



Hawai'i Community Development Authority

Mauka Area Rules

Amendments

Community Outreach Survey | Results

The Process:

The Hawai'i Community Development Authority (HCDA) is in the process of amending the Mauka Area Rules (MAR), HAR, §15-217, which govern development in the Mauka area of the Kaka'ako Community Development District. The HCDA is looking for ways to better implement community benefits, reinforce reserved housing, and implement effective changes to make the Mauka area of Kaka'ako a stronger and healthier community. As part of this process, the HCDA has reached out to the community to get feedback. On December 2, 2021, the HCDA held its first virtual community meeting to discuss the MAR amendment process.

The Survey:

The HCDA has conducted an anonymous online 'Community Outreach Survey. The survey was open to the general public from November 2021 to June 2022. One hundred and thirty-five community members participated in the survey, results of which are now being shared with the public. The survey asked ten questions related to potential changes in the MAR. In several of the questions, participants were asked to rank priorities and put items in order of importance. The results will be reviewed and become part of the greater process to effectively amend the MAR.

¹<https://docs.google.com/forms/d/e/1FAIpQLSfSRFGJl4xJH9VUwkMqQOvEi9qfoR19vHrO0oG1UFETFmFPw/viewform> [inactive]

Key Numbers



Infrastructure

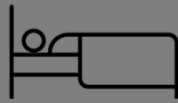
44% Strongly Agree

More investment should be made to improve infrastructure in the Mauka Area to promote further development



Community Benefits

53% Want Community Gardens



Land Use

46% Strongly Disagree

Allow for Hotel Use



Affordable Housing

31% Strongly Agree

Provide density incentives



Parking

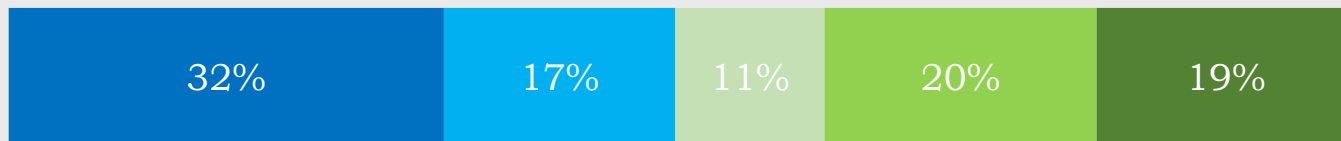
32% Strongly Disagree

Eliminate the minimum off-street parking requirements

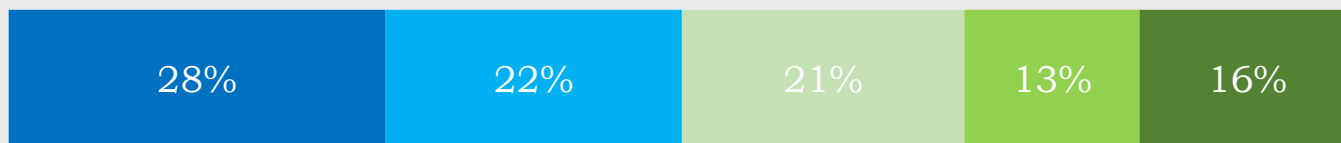


1. The HCDA is considering revising some of the parking requirements within Kaka‘ako. What revision do you think would be most beneficial for the community?

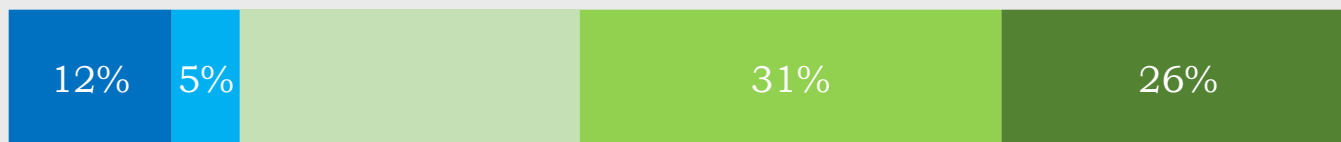
Eliminate the minimum off-street parking requirements



Require parking to be sold/rented separate from housing units (AKA unbundled parking)



Incentivize more efficient parking (i.e., robotic parking)



■ Strongly Disagree ■ Disagree ■ No Preference ■ Agree ■ Strongly Agree

Comments provided by respondents:

“Provide more parking facilities due to growing community”

“Less street parking. Too much traffic with people parallel parking.”

“Rather than eliminate the minimum, I would incentivize buildings to promote transit, biking, walking and reduce their parking footprint.”

“Require more public parking”

“Let the market dictate the required parking”



Photo by :Honolulu Civil Beat



1. The HCDA is considering revising some of the parking requirements within Kaka‘ako. What revision do you think would be most beneficial for the community?

Other comments provided by respondents:

“provide massive incentives for alternative (smaller) vehicle parking like electric scooters, bikes, etc.”

“More user friendly bike parking design standards”

“More free parking spaces for under 15 minutes, unloading/loading use”

“Encourage ride share”

“Require more public parking”

“Incentivize ride share parking like Hui drive share”

“Do more to encourage public transit solutions, make it a developer fee, get them to pay for the Kakaako HART stop.”

“Just provide more - all the workers at the local businesses don't provide parking for them so they take up a lot of the street parking leaving barely anything left for shoppers or visitors.”

“Create more pedestrian only area/zone. Design safer intersection (the corner in front of Nobu is a death-trap. Cars turn in high speed without consideration of pedestrian crossing DUE TO POOR VISIBILITY -- that corner is "designed" to hit pedestrian crossing.) If Hawaii is truly innovation and a "leader" is CO2 negative -- why not copy EU cities (such as Delft -- to be Car-Zero in some area? It is do-able.)”

“Land developers should be required to provide MORE THEN adequate on site parking for all their tenants. This should be done to minimize strain on street parking. Developer's on site parking should be automatically included with housing, with the option for purchase of inexpensive additional parking available. Housing tenants that don't use their parking should be able to rent out their parking. Incentives for more efficient parking should be made to encourage land developers to make better use of all available land. Incentives for open park areas should also be given. People need more open green/park areas!”

“require large luxury developers to provide more parking. Central Kakaako already has too little parking to supply the demand.”

“As public transportation improves, promote use of public transportation vs traditional parking.”

“provide car sharing stations and free bus – trollies”

“Provide more free parking in the area to bring more commerce and support residents in the area”

“Provide parking for the working community that come into Kaka'ako for work.”

“Loading stall requirements based on loading management plan and needs”

“Parking requirements should consider motorcycle/moped.”



1. The HCDA is considering revising some of the parking requirements within Kaka‘ako. What revision do you think would be most beneficial for the community?

Other comments provided by respondents:

“Increase density/FAR”

“Reduce but do not eliminate requirements.”

