'26JUN22 PM 1:40 CITY CLERK

DEPARTMENT OF HOUSING AND LAND MANAGEMENT

Ka ʻOihana Hʻolālā Kūkulu Hale a me ka Hoʻokele ʻĀina

INFORMATIONAL BRIEFING:

DEPARTMENT OF HOUSING AND LAND MANAGEMENT

TUESDAY, JUNE 23, 2026

HONOLULU CITY COUNCIL - COMMITTEE ON HOUSING, HOMELESSNESS & PARKS (HHP)

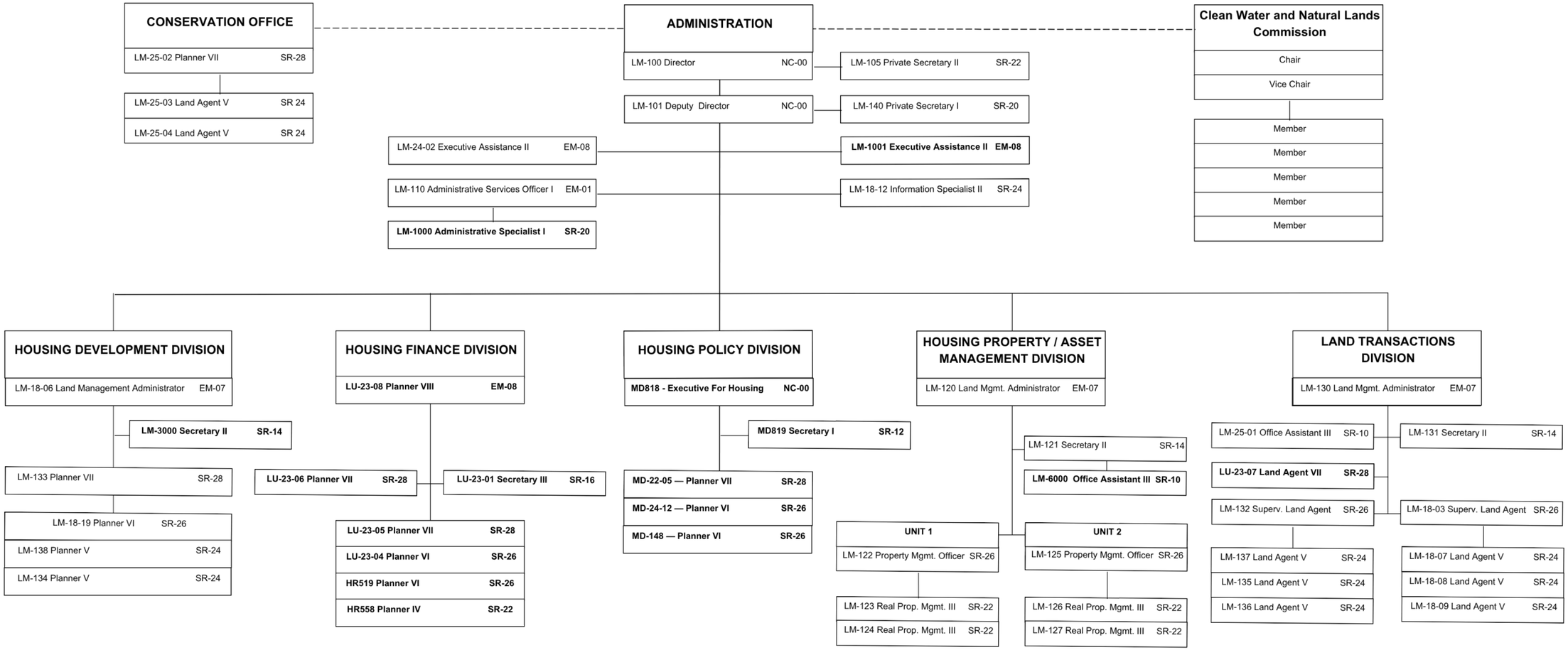
DEPT. COM 420(26)
HHP

Strategic Housing Plan (2025-2028)

- Creation of DHLM – May 1, 2025 (Reso 25-86)
- Public Private Partnerships
- Creating New Financing Tools
- Activating TOD Plans
- Housing Policy Analysis

Scan to view the Strategic Housing Plan (2025-2028)

DHLM Organization Chart



DHLM Leadership Team



Kevin D. Auger
Director



Catherine A. Taschner
Deputy Director



Gavin Thornton
Housing Policy



Elsa Kings
Housing Development



David Oi
Housing Finance



Jennifer Ontai
Land Transactions



Van Matsushige
Conservation Office

2025 – 2026 Overview

- $28M in acquisitions closed
- $146M+ in financing closed
- 1,400 housing units under management
- 60+ leases under oversight
- 70+ active transactions in our workflow
- Nearly 2,500 units in City’s AH development pipeline



Asset Management

21 properties // 1,400 units

DHLM
Department of Housing and Land Management
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Maximizing City lands to create affordable housing, foster equity, and promote sustainable development for Oʻahu residents

Contact Us
(808) 768-4277

honolulu.gov/dhlm

DHLM Affordable Housing Portfolio

Property Name	Address	TMK	Units	Occupancy	Year Built	Age	District
Kauhale Kamaile	85-2487 Farrington Highway	1-8-5-014:010	16	94%	2020	6	1
Halona	86-567 Halona Road	1- 8-6-003:046	3	67%	2020	6	1
McCully Apartments	754 McCully Street	1-2-3-030:001	10	100%	1968	58	4
Beretania Hale	1727 South Beretania Street	1-2-8-001:049	24	83%	1960	66	5
Piʻikoi Street Apartments	1506 Piʻikoi Street	1-2-4-019:020	42	95%	1962	64	5
Kumuwai	1902 Young Street	1-2-8-002:083	30	97%	2019	7	5
Kānoa Apartments	846 Kānoa Street	1-1-6-001:122	14	100%	1975	51	5
Mānoa Gardens	2790 Kahaloa Drive	1-2-9-036: 003	41	98%	1992	34	5
Chinatown Manor	175 North Hotel Street	1-1-7-003: 032	90	97%	1993	33	6
Chinatown Gateway Plaza	1031 Nuʻuanu Avenue	1-2-1-002: 038	200	95%	1990	36	6
Marin Towers	60 North Nimitz Highway	1-1-7-002: 004	236	92%	1994	32	6
Harbor Village	901 River Street	1-1-7-002: 027	90	95%	1991	35	6
Winston Hale	1055 River Street	1- 1-7-003:044	100	97%	1964	62	6
Westlake Apartments	3139 Ala Līlima Street	1- 1-1-060:008	96	99%	1973	53	7
Harbor Arms	98-130 Līpoa Place	9-8-014: 015	30	100%	1965	61	9
West Loch Modular	91-1500 Renton Road	1-9-1-122:002	58	100%	2021	5	9
West Loch Elderly	91-1472 Renton Road	1-9-1-122:003	150	100%	1993	33	9
Bachelor’s Quarters	91-1216 Renton Road	1-9-1-101: 073	10	100%	1938	88	9
Kulana Nani	46-229 Kahuhipa Street	1-4-6-031: 015	160	99%	1972	54	9
		TOTAL	**1,400**	**96%**		**41**	

Capital Improvement & Repairs



Chinatown Gateway Plaza
Approx. $10,000,000



Marin Towers
Approx. $11,000,000



Harbor Village
Approx. $4,000,000

Total: $25,000,000

SCD
STANFORD CARR DEVELOPMENT

STANDARD COMMUNITIES



Kaleimaʻo Village

$29,445,000 PABs // Units: 127

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HIGHRIDGE COSTA
CHANGING LIVES

Hawai'i Public Housing Authority



Kūhiō Park Terrace

$115,700,000 PABs + $8,000,000 AHF // Units: 304

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CITY AND COUNTY OF HONOLULU
STATE OF HAWAII



222 North School Street & Stillman Lane

$12,000,000 // Department of Community Services



819 South Beretania Street

$8,000,000 // Honolulu Police Department

TRADEWIND
CAPITAL



734 & 735 Kihapai Place

$5,000,000 CIP // Units: 42

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Paikō Ridge

$1,700,000 CE // Clean Water Natural Lands // Acres: 3.5

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Looking Ahead

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2026 – 2027 Workflow

70+ Active Transactions

Development Transactions:	15
Acquisitions:	12
Finance Transactions:	5
Grants of Easement:	22
Office Leases:	8
Right of Entry:	4
Property Disposals:	6
Total:	**72**



Current Workflow

Numbers alone do not accurately capture the complexity of these transactions.

DHLM is the City's central administrator for all real property transactions. The numbers on the prior slide reflect volume — but not the full weight of what each transaction demands.

Certain transactions have been active for decades, involve multiple governmental parties, and consume staff capacity far in excess of what a single line item suggests. Examples include:

- **Varona Village/'Ewa Drum land swap** (legacy issue – started in 2010)
- **Villages of Kapolei** (legacy issue -started in 1990s)
- **'Ewa Villages – Portfolio Rationalization** (legacy issue – started in 1990s)
- **HCDA Mauka Parcel transfer** (legacy issue – started in 2018)
- **Auahi Street Realignment MOA** (legacy issue - started in 2005)
- **KPT Multifamily Housing Revenue Notes** (Private Activity Bonds)
- **Kūwili Station TOD Area Master Planning**





