



On the calendar

January 7

The next HCDA Board meetings will be held following the public hearing. For more information about HCDA, the public hearings or board meetings visit <https://dbedt.hawaii.gov/hcda/>.

2026 Holidays Observed

New Year's Day	Jan. 1
Martin Luther King, Jr.	Jan. 19
Presidents' Day	Feb. 16
Prince Kūhiō Day	Mar. 26
Good Friday	Apr. 3
Memorial Day	May 25
King Kamehameha I Day	June 11
Independence Day	July 3
Statehood Day	Aug. 21
Labor Day	Sept. 7
General Election Day	Nov. 3
Veterans' Day	Nov. 11
Thanksgiving	Nov. 26
Christmas	Dec. 25



Laying the Groundwork: HCDA in 2025

In 2025, as Hawai'i faced an acute housing shortage, growing infrastructure needs, and the challenges of balancing development with cultural and environmental stewardship, HCDA made steady progress across all four of its Community Development Districts - Kaka'ako, Kalaeloa, He'eia and Pūlehunui - while also expanding its role statewide through new legislation and strategic initiatives.

Housing

Housing remained the top priority. With so little land in Hawai'i zoned for urban development, HCDA moved quickly to secure key sites in Kaka'ako for future affordable housing and community spaces.

These acquisitions will support three affordable housing initiatives: a supportive rental housing project for kūpuna, a new community facility paired with affordable housing, and the state's first 99-year leasehold condominium project. Each provides a different tool for addressing housing needs, whether long-term rentals for seniors, shared spaces for community programs or more attainable paths to homeownership for local families.

A major milestone came with the completion of Ulana Ward Village, which added 697 reserved-housing homes, the largest single contribution to HCDA's Reserved Housing Program to date. Designed for local buyers earning roughly 100 to 140 percent

of area median income, Ulana demonstrates the power of public-private collaboration. Residents now enjoy proximity to jobs, transit, shops, and new public spaces like Ka



La'i o Kukuluāe'o Park, exemplifying the kind of connected urban living the district was designed to support.



Infrastructure

HCDA's work in 2025 wasn't always visible—but it was critical. Roads, utilities, drainage, and electrical systems are the



HCDA

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foundation for thriving neighborhoods, and HCDA focused on strengthening them across its districts.

In Iwilei-Kapālama, planning and design continued for major electrical upgrades that will support thousands of future homes, including public housing and mixed-use developments. These improvements remove one of the biggest obstacles to construction, allowing housing projects to move forward faster.

At the University of Hawai'i West O'ahu, HCDA advanced multi-agency planning for roads and utilities to support up to 1,500 future housing units adjacent to the campus.

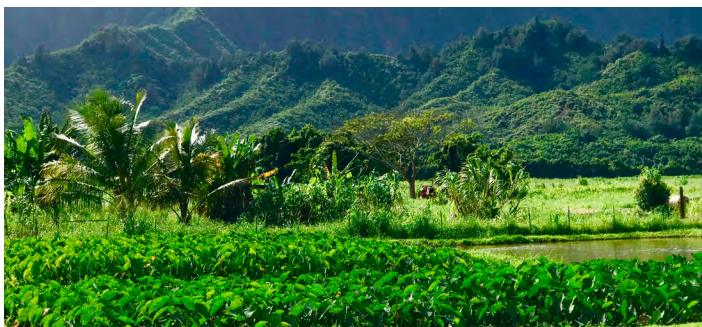
In Kalaeloa, 2025 marked an important turning point. With funding from both the U.S. Navy and the State Legislature, HCDA began planning long-awaited electrical system upgrades, providing reliable service and laying the foundation for economic growth and long-term redevelopment.



Planning

Thoughtful planning was another focus. In Kaka'ako, HCDA kicked off the update of the Kaka'ako Makai Area Plan for the 170-acre area makai of Ala Moana Boulevard. Community engagement began with interviews, small-group meetings, and technical studies documenting existing conditions. Paired with a geotechnical assessment, this work will guide safe, sustainable, and well-planned redevelopment.

On Maui, planning in the Pūlehunui Community Development District advanced, with HCDA working closely with agencies, stakeholders, and the community to assess infrastructure needs and set priorities, laying the groundwork for responsible growth aligned with Maui's long-term vision.



Culture and Community

HCDA focused on enhancing public spaces with cultural preservation in mind. In He'eia, its partnership with Kāko'o 'Ōiwi continued to support wetland restoration, invasive species removal, and expanded kalo cultivation, efforts that promote food security, education, and ecosystem health.

In Kaka'ako, Kolowalu Park received a major upgrade, including a new inclusive playground, adult fitness equipment, picnic areas, and a dog park, which opened in February 2025. The improvements transformed the park into a lively gathering place for residents of all ages and abilities.

HCDA also began planning necessary repairs to the historic Ala Moana Pump Station, preserving the landmark and identifying future uses that keep it active, welcoming, and connected to the community.



Laying the Groundwork for the Future

New laws passed in 2025 gave HCDA stronger tools to move projects forward, supporting critical infrastructure, transit-oriented communities, and a balanced approach to historic preservation and housing. Combined with HCDA's updated Strategic Plan, these changes provided a clearer, more flexible path to turn planning into action.

Looking back, 2025 was very much a year of groundwork. HCDA focused on securing land, improving infrastructure, listening to communities, and planning carefully for the future. That work is now translating into real momentum, bringing Hawai'i closer to more homes, stronger neighborhoods, and communities built to thrive for generations to come.