“ticket unlawful parking”

“Eliminating minimum off street parking only works in cities that have outstanding public transportation in the area. We do NOT have that yet. Once the light rail exists perhaps can revisit. In the meantime consider investing in BIKI to provide additional bike parking stands as this can be a step in the right direction.”

“The ruling of parking stall dimensions should be amended for future projects (i.e. pillars/columns can jut into stalls, thus decreasing stall width significantly)”

“include considerations for PV stall requirements if parking is provided in a building.”



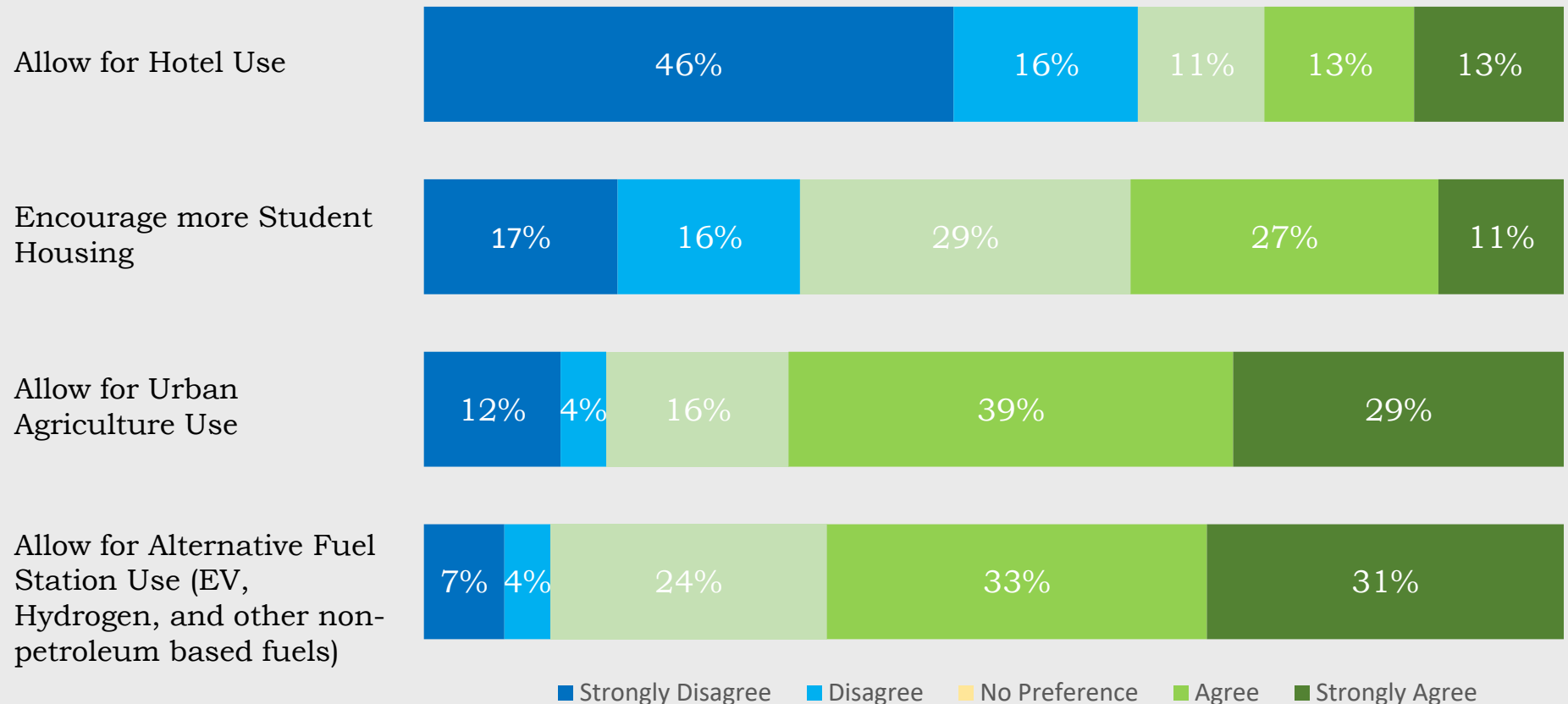
Photo by: Giken Ltd.



Photo by: insidehook.com



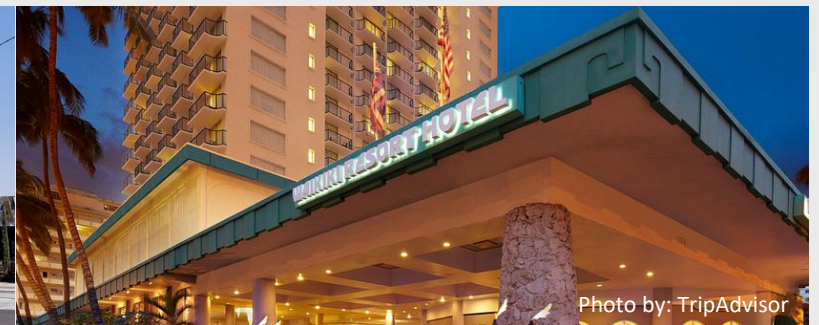
2. The HCDA has already designated Kaka‘ako with mixed-use zoning. What other land use would you like to see allowed, removed, or encouraged in the Mauka Area?



Comments provided by respondents:

“Encourage more Senior Housing.”

“Allow all uses.”



2. The HCDA has already designated Kaka‘ako with mixed-use zoning. What other land use would you like to see allowed, removed, or encouraged in the Mauka Area?

Other comments provided by respondents:

“areas for micro-utilities or decentralized utilities, food security use, maybe green roof requirement”

“State of the art emergency care. Relax rules, parking and use for church and / or congregational”

“Community gardens, native species planting/conservation areas”

“affordable housing, community center with social services”

“More affordable housing, encourage mixed commercial residential, light industrial/residential. I would love more public facilities and parks but the homeless population would have to have their needs addressed first.”

“More adaptive use of existing buildings rather than demo/redevelopment”

“luxury housing”

“More green space”

“Urban agriculture only if it's a vertical application, not taking up more land for agriculture.”

“We're in a housing crisis. The focus should be on providing housing for local families.”

“Urban Ag - green roofs. Why is Chicago the leader in this area, Honolulu should be.”

“No more new high rises of any sort in any area of Kakaako and urban Honolulu. Set a height limit and adhere to it. No more exceptions. RAIL has been a HUGE financial disaster especially to longtime residents caught in the TOD zones where our property taxes have skyrocketed over the years due to the rail developments that are coming. Way too much speculative building and rail is not complete and really, it should end now. RAIL is the biggest financial mistake of the century and I am sick and tired of paying more and more for it. RAIL should have never been built. Stop it at Middle street and abandon the rest of this highly costly mistake. Do not let Kalihi turn into the next Kakaako glass structure TOD zone!!!! People cannot afford to live here. It is all the fault of the politicians in power now as well as those in the past, most of which I have never voted for. STOP RAIL NOW. STOP BLEEDING OUR FINANCES!!!!”

