



2024 HCDA Highlights

Addressing Hawai'i's housing crisis was a top priority in 2024, and the lack of sufficient infrastructure was the greatest challenge to affordable housing development.

In 2023, significant funding was appropriated to HCDA by the Hawai'i State Legislature for transit-oriented related development (TOD Projects). Many of these TOD infrastructure projects will create economic opportunities in areas that are in designated TOD zones and will support and promote mixed-use and new housing development.

Transit-Oriented Related Development Projects

University of Hawai'i West Oahu Road and improvements, \$35,000,000

In 2024, the HCDA entered an MOA with the University of Hawaii (UH) and the Hawai'i Housing Finance & Development Corporation (HHFDC) to develop the road and infrastructure on UH land to promote the development of new mixed-use housing. An RFP was issued, awarded and \$35 million was encumbered for the infrastructure project next to the UH West Oahu Campus.

Iwilei-Kapālama Electrical Infrastructure Work, \$25,000,000

In 2024, the HCDA staff awarded a design-build contract to plan, design, and construct electrical improvements in the Iwilei and Kapālama neighborhoods. The project's primary initiative is to install underground electrical duct lines and facilities to support 25kV electrical circuits along Kuwili Street, Iwilei Road, and North King Street, connecting and benefiting the following State-owned properties and private housing development projects: Liliha Civic Center, Mayor Wright Homes Redevelopment, and Kamehameha Schools, Kapālama Kai Master Plan, Phase I.

Alternative Housing Projects

Plan, Design, and Acquire Sites for Supportive Housing, \$5,000,000

In 2024, the Legislature appropriated \$5 Million for HCDA to plan and design a supportive housing project. Proven successful in other states, supportive housing combines affordable housing with on-site support services for people experiencing or on the verge of homelessness.

For Sale 99-Year Leasehold Pilot Program

In 2024, HCDA selected a developer to complete pre-development due diligence for the development of a project as described in Act 97 (2023), which established a 99-year leasehold pilot program for the development of low-cost residential units on state-owned non-ceded land.

Pūlehuunui Community Development District

In 2024, the first HCDA Pūlehuunui Board meetings were held. The HCDA awarded a \$60 million contract for the planning, design and construction of infrastructure improvements in HCDA's Pūlehuunui Community Development District. HCDA also awarded a companion \$4 million contract to provide contract compliance. A Planning Assessment Report is expected to be finalized in early 2025.



Kolowalu Park Improvements, \$2,000,000 in CIP Funds

Enhancement of Kolowalu Park includes a new state-of-the-art inclusive children's playground, new adult fitness equipment, new benches and picnic tables on the makai side of the park which were installed in 2024, and a new large and small dog park on the mauka side that is expected to be completed in early 2025.

Kaka'ako Permanent Crosswalk Improvements near Kolowalu Park, \$1,000,000

The permanent crosswalk improvements include concrete pedestrian refuge islands in the center of Queen Street, flashing beacons, signage, and a painted crosswalk.

He'eia Stream Access Road, He'eia, \$1,000,000

In 2024, the Legislature appropriated \$1 million for the construction of a road in the He'eia Community Development District for access from the southern portion of the district near Alaloa Street Bridge, for the remediation of debris, non-native vegetation, and other deleterious materials to mitigate flooding and erosion, as well as facilitate habitat restoration and management of the native system.

Kalaeloa Community Development District Saratoga Avenue Electrical Infrastructure Improvements, \$12,125,000

In 2024, the Legislature appropriated \$12,125,000 in CIP funds for HCDA to improve critical electrical and communications infrastructure. HCDA is collaborating with stakeholders, HECO, and elected officials, and the next step is to procure services.

Navy Provided \$18 Million to Begin Electrical Upgrades

In 2024, the US Navy and HCDA partnered, and the Navy transferred \$18 million to HCDA to begin the upgrade of electrical infrastructure in Kalaeloa. This phase will transfer existing non-Navy customers from the Navy electrical distribution system to the Hawaiian Electric Company (HECO) distribution system.





