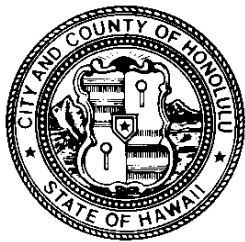


ANNUAL REPORT

ON THE STATUS OF LAND USE ON OAHU

Fiscal Year 2019



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Honolulu, Hawaii

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ACRONYMS AND ABBREVIATIONS

ACS	American Community Survey
AMI	Area Median Income
C/P	Committed or Proposed Projects
DBEDT	State Department of Business, Economic Development, and Tourism
DHHL	Department of Hawaiian Home Lands
DP	Development Plan
DPA	Development Plan Area
DPSA	Development Plan Sub Area
DPP	Department of Planning and Permitting
FY	Fiscal Year (July through June)
GP	General Plan
HHPS	Hawaii Housing Planning Study
HPHA	Hawaii Public Housing Authority
MF	Multi-Family
MOE	Margin of Error
NUC	Nonconforming Use Certificate
PIM	Public Infrastructure Map
PUC	Primary Urban Center
SCP	Sustainable Communities Plan
SF	Single Family
STR	Short Term Rental
UA	Unilateral Agreement

EXECUTIVE SUMMARY

This report updates the *2018 Annual Report on the Status of Land Use on Oahu* to Fiscal Year (FY) 2019, which covers the period July 1, 2018 to June 30, 2019.

It should be noted that this time period predates the onset of the COVID-19 pandemic. This has ramifications for both the data and conclusions of this report, but only as they relate to future conditions. In particular, the survey of developers on their proposed projects reflected their views of the future as of June 30, 2019. Thus, the conclusions of the report based on these pre-COVID expectations did not account for the social and economic disruptions that occurred during the pandemic. Despite these limitations, this report is being released at this time to maintain the continuity of the Annual Report series and to provide a basis for comparison for future reports.

This report also incorporates improvements made to the DPP building permit database.

A. HOUSING UNITS

There was a slight increase in the number of housing units identified (built or planned) since 2018. In the FY 2018 Annual Report, 178 projects were identified, involving 95,355 housing units across Oahu. In comparison, this report identifies 189 projects with a total of 96,190 housing units – an increase of 835 housing units.

B. HOUSING COST BURDEN

The impact of housing costs on the lives and well-being of households in the City and County of Honolulu was measured by computing the cost burden borne by households in different income levels. For households with severe burden (where 50 percent or more of gross household income was spent on housing), this report shows that the burden for upper income households stayed the same between 2017 and 2018, while that for moderate income households was slightly better. Low to extremely low income households continue to be the most impacted by housing costs, with households in 2017 and 2018 being about 10 percentage points worse off than in 2010.

HOUSEHOLDS WITH SEVERE BURDEN		
INCOME LEVEL	2010 COMPARED TO 2017	2010 COMPARED TO 2018
Upper Income Households (greater than 120% AMI)	1 percentage point better off	1 percentage point better off
Moderate Income Households (80% to 120% AMI)	No change	1 percentage point better off
Low, Very Low, and Extremely Low Income Households (80% AMI or below)	11 percentage points worse off	10 percentage points worse off

SOURCE: American Community Survey 5-Year Public Use Microdata Sample, 2006-2010, 2013-2017, and 2014-2018

C. LONG AND SHORT TERM ASSESSMENTS

Long-term housing capacity continues to be in excess of demand by the year 2050. This report shows an excess capacity of 7,300 units as compared to 6,400 units last year, due to the increase in the number of projects proposed.

EXCESS CAPACITY (BY YEAR 2050)	
As of FY 2018	6,400
As of FY 2019	7,300

However, a shortage still exists in the short-term for affordable housing units. The FY 2018 report indicated that the shortage is expected to decline by 2027, but the FY 2019 report indicates that the shortage will increase. This is due to delays that various projects have experienced over the past year. Both reports show that the shortage by 2027 is in affordable units, as opposed to market-rate units. As of FY 2019, a shortage of 8,930 affordable housing units is anticipated, of which nearly two-thirds are units for households earning 80 percent or below of the AMI.