“Keep kakaako focused on residents not visitors. Encourage middle income housing, or really anything less expensive than the Howard Hughes development.”

“compost AND sustainable waste management recycling”

“Would like more public parks and green space, recreational spaces for children”

“light industrial and retail”

“Remove all the bars and pedaling drunk people, portable bars.”



2. The HCDA has already designated Kaka‘ako with mixed-use zoning. What other land use would you like to see allowed, removed, or encouraged in the Mauka Area?

Other comments provided by respondents:

“Kakaako and urban Honolulu needs more open green/park areas!”

“Allow permanent farmers market facility”

“Clean up homeless in Mother Waldron park”

“More walkable areas -- car-free zones -- more street-level local eclectic storefronts”

“Encourage density of all types of commercial and residential uses. Kakaako should be super urban and dense filled and filled with live work play uses. Discourage low density industrial or agricultural uses. Push those out of City center to areas where land is less valuable.”

“Public parking structures supporting neighborhood business zones.”

“less industrial use”

“Encourage schools, daycares, green spaces, sports field - Kakaako is becoming a place for young families to raise children”

“Incentivize flexible/temporary use to activate lots”

“more craft and art spaces.”

“Local vendors”

“businesses that support present and future populations (child care, senior care, medical offices, pharmacies, health and wellness)”

“Would like to see additional sports facilities, tennis, pickle ball, basketball courts. Promoting healthy lifestyle is important to our community.”

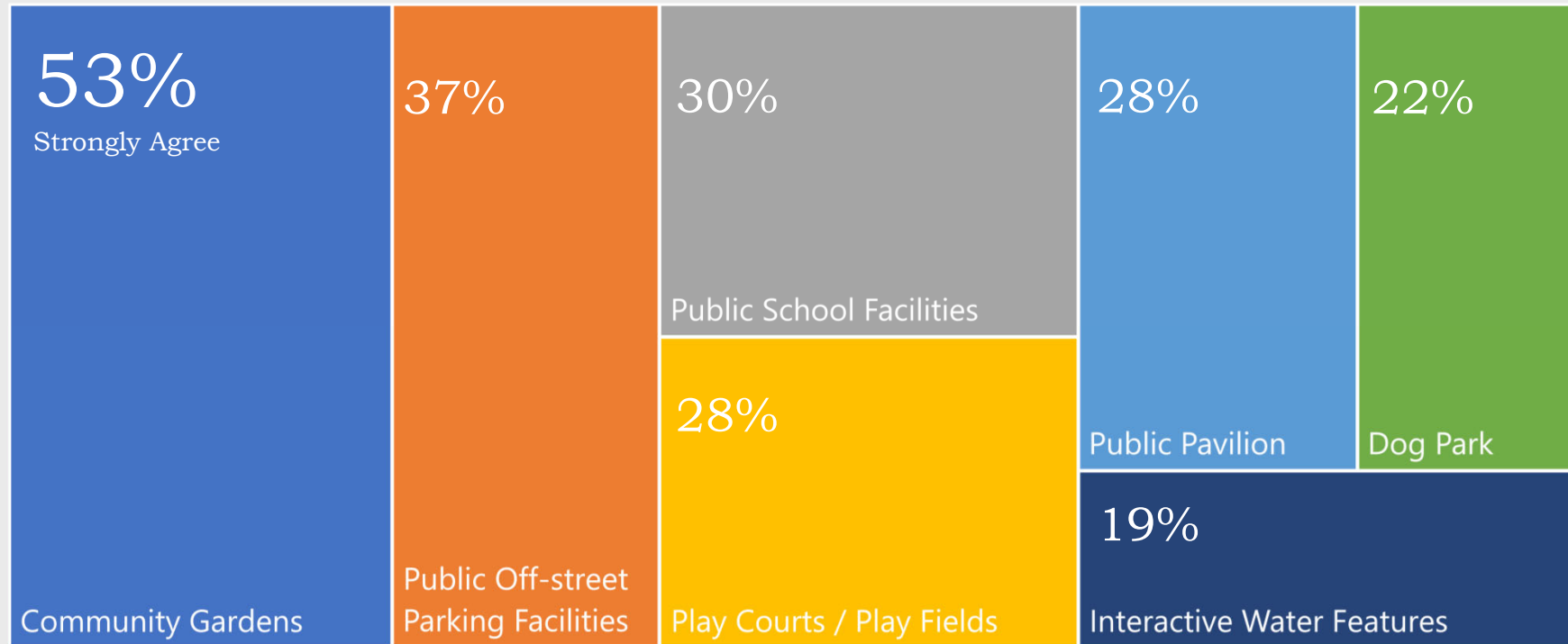
“remove single family from entire district, encourage the joint development and/or consolidation of small parcels, encourage 5-6 story scale residential (especially in Sheridan zone), restrict storage building placement and continue to encourage active street frontage for storage buildings, encourage more outdoor dining, encourage green infrastructure and FAR bonus by building performance criteria, encourage diversity of building massing typologies beyond tower/podium, continue to pursue increased height limits for select projects, general increase in as-of-right density, and development/refinement of a FAR transfer system (seems to be allowed but rarely pursued compared to other cities)”



Photo by: Altius Farms



3. What community benefits/facilities would you like to see developed in Kaka‘ako?



Dog Park:

Strongly Disagree 11%, Disagree 5%, Neutral 32%, Agree 30%, Strongly Agree 22%

Interactive Water Features; splash pad, fountains, cascades, etc.:

Strongly Disagree 16%, Disagree 20%, Neutral 25%, Agree 20%, Strongly Agree 19%

Play Courts / Play Fields; pickleball, tennis, basketball, softball, baseball:

Strongly Disagree 5%, Disagree 6%, Neutral 25%, Agree 37%, Strongly Agree 28%

Public Off-street Parking Facilities:

Strongly Disagree 10%, Disagree 10%, Neutral 18%, Agree 25%, Strongly Agree 37%

Community Gardens / Urban Roof Gardens:

Strongly Disagree 1%, Disagree 1%, Neutral 15%, Agree 29%, Strongly Agree 53%

Public School Facilities:

Strongly Disagree 10%, Disagree 9%, Neutral 22%, Agree 28%, Strongly Agree 30%

Public Pavilion/ Community Events Hall:

Strongly Disagree 8%, Disagree 8%, Neutral 25%, Agree 31%, Strongly Agree 28%



Photo by :City of Clearwater, FL



3. What community benefits/facilities would you like to see developed in Kaka‘ako?

Comments provided by respondents:

“community centers and adult care and education centers”

“More street trees and public seating.”