Maunawili Pālāwai

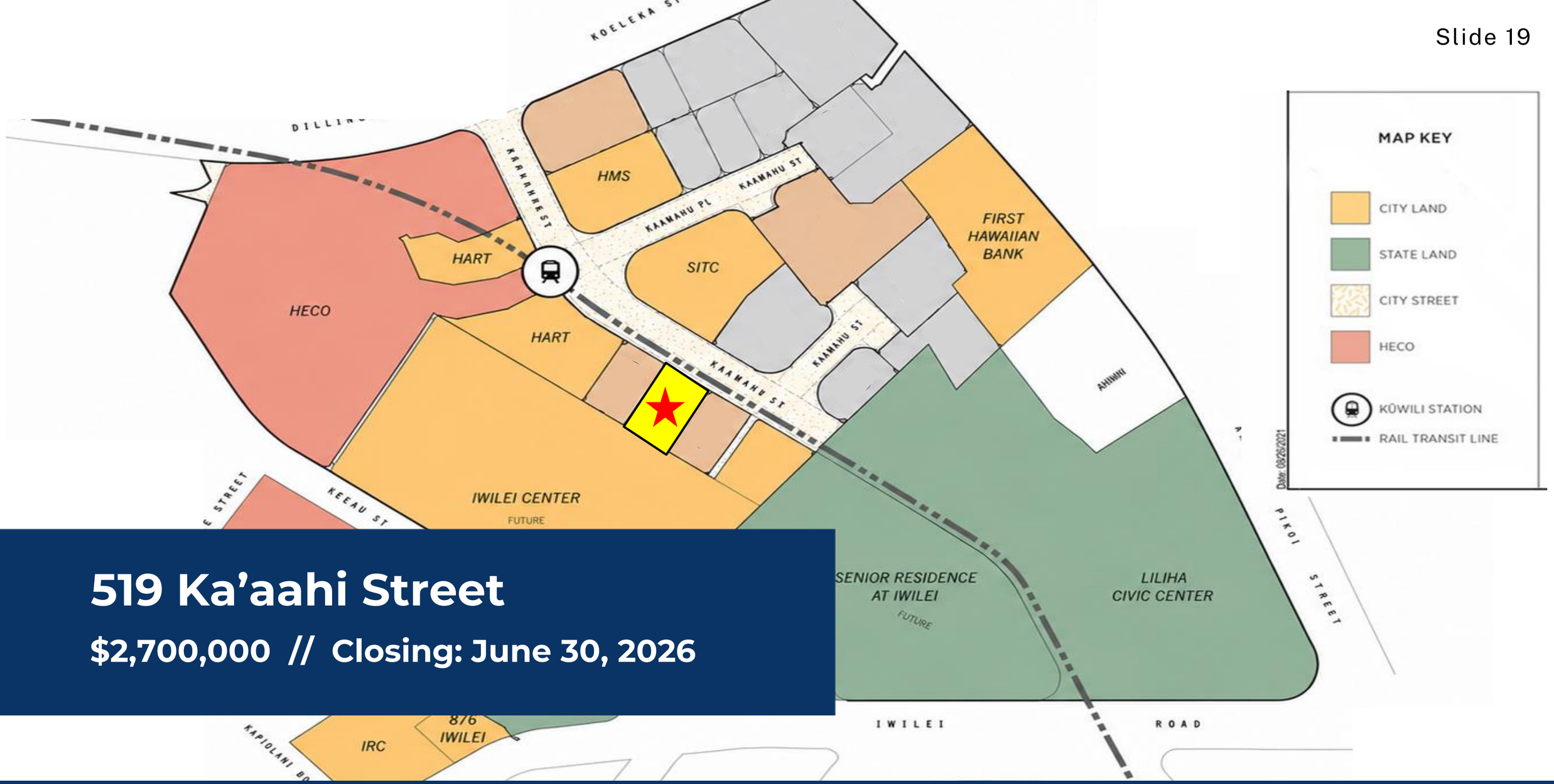
$3,100,000 CE // Closing: June 30, 2026 // Acres: 116.5

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519 Ka’aahi Street

$2,700,000 // Closing: June 30, 2026



2043 Dillingham Boulevard

$6,097,300 // Closing: July 30, 2026



Shark’s Cove

$24,600,000 // Closing: August 17, 2026

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Maunawili Makali’I

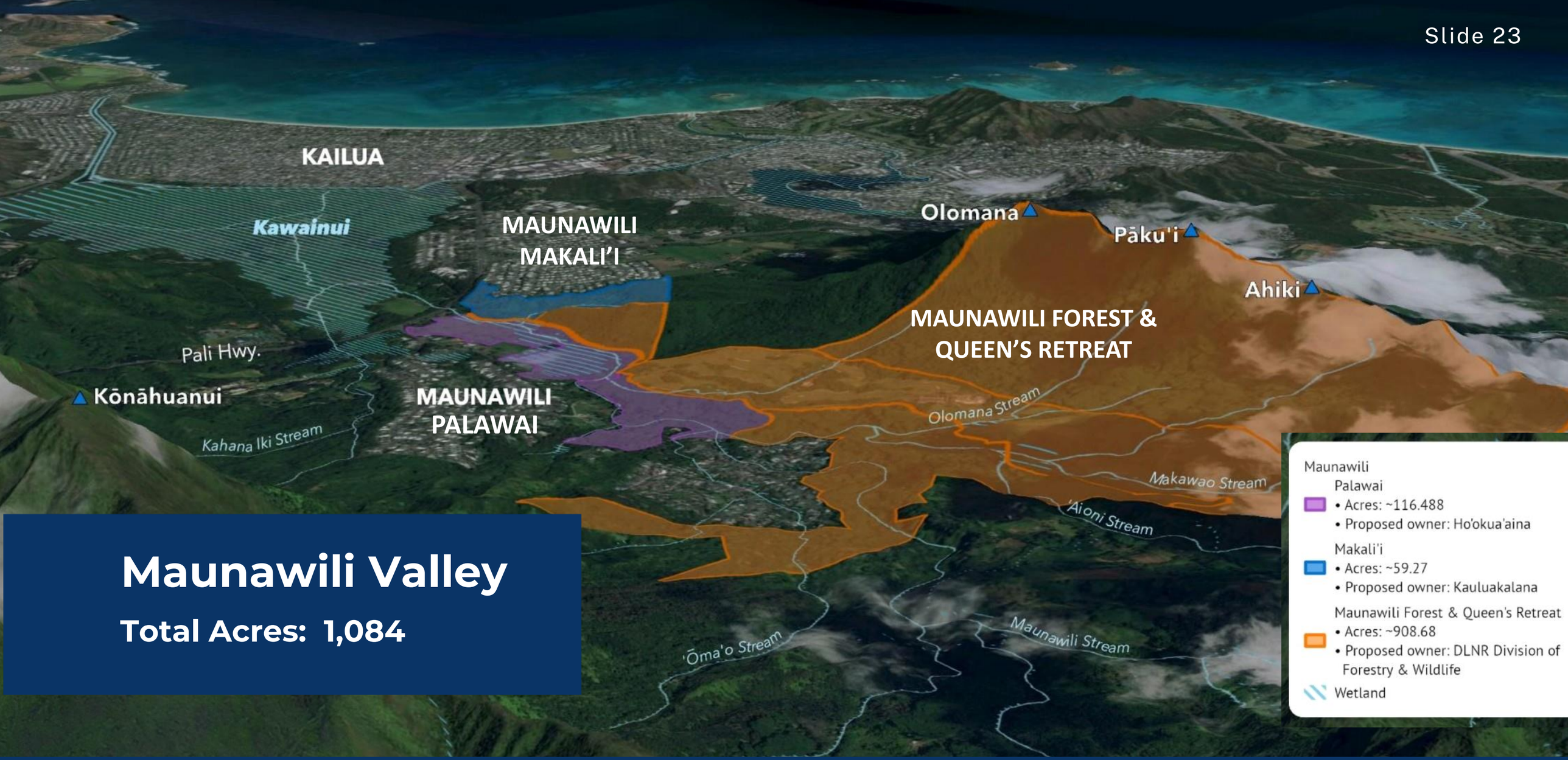
$1,656,315 CE // Closing: September 17, 2026 // Acres: 59

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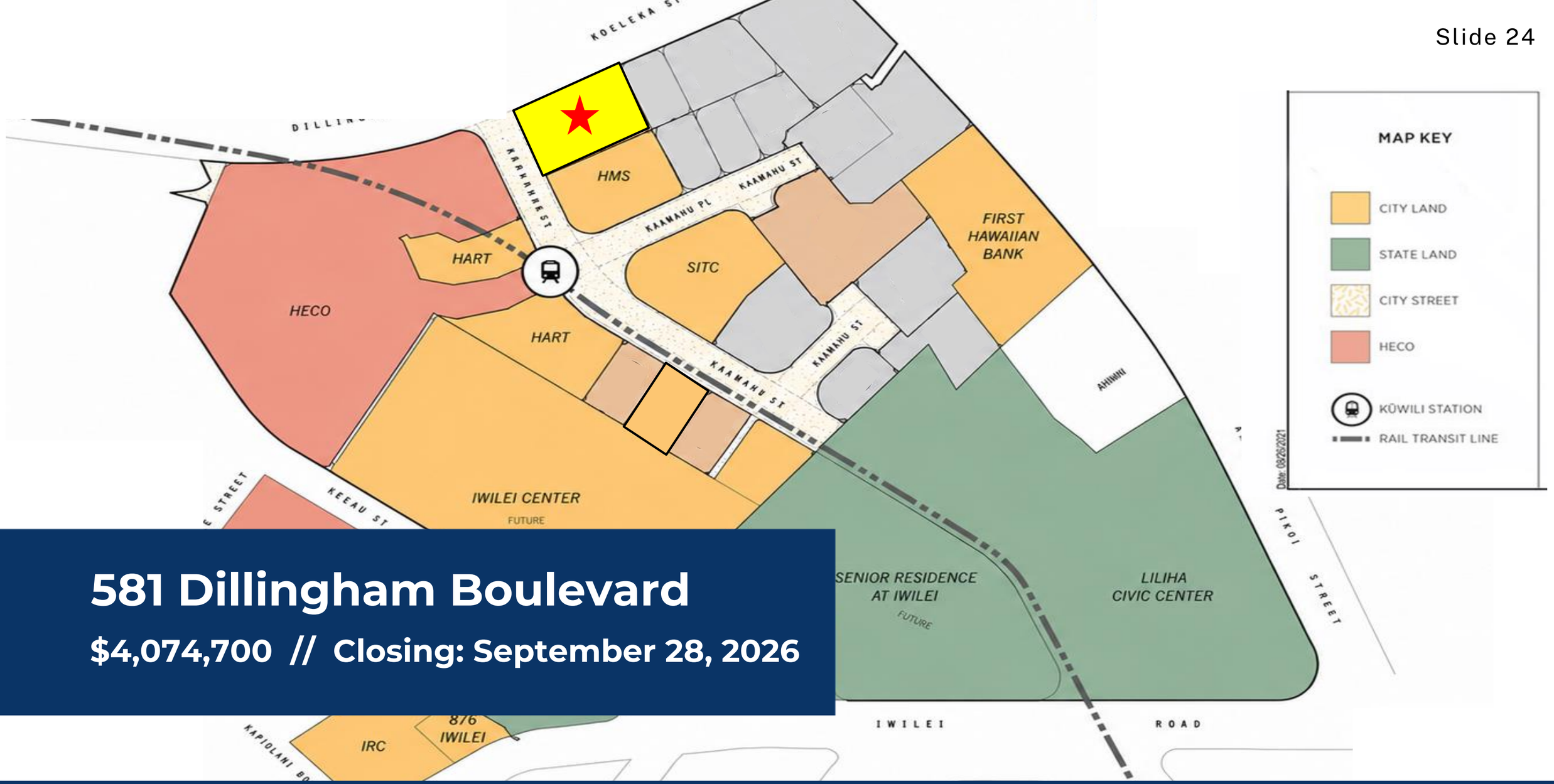
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Maunawili Valley

