Over the next several years, the state housing agencies will continue focusing on leveraging state funds and reducing regulatory barriers within the state’s control to increase the inventory of affordable housing.

As we move forward, we remain committed to the mission of increasing housing for a continuum of income levels, and being strategic about investing the State’s limited resources, both human and financial, to develop long-term, sustainable solutions to benefit future generations in Hawai‘i.
This administration is focused on housing and has set a production target of 10,000 units by 2020.

To address the long-standing issue of affordable housing, the administration collaborated with land owners, developers, and housing advocates.

Over the past several months, we’ve listened to what affordable housing developers felt were most important for them to get homes built and the state housing agencies have been working to re-orient targeted policies to facilitate production.

Low-Income Housing Tax Credits - 4% Tax Credits are now non-competitive and available year round.

"By combining complementary strengths of the state and the private sector, we are building more affordable housing today." - Stanford Carr, Stanford Carr Development

Qualified Allocation Plan - Revised to align with the administration’s housing goals to encourage the development of units for families earning 60% or less of Average Median Income.

"Affordable rentals are the cornerstone of sustainable communities and we are thrilled to partner with the state to provide for families working towards a better life for themselves and future generations." - Kevin Carney, EAH Housing

Rental Housing Revolving Fund - infusion of $75 million gap financing for more affordable rentals.

"An investment in state-assisted financing is not only an investment in the people of Hawaii, it is also an investment in the future of the state." - Rev. Bob Nakata, Faith Action for Community Equity

Dwelling Unit Revolving Fund - infusion of $25 million to finance regional infrastructure in conjunction with counties and private developers/landowners.

“The LIHTC and RHRF programs are two of the best financial tools to help build quality rental housing – they leverage state resources to create homes that people can afford and new jobs, which in turn stimulate the local economy.” - Jon Wallenstrom, Alakai Development

Transit-Oriented Development remains one of our biggest opportunities to sensibly direct growth, protect open space and agriculture, reinvigorate older neighborhoods, and build affordable homes. The State Office of Planning is taking the lead in working with housing agencies to identify state lands near rail transit stations to participate in mixed-use development.

PROJECTS IN DEVELOPMENT/PIPELINE

**690 Pohukaina Phase I & II** - 590-unit rental with at least 60 percent of 390 units in Phase I for households at 30 to 60 percent AMI. Phase II component to serve families at 60 percent and less.

- Developer - Alakai Development LLC
- **LIHTC/GET/201H**

**Aina hau Vista II** – 62-unit rental for seniors.

- Second of two phases of a new construction project serving seniors earning 30 to 60 percent of AMI.
- Developer - Hawaii Housing Development Corporation
- **LIHTC/GET/201H**

**Alder Street** – Proposed mixed-use affordable rental and juvenile justice center.

- Located near the HART Ala Moana Station.
- Redeveloped for instance-owned site.
- Affordable housing and juvenile justice needs.
- Developer - HHFDC/Judiciary
- **LAND**

**East Kapolei II (Parcel 2)** – 75 units in Kapolei.

- First of four phases of a new construction serving families earning 30, 50 and 60 percent of AMI.
- Developer - Michaels Development Company
- **LIHTC/GET/201H/LAND**

**Eight Zero Three Waipahu** – 153-unit for-sale project in Waipahu, near the HART Civic Center Station.

- The project consists of 153 studios, 29 one-bedroom and 104 two-bedroom units.
- Developer - Coastal Rim Properties, Inc.
- **DURF/LAND**

**Villages at Moa’o Ku III** – 52 rental units in Ewa Beach.

- The one, two and three-bedroom units will serve families earning 30 to 60 percent of AMI.
- Developer - EAH Inc.
- **LIHTC/GET/LAND**

**Kaneohe Lane** – 209-unit mixed-use residential project in Kailua adjacent to the HART Civic Center Station.

- Developer - SamKoo Pacific, LLC
- **LIHTC/GET/201H/LAND**

**Kona Hale at Kapolei Phase I** – 154-unit elderly rental project serving seniors earning 60 to 80 percent of AMI.

- Phase one will remain affordable for 61 years.
- Developer - Coastal Rim Properties, Inc.
- **LIHTC/GET/LAND**

**Kulana Hale at Kapolei Phase I** – 154-unit elderly rental project serving seniors earning 30 to 60 percent of AMI.

- The first of three phases, Kulana Hale at Kapolei will remain affordable for 61 years.
- Developer - Coastal Rim Properties, Inc.
- **LIHTC/GET/LAND**

**Kula Village** – 80-unit combination acquisition/ rehabilitation/new construction project serving families earning 60 to 80 percent of AMI.

- Developer - Kula Village Housing Partners
- **LIHTC/RHRF/DURF**

**Keaau Heights Senior II** – 30-unit senior rental located in Hilo.

- The second of three planned phases, Mohouli Heights Seniors Phase 2 will serve seniors earning 30 to 60 percent of AMI and adds to the 60 units in Phase 1.
- Developer - Hawaii Island Community Development Corporation
- **LIHTC/DURF**

**Kona Village at Kailua Phase II** – 30-unit senior rental located in Kailua.

- The third and final phase of the project.
- Developer - Hawaii Housing Development Corporation
- **LIHTC/GET/LAND**

**Li`uliu Heights Senior II** – 30-unit senior rental located in Hilo.

- The third and final phase of the project.
- Developer - Hawaii Housing Development Corporation
- **LIHTC/GET/LAND**

**Ewa Beach Seniors Phase II** – 45-unit senior rental located in Ewa Beach.

- The second of three phases.
- Developer - Hawaii Housing Development Corporation
- **LIHTC/GET/LAND**

**Kulana Hale at Kapolei Phase II** – 30-unit senior rental located in Ewa Beach.

- The second of four phases of a new construction serving families earning 30, 50 and 60 percent of AMI.
- Developer - Michaels Development Company
- **LIHTC/GET/201H/LAND**

**Hale Mahaulu Waiula Senior II** – 30-unit senior rental located in Pukalani, Maui.

- The one, two and three-bedroom units are targeted at seniors earning 30 to 60 percent of AMI.
- Developer - Hawaii Housing Development Corporation
- **LIHTC/GET/LAND**

**Hale Ohana** – 180-unit for-sale project in McCully.

- The project consists of 78 studio, 87 one-bedroom and 15 two-bedroom units.
- Developer - HHFDC
- **DURF/LAND**

**Kamakana at Kane`ohe** – 160-units for seniors and families earning 30-60% of AMI in Kaneohe.

- Developer - Michaels Development Company
- **LIHTC/GET/LAND**

**Kapolei Residences** – 485-unit mixed-use residential project in Kapolei.

- Developer - Michaels Development Company
- **LIHTC/GET/LAND**

**Kohala Village** – 90-unit mixed-use residential project in Kohala.

- Developer - Kohala Village Housing Partners
- **LIHTC/GET/LAND**

**Kohala Mauna Village** – 120-unit mixed-use residential project in Kohala.

- Developer - Kohala Village Housing Partners
- **LIHTC/GET/LAND**

**Koloa Village** – 55-unit mixed-use residential project in Waimea.

- Developer - Koloa Village Housing Partners
- **LIHTC/GET/LAND**