“Affordable and Senior housing. More projects like Halekauwila Place. Keahou Lane, 400 Keawe 680 Ala Moana, Ke Kilohana, 801 South and Nohona Hale. These have the potential to create a vibrant live work neighborhood”

“More community areas for families and friends to enjoy the space”

“Allow use of McKinley track & field.”

“These things are nice but should not be required by developers. Don't forget Kakaako waterfront.”

“Pavilion and open space for small venues (mini Waikiki shell) coupled with parking for food trucks etc.”

“Better transit, sidewalks in the industrial areas, improved safety”

“Yes to urban roof gardens. No to on-grade community gardens. Not the highest and best use for the limited land.”

“more street parking and keep it free or affordable. Do not penalize vehicle owners and drivers who pay the most taxes to use the roads.”

“Sidewalk and landscape improvements. It would be nice to be able to walk from Kapiolani to Ala Moana Blvd along shaded sidewalks.”

“The homeless have taken over most of the parks here and the ones that arent, are not kept up to any standard and they look awful.”

“sand Volleyball courts included in "Play Courts“”

“Better sidewalks/ improved pedestrian walkways”

“Clean workspace”

“I would like to see more local markets.”

“Less development. Super crowded already. Don't like the homeless people at affordable housing and crime”

“More open areas of green park space. I would like to see enforcement of current rules (less homeless, dogs where they don't belong (so many dogs at kakaako waterfront and ala moana beach park), parking law enforcement, etc.) If more dog parks are developed, they should be located inland and not shared with or near beaches, which creates a public health issue.”

“Tennis court”

“Wide, pleasant, well-lit walkable paths for neighbors to stroll (daytime and nighttime), bookstores, libraries, parklets, creative low-cost placemaking spaces, car-free”

“protect the industrial businesses in Central Kakaako from the economic stresses of development.”

“Mobility hub, street trees”



3. What community benefits/facilities would you like to see developed in Kaka‘ako?

Other comments provided by respondents:

“Facilities/programs to bring keiki/families together to build community.”

“bike lanes throughout, and bike parking”

“Public schools, day cares, bridge over Ala Moana blvd at Cooke St green corridor, affordable housing”

“Owners/developers commit to programming public space with events. Public car sharing at residential projects.”

“outdoor workout spaces.”

“Health and wellness”

“Additional security presence such as police or community watch Kobans scattered through the community, manned 24 hours a day.”

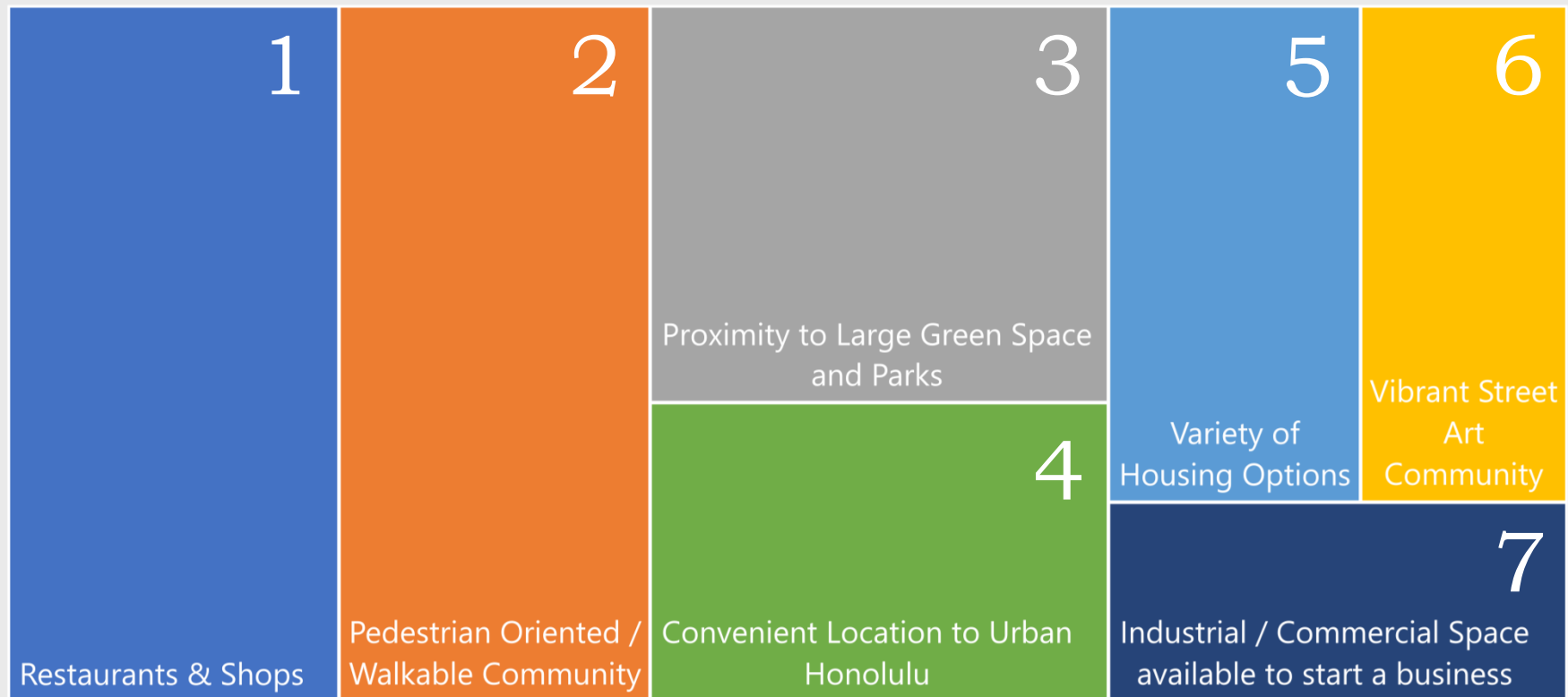
“The biggest need is more public schools”

“Although walking/biking are encouraged, commuting to work is reality, and driving is most efficient. Parking structures to rent parking stalls (most units are allowed only ONE stall) are definitely needed!”