Total Acres: 1,084



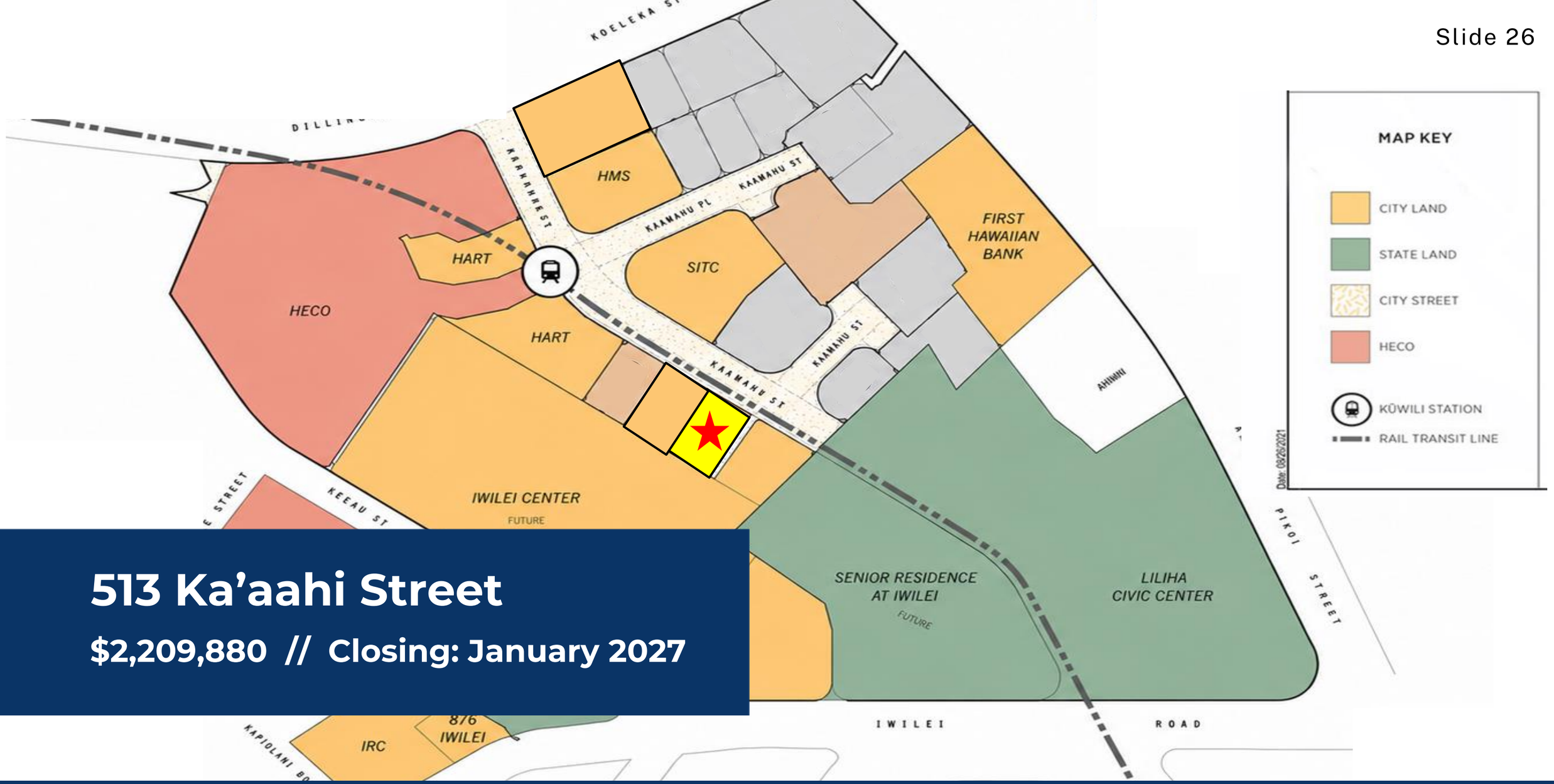
581 Dillingham Boulevard

$4,074,700 // Closing: September 28, 2026



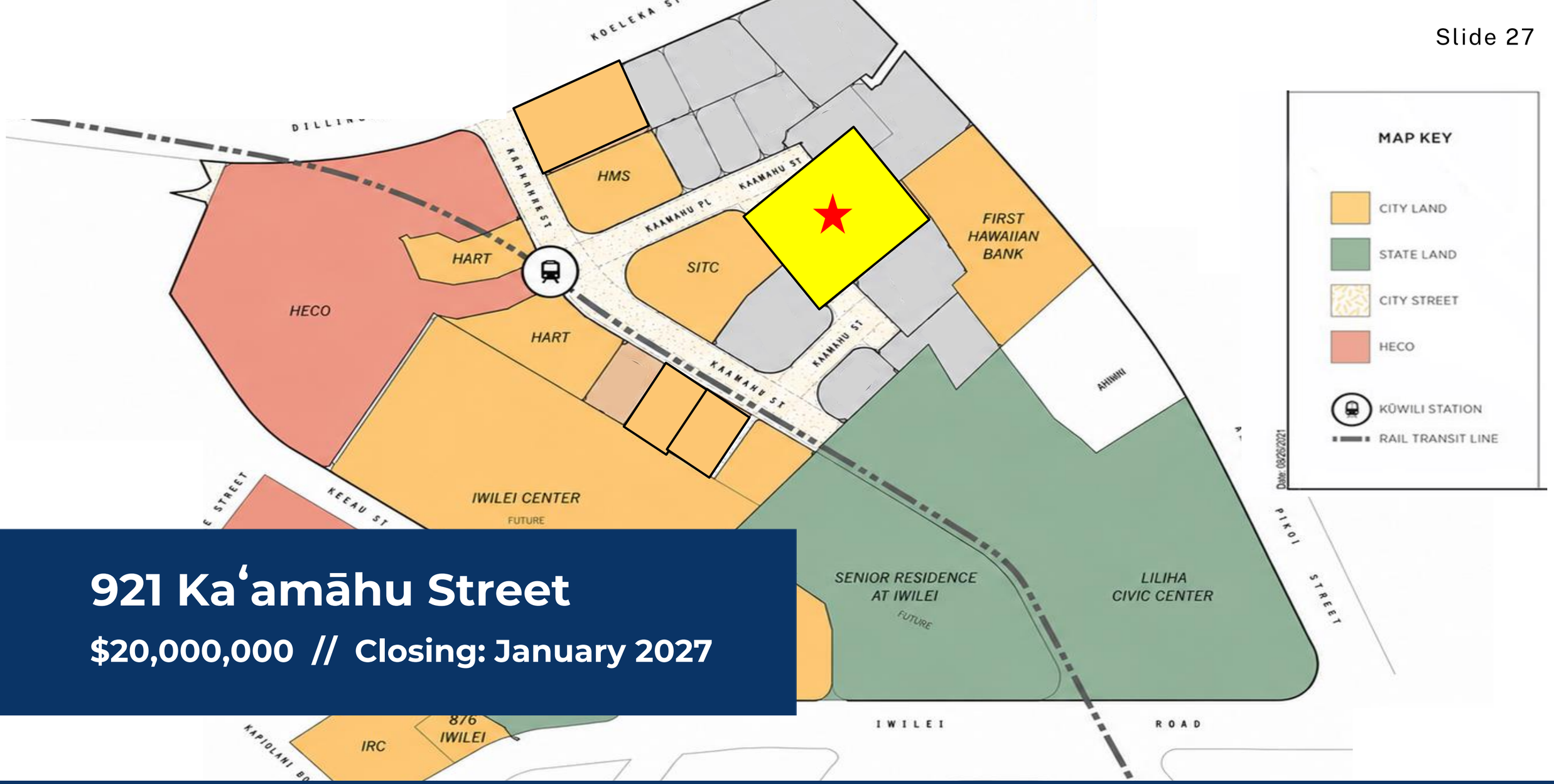
Waialua Fire Station

$2-3M // Closing: November/December 2026



513 Ka’aahi Street

$2,209,880 // Closing: January 2027



921 Kaʻamāhu Street

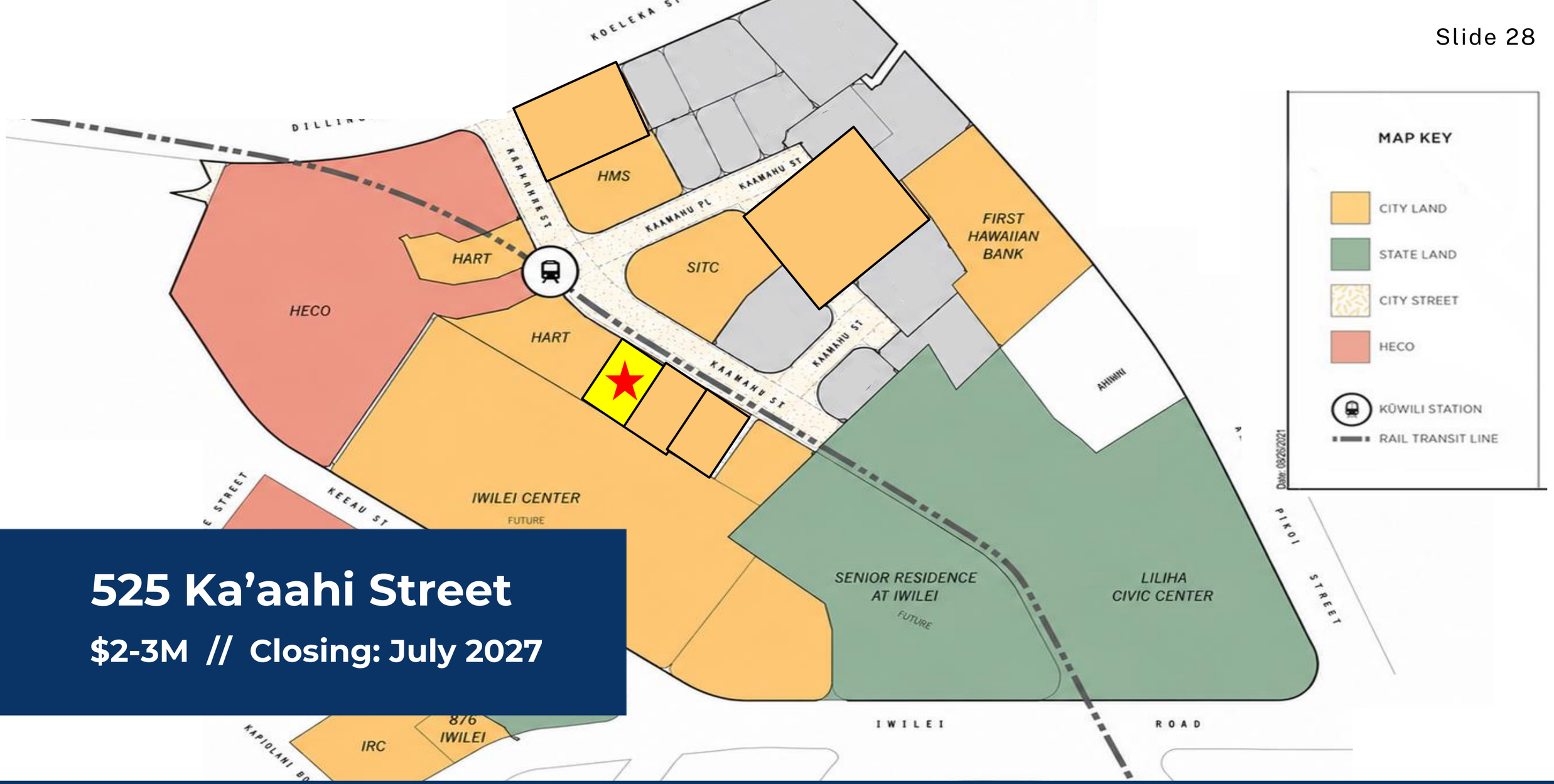
$20,000,000 // Closing: January 2027

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525 Ka’aahi Street

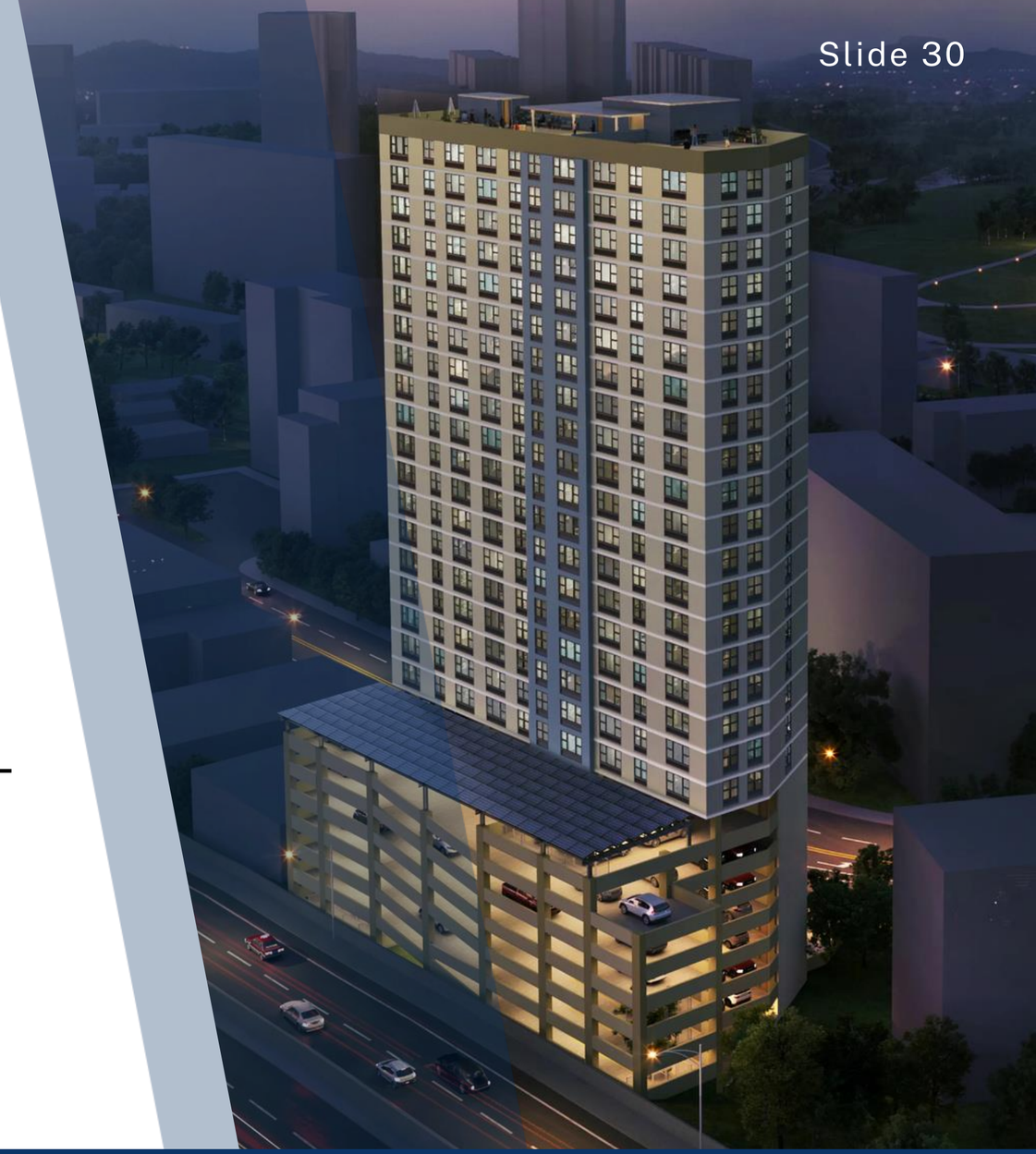
$2-3M // Closing: July 2027


KOELEKA ST
DILLIN
KAAHAHEST
HMS
KAAMAHU PL
KAAMAHU ST
HART
HECO
SITC
FIRST HAWAIIAN BANK
HART
KAAMAHU ST
KAAMAHU ST
AHIMAKI
IWILEI CENTER
FUTURE
E STREET
KEEAU ST
HECO
PUNAWAI
840 IWILEI
KEEAU ST
IRC
876 IWILEI
KAPIOLANI BO
IWILEI
ROAD
SENIOR RESIDENCE AT IWILEI
FUTURE
LILIHA CIVIC CENTER
PIKOI STREET
MAP KEY
CITY LAND
STATE LAND
CITY STREET
HECO
KŪWILI STATION
RAIL TRANSIT LINE
Date: 08/26/2021

2027 Acquisitions

In Progress / Not Announced

Affordable Housing Acquisition:	$60,000,000
Forward Commitment to Acquire:	$70,000,000
AH Ground Lease Acquisition:	$14,000,000
Total:	$144,000,000



Demolitions Advancing Redevelopment

Clearing the way for new housing and community benefit