CHARACTERISTIC	HOUSING SHORTAGE			
	As of FY 2018		As of FY 2019	
	2018	By 2027	2019	By 2027
Total	8,930	4,680	9,750	10,630
Structure Type				
Single-Family	5,200	2,280	6,250	4,500
Multi-Family	3,730	2,400	3,500	6,120
Tenure				
Own	3,290	2,770	5,690	6,260
Rent	5,640	1,910	4,060	4,360
Affordability				
80% AMI or Below	5,900	3,230	5,480	5,850
80% - 120% AMI	2,020	1,310	1,940	3,080
Subtotal: Less than 120% AMI	7,920	4,540	7,420	8,930
120% - 140% AMI	740	900	1,700	2,810
Market-Rate (over 140% AMI)	270	-760	640	-1,110

This conclusion should be viewed more as the logical consequence of the supply and demand assumptions made in this report. To the extent that these assumptions are wrong, the magnitude of the estimated shortage will be different. The reality is that a housing shortage is certain to exist in some form on Oahu because of structural reasons such as limited land, geographic isolation, global demand, and income inequality.

INTRODUCTION

This *Annual Report on the Status of Land Use on Oahu* reviews land use in the context of the planning system set in place by State law and the Revised Charter of the City & County of Honolulu (Charter). The planning system begins with the classification of all lands into use districts to reflect the broad interest of the State. The counties direct their planning efforts at lands in the State Urban District (and since 1986, also at lands under 15 acres in other districts). To guide planning on Oahu, the Charter mandates the preparation of a General Plan (GP) and a set of regional plans to implement the objectives and policies of the GP. This report is required by Section 6-1503(d) of the Charter.

The GP was adopted in 1977 and has undergone a number of revisions. Eight regional plans have been adopted, the first in 1997, and revisions have either been adopted or are underway. These regional plans are called Development Plans (DPs) for the two areas where growth is encouraged and Sustainable Communities Plans (SCPs) for the remaining six areas. To avoid unnecessary verbiage, all eight regional plans are referred to in this report generically as Development Plans - the term used in the Charter.

The goal of this report is to provide meaningful measures of progress on how each DP is moving toward its envisioned future. The emphasis is on the physical development of the island in each of the eight regions, referred to as Development Plan Areas (DPAs). As such, this report provides data on population trends, housing construction activities, land use approvals, and other aspects of land use that are mandated by the Charter. Specific tables include: (1) the existing and projected population, visitor units, housing units, and jobs by DPA; (2) the progress being made on known housing developments; and (3) revisions to the DPs and selected land use approvals.

This information is intended to help the City Council, other elected officials, government agencies, the development community, and interested citizens understand how growth is occurring and how the development objectives of the City and County of Honolulu are being met. It also helps infrastructure agencies with their long-range planning.

This report updates the Fiscal Year 2018 Annual Report (published in December 2019). It updates data to Fiscal Year 2019, which ended on June 30, 2019. All data up to that date is regarded as actual events, and all remaining data as estimates. In addition, all references to “year” are intended to mean fiscal year, unless otherwise indicated as calendar year, which ends on December 31.

The report is organized into three chapters as follows:

Chapter I: Land Use and Population

This chapter provides geographic summaries of land use and population characteristics as follows:

1. The amount of land on Oahu in each State Land Use District and how they changed over time;
2. Demographic and household characteristics tabulated by DP subarea and by neighborhood area based on the American Community Survey for the period 2014-2018;
3. The distribution by DPA of the existing population on Oahu for each decade from 1980 through 2010; and
4. Growth projections by DPA of resident population for the years 2020, 2025 and 2040. The City's population distribution guideline, stated in the GP for the year 2025, is also shown for comparison with actual and projected future conditions.

