



PRESS RELEASE
MAYOR RICK BLANGIARDI
DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

FOR IMMEDIATE RELEASE
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Press Office: (808) 768-5768

City Recommends Affordable Housing Fund Awards to 6 projects that will create almost 1,000 units within 5 years

HONOLULU – Today, the City and County of Honolulu’s Department of Community Services announced their list of six eligible projects that will produce 992 affordable housing units within the next 5 years. The total award amount for these six projects is \$28,172,989.

The following projects are ready to begin construction:

- Hui Kauhale – Halewiliko (Aiea), 140 affordable units, \$6,000,000
- Hawaii Assisted Housing Inc. – Halawa View II (Aiea), 302 affordable units, \$5,000,000
- Hawaii Assisted Housing Inc. – Hocking Hale (Honolulu), 40 affordable units, \$3,923,433

The following projects will receive funding for the cost to acquire land, with a commitment to complete construction within the next five years:

- Hawaiian Community Development Board – Ohana Hale (Honolulu), 180 affordable units, \$4,900,000
- Hawaii Assisted Housing Inc. – Waialua Mill Camp (Waialua), 268 affordable units, \$3,549,556 (land costs only)
- AHED Foundation – Kailua Lofts (Kailua), 62 affordable units, \$4,800,000 (land costs only)

“From day one of my Administration, our team has emphasized the need to address Affordable Housing for the residents of Honolulu,” said Mayor Rick Blangiardi. “While it has taken some time to be thorough and deliberate in our review and recommendation of awards, I am pleased that these six projects represent that start of a new beginning for the City, and I look forward to future funding opportunities. Further, I appreciate the help and advice, and additional funding offered by Chair Waters and members of the City Council to build more affordable housing on O‘ahu.”

Department of Community Services Director, Anton Krucky shared, “as stated previously, our Team’s focus is on developing housing that is truly affordable for O‘ahu’s families. The affordable housing fund moneys that were not awarded in this round will be combined with the \$7,166,000 approved by Council

in this past budget and will be solicited sometime this fall. Additionally, the Department will also offer separate solicitations of US Treasury State and Local Federal Relief Funds (SLFRF) of about \$20 million and approximately \$9.5 million in HOME-American Rescue Plan funds during the same period. Our developer and nonprofit partners are encouraged to be on the alert for these offers.”

In December 2021, the City and County of Honolulu made available up to \$40 million in the City’s Affordable Housing Fund to fund units at 60% Area Median Income (AMI) or below for 60 years. In Honolulu in 2022, the income eligibility limit for 60% AMI means a family of 3 earning less than \$70,560, a couple earning less than \$62,700, or a single individual earning less than \$54,900.

<http://dbedt.hawaii.gov/hhfdc/files/2022/04/2022-Income-Rent-Sales-Guidelines.pdf>

The City received a total of 16 applications by its February deadline for solicitations. These applications that requested more than \$123 million to produce some 1,700 affordable housing apartments.

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Department of Community Services
 City and County of Honolulu
 Website: <http://www.honolulu.gov/dcs>

ABOUT DEPARTMENT OF COMMUNITY SERVICES

The Department of Community Services (DCS) is an agency of the City and County of Honolulu focused on creating opportunities to improve the quality of life for the people of O’ahu. DCS oversees the City’s work in key areas such as housing, homeless services, community development, aging & disability resources, grants, housing & rental assistance, workforce training, and youth services.

ABOUT THE AFFORDABLE HOUSING FUND

Bill 10, CD 2 (2007) was passed on June 6, 2007 and became law on June 25, 2007 as Ordinance No. 7-19. This required units to be 50% AMI or below and set-aside in perpetuity. A Charter amendment was approved by the voters in 2016 which changed the requirements to be 60% AMI or below for 60 years which made the fund more desirable by developments.

On average, the City receives approximately \$7,000,000 annually through the ½ of 1 percent of Real Property Taxes as provided by Charter. This fund is separate and in addition to the funding that the Department of Land Management leverages to build affordable housing for households earning 50% AMI or below. Below are examples of projects the Department of Community Services has assisted in different stages of development through the City’s Affordable Housing Fund since 2015:

Kūlana Nani Apartment	For renovation of City apartments in Kāne’ohe.
Family Justice Center	Due diligence of a twenty unit apartment building.
Ola Ka ‘Ilima / Artspace Lofts	To assist in developing low- to moderate-income housing.

Hale Makana o Mā‘ili	Performance mortgage to assist in developing fifty-six low- to moderate-income housing units (LIHTC).
Pūnāwai Building	For a portion of construction of hygiene center and 42 units of permanent rental housing.
Nā Lei Hulu Kūpuna, Phase I & II	For acquisition and renovation of seventy-five low-income apartments for seniors.
Pauahi Hale	For the installation of a new fire alarm system in a City facility that provides permanent rentals for housing first clients and individuals experiencing severe mental illness.
Kahauiki Village Phase II	For infrastructure and construction of 114 temporary housing units for families and individuals experiencing homelessness.
Maunakea Marketplace	For renovation and repurposing of thirty-eight 2nd floor units to create housing for families and individuals experiencing homelessness.
Kewalo Street	For partial funding to complete funded Special Needs Housing purchase of 10 bedroom duplex leased to The Youth Collaborative, serving those struggling with homeless.
Hau‘ula Homes	For due diligence and partial funding of three duplexes to add 15 dwelling units to the City’s Special Needs Housing Inventory.

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