1615 Ala Wai — Completed (July 2025)

- Full demolition finished ahead of schedule

1930 Dillingham / 1907 Eluwene — In Progress

- Site preparation and contractor mobilization underway

436 Ena — In Progress

- Site preparation and contractor mobilization underway

Iwilei Center — Planned

- Demolition planned for Q1-Q2 2027





Leveraging Public Lands to Expand Housing Production



1615 Ala Wai Boulevard

Property: 1615 Ala Wai Blvd.

Location: Waikīkī

TMK: 260110330000, 260110360000

Size: 17,108 S.F. (0.4 acres)

Estimated Units: 40 units

Council District: District 4

Council Member: Tommy Waters





RFQ DLM-25-01

Estimated Units: 40 units

Selected Negotiating Partner: Centre Urban Real Estate

CENTRE URBAN
REAL ESTATE



436 Ena Road

Address: 436 Ena Road

Location: Ena Motoi Building

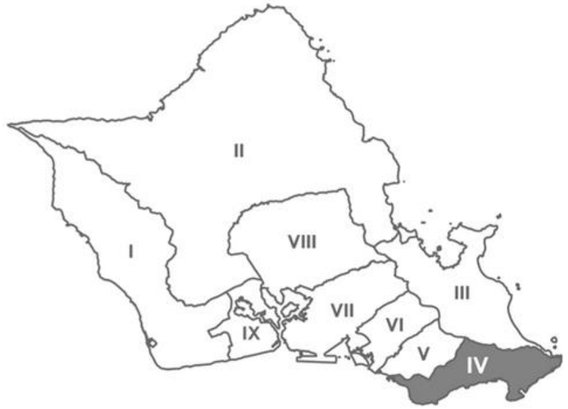
TMK: 260070110000

Size: 6,000 S.F. (0.1 acres)

Estimated Units: 42 units

Council District: District 4

Council Member: Tommy Waters





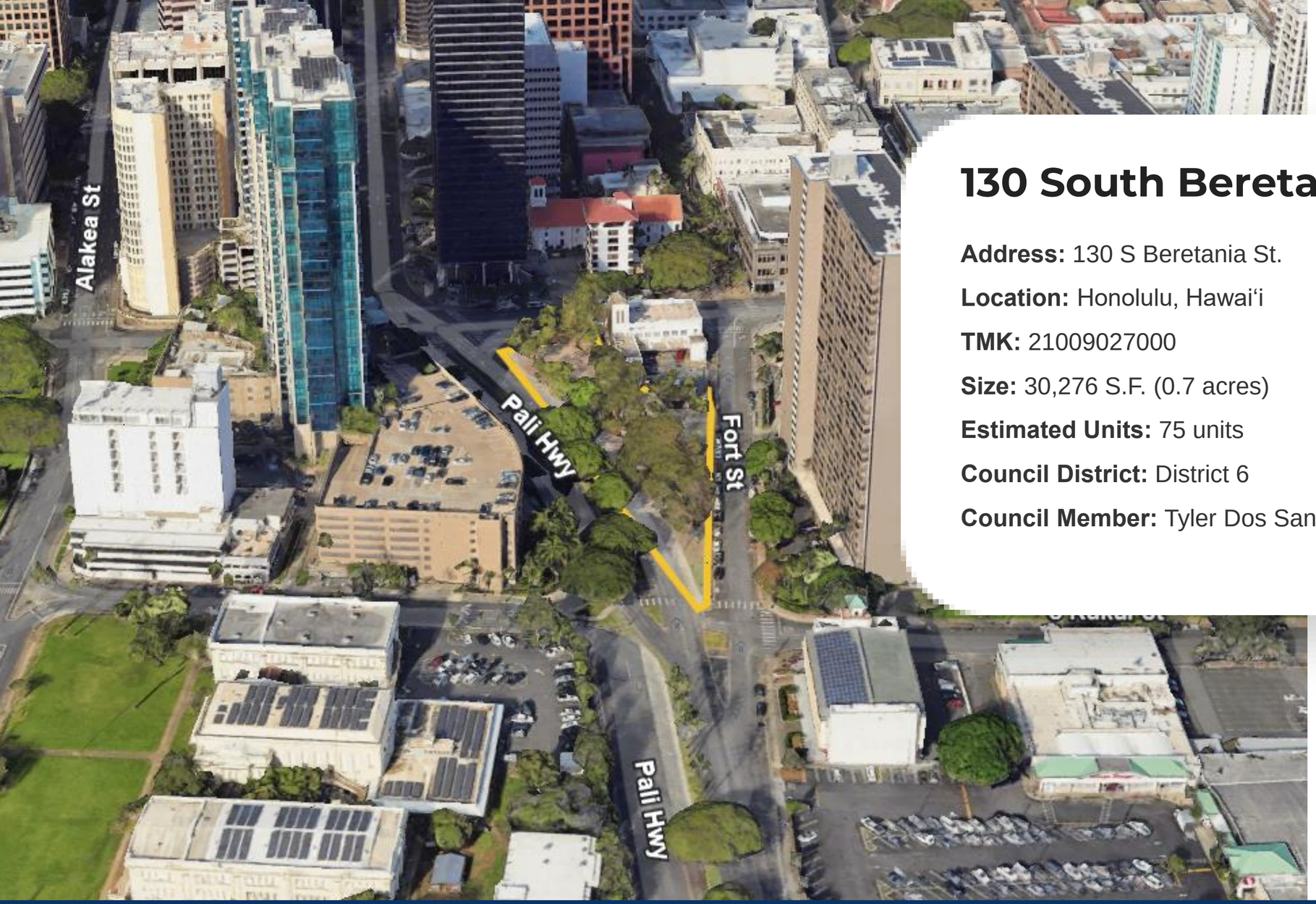
RFQ DLM-25-01

Estimated Units: 126 units

Selected Negotiating Partner: EAH Housing and Core Tech

EAH HOUSING
A roof is just the beginning

CORE TECH DEVELOPMENT



130 South Beretania

Address: 130 S Beretania St.