Chapter II: Housing Supply and Demand

This chapter examines the supply and demand aspects of housing. The long-range demand projection is derived and explained. Supply projections are determined from known projects based on a survey of developers, as supplemented by public announcements, permit applications, and adopted unilateral agreements. Affordable housing is separately discussed. An assessment of how housing supply compares with housing demand in each DPA on Oahu is presented.

Chapter III: Land Use Planning and Approvals

This chapter reports on the following:

1. The status of reviews and revisions to the City's eight DPs; and
2. Specific changes to entitlements such as rezoning and State Land Use District boundary amendments.

CHAPTER I: LAND USE AND POPULATION

This Chapter examines land use from a broad perspective. Hawaii's overall land use management system begins with the process established by the State Land Use Law in 1961 (Chapter 205, Hawaii Revised Statutes). All lands are classified into one of four districts. Amendments to the boundaries of these districts are made from time to time to reflect the changing policy needs of the State. The City & County of Honolulu begins its land use stewardship by establishing growth policies in the GP in terms of the geographic distribution of the future population. Development Plans (DPs) are then prepared, as mandated by the City Charter, for individual planning regions to implement these growth policies. Based on the policies promulgated in these plans, the Department of Planning and Permitting (DPP) generates geographically detailed projections or forecasts of the future population. These population forecasts are used to measure how well the DPs implement the growth policies of the GP.

These population forecasts also serve as the common basis for the planning of all infrastructures on Oahu, including roads, sewer and water, to ensure that they are mutually consistent and conform to the overall growth objectives of the City and State.

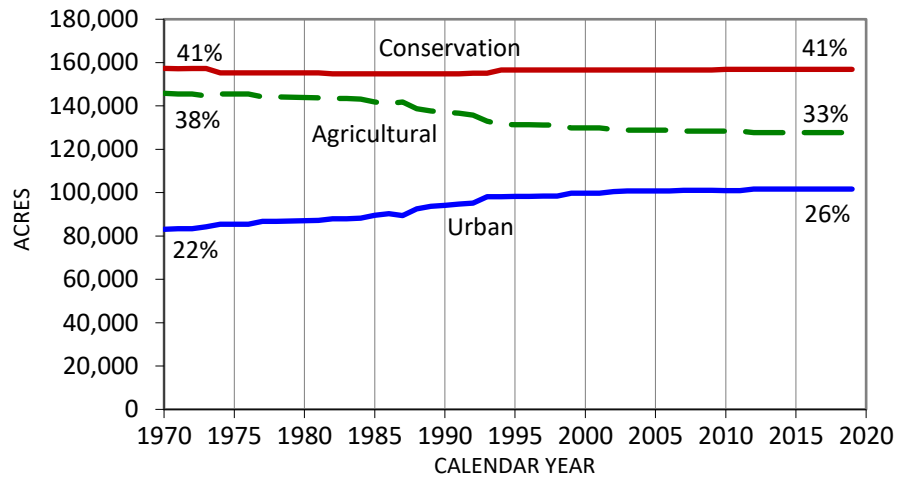
A. STATE LAND USE

The State Land Use Commission classifies all lands in Hawaii into four districts. On Oahu only three districts apply: Urban, Agricultural and Conservation. **FIGURE I-1** shows the amount of land on Oahu in each of these districts from 1970 to 2019. Also shown for 1970 and 2019 are the percentages these acreages represent of the island's total land area. In 1970, 22 percent of land on Oahu was classified as Urban; by 2019, the share of lands in the Urban district has increased steadily to 26 percent. Agricultural lands declined correspondingly, from 38 percent to 33 percent. Conservation lands remained steady at 41 percent.

These shifts result from boundary amendments that occur from time to time. **TABLE I-1** tabulates the cumulative changes from 1970 for each district. In the past 40-plus years, the Urban district gained over 18,500 acres, basically at the expense of a loss of over 18,100 acres of Agricultural lands. Conservation lands stayed basically the same.