“smaller scale pocket parks to serve block rather than district, enhanced street furnishings and lighting, bolster public art in different forms (beyond murals)”

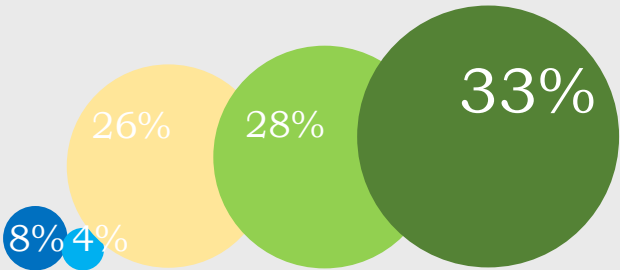


4. What makes Kaka‘ako a place you want to live and work in?
[Rank 1-7: 1 = Most Important / 7 = Least Important]

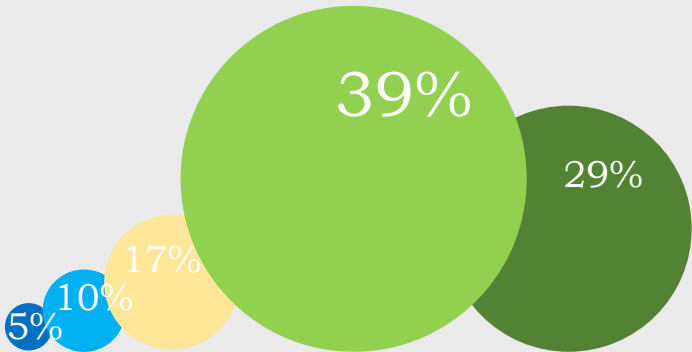


5. What value does Kaka‘ako add to O‘ahu and Hawai‘i?

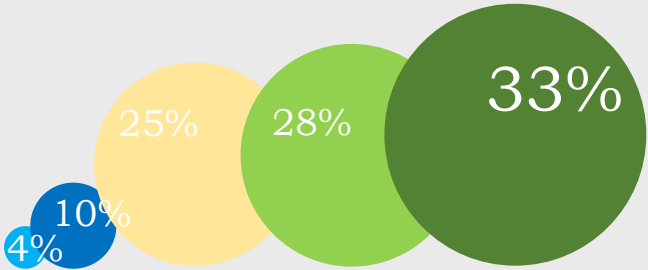
Strongly Disagree Disagree No Preference Agree Strongly Agree



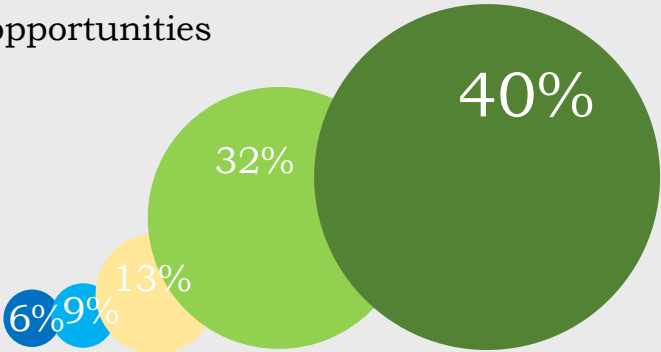
Adds real estate and land value



Provides jobs and economic opportunities



Provides tax revenue generation

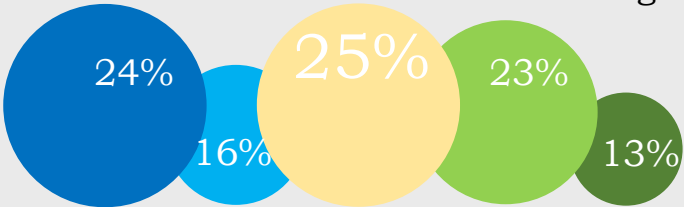


Example of urban lifestyle that is right for Hawai‘i

Comments provided by respondents:

“Housing proximity to jobs, both Waikiki and Downtown.”

“Mixed use of residential & business is attractive for living & working”



Provides enough housing to address the need for affordable housing



5. What value does Kaka‘ako add to O‘ahu and Hawai‘i?

Other comments provided by respondents:

“become a model for Sea level rise strategies”

“It could be the example of an urban lifestyle appropriate for Hawaii with value added through tax generation and job opportunities if there was more actually affordable housing. I think the state did a good job with some of the projects in the area. It doesn't have to be only private developers.”

“Place for Urban art and murals”

“Urbanization central to an array of services and Hawaii’s business core.”

“Mixed use of residential & business is attractive for living & working”

“Gets people talking!”

“provides space for food trucks”

“It allows for urban density, reducing urban sprawl to areas outside of Honolulu.”

“Density and gathering areas create more community. Adding the dog park at Mother Waldren park led to creating some nice friendships and becoming more connected to the neighborhood.”

“Value in walkable community and model of how urban living in Hawaii should look. Downside is that proximity to ocean leads developers like Howard Hughes to produce buildings where even a studio apartment costs near 1 million dollars.”

“While I don't live directly in Kakaako, I live in the Ala Moana area where a lot of development have negatively impacted the finances of long time residents who have been here before the madness of RAIL and TODs started. Now it is highly unaffordable, even the so called "affordable" housing in my area and in Kaakako cannot be afforded by regular folks. Too much speculative investors have bought up all the properties that have been developed for them with only the crumbs remaining for the few people who can afford the affordable housing options. It is really sad. Kaakaako has been transformed into another playground for the rich. I am just so happy the community took up arms to stop the development of the interactive facility once proposed for Ala Moana Park. IT was a small but significant victory for us common folk. The only other way Kakaako can be of added value is to have free PARKING (as is on most of the Gentry shopping areas) for the rest of the town. How about FREE on-street parking not only on Sundays but also Saturdays too? More support for motorists is needed. Too often I have seen too many rows of on-street parking spaces taken away from the public. This is pathetic. No parking means I don't want to go shopping in a certain area. It is harmful to small businesses. Parking is a key to success. Look at Ala Moana Center... tons of free parking, and despite many high priced stores, people still go there to shop. Why? Parking is free. Same high priced stores in Waikiki? Most people don't go there to shop because of lack of parking or public parking in garages that are way too expensive. Figure it out guys. You folks set the policies for all of this stuff. Think about the local folks first. The residents who live and work in our Honolulu.”

“Art scene, restaurants and bars”



5. What value does Kaka‘ako add to O‘ahu and Hawai‘i?

Other comments provided by respondents:

“Not enough affordable housing”

“Kakaako could have provided affordable housing and been an example of a "right Hawaii urban lifestyle". But it simply is NOT. HCDA has failed the vast majority of locals here on Oahu and in Honolulu. All the luxury condos that have been built and are still being built in the Ward area is a prime example of this EPIC FAILURE to the local Oahu community. HCDA please change now!!!”

“safe area”

“an example of a walkable, truly pedestrian-friendly zone, ideally car-free”

“It has the potential to be a true urban neighborhood in Honolulu, which has few real live work play districts outside of Waikiki. It's a great addition/option for Hawaii residents.”

“land in Kakaako is too valuable for affordable housing. allowing developers to develop Affordable housing outside Kakaako would be more cost effective.”

“Safe, fun, "Hawaiian" community.”

“fosters a new, modern aesthetic of Hawaiiana”

“It's a creative hub around urban Honolulu”

“Kaka'ako provides an interesting dynamic and introduces a progressive idea of what a walkable neighborhood could be like.”