Location: Honolulu, Hawai‘i

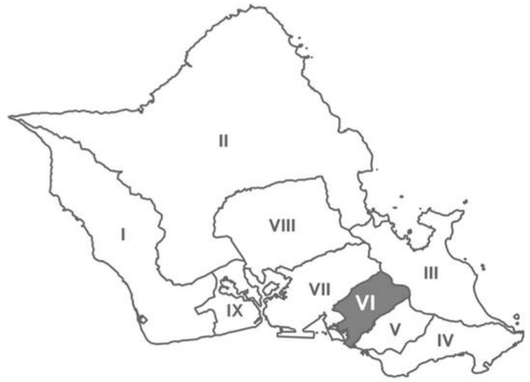
TMK: 21009027000

Size: 30,276 S.F. (0.7 acres)

Estimated Units: 75 units

Council District: District 6

Council Member: Tyler Dos Santos-Tam





RFQ DLM-25-01

Estimated Units: 124 units

Selected Negotiating Partner: Pacific Housing Assistance Corporation and Lanakila Pacific

PACIFIC HOUSING ASSISTANCE CORPORATION

LANAKILA PACIFIC
BUILDING INDEPENDENCE



Iwilei Center

Property: Iwilei Center

Location: Honolulu, Hawai‘i

TMK: 150070090000

Size: 127,531 S.F. (3.83 acres)

Estimated Units: 750 units

Council District: District 6

Council Member: Tyler Dos Santos-Tam





RFQ DLM-25-02

Estimated Units: 850-900 units

Selected Negotiating Partner: EAH Housing and Core Tech

EAH HOUSING
A roof is just the beginning

CORE TECH DEVELOPMENT



Kapolei Lots 2-5

Property: Kapolei Parkway Lots 2-5

Location: Kapolei, Hawai'i

TMK: 911480310000

Size: 604,177 S.F. (13.9 acres)

Estimated Units: 950 units

Council District: District 1

Council Member: Andria Tupola





RFQ DHLM-25-03

Estimated Units: 744 units

Selected Negotiating Partner: Kobayashi Group and Āhe Group

KOBAYASHI GROUP

ĀHĒ GROUP
REMARKABLE HOMES

Former Dee Lite Bakery

Property: Former Dee Lite Bakery

Location: Honolulu, Hawai‘i

TMK: 120100670000, 120100690000

Size: 24,000 S.F. (0.5 acres)

Estimated Units: 150 units

Council District: District 7

Council Member: Radiant Cordero





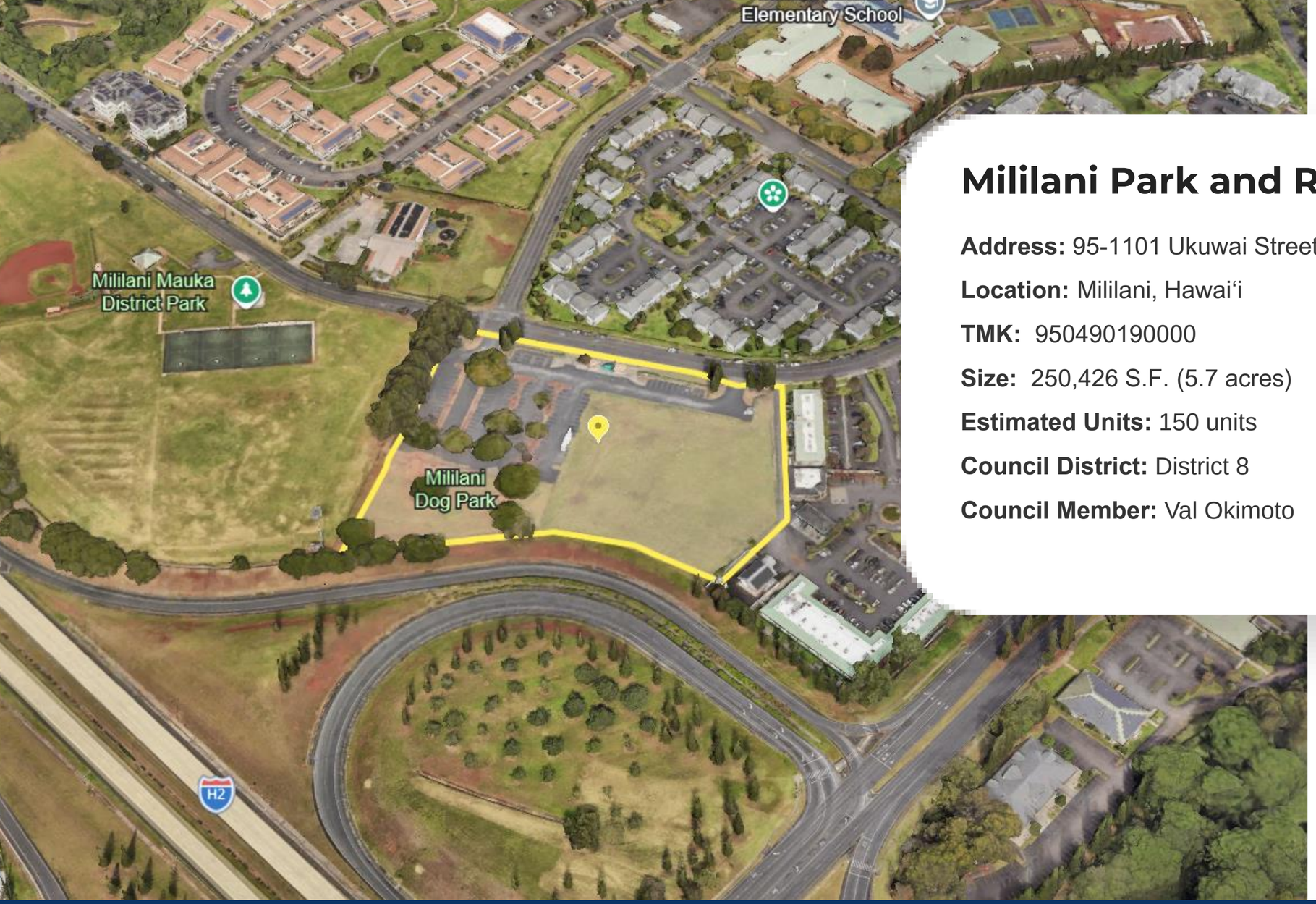
RFQ DHLM-25-04

Estimated Units: 150 units

Selected Negotiating Partner: EAH Housing and Core Tech

EAH HOUSING
A roof is just the beginning

lowney arch



Mililani Park and Ride

Address: 95-1101 Ukuwai Street

Location: Mililani, Hawai‘i

TMK: 950490190000

Size: 250,426 S.F. (5.7 acres)

Estimated Units: 150 units

Council District: District 8

Council Member: Val Okimoto



Royal Kunia Park and Ride

Address: 94-711 Kupuna Loop

Location: Waipahu, Hawai‘i

TMK: 941460070000

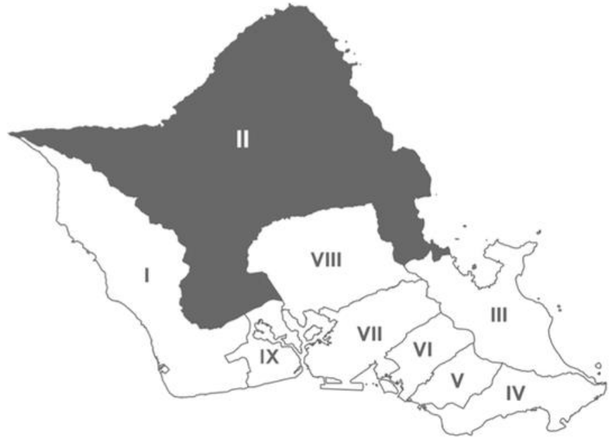
Size: 248,292 S.F. (5.7 acres)

Estimated Units: 200 units

Council District: District 2

Council Member: Matt Weyer

Solicitation Number: RFQ DLM-25-05



City Land Activated to Support Housing

Property	Land Area Sq. Ft.	Land Area Acres	Unit Estimate (January 2025)	Unit Estimate (Developer)	TMK	Council District
1615 Ala Wai	17,108	0.4	40	40	260110330000	4
Ena Road	6,000	0.1	42	126	260070110000	4
130 S. Beretania St.	30,276	0.7	75	124	210090270000	6
Iwilei Center	127,531	3.83	700	950	150070090000	6
Kapolei Lots 1-5	604,177	13.9	950	744	911480310000	1
DeeLite Bakery	24,300	0.5	150	154	120100670000	7
Royal Kunia	248,292	5.7	200	200	941460070000	2
Mililani Park and Ride	250,426	5.7	150	150 (+/-)	950490190000	8
Grand Total	**1,308,110**	**30.83**	**2,307**	**2,488**		



175 North Pauahi Street

$4,520,000 // 47 AH Units + 6 Commercial

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175 North Pauahi Street

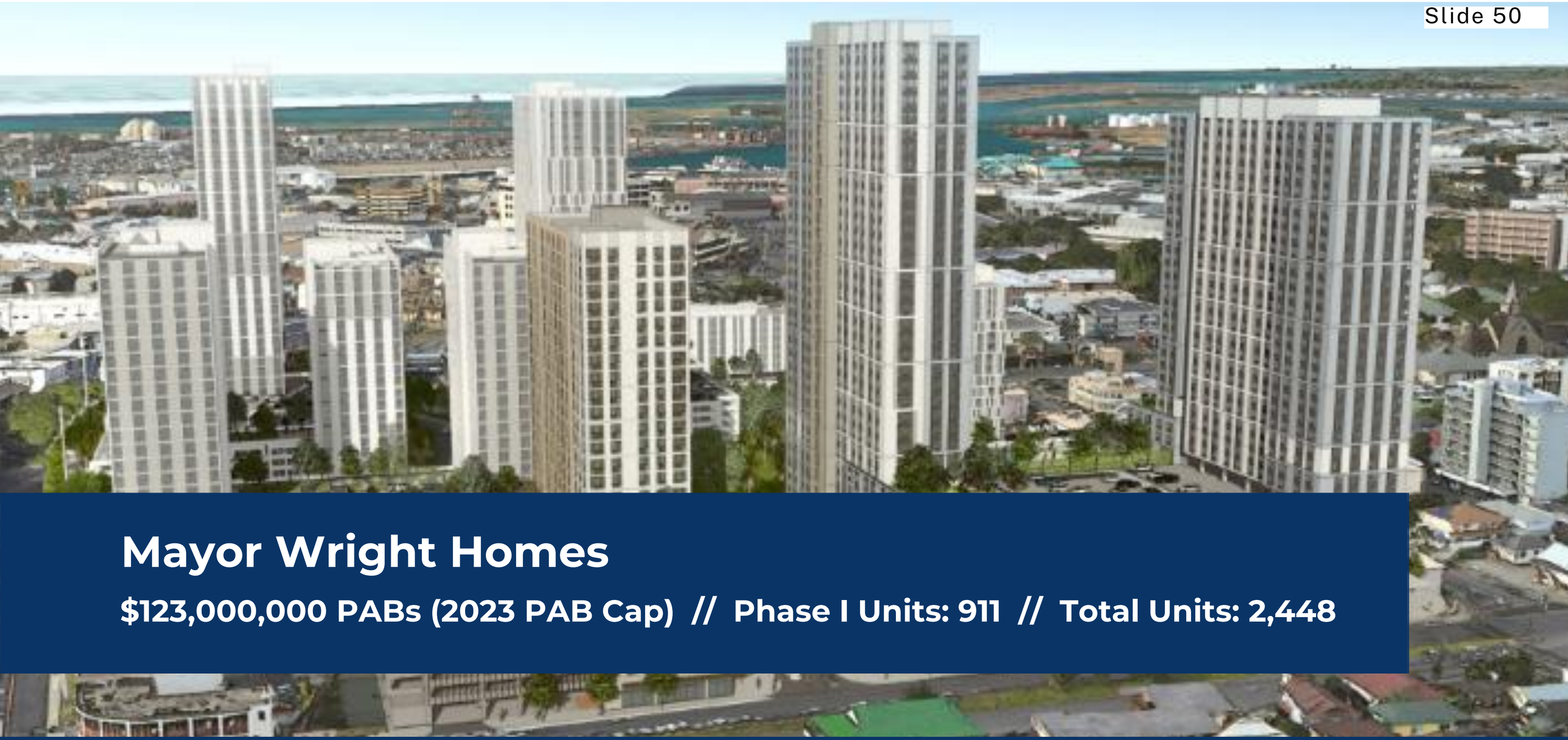
$4,520,000 // 47 AH Units + 6 Commercial

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Mayor Wright Homes

$123,000,000 PABs (2023 PAB Cap) // Phase I Units: 911 // Total Units: 2,448

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Kūwili Station Area

TOD Master Planning



Iwilei / Chinatown

Area Activation

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Community Engagement

Community Voices Leading Our Work

The City is prioritizing listening and early engagement on all redevelopment efforts, including active outreach for 130 South Beretania,1615 Ala Wai, 436 Ena, and Kapolei Parkway Lots 2-5.