**Merry
Christmas &
Happy
New Year**
Hawai'i Community
Development Authority

Inter-island seagliders

A study released in December found that 78% of Hawai'i residents support the introduction of an inter-island seaglider service.

A seaglider is an all-electric, passenger-carrying, winged nautical transportation vessel that begins floating on its hull, transitions to gliding on an underwater hydrofoil and then takes off – flying above the surface of the water to its destination.

According to the study commissioned by the Hawai'i Seaglider Initiative (HSI), a coalition of local stakeholders, seagliders will have a positive impact on Hawai'i,

Seagliders will increase accessibility for residents, creating pathways to high-paying jobs and educational opportunities and providing lifesaving medical care and timely natural disaster relief.

"Understanding the feasibility of offering seaglider transportation in Hawai'i will inform potentially new reliable and affordable transportation options for Native Hawaiians on Moloka'i, Lana'i and the other neighbor islands to gain better access to healthcare and other essential needs," said Stacy Kealohalani Ferreira, Ka Pouhana (CEO) of OHA. "We look forward to exploring how seagliders as an alternative transportation option will positively impact the overall well-being of Native Hawaiians, whether through improving access to jobs and education or providing life-saving services."

Seaglider operations are feasible at most Hawai'i harbors, based on climatic conditions such as waves and wind, utilities, parking, lease availability, accessibility, modifications, potential user conflicts and major permits.

"Kewalo Basin Harbor could provide the ideal space to host seagliders," said Craig Nakamoto, HCDA Executive Director. "Soon, the Ala Moana pedestrian bridge will be complete, leading from the harbor and connecting people from other islands to the Kaka'ako and Ala Moana neighborhoods. The central location offers easy access by many modes of transportation to various service providers, businesses and recreational activities. We're joining HSI to contribute to modernizing harbors with technology for the future, expanding economic opportunities, and most importantly, connecting people



Photo courtesy of Hawai'i Seaglider Initiative

and our communities."

"We're collaborating with the Hawai'i Seaglider Initiative to advance our mission to inspire and transform Hawai'i's clean energy future," said David Molinaro, Director, HCATT. "Together, we can make Hawai'i the leader in zero emission transportation technologies to improve lives and reduce climate risks."

According to the study, adoption of the zero-emission vessels will also advance public- and private-sector decarbonization efforts. Seagliders can offset up to 30% of CO2e emissions from inter-island commercial aviation travel, based on existing energy sources.

This year, the Hawai'i State Energy Office cited all-electric seagliders as part of the state's decarbonization plans.

The HCDA, the Hawai'i Center for Advanced Transportation Technologies (HCATT), and the Office of Hawaiian Affairs (OHA) joined the HSI coalition to explore the benefits of seagliders to local communities, signaling a growing momentum to bring affordable, accessible, and sustainable transportation solutions to the state.

In 2025, HSI will focus on the necessary seaglider implementation efforts to enable these benefits.

The initiative will explore how to modernize the state's maritime transportation network and facilitate renewable energy infrastructure; develop education and workforce development programs; and continue to host community events to engage residents and cultural groups.

For more information visit <https://www.hawaiiseaglider.org>.

On the calendar

January 8

The next HCDA Board meetings will be held. The agnedas will be posting on the website the Thursday before the meeting.

For more information about HCDA, the Community Development Districts or board meetings visit <https://dbedt.hawaii.gov/hcda/>.

Holidays

Wednesday, Dec. 25 - Christmas
Wednesday, Jan. 1 - New Year's Day
Monday, Jan. 20 - Martin Luther King, Jr. Day

Stormwater Best Management Practice (BMP) Tip

From the Kewalo Harbor Office

In addition to your normal oil-changing preparations (purchasing the correct type and amount of oil, and gathering the necessary tools), place catch pans and oil-absorbent pads beneath the engine and oil filter before starting. This adds an extra layer of protection from accidental spills.

Thank you for helping to keep our waterway clean and safe.

