



Affordable Housing Development Pipeline



December 20, 2023 Update
Office of the Governor's Housing Team
Build Beyond Barriers Working Group

Affordable Housing Development Pipeline Overview



Goal: Inventory, track, and coordinate the progress of affordable housing projects, infrastructure projects relating to housing developments, brownfield sites that are developed primarily to provide housing, and transit-oriented development sites.

- Support the work of the Build Beyond Barriers Working Group (BBB) to review and certify affordable housing projects under the proclamation.
- Create the process to review and track all other housing projects to assess the workload of housing regulatory agencies.



Updates on Affordable Housing Pipeline Tracking

- In our analysis of projects receiving public subsidies and exemptions since 2019, we have identified roughly 36,000 housing units in the affordable housing pipeline. **Over 33,000 are affordable to those at or below 140% AMI.***
- Over **3,000 units across 28 affordable housing projects** broke ground or completed construction in 2023.
- There are over **15,000 state affordable housing and Hawaiian homesteads housing units** in the development pipeline.



Stages of Affordable Housing Development

Through stakeholder consultation with developers, architects, and state and county agencies, we determined to use HHFDC's framework to track projects through seven stages of development from inception to completion.



Site Control

- 3 projects are securing a project site
- 322 total units
- 241 affordable units

Entitlements

- 66 projects are pursuing entitlements
- 21,315 total units
- 20,225 affordable units

Contingent Financing

- 27 projects are applying for financing
- 5,815 total units
- 4,780 affordable units

Building Permit

- 27 projects are finalizing building permits
- 4,634 total units
- 3,869 affordable units

Financial Closing

- 14 projects are securing their construction loan
- 1,049 total units
- 1,044 affordable units

Construction

- 16 projects are under construction
- 2,057 total units
- 1,794 affordable units

Occupancy

- 12 projects are ready for occupancy
- 1,301 total units
- 1,163 affordable units

* Efforts to identify and verify project information is ongoing and subject to change. Some affordable housing projects have a market rate component.

Stages of Affordable Housing Development



Example: Lima Ola Senior and Multi-Family Project



Stage 1: Site Control

February 2010: The Kaua'i County Housing Agency secures use of a 75-acre parcel owned by the County of Kaua'i for Lima Ola



Stages of Affordable Housing Development

Stage 2: Entitlements

June 2016: Lima Ola completes environmental assessment

August 2016: The Kaua'i County Council approves 201H-38 application

July 2017: Lima Ola receives Land Use District Boundary Amendment

November 2020: Lima Ola breaks ground for infrastructure

Stage 3: Contingent Financing

January 2023: Two projects within Lima Ola Phase I, consisting of the 40-unit senior and 45-unit multi-family housing projects, receive a Low Income Housing Tax Credit (LIHTC) award from HHFDC

Stage 4: Building Permit

June 2019: Lima Ola secures building permit for Phase I



Stages of Affordable Housing Development

Stage 5: Financial Closing

May 2023: Kaua'i County issues private activity bonds for the project

June 2023: Developer secures construction loan for 40-unit senior project and 45-unit multi-family project.

Stage 6: Construction

May 2023: Lima Ola Senior and Multi-Family Affordable Housing projects break ground

Q3 2024 (estimated): Phase I construction for the projects is completed

Stage 7: Occupancy

Q3 2024 (estimated): Lima Ola Affordable Housing Phase I receives its certificate of occupancy

Q4 2024 (estimated): Lima Ola Affordable Housing Phase I reaches full occupancy

Affordable Housing Project Profiles



Through stakeholder consultation, we have identified key metrics to track across each project to give more insight into the landscape of affordable housing in Hawai'i. Some include:

**Total Number
of Units**

**Public
Financing**

**Project
Location**

**Affordability
Period**

**Public
Projects**

Units by AMI

**Stage of
Development**

**Major
Milestones**

**Permit
Information**

**Proclamation
Projects**

**# Bedrooms
by AMI**

**Total Project
Cost**

**Target
Population**

**Developer
Information**

**Type of
Construction**



Next Steps for Affordable Housing Pipeline Tracking

In Progress

Collect additional project data through reviewing public documents, including HHFDC for-actions, County resolutions, and neighborhood board meetings

Work with housing agencies to verify information

Track progress of projects under the EP

Q2 2024

Create a public-facing data dashboard outlining affordable housing projects organized by the seven identified stages

Begin tracking of major infrastructure projects to unlock affordable housing units

Ongoing

Track progress of affordable housing projects to identify and resolve sticking points across various stages

Trend analysis of projects in the pipeline

Refine and maintain database

Updates: Housing Projects Under the Proclamation



Project Overview: HPHA's Kapa'a Affordable Housing Project, Kaua'i County

Project Profile

Total Units: 124 units

- 14 units at 30% AMI
- 14 units at 50% AMI
- 95 units at 60% AMI
- 1 manager's unit

Mix of 1, 2, 3, and 4 bedroom units

Proceedings Under the Proclamation

The project is using the 201H-38 process available for state projects under the Proclamation

- Nov. 17, 2023: Submitted to HHFDC
- Dec. 12, 2023: Meeting with County
- Dec. 8, 2023 - Jan. 8, 2023: Agency review & 30-day public comment
- Mid-Jan, 2024: County Public Hearing
- Feb. 6, 2024: HHFDC Board Meeting
- Feb. 14, 2024: County 201H-38 vote
- Feb. 2024: LIHTC application deadline

Through the normal process, the project would be delayed until at least the 2025 LIHTC cycle

Updates: Housing Projects Under the Proclamation



Project Overview: HPHA's Mayor Wright Homes, Honolulu County, Kalihi

Project Profile

Total Units: 2,448 units

- 114 units at 30% AMI
- 114 units at 50% AMI
- 893 units at 60% AMI
- 212 units at 80% AMI
- 844 units at 100% AMI
- 28 units at 110% AMI
- 124 units at 140% AMI
- 101 income-blind units
- 18 manager units

Mix of studio, 1, 2, 3, 4, and 5 bedroom units

Proceedings Under the Proclamation

The project is using the 201H-38 process available for state projects under the Proclamation

- Nov. 20, 2023: Submitted to HHFDC
- Nov. 21, 2023: Meeting with City & County
- Dec. 4, 2023 - Jan. 4, 2023: Agency review & 30-day public comment
- Jan 11, 2024: HHFDC Board Meeting
- Mid-Jan, 2024: DPP Public Hearing
- Feb. 8, 2024: Expected DPP Decision
- Feb. 2024: LIHTC application deadline

Through the normal process, the project would be delayed until at least the 2025 LIHTC cycle



Mahalo!



Questions?

**Tell us about your project or give us feedback at:
gov.housing@hawaii.gov**