This expansion of urban land is a reflection of a population that increased by more than half in the same 40-year period.

**FIGURE I-1: STATE LAND USE DISTRICT ACREAGE
(1970 - 2019)**



% = % of Oahu land area total

**TABLE I-1: STATE LAND USE DISTRICTS
CUMULATIVE CHANGE FROM 1970
(IN ACRES)**

Calendar Year	Urban	Agricultural	Conservation
1975	2,293	-295	-1,999
1980	3,962	-1,949	-2,013
1985	6,408	-3,986	-2,422
1990	11,111	-8,693	-2,418
1995	15,125	-14,479	-646
2000	16,597	-15,951	-646
2005	17,641	-16,996	-645
2006	17,675	-17,025	-650
2007	18,020	-17,370	-650
2008	18,020	-17,370	-650
2009	18,020	-17,370	-650
2010	17,805	-17,370	-435
2011	17,805	-17,370	-435
2012	18,572	-18,137	-435
2013	18,572	-18,137	-435
2014	18,572	-18,137	-435
2015	18,572	-18,137	-435
2016	18,572	-18,137	-435
2017	18,572	-18,137	-435
2018	18,572	-18,137	-435
2019	18,572	-18,137	-435

SOURCE: State Land Use Commission

B. CURRENT POPULATION AND HOUSEHOLD ESTIMATES

The United States Census is conducted once every ten years to provide a complete count of the entire population. To provide more current data and greater details, the American Community Survey (ACS) is conducted once a year to a sample of the population.

Because the ACS estimates are based on a sample of the population, uncertainty is inherent in the data. Margins of error (MOE) are provided for each ACS estimate. An MOE is a measure of the possible variation in the estimate around the estimated value. In other words, MOEs are an indicator of the reliability of an estimate – an upper-bound and a lower-bound of a range provided by the Census. The estimate is the midpoint of the range, or confidence interval. A confidence level of 90 percent is the Census Bureau standard.

Summaries of selected ACS estimates are located in **APPENDIX A**. The summaries cover each of the eight DP areas, sub-areas within the DP areas, and the neighborhood areas for the period 2014-2018. The tables by DP area and DP subarea contain summaries as follows:

- **TABLE A-1:** Population, housing units, households, and median income;
- **TABLE A-2:** Housing units, tenure, and vacancy rates;
- **TABLE A-3:** Population by age and sex; and
- **TABLE A-4:** Race based on those who selected one race only.

The tables by neighborhood area contain summaries as follows:

- **TABLE A-5:** Population, housing units, households, and median income;
- **TABLE A-6:** Housing units, tenure, and vacancy rates;
- **TABLE A-7:** Population by age and sex; and
- **TABLE A-8:** Race based on those who selected one race only.

C. POPULATION TRENDS AND GENERAL PLAN POLICY

Population distribution is a specific concern of the GP. The GP policy for population distribution is set forth in Population Objective C, which contains four policies for the attainment of a population distribution that *"will allow the people of Oahu to live and work in harmony."*

The first three policies lay out the directed growth policy of the City and County of Honolulu. This fundamental policy, which has remained essentially intact since the GP was first adopted in 1977, aims to: (1) promote the full development of the Primary Urban Center (PUC), (2) encourage growth in the secondary urban center at Kapolei and in the urban fringe areas in Ewa and Central Oahu to meet housing needs not available in the PUC, and (3) discourage significant growth in the remaining urban fringe and rural areas of Oahu. The fourth policy of Population Objective C is a table of percentages depicting the population distribution on Oahu among the eight Development Plan Areas (DPAs) for the year 2025. These percentages are provided to guide the implementation of the directed growth policy. They are intended to serve as "markers" to measure how well the directed growth policy is being achieved in the City's plans.

