



## On the calendar

### December 3

The next HCDA Board meetings will be held. Agendas will be posted on the website the Thursday before the meeting. For more information about HCDA, the public hearings or board meetings visit <https://dbedt.hawaii.gov/hcda/>.



Photos courtesy of Ward Village

## Ulana

### More than just homes

In November, the community celebrated the completion of Ulana Ward Village, a landmark project of 697 new reserved housing homes move-in-ready. This is unique because it's the largest singular offering of reserved housing within one building in HCDA's history and is a major step forward in helping local families achieve homeownership in the heart of Kaka'ako.

"Ulana represents exactly what the Reserved Housing Program was designed to do, create real opportunities for Hawai'i's working families to own a home close to jobs, schools and cultural amenities," said HCDA Executive Director Craig Nakamoto. "All these homes were offered to kama'āina homebuyers who met HCDA's eligibility criteria. The project gives local families a chance to stay in urban Honolulu, while enjoying the benefits of new, quality-built homes."

"The opening of Ulana Ward Village marks a transformative moment for Honolulu, especially for first-time homebuyers who now have the opportunity to own a home that reflects the quality, design, amenities and lifestyle for which Ward Village is known," said Doug Johnstone, President of the Hawai'i Region and National Condominium Development for Howard Hughes Communities. "Ulana strengthens our commitment to creating a truly inclusive community that continues to redefine urban island living."

Residents will enjoy a variety of amenities, including recreation areas, gathering spaces and access to the new Ka La'i o Kukuluāe'o Park, making urban living more livable and family friendly.

For HCDA, the project reflects the broader goal of building inclusive neighborhoods where people of all incomes can thrive together.

"We should have more workforce hous-



ing projects like this," said State Senator Sharon Moriawaki. "The design is calming, inviting and relaxing. I hope this project inspires future affordable housing efforts to create spaces that people can genuinely call home."

Each reserved housing unit contributes to HCDA's shared equity system, which reinvests a portion of resale appreciation into future affordable housing developments. With Ulana's completion, more than 1,200 reserved housing units have now been delivered as a part of the Ward Village Master Plan, helping sustain affordability for years to come.

HCDA will continue to oversee compliance with reserved housing requirements, ensuring homes remain available to qualified buyers and shared equity reinvestments continue to expand housing opportunities.

"Every project like this strengthens our ability to reinvest in new homes for the next generation," Nakamoto added. "It's how we keep affordability within reach for the people who make Hawai'i what it is."

## Addressing a Growing Need

### Kūpuna-Supportive Affordable Rental Housing

As Hawai'i continues to grapple with its housing affordability crisis and the demographic shift toward an aging population, the HCDA has taken a significant step toward serving one of the most vulnerable segments of our community: our kūpuna. On November 5 2025, the HCDA Board considered and authorized the HCDA staff to advance a new supportive affordable rental housing project designed specifically for seniors.

"We recognize that for our kūpuna, housing is not just a roof. It's access, support, wellness, community all together," said Craig Nakamoto, HCDA executive director. "The design will include community space and services like counselling or training, home-maintenance support and other support."

The project will be located on an HCDA-owned parcel at 586 South Street in the Kaka'ako Community Development District and will provide up to 50 affordable rental units for seniors, along with dedicated space on the ground floor for supportive services. The land purchase was completed in April 2025 and the parcel's transit-oriented location — adjacent to a planned rail station corridor — will help ensure mobility and access for residents.

A budget of approximately \$34.95 million in Capital Improvement Program (CIP) funding for fiscal years 2025–2026 and 2026–2027 has been identified for planning, design and construction, subject to release by the Governor.

In June 2025, HCDA adopted a revised 1-, 3-, and 5-year strategic plan that specifically identified "planning, design and site acquisition for supportive housing in KCDD," as one of its priorities. This project directly advances that strategic goal.



To support next-phase implementation, the board authorized the executive director to: 1) Solicit a Statement of Qualifications (SOQ) from interested developers; 2) Select a development team and negotiate a Development Agreement and Ground Lease; and Expend the CIP funds for planning, design and construction.

On November 25, HCDA will issue a Request for Qualifications (RFQ) seeking a qualified development team to design, finance, build and operate the new kūpuna-supportive affordable rental housing community in Kaka'ako. This milestone reflects HCDA's broader commitment to expand affordable rental options for Hawai'i's seniors and to deliver integrated, community-based services that help kūpuna age safely and comfortably in place.

This is one of several affordable housing projects that the HCDA is working on in the district.

For more information, visit HCDA's website on or after November 25, 2025 when the RFQ is published.

## Holiday Ranch Chicken Cheese Ball

One of the easiest and most popular viral social media appetizers, with just four ingredients.

2 (8 oz.) packages cream cheese, softened      1 packet dry ranch dressing mix  
1 (10 oz.) can white meat chicken, well-drained and finely chopped      1 cup chopped pecans

In a medium bowl, blend the softened cream cheese, chopped chicken, and ranch dressing mix until well combined. Shape the mixture into a ball, wrap it tightly in plastic wrap, and mold it into a smooth, round shape. Refrigerate for at least 1 hour.

Spread the chopped pecans on wax paper or a clean, nonstick surface.

Unwrap the chilled cheese ball and roll it in the nuts, coating all sides evenly.

Serve with crackers or fresh vegetables such as carrot and celery sticks.

Options: Substitute pecans with chopped walnuts, pistachios or bacon bits.

For individual servings, form the mixture into small bite-size cheese balls, coat in nuts and serve each with a pretzel stick.