“Any community "adds value" by placemaking that mindfully considers unique local characteristics. While much redevelopment transforms this area, prioritizing history and preservation and mitigating displacement would "add value””

“a place where small businesses can incubate.”

“Example of how to turn around a community that was in poor shape and made it into something positive and energetic.”

“It is the only truly urban space in Hawaii, while downtown & Waikiki are dense and active in their own ways they are both singular and outdated conceptions of contemporary urban living”



6. What is the biggest hurdle for real estate / business development in Kaka‘ako, under the current Mauka Area Rules?

[Rank 1-5: 1 = Biggest Hurdle / 5 = Smallest Hurdle]

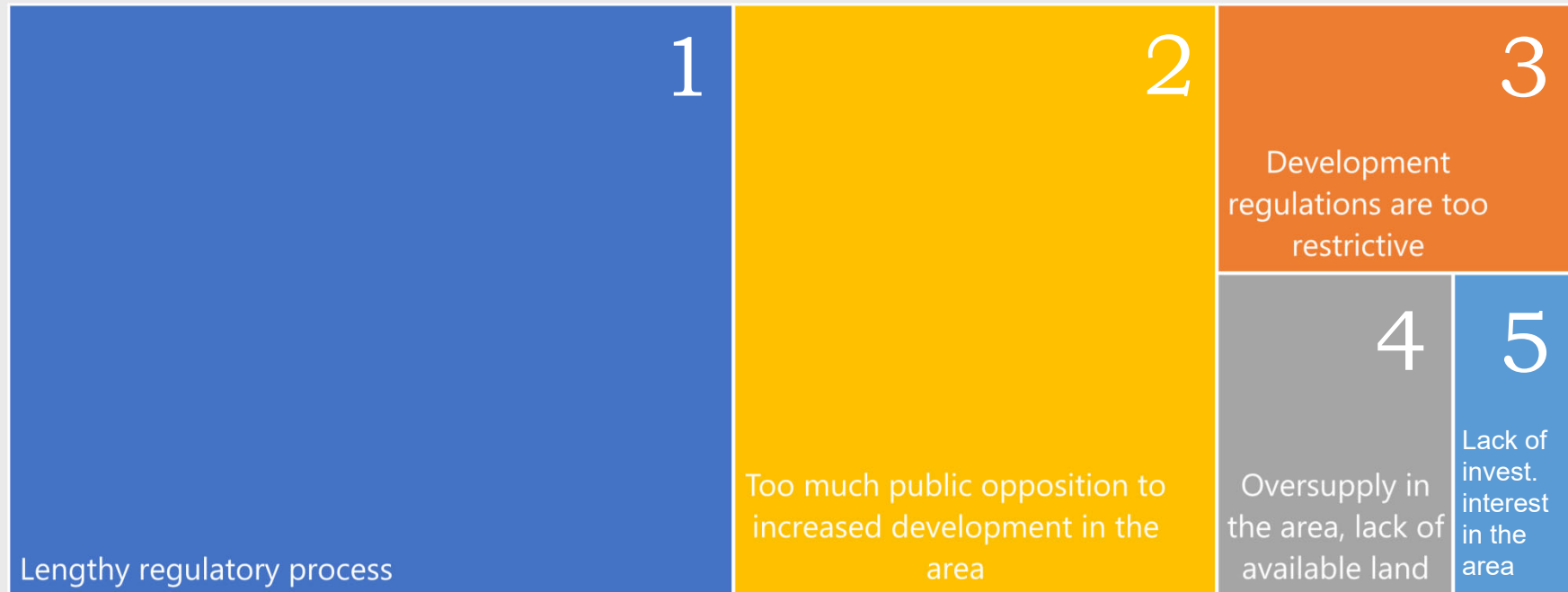


Photo by: Hawaii Public Radio

Comments provided by respondents:

“Nimbys”

“educate the public, help us to reimagine a new type of neighborhood and living space that focus on well-being in all aspects (i.e. walkable pedestrian-focused neighborhood is proven to improve economy, health, a sense of community. Read about the city Delft”



6. What is the biggest hurdle for real estate / business development in Kaka‘ako, under the current Mauka Area Rules?

Other comments provided by respondents:

“no provision or encouragement for decentralized utilities”

“Unwillingness to develop significant housing for local market at affordable prices.”

“Evident wage gap/divide in Kaka‘ako”

“Tax incentive from the City to encourage a good mix of uses for the local community which is generally not always the most profitable for developers.”

“two large developers take all the air out of the room”

“Poorly thought-out development proposals that don't meet the community needs or interests, prompting opposition. Developers need to listen and respond, not impose”

“Limiting FAR to amounts that were set in 2005 are no longer applicable today. Should be updated to increase density to allow development to better pencil and provide more housing in one of the few areas where the math works.”

“Some rules, such as the 300 feet view corridor requirement, are applied on a "first come first serve" basis, increasing unpredictability and risks for developers.”

“Many locals want to halt all development. This blocks well intentioned developers, and results in developers like Howard Hughes with millions to spend on lobbying and PR to be able to build.”

“It is good that there is public opposition to high scale development. Most of what has been developed have turned into unaffordable glass towers that no regular mortal person has any access to. Development is turning the entire rail corridor into a playground for the rich and connected. There is nothing affordable about living in the area. Too many exemptions have been made through a lot of economic breaks for the developers and those connected to the well entrenched Democrat party power structure. The biggest mistake (other than rail) was that a height limit of less than 12 floors was never enacted for Honolulu County. Look at the Big Island, they have a six floor height limit and most of what is developed there is nice and much of it still somewhat affordable... thanks to the possible threat of severe earthquakes... but kid you not... a big 8 point earthquake hits this island and many of the buildings will fall down or be seriously damaged, including the elevated rail. There is the Molokai fault line that runs near this island and a big earthquake is bound to happen someday. I just hope it occurs long after I am dead.”

“Affordable limit for workforce housing is one. Most land is owned by KS or Howard Hughes. Remaining parcels are stifled since they are not 'front row', so the only product type that works is mid-luxury or workforce, which is not profitable enough (based under the current rules) to justify a developer to take the large risk of redeveloping a property. Treating workforce housing development the same as reserved housing development is too restrictive (too much risk) to motivate a landowner to redevelop.”



6. What is the biggest hurdle for real estate / business development in Kaka‘ako, under the current Mauka Area Rules?

Other comments provided by respondents:

“Howard Hughes and KS major land owners with own goals”

“Land development in Kakaako already favors big corporate land developers way too much. More transparency from the developer and more public input should be granted before planning and construction starts.”