Neighborhood Board presentations, listening sessions, and direct conversations are helping shape project details through predevelopment, public meetings, and Council review—ensuring a transparent, community-driven process rooted in what we hear.



Expanding Affordable Housing Funding Sources

The City’s available resources to finance projects include:

- **CIP / General Obligation Bonds**
- **Private Activity Bonds**
- **Affordable Housing Fund**

Financial tools, such as low-interest loans, subsidies, gap financing, tax credits, and other incentives also make it possible for developers and non-profit organizations to build homes at prices people can afford. However, existing financing resources are woefully insufficient to support current demand and new funding sources must be delivered.



Center for Public Enterprise (CPE)

Supporting Innovative Financing Solutions

CPE, a national nonprofit research and policy organization, works with cities and states across the country to strengthen public institutions and identify innovative approaches to community investment. Their Honolulu visit was part of an ongoing collaboration with DHLM to explore public financing tools, and development strategies that could expand the City's capacity to produce and preserve affordable housing.



Housing Policy
Building a Better System





Policy Support for Three Housing Pathways



Large-Scale City-Driven Development

Help shape strategies for optimizing the use of City land, public financing, and development partnerships.



Low- and Mid-Rise Rentals

Improve the rules and processes governing low- and mid-rise rentals, including Chapter 32, to support faster delivery, stronger public value, and neighborhood quality.



Incremental Housing

Create practical pathways for local homeowners and small builders to add context-sensitive small-scale housing — including ADUs, duplexes, triplexes, and smallplexes — through targeted code reforms, clearer approvals, infrastructure transparency, and capacity-building supports.

Policy Support for Housing Delivery



Housing Pipeline Intelligence

Track housing projects, timelines, and barriers to production.



Development Process Improvement

Identify opportunities to improve approvals, sequencing, and interdepartmental coordination.



Land & Infrastructure Intelligence

Clarify where housing opportunities and constraints exist, including City land and infrastructure capacity.



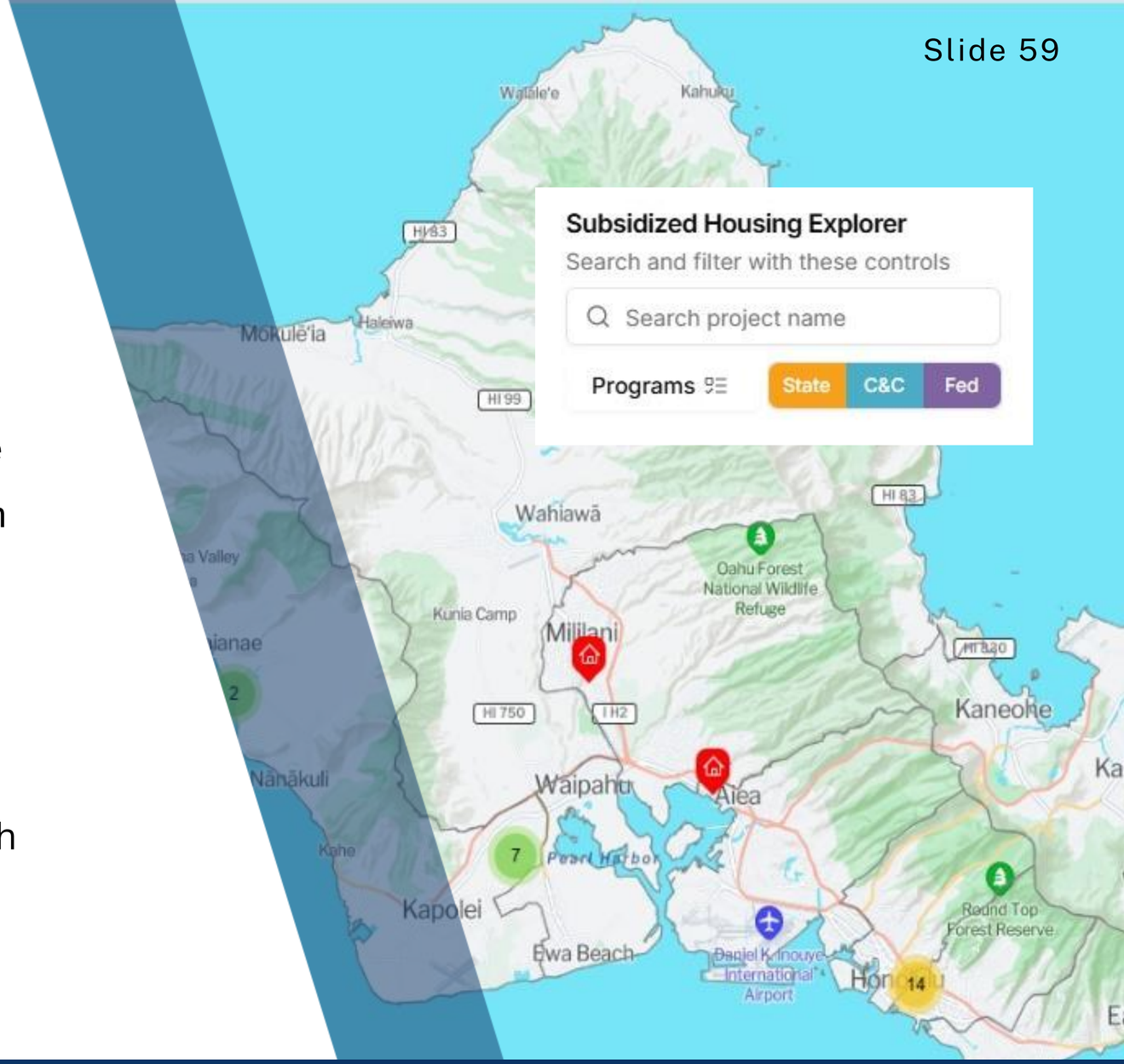
Financing, Incentives & Public Benefit

Evaluate funding tools, tax and fee policies, subsidies, incentives, and public benefit requirements to improve feasibility, affordability, and community value.

Process Changes Underway: Data

The City, together with the University of Hawai'i's Economic Research Organization (UHERO) launched the Subsidized Housing Explorer in January 2025 to establish and maintain a comprehensive database of subsidized and price-restricted housing units across O'ahu.

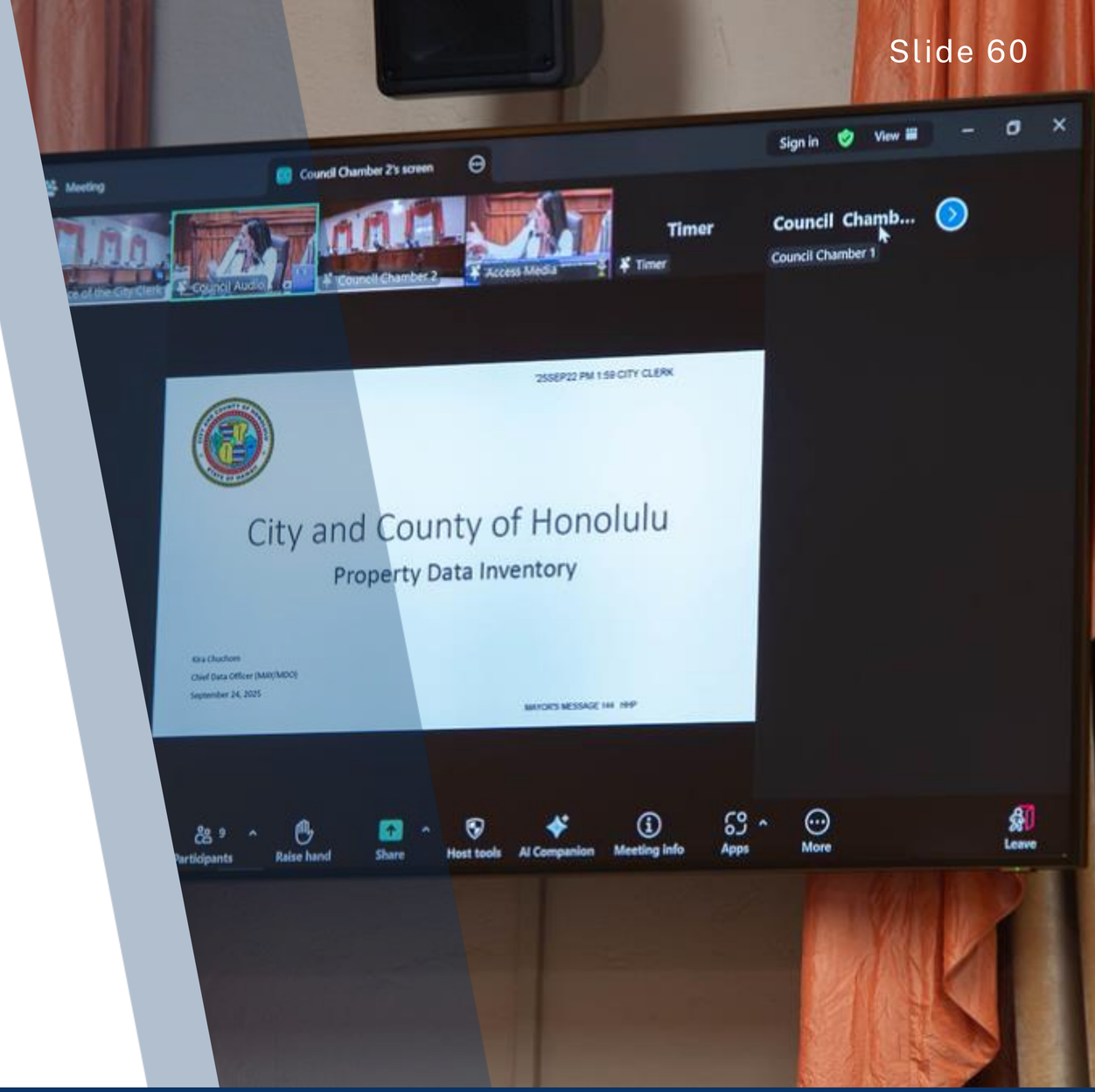
Link:
https://analytics.uhero.hawaii.edu/housing/subsidized-housing/map



City Real Property Inventory

In an effort being led by Honolulu's Chief Data Officer, the administration is creating the city's first perpetual inventory of city real property interests, including all lands owned, leased, rented or controlled by the City as required pursuant to Section 6-1803 of the Revised Charter of the City and County of Honolulu.

