

Kaka'ako Community Development District Informational Update

Velocity at Symphony
August 19, 2025
5:30 – 7:30 pm



About HCDA

The Hawai'i Community Development Authority (HCDA) is a public entity created by the Hawai'i State Legislature in 1976 to establish community development plans in community development districts; determine community development programs; and cooperate with private enterprise and the various components of federal, state, and county governments to bring community development plans to fruition.

The HCDA's work should result in economic and social opportunities and aim to meet the highest needs and aspirations of Hawai'i's people.



Improving Kaka'ako



Since the Kaka'ako Community Development District was established, the district has become an award-winning mixed-use mixed-income community featuring a range of housing from affordable senior rentals, reserved housing rentals and for-sale units, to market-rate condominiums, abundant with community services and open spaces.

In the last decade, the number of residential units in Kaka'ako has doubled to almost 13,000, and one in three units was affordable when constructed.

Streets & other improvements

The **District-Wide Improvement Program**

(HRS 206E-6) has proven to be an effective method for financing and building large public facilities, such as infrastructure projects.

Public facilities include:

- Streets and sidewalks
- Street lighting
- Utilities and service corridors
- Water systems
- Stormwater drainage
- Sanitary sewer systems

“The cost of providing the public facilities shall be assessed against the real property in the community development district specially benefiting from such public facilities.” – HRS 206E

Improvement Districts

11 Completed

\$210 Million in State Funds

\$16 Million in Assessments

Total \$226 Million

Parks and open spaces

In addition to district-wide improvement projects, other public projects have been constructed and improved to build a better community in Kaka'ako.




HCDA and State Housing Priority

The state is prioritizing expanding affordable housing to address our state's housing crisis through various initiatives.


- In 2018, the HCDA Board adopted the recommendations of the Affordable Rental Housing Development Permitted Interaction Group, established to develop proactive strategies for encouraging the production of low- and middle-income affordable rentals.
- One of the recommendations was to utilize funds in the HCDA Reserved Housing Special Fund to purchase land for the development of affordable housing.
- Consistent with that objective, the HCDA Board has approved the purchase of several land parcels within the KCDD for the development of affordable rental housing projects




3 Senior
Rental
Projects



489
Senior
rental
units



9 Affordable
Rental Projects
with a total of
1,370 units



Hale Kewalo, 128
Halekauwila Place, 204
Kamake'e Vista, 225
Kauhale Kakaako, 267
Keahou Lane, 209
Nohana Hale, 111
Ola Ka Ilma Artspace, 84
Six Eighty Ala Moana, 54
The Flats at Pu'unui, 88

HCDA and State Housing Priority

(Continued)

- In 2023, the Legislature passed Act 97, which allows HCDA to develop one pilot 99-year Leasehold condominium project in an urban area.
- In January 2025, the HCDA Board was updated on proposed housing initiatives.
- In June 2025, the HCDA Board readopted the HCDA strategic plan that included a goal to implement innovative methods to develop more affordable housing, plan, design, and construct supportive housing, and develop a plan for current and future-owned real property.
- Affordable housing development continues to be one of the state administration's priorities.



STRATEGIC PLAN

Rev: June 4, 2025

2024 LEGISLATIVE SESSION
HOUSING DIGEST
Office of the Governor



Current Kaka'ako Affordable Housing Projects

Affordable Rental Housing Project-Block "P"

Board Action: In September 2022, the HCDA Board authorized the Executive Director to acquire the property to develop an affordable housing, mixed-use development.

Acquisition: March 2023, subject to three leases.

Solicitation: In February 2025 HCDA Board authorized soliciting a Request for Qualification from Developers for Development of a Mixed-Use, Mixed Income Affordable Rental Housing Project (Project) on the property. A solicitation for Request for Qualifications was published on February 17, 2025. In June 2025, a non-profit affordable housing developer, EAH Housing was selected as the developer for the project. HCDA staff is working with EAH Housing in developing a program for the Project.



Location:
956/958 Queen Street and
955/957 Kawaiahao Street

Current Kaka'ako Affordable Housing Projects

Affordable Rental Housing Project-Block “P-2”

Board Action: In April 2025, the HCDA Board authorized the Executive Director to acquire the property to locate a community facility in the short term and, in the future, develop an affordable housing, mixed-use development.

Acquisition: The acquisition is scheduled to close on August 25, 2025. The intended use of this land will be the development of an affordable rental housing project.



Location:
952 Kawaiahao Street and
955 Waimanu Street

Current Kaka'ako Affordable Housing Projects

99 Year Leasehold Condominium Program-Block “P-3”

Legislative Action

Act 97 Session Laws of Hawaii 2023 established a 99 Year Leasehold Condominium Program within HCDA.