“too many homeless”

“HCDA gives too much credence to the public minority that opposes densification and wants to 'Save Kakaako'. Kakaako is generally a mess of dilapidated industrial buildings in the midst of some of the most valuable land in urban Honolulu. This is Honolulu's chance to truly create the first world class urban living neighborhood in Hawaii for locals and to help address the crucial housing shortage. Don't let a bunch NIMBYs detract from that vision. Increase density and height and streamline the approval process. Incentivize don't regulate.”

“developers are building expensive condos that the average local population cannot afford.”

“Concern for durability of new structures (ie. cost of maintenance, insurance, etc)”

“high prices of real estate”

“Unoccupied Dwellings used as investment opportunity only”

“Cost”

“Lack of public schools, prime real estate is already captured in KS and HH masterplans, development of KS master plan is taking too long, lack of upgraded infrastructure in the Central Kakaako district”

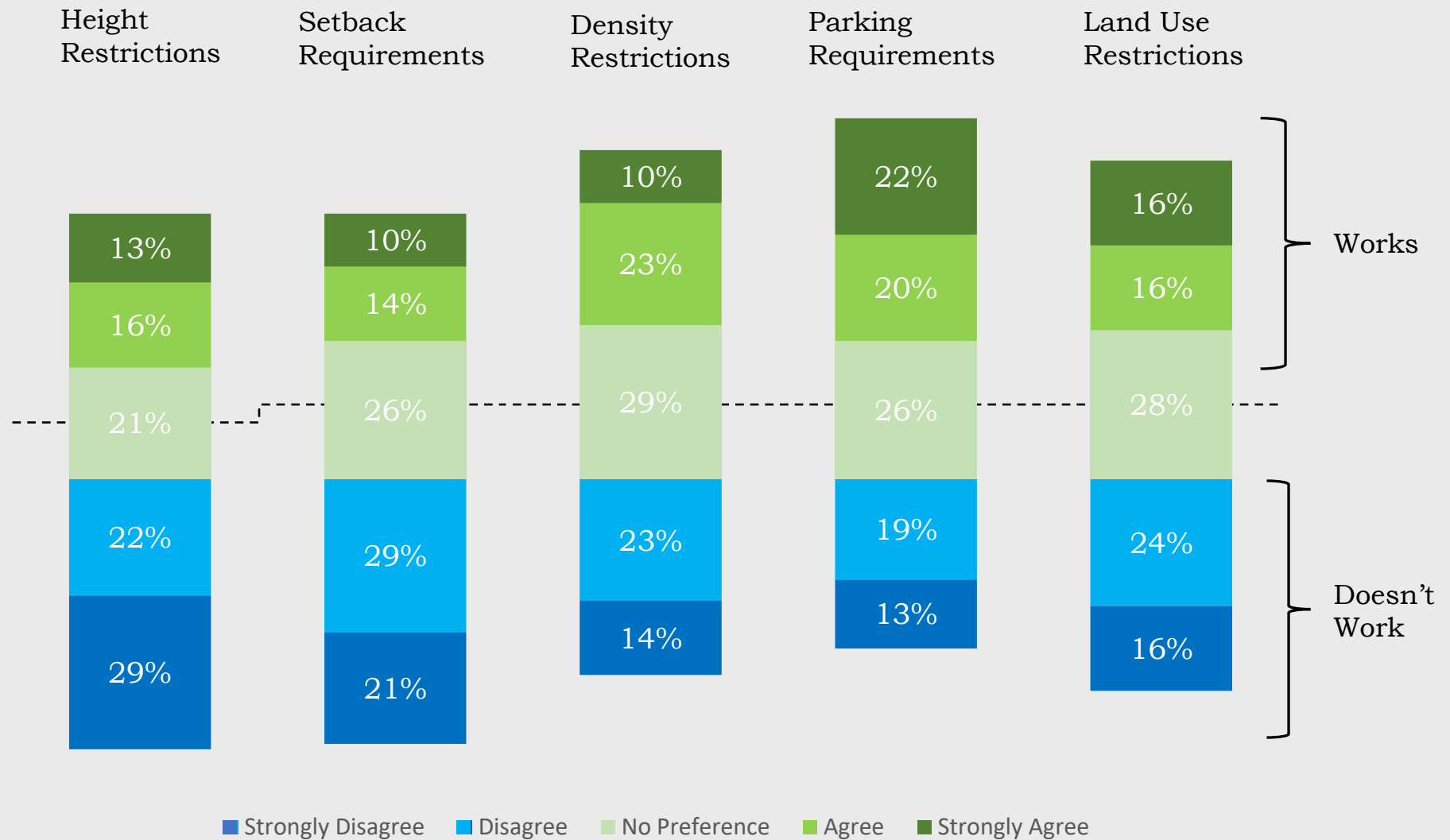
“Engaging smaller landowners to work with developers to rehab/redevelop”

“over development, too many condos and apartments in Kakaako”

“loading requirement remain challenging, inflated perceived land values, burden of infrastructure grades and land ownership issues of street/sidewalk for planning elec/sewer connections, small parcel sizes and restrictive zoning parameters to facilitate development at this scale”

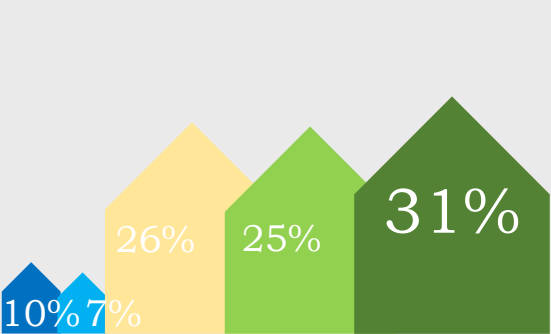


7. Existing Mauka Area Rules (Title 15, Chapter 217, Hawai'i Administrative Rules); What works? Doesn't work?

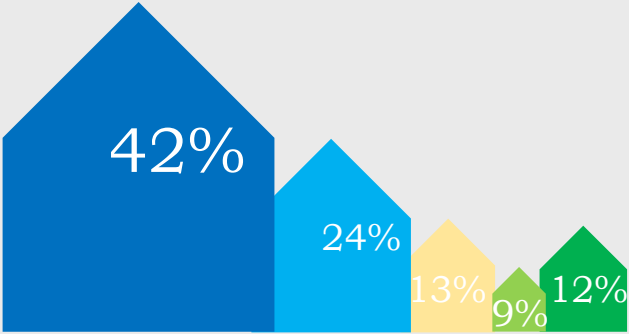


8. How can more affordable housing be built in Kaka‘ako?

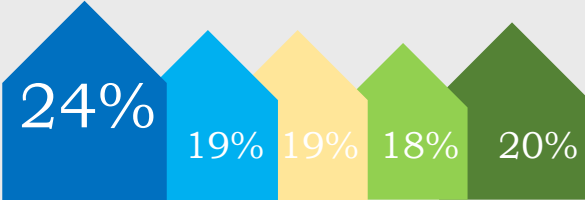
Strongly Disagree Disagree No Preference Agree Strongly Agree