DHLM continues to support and participate in this effort, particularly as it strengthens opportunities to collaborate and coordinate with Council to identify city-owned properties suitable for development of affordable housing across Oahu.



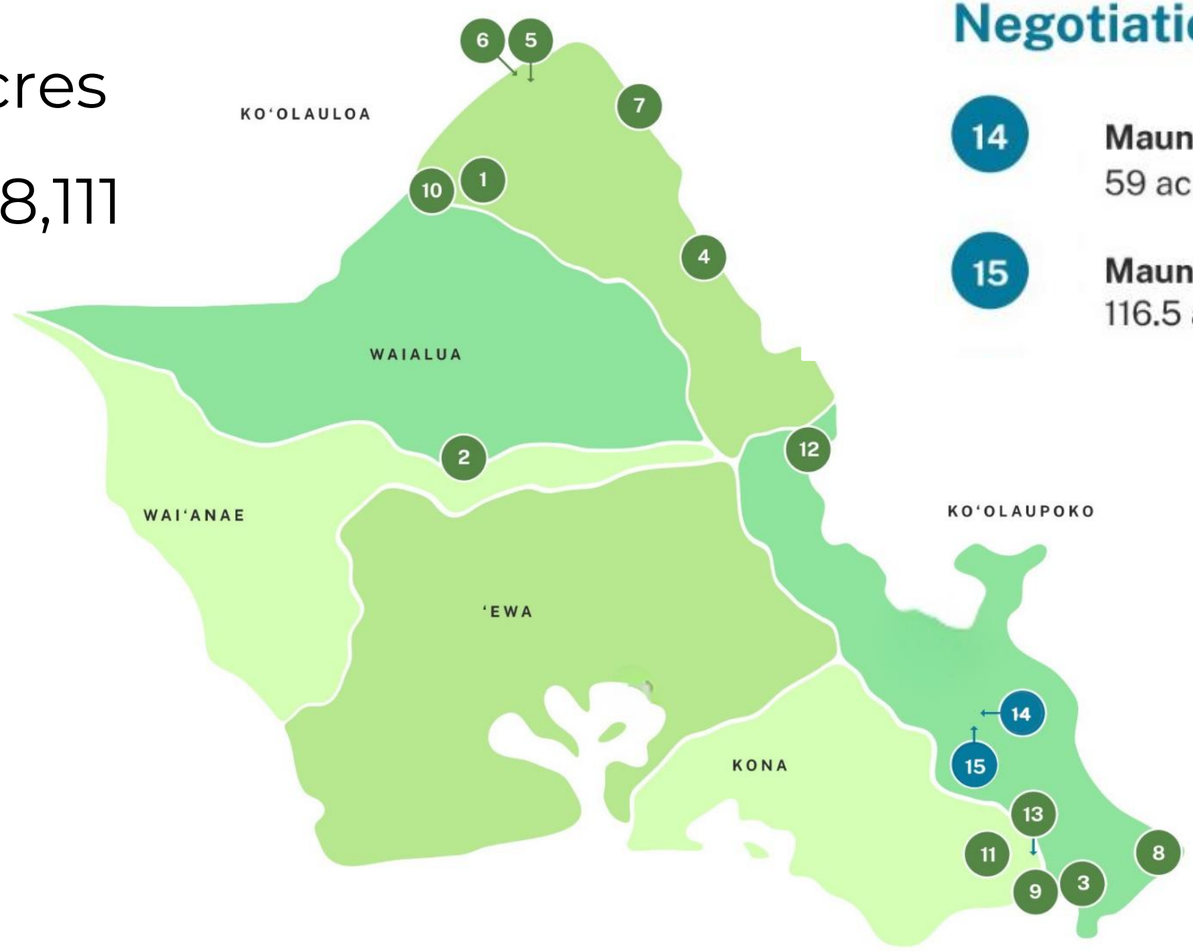
CWNL Inventory

Land Conserved: 1,343 acres

Total Investment: $35,378,111

Perpetual Stewardship

1. **Sunset Ranch**
   27 acres (2010)
2. **Wahiawā Lands**
   511 acres (2012)
3. **Hāwea Heiau Complex & Keawāwa Wetland**
   5 acres (2014)
4. **Maunawila Heiau Complex**
   9 acres (2014)
5. **Turtle Bay Mauka Lands**
   468 acres (2015)
6. **Turtle Bay Makai**
   7.7 acres (2015)
7. **Kahuku Golf Course**
   114 acres (2017)
8. **Ka Iwi Coast Mauka Lands**
   182 acres (2017)
9. **Kānewai Spring**
   0.77 acre (2017)
10. **Pu'ukua Waimea Valley**
    3.75 acres (2019)
11. **Wailupe Nature Preserve**
    9.5 acres (2019)
12. **Hakipu'u Lo'i Kalo**
    1.5 acres (2020)
13. **Paiko Ridge**
    3.5 acres



Negotiation & Closing

14. **Maunawili - Makali'i**
    59 acres
15. **Maunawili - Pālāwai**
    116.5 acres

Transaction Pipeline

In Progress / Not Announced

District/Moku	Area	Estimated Amount
North Shore	170	$16,000,000
Hawai‘i Kai/Kona	83	$13,500,000
Hawai‘i Kai/Kona	33	$2,100,000
Wailupe	2.9	$2,900,000
Kalihi/Kona	11.5	$2,100,000
‘Aiea/‘Ewa	82	$1,499,000
‘Aiea/‘Ewa	1.75	$3,000,000
Hawai‘i Kai/Kona	1965	$3,000,000
Punalu'u/Ko'olauloa	8	$1,200,000
Hawai‘i Kai/Kona	16.4	$6,000,000
Kahalu‘u/Ko'olaupoko	5.17	$1,250,000
	2,378.72	**$52,549,000**

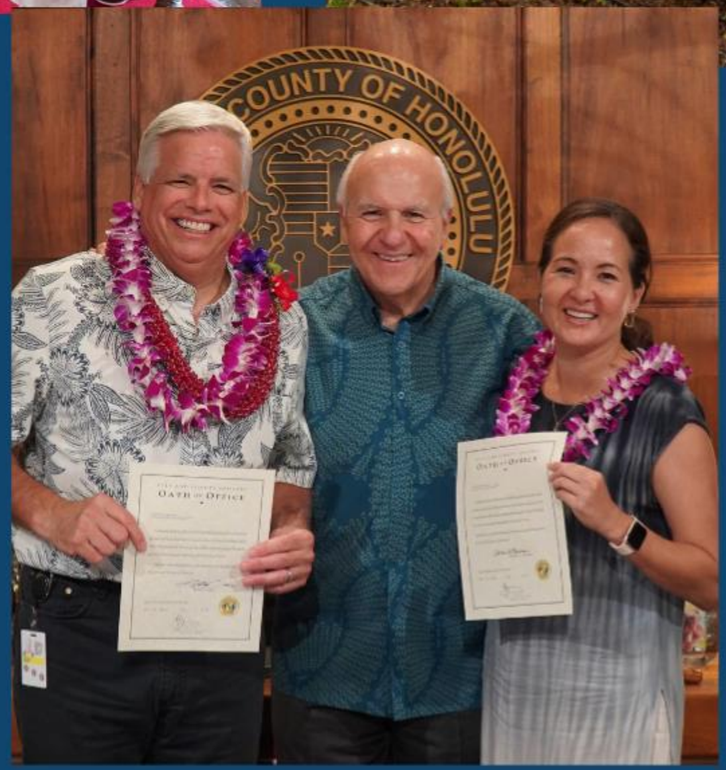


Slide 63









DEPARTMENT OF HOUSING AND LAND MANAGEMENT

Ka ʻOihana Hʻolālā Kūkulu Hale a me ka Hoʻokele ʻĀina

MAHALO!

HONOLULU CITY COUNCIL - COMMITTEE ON HOUSING, HOMELESSNESS & PARKS (HHP)



Appendix

Activity Detail

Monthly Recap: Slides 66-79

Land Transactions: Slide 80

Housing Finance Activity: Slide 81

Legislation: Slide 82

January 2025

Transactions

- Parkway Village at Kapolei Phase I opens (167 units).
- Affordable Housing Fund: Issued Intent to Award totaling $8,000,000 (RGP-DLM-1817502).
- Request for Qualifications issued; the City's first portfolio-based development solicitation (RFQ DLM-25-01).
- Resolution 25-046: Seeking authority to enter into a Development Agreement and Ground Lease for 734 & 735 Kīhāpai Place Redevelopment (42 units).

Other Initiatives

- 2025–2028 Strategic Housing Plan released, outlining Citywide priorities for housing production and preservation.
- January 15, 2025: Informational Briefing to the Committee on Housing, Sustainability, Economy and Health, providing an overview of the 2025–2028 Strategic Housing Plan.
- January 16, 2025: Informational briefing to the Zoning Committee on DHLM's proposed amendments to the City's leasing ordinance (ROH Chapter 38).
- Subsidized Housing Explorer launched in partnership with UHERO to expand access to housing data and analytics.

February 2025

Transactions

- Affordable Housing Fund: Request for Grant Proposals released (RGP-DLM-1859213).
- Resolution 25-073: Seeking authority to issue Multifamily Housing Revenue Notes (Private Activity Bonds) for Kaleimaʻo Village (127 units).
- Resolution 25-074: Seeking authority to enter into a Ground Lease for Kaleimaʻo Village (127 units).
- Resolution 25-046: Granting authority to enter into a Development Agreement and Ground Lease for 734 & 735 Kīhāpai Place Redevelopment (42 units).

Other Initiatives

- February 11, 2025: Informational Briefing to the Committee on Housing, Sustainability, Economy and Health, providing an update on the City's housing efforts.

March 2025

Transactions

- Iwilei Center Redevelopment: Request for Qualifications issued (RFQ DLM-25-02).
- Kūwili Station TOD Area: General Information Notices issued to four property owners on March 28, 2025.

Other Initiatives

- Resolution 25-086: Submitted by the Mayor to create DHLM.
- March 6, 2025: City's Strategic Housing Plan presented to Certified Commercial Investment Member Institute.
- March 18, 2025: Citywide "Brown Bag Lunch" Kūwili Station TOD efforts broadcast.
- March 28, 2025: Bill 35 (2025) published; proposing amendments to the City's leasing ordinance (Chapter 38).

