

FOR INFORMATION

I. SUBJECT

Presentation by the Hawaii Community Development Staff on the Plan for the Development of Currently-Owned and Future-Acquired HCDA Real Property included in the Strategic Plan, revised June 5, 2024.

II. BACKGROUND

During its June 5, 2024 Regular At-Large Authority Meeting, the Board adopted the HCDA Strategic Plan.

One of the Short-Term (1 year) Agency and Executive Director Goals is as follows:

Develop a Plan for the Development of Currently-Owned and Future-Acquired HCDA Real Property

Phase: Complete

Task Type: Development Plan

Priority: **High**

Strategy: The acquisition of properties for housing and non-housing development (i.e., mixed-use) is a board objective, with an emphasis on producing housing. Producing housing requires a balanced portfolio of income-producing and nominal income-producing (i.e., affordable housing or community benefit projects). There is a need to create a development plan for currently-owned and future-acquired properties to serve as a framework and guiding principle for development.

HCDA staff identified the properties currently owned by the HCDA and evaluated their development potential based on the following criteria: 1) current use and zoning, 2) existing lease terms (if applicable), and 3) parcel size and location. See Exhibit A - Real Estate Portfolio Development Plan.

Seven properties in Kakaako and two properties in Kalaeloa were identified as having development potential. These properties are either currently vacant or have lease agreements expiring in the next several years.

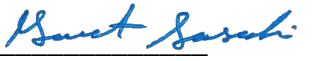
HCDA staff recommends prioritizing four of these properties for development due to their existing use, proximity to existing utilities and compatible developments, and potential ease for redevelopment.


III. NEXT STEPS

Further analysis must be conducted to determine each developable parcel’s suitability for housing or non-housing development and the associated costs of each. HCDA staff may also procure a consultant to evaluate all of HCDA’s developable properties to determine the highest and best use and identify ways to optimize revenue potential for those properties slated for non-housing development.

1. Obtain feedback from Authority
2. Finalize the Real Estate Portfolio Development Plan

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Reviewed By: Garet Sasaki, Chief Financial Officer 

Reviewed By: Craig K. Nakamoto, Executive Director 

Attachments:

Exhibit A – Real Estate Portfolio Development Plan