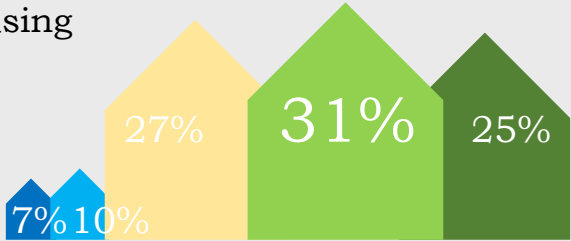
Provide density incentives



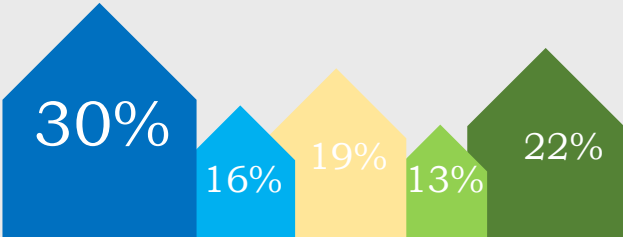
Remove mandated affordable housing requirements. More favorable housing units will be built on a market demand basis



Remove minimum off street parking requirements



More Public Partnership (PPP) opportunities to develop State owned land



Increase maximum height limits to 400’ for all Neighborhood Zones, except Sheridan

Comments provided by respondents:

“Longer periods of affordability.”

“Smaller scale buildings, adaptive use of existing buildings, don’t overbuild parcels”



8. How can more affordable housing be built in Kaka‘ako?

Other comments provided by respondents:

“allow buildings to create sewage, water and power treatment/generation as primary utilities”

“Expedite permitting process.”

“height at in the Civic Center zone.”

“Increase density and tax benefits with expediting entitlements and permits”

“Incentives for mid-sized living complexes. There are too many luxury condos built for investors, not for affordability. Mid-to-low-rise inventory should be incentivized as opposed to super tall / super dense.”

“repurpose unused buildings into homeless shelter or affordable housing”

“Limiting ownership to full time residents of Oahu”

“MFTE’s. [multifamily tax exemptions]”

“stop building luxury units”

“It is important to recognize that generation of market rate housing indirectly creates affordable housing as the housing ladder data dictates that people will move from less desirable areas to live in kaka'ako, thus freeing up homes in other neighborhoods which liberate homes that are sold at affordable price points, for example in Kalihi or Waipahu or Kaimuki.”

“more affordable housing is not needed in Kakaako”

“Incentivize small scale redevelopment. Lots of 5,000sf lots that would be great walk-up apartment/AMX locations. Categorize workforce housing as a separate type of development with less restrictions than reserved since it is providing more affordable housing to the market. Fastest way to build housing that is affordable to local families. Increase AMI restriction to 140% AMI if 85% of workforce housing units are affordable.”

“rehabilitation of existing affordable housing in Kakaako”

“new school, improve sidewalks, municipal parking, utility capacity (smells)”

“I don't have a useful suggestion but is there an answer outside of more density?”

“I'd suggest only removing minimum off street parking requirements for affordable rentals below 60% AMI, where public transportation is accessible”

“develop city and state owned land: PPP”

“Affordable housing has attracted more crime. I was assaulted and attacked by such a person”

“Incentives for affordable housing and extra taxes/fees for high end/luxury developers. Luxury developers should be extra taxed and also should be made to upgrade the surrounding public infrastructure (such as roads, sewage, transportation grid like rail, etc.)”

“we don't need more affordable housing”



8. How can more affordable housing be built in Kaka‘ako?

Other comments provided by respondents:

“a new type of developer smallchange.com -- community-owned developments”

“Incentivize affordable housing, don't mandate.”

“Increase the number of required affordable housing units major landowners/developers must provide for every luxury unit they develop. Change the AMI requirement to include all of Oahu instead of just Honolulu.”

“allow off site affordable housing to be built by the developer”

“State owned/financed rental properties (using technology to improve management costs). Build community to foster care for the asset.”

“co-housing?”

“Allow redevelopment of HECO property, increase maximum height above 400' for 201-H projects, incentivize development of Makai area (other than housing)”

“Developers must plan for the bigger community and not just people who they think can afford to live there.”

“Moratorium on building luxury developments until all affordable housing needs are built”

“HCDA to provide floor area to developers to Max out affordable housing projects density”

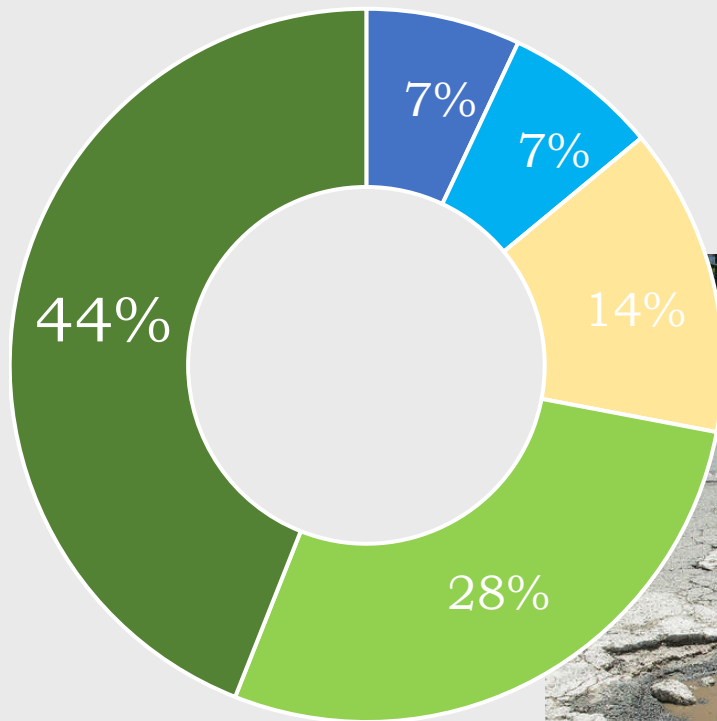
“Affordable requirements should actually be affordable, <100% AMI is now more than Fair Market Rent, which makes no sense.”

“Bolster state public funding to make more tax incentives available, think progressive about redevelopment of State owner properties to expand opportunities for PPP projects”



9. More investment should be made in improving infrastructure in the Mauka Area to promote further development.

■ Strongly Disagree ■ Disagree ■ No Preference ■ Agree ■ Strongly Agree



10. What types of infrastructure improvements would you like to see in the Mauka Area, if any?



Bioswale Street Drainage



Halekauwila Street, Kaka'ako



Automated Public Parking Structure



Mahalo for Participating



Hawai'i Community Development Authority