April 2025

Transactions

- Kaleimaʻo Village: $30,000,000 Private Activity Bond closing (127 units).
- Maunakea Tower: Re-opens following a $105,000,000 Private Activity Bond issuance (378 units).
- Kūwili Station TOD Area: General Information Notices sent to an additional 14 landowners, continuing relocation and coordination efforts within the TOD redevelopment area.

Other Initiatives

- April 1, 2025: Informational Briefing to the Honolulu City Council providing an update on the City's housing initiatives.
- April 4, 2025: Conservation Office hosted the first-ever Mālama ʻĀina Day.
- April 30, 2025: Informational Briefing to the Honolulu City Council on the DHLM Reorganization Plan.
- April 30, 2025: Adoption of Resolution 25-086, formally establishing DHLM.

May 2025

Transactions

- Hawai‘i Blood Bank Property: Purchase and Sale Agreement executed on May 21, 2025 for HESD.
- Request for Qualifications issued for Kapolei Parkway Lots 2–5 (RFQ DHLM-25-03).
- Iwilei–Kapālama TOD Planning: RFP issued for the FTA/OPSD-funded master planning effort.
- Aloha ‘Ia Halewilikō: Applications opened for senior housing project on City-land and funded with $6,000,000 of Affordable Housing Fund monies (140 units).

Other Initiatives

- Resolution 25-206: Introduced, nominating Kevin D. Auger as DHLM Director.
- Clean Water & Natural Lands: CWNL logo adopted and registered.
- CWNL Advisory Commission meeting held to qualify proposals for the expenditure of the CWNL Fund.

June 2025

Transactions

- Parkway Village at Kapolei Phase II opens (234 units).
- Iwilei–Kapālama TOD Planning: Master planning team selected, advancing the City's coordinated TOD, connectivity, and infrastructure implementation strategy.
- 1615 Ala Wai Boulevard: Building demolition permit receive (40 units).
- Kūwili Station TOD Area: Offers made to acquire the first four parcels.

Other Initiatives

- Resolution 25-176: Introduced for the expenditure of CWNL funds to acquire a 170.93 acre conservation easement at Ke Kīpuka o Kalaeuila.

July 2025

Transactions

- 819 S. Beretania Street: $8,000,000 acquisition closed for HPD.
- Affordable Housing Fund: Intent to award issued in the amount of $3,200,000.
- 1615 Ala Wai Boulevard demolition completed; Preferred negotiation partner announced (40 units).
- 436 Ena Road: Preferred negotiation partner selected (126 units).
- 1421 Pensacola Street: Preferred negotiation partner selected (16 units).
- 130 S. Beretania Street: Preferred negotiation partner selected (124 units).

Other Initiatives

- Gavin Thornton named Director of Housing Policy to lead Housing Policy Division within DHLM.
- Bill 55 (2025): Submitted to establish multi-family rental housing program fees.
- CWNL presentation to the Hawai'i Conservation Conference.

August 2025

Transactions

- Iwilei Center: Preferred Negotiation Partner selected (950 units).
- Request for Qualifications issued for former Dee Lite Bakery (154 units) (RFQ DHLM-25-04).
- Nāulu Grand Opening: Supported by a $5,000,000 Affordable Housing Fund grant (302 units).
- Resolution 25-198: Authorizing the issuance and delivery of $107,000,000 in Private Activity Bonds for Kūhiō Park Low-Rises and Homes Redevelopment, Phase I (304 units).

Other Initiatives

- CWNL informational briefing to City Council Zoning & Planning Committee.
- DHLM logo adopted and registered.
- Center for Public Enterprise engaged.
- DHLM and DPP present Kūwili TOD project at EPA Brownfields 2025 Conference in Chicago.

September 2025

Transactions

- 222 N. School Street: $12,000,000 acquisition completed; establishing a new permanent headquarters for the Department of Community Services (DCS).
- 1611 Stillman Lane: More than $1,630,000 in in-kind contributions (land, PV system, equipment, and furnishings) secured as part of the 222 N. School Street acquisition.
- Request for Qualifications issued for the Royal Kunia Park and Ride (RFQ DHLM-25-05).
- Kapolei Parkway Lots 2–5: Preferred Negotiation Partner selected (744 units).

Other Initiatives

- September 24, 2025: Informational Briefing to the Committee on Housing, Homelessness & Parks on vacant City-owned lands.
- Kaleimaʻo Village: Groundbreaking ceremony (127 units).

October 2025

Transactions

- October 3, 2025: Paikō Ridge (Kuli'ou'ou) conservation easement closed ($1,700,000).
- October 23, 2025: $107,710,000 Private Activity Bonds issued to Kūhiō Park Low-Rises and Homes Redevelopment, Phase I (304 units).
- Affordable Housing Fund: $8,000,000 awarded to Kūhiō Park Low-Rises and Homes Redevelopment, Phase I (304 units) (RGP-DLM-1817502).

Other Initiatives

- Representatives from the Center for Public Enterprise visited Honolulu to meet with City Council members, state legislators, and representatives from state agencies and City departments.

November 2025

Transactions

- 175 North Pauahi: Purchase and Sale Agreement fully executed.
- 130 S. Beretania Street: Preferred Negotiation Partner announced (124 units).
- Iwilei Center Redevelopment: Preferred Negotiation Partner announced (950 units).

Other Initiatives

- David Oi named Chief of Finance Division.
- Van Matsushige named Conservation Office Program Manager.
- CWNL Advisory Commission meeting held to elect new officers.

December 2025

Transactions

- Kapolei Parkway Lots 2-5: Preferred Negotiation Partner announced (744 units).
- Dee Lite Bakery: Preferred Negotiation Partner selected (154 units) (RFQ DHLM-25-04).

Other Initiatives

- Resolution 25-206: Adopted on December 3, 2025, confirming the nomination of Kevin D. Auger as DHLM Director.
- Jennifer Ontai named Land Transactions Division Chief.
- Elsa Kings named Acting Development Division Chief.
- Coordinated demolition with HART at 1930 Dillingham Blvd. and 1907 Eluwene St.

January – June 2026

Transactions

- March 9, 2026: Preferred Negotiating Partner announced for former Dee Lite Bakery redevelopment (154 units).
- 175 N. Pauahi Street closed for $4,520,000 to provide low- and moderate-income affordable housing units alongside eight commercial spaces after substantial rehab (47 units).
- Shark’s Cove PSA executed for the development of a first responder hub in Pupukea.
- June 30, 2026: Maunawili Pālāwai CE acquisition expected to close (116 acres).
- June 30, 2026: 519 Ka’aahi Street: Expected to close for $2,700,000.
- Hawai‘i Blood Bank PSA Announcement Finalized: Closing anticipated for July 2026.
- Affordable Housing Fund: $1,200,000 committed to support the development of affordable housing at 734 & 735 Kīhāpai Place Redevelopment (42 units).

January – June 2026

Other Initiatives

- February 11, 2026: Bill 55 (2025) approved, establishing multi-family rental housing program fees.
- February 13, 2026: Blessing and dedication ceremony held for Aloha Iā Halewilikō (140 units).
- April 1, 2026: Informational Briefing to the Committee on Infrastructure, Transportation & Technology providing an update on the City's redevelopment efforts for Iwilei Center and the future Skyline Kūwili Station Area.
- May 1, 2026: CWNL Program hosted its annual mālama ʻāina event at Keawāwa Wetland, bringing together volunteers from Livable Maunalua, Hawaiʻi Land Trust, North Shore Community Land Trust, and City departments including CCSR, DPR, OER, and DHLM.

Land Transactions

2043 Dillingham

Department: Honolulu Emergency Services Department
Date: May 21, 2025
Milestone: Closing anticipated for July 2026.

819 South Beretania

Department: Honolulu Police Department
Date: July 17, 2025
Amount: $8,000,000
Milestone: Closed

175 North Pauahi

Department: Housing and Land Management
Date: November 13, 2025
Amount: $4,520,000
Milestone: Closed April 1, 2026

222 North School

Department: Department of Community Services
Date: September 24, 2025
Amount: $12,000,000
Milestone: Closed

1611 Stillman Lane

Department: Department of Community Services
Date: September 24, 2025
Amount: $1,630,000 (in-kind contribution)
Milestone: Closed

Shark's Cove

Department: Honolulu Ocean Safety Department
Date: March 18, 2026
Milestone: Purchase and Sale Agreement fully executed; closing anticipated August 2026

Paikō Ridge

Closing Date: October 3, 2025
Amount: $1,700,000
Size: 3.5 acres
Milestone: Closed

Kalaeʻuila

Size: 170.93 acres
Milestone: Introduced Resolution 25-176 for the expenditures of CWNL funds to acquire a conservation easement at Kalaeʻuila.

519 Kaʻaahi Street

Department: Housing and Land Management
Date: March 28, 2025
Milestone: General Information Notices issued

Housing Finance Activity

Kuhio Park Low-Rises Redevelopment (Phase 1)

- $107,700,000 Private Activity Bonds
  - $58,160,000 – Bank of Hawaii
  - $24,770,000 – American Savings Bank
  - $24,770,000 – Central Pacific Bank
- $8,000,000 Affordable Housing Fund (AHF)
- Closed September 30, 2025
- Phase I: 304 units

Kaleimao Village – West Loch Apartments

- $29,445,000 Private Activity Bonds
- Closed April 25, 2025
- Total Units: 127 units

Mayor Wright Housing

- $123,000,000 Private Activity Bonds
- Phase I: To close December 2026 (911 units)
- Total units: 2,448 units



Legislation

Resolution 25-046

Date Introduced: February 4, 2025
Purpose: Seeking authority to enter into a development contract and ground lease between the City and TC Kīhāpai LLC for the property at 734 & 735 Kīhāpai Place

Resolution 25-073

Date Introduced: February 28, 2025
Purpose: Seeking authority to issue multifamily housing revenue) bonds to assist in financing the affordable rental housing project known as Kaleimaʻo Village

Resolution 25-074

Date Introduced: February 28, 2025
Purpose: Seeking authority to execute a ground lease with Komohale West Loch Venture LP for Kaleimaʻo Village

Resolution 25-086

Date Introduced: March 13, 2025
Purpose: Initiating amendments to the charter pursuant to the Mayor's executive reorganization authority (Charter Section 4-202)

Bill 35 (2025)

Date Published: March 28, 2025
Purpose: Proposing amendments to the City's leasing ordinance (Chapter 38) relating to the lease and rental of City real property.

Resolution 25-176

Date Introduced: June 19, 2025
Purpose: Related to the expenditure of Clean Water and Natural Lands (CWNL) funds to acquire a conservation easement for Ke Kīpuka o Kalaeuila.

Resolution 25-206

Date Introduced: July 22, 2025
Purpose: Confirming the nomination of Kevin D. Auger to serve as the Director of Housing and Land Management of the City and County of Honolulu

Resolution 25-198

Date Introduced: July 22, 2025
Purpose: Authorizing the issuance of Multifamily Housing Revenue Notes to finance the redevelopment of Kūhiō Park Low-Rise & Homes (KPLR) in Kalihi.

Bill 55 (2025)

Date Approved: February 11, 2026
Purpose: Related to the Multi-Family Rental Housing Program fees; establishing application, administration and compliance monitoring fees in Chapter 6, Article 35, ROH.