.

Building Communities for a Better Tomorrow



Mahalo



Kamehameha Schools®