In March 2012, the State Department of Business, Economic Development, and Tourism (DBEDT) released its latest series of population and economic projections for the counties in 5-year increments to the year 2040. Based on this projection series, the DPP projected the likely population distribution among the eight DPAs, taking into account: (1) the most recent GP population policy, (2) the potential for housing in accordance with the land use policies given in each area's Development Plan or Sustainable Communities Plan, (3) the progress being made on known developments, and (4) realistic expectations of Oahu's future housing market and economy.

The population projections for the years 2020, 2025, and 2040 are shown in **TABLE I-2**, along with the actual population counts from the 1980, 1990, 2000, and 2010 U.S. Census. The population numbers are given in the bottom portion while the percentage breakdown by DPA is given on top. The Policy 4 population percentages by DPA for the year 2025 are also shown.

The results shown in **TABLE I-2** are presented graphically in **FIGURE I-2**. Each group of bars shows the changing population shares of a DPA in 5-year intervals from 2000 to 2040. Superimposed on the graph are the GP markers, which are shown as a black line over the bar for the year 2025. The graph shows clearly that all the planning areas are trending in the direction envisioned by the GP, except for Waianae, whose population share is expected to remain markedly above its marker well into the distant future. The graph also shows that the PUC population share is expected to decline faster than the GP vision, while Ewa's share is expected to increase faster. The other areas are essentially "on target" with respect to approaching the markers laid out by the GP.

Projections of visitor units, housing units, and jobs corresponding to the population projections are shown in **TABLE I-3**. Visitor units are defined as any housing units intended for visitor accommodation. They include hotels, condo hotels, bed and breakfasts, and timeshares.

