



The Senate
Ka 'Aha Kenekoa

STATE CAPITOL
HONOLULU, HAWAII 96813

March 31, 2025

Hawai'i Community Development Authority
Kaka'ako Board
547 Queen Street
Honolulu, Hawai'i 96813

Subject: Strong Support for the Acquisition of Block P-2 for Community Facility and Affordable Housing Development

Hearing: Wednesday, April 2, 2025, 10:00 a.m.

Dear Chair and Members:

As the elected Senator for Kaka'ako, I write to express strong support for the proposed acquisition of Block P-2, located at 952 Kawaiahao Street and 955 Waimanu Street, Honolulu, HI 96813. This acquisition, which is to be executed at a purchase price of \$6,000,000, along with industrial floor area credit, represents a strategic and community-focused investment that will significantly benefit the residents of Kaka'ako and beyond.

The intent of this purchase aligns with the mission of HCDA to foster sustainable and community-driven development. The proposed use of Block P-2 as a multi-purpose community facility in the near term and affordable housing in the longer term, directly addresses pressing needs in our community. The purchase would address HCDA's mission and the State's goals and objectives in building strong communities, specifically:

- 1. Strategic Community Development:** The location of Block P-2 is an ideal setting for a multi-purpose center that provides a meeting place for social programs and community activities. It is foundational to creating a strong and vibrant community with engaged residents. This acquisition supports HCDA's mission to develop a community that serves "the highest needs and aspirations of Hawaii's people."
- 2. Support for Kūpuna and Community Engagement:** The short-term intent to house social programs that would provide services and programs for the neighborhood will fill a need for a meeting place for residents. We have seen residents meet and engage in such venues as the

newly-created dog park and the Honolulu Kūpuna Shed. The latter has been renting space in Kaka‘ako and has not only maintained and improved the condition of the current rented space, it has provided a safe workspace for older adults to engage in meaningful social and skill-building activities. Since its arrival, Kūpuna Shed demonstrated the need with its growing membership and brought diverse programs in which many now participate. I have seen first-hand the good works of the Honolulu Kupuna Shed as they use skills, equipment and resources to also build and repair tables, bicycles, plant sheds, etc. that are donated to schools and other non-profits.

3. **Affordable Housing Development:** The long-term vision for Block P-2 includes the development of affordable housing, with a focus on integrating community-oriented spaces. Given the increasing cost of living in Hawai‘i, particularly in Honolulu, this project will provide much-needed housing opportunities for local residents, including kūpuna, and integrated community living.
4. **Efficient Use of Public Funds and Resources:** HCDA, should it approve this acquisition, demonstrates leadership in achieving its mission of developing a mixed-use quality community within budget through innovative negotiation. Acquiring the property at a purchase price of \$6 million --\$2.5 million below the appraised market value— by offering industrial floor area credit demonstrates fiscal responsibility and effective negotiation by HCDA.

Based on the foregoing, I respectfully urge the Hawaii Community Development Authority to approve this acquisition of Block P2-for a community facility and affordable housing. Both are essential to a quality community and meet the “highest needs and aspirations” of Hawaii’s people. Should you have any questions or need further information, please contact me at (808) 586-6740.

Mahalo & Aloha

A handwritten signature in black ink, appearing to read 'Sharon Y. Moriwaki', with a long horizontal flourish extending to the right.

SHARON Y. MORIWAKI
Senator, Senate District 12