



WARD VILLAGE.

HONOLULU, HI

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2022 AUG 31 AM 10: 06

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

August 31, 2022

Mr. Chason Ishii, Chair
and Members of the Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

**RE: September 7, 2022 HCDA meeting – SUPPORT TESTIMONY
Consider Authorizing the Executive Director to Enter into a Purchase and Sale Agreement with Victoria Ward, Ltd. (“VWL”) or its Affiliate for the Purchase of Land for the Development of Affordable Housing by the Hawaii Community Development Authority (“HCDA”)**

Aloha Chair Ishii and Members of the Authority:

VWL is appreciative of the HCDA Board’s and Executive Director’s consideration of this matter as a means of proactively bringing to fruition strategies that address important and critical housing supply needs and opportunities in the Kakaako Community Development District.

The findings and recommendations of the Board’s *Kakaako Affordable Rental Housing Task Force* dated June 6, 2018 (and adopted by the Board on July 11, 2018) strongly support the Board’s favorable consideration of this matter. Specifically, the Task Force recognized that proactive government guidance and the availability of land are two of the key components for the successful development of additional affordable housing in Kaka’ako. The purchase of the parcels implements the Task Force’s recommendation for HCDA to purchase land in Kaka’ako for more affordable housing and leverage the reserved housing special fund specifically for that purpose.

VWL has been excited to partner with the HCDA staff in reimagining the use of the parcels from a planned industrial storage facility to a vision for the development of much-needed affordable housing in a convenient location within Kakaako, which will be a significant benefit for our community. Various conditions and requirements in connection with the implementation of the Ward Village master plan and development agreement preclude VWL’s ability to feasibly pursue this alternate redevelopment; however, given HCDA’s unique regulatory and jurisdictional authority, HCDA can implement this public-private partnership as a creative means and timely way for providing additional affordable housing on these parcels.

VWL views HCDA as our partner in cultivating and providing mixed-use and diverse housing opportunities that enable our local residents to thrive in our neighborhoods. To date, VWL has provided 525 reserved housing units at Ke Kilohana and ‘A’ali‘i for our kama’āina families and is looking forward to commencing construction for an additional 696 reserved housing units at Ulana with its adjacent Ka La’i o Kukuluāe’o Park. We could not do this without the support of the HCDA Board and Staff.

In closing, we offer our support to HCDA’s staff for their effort and initiative in responding to our community’s housing needs.

Sincerely,

Doug Johnstone, Vice President
Victoria Ward, Limited

The Howard Hughes Corporation
Ward Village
1240 Ala Moana Blvd., Suite 200
Honolulu, Hawaii 96814

Doug Johnstone
President, Ward Village