Program is limited to one project on non-ceded land within an urban development site selected by the HCDA

Act 97 provided funding for

- conducting site and pre-development planning
- engaging the community
- adopting administrative rules

Current Kaka'ako Affordable Housing Projects

99 Year Leasehold Condominium Program-Block “P-3”

(Continued)

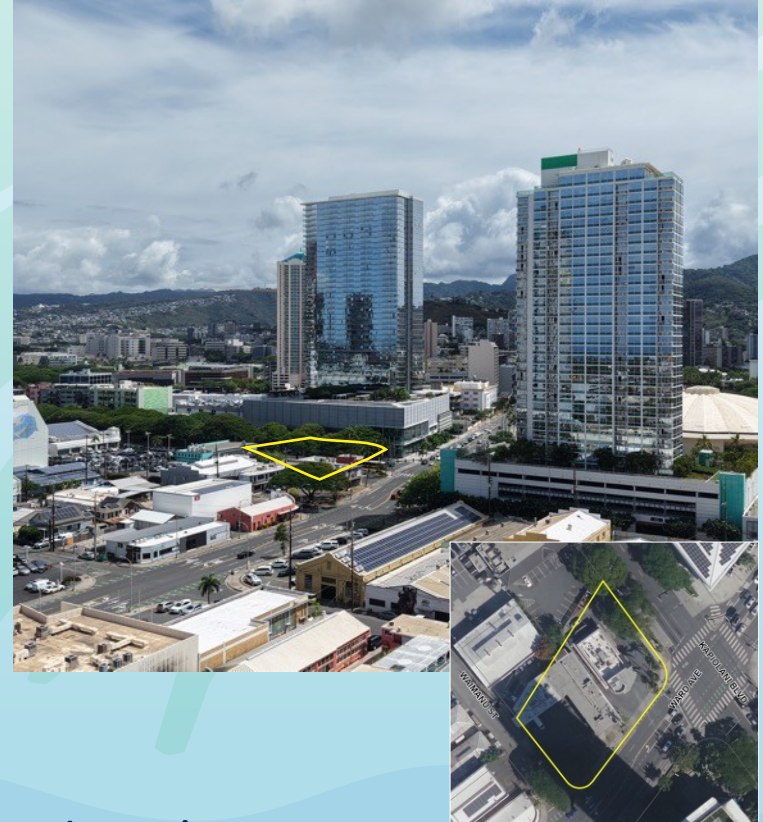
- HCDA Board approved administrative rule making in May 2024
- Community information meeting was held on August 13, 2024, at HCDA Community Room at 567 Queen Street
- HCDA staff presented the Program to Ala Moana/Kakaako Neighborhood board in August 2024
- HCDA staff presented the program to Kapolei/Makakilo Neighborhood Board in October 2024
- HCDA held publicly noticed administrative rule making public hearing on presentation of the rules on February 5, 2025 and decision-making public hearing on March 5, 2025
- HCDA Board adopted the administrative rules on March 5, 2025
- Administrative Rules have been transmitted for Governor's approval

Current Kakaʻako Affordable Housing Projects

99 Year Leasehold Condominium Program-Block “P-3”

(continued)

- On June 4, 2025, HCDA board selected the land parcels owned by the HCDA and located at 873 Kapiolani Boulevard and 610 Ward Avenue as the development site for the 99 Year leasehold Condominium Project.
- HCDA has retained a development consultant and is conducting pre-development due diligence on the Project to determine the Project’s feasibility.
- See rendering (next slide)



Location:
873 Kapiolani Blvd. and
610 Ward Avenue

99 Year Leasehold Condominium Program Block "P-3" Rendering



KO LAILA - CONDOMINIUMS

873 KAPIOLANI BLVD . HONOLULU . HI .
96814

LOCATION RENDER

Supportive Housing Project



Location: 586 South Street, corner of Halekauwila and South Streets

Board Action: in October 2024, the HCDA Board authorized the Executive Director to acquire this property for the purpose of developing supportive housing or affordable housing.

Acquisition: April 2025

Activity: a working group, consisting of private and public sector partners, has been working on the programmatic requirements of developing a low-income rental mixed-use housing project, targeted for seniors, with wraparound support services.

HECO Ward Parcel

Background: HECO discussed relocating; and expressed interest in a land trade with HCDA. For operational purposes (until fully transitioned over) HECO would have retained a portion of the property and HCDA would develop affordable housing on the remainder of the property.

Update: The proposed transaction was not supported by the Legislature; therefore, any opportunities for that property is now closed.



Location:
820 Ward Ave. (Across the street from the Neal S. Blaisdell Center)



Future of Kakaʻako

Next year, 2026, will mark the 50th anniversary of the establishment of the Hawaiʻi Community Development Authority by the Hawaiʻi State Legislature.

There have been discussions at the legislature and board regarding sunseting the Kakaʻako community development district and returning zoning jurisdiction of the district to the City and County of Honolulu.

Future Updates

Learn more and get updates:

- Visit the HCDA website (<https://dbedt.hawaii.gov/hcda/>)
- Follow us on social media (<https://www.facebook.com/HawaiiCommunityDevelopmentAuthority/>)
- We present at the Ala Moana Kaka'ako Neighborhood Board regularly; 6 pm every fourth Tuesday at Makiki Christian Church
- Comment via HCDA's website, email, or phone



Department of Business, Economic Development & Tourism
**Hawai'i Community Development
Authority**



The background features a light blue gradient with stylized green and blue waves at the bottom. A large, faint green handprint is visible in the center, with its fingers pointing upwards.

Questions?

Mahalo!



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