TABLE I-2: POPULATION DISTRIBUTIONS

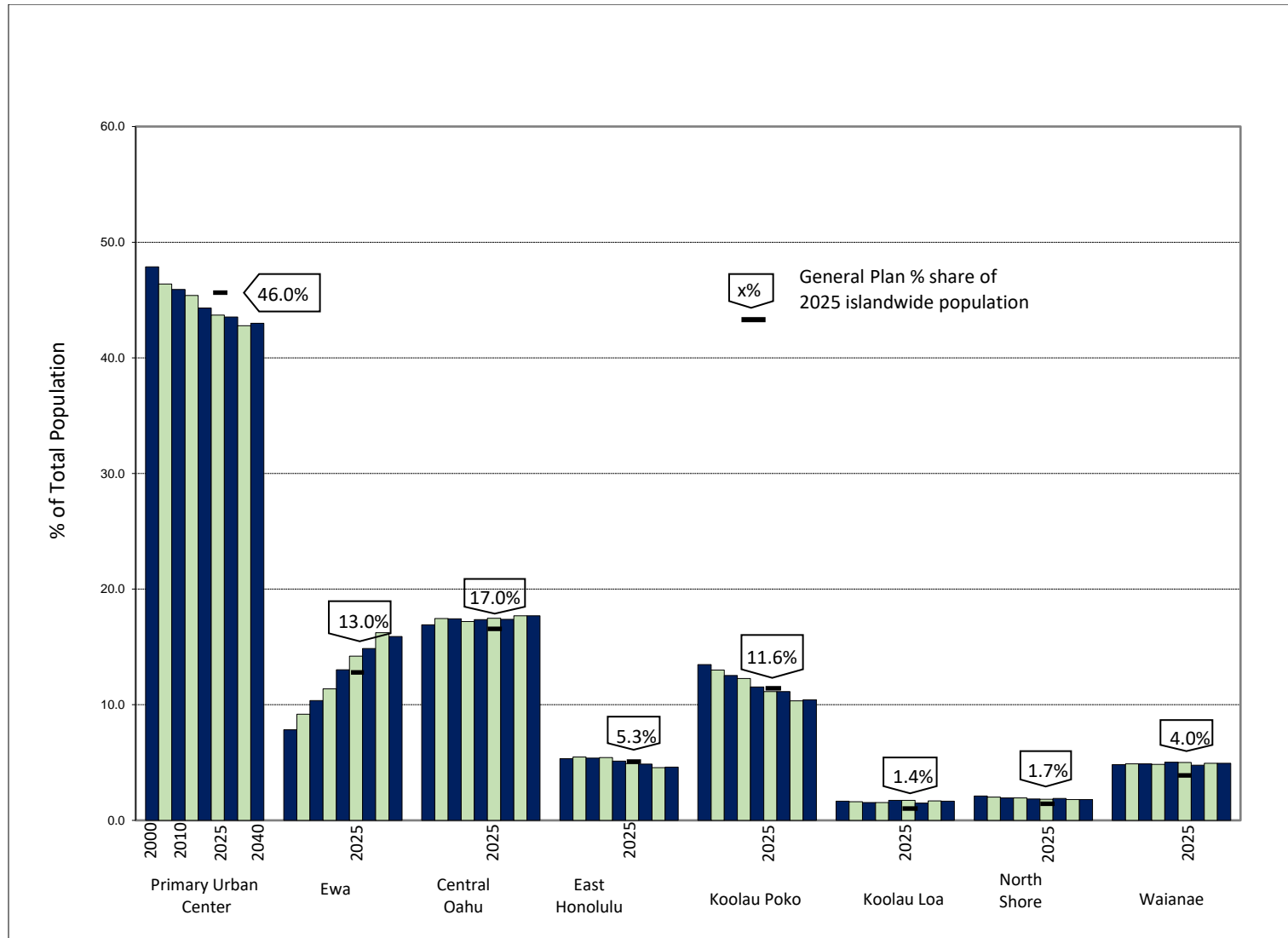
DEVELOPMENT PLAN AREA	PERCENT OF ACTUAL POPULATION TOTAL				PERCENT OF PROJECTED POPULATION TOTAL			GENERAL PLAN PERCENTAGE FOR 2025 ¹
	1980	1990	2000	2010	2020	2025	2040	
Primary Urban Center	54.7%	51.7%	47.9%	45.6%	44.3%	43.7%	43.0%	46.0%
Ewa	4.7%	5.1%	7.8%	10.6%	13.0%	14.2%	15.9%	13.0%
Central Oahu	13.3%	15.6%	16.9%	17.7%	17.4%	17.5%	17.7%	17.0%
East Honolulu	5.7%	5.5%	5.3%	5.2%	5.1%	4.9%	4.6%	5.3%
Koolau Poko	14.3%	14.1%	13.5%	12.1%	11.5%	11.1%	10.4%	11.6%
Koolau Loa	1.4%	1.7%	1.7%	1.8%	1.7%	1.7%	1.7%	1.4%
North Shore	1.7%	1.9%	2.1%	1.9%	1.9%	1.8%	1.8%	1.7%
Waianae	4.1%	4.5%	4.8%	5.1%	5.0%	5.0%	4.9%	4.0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%
	ACTUAL POPULATION				PROJECTED POPULATION			
	1980	1990	2000	2010	2020	2025	2040	
Primary Urban Center	417,240	432,023	419,333	435,118	444,800	449,900	467,100	
Ewa	35,523	42,931	68,696	101,397	130,700	146,100	172,700	
Central Oahu	101,685	130,526	148,208	168,643	174,400	180,000	192,400	
East Honolulu	43,213	45,654	46,735	49,914	51,500	50,600	50,000	
Koolau Poko	109,373	117,694	117,999	115,164	115,900	114,600	113,300	
Koolau Loa	10,983	14,263	14,546	16,732	17,400	17,700	18,100	
North Shore	13,061	15,729	18,380	17,720	18,600	18,900	19,600	
Waianae	31,487	37,411	42,259	48,519	50,500	51,600	53,600	
TOTAL	762,565	836,231	876,156	953,207	1,003,700	1,029,400	1,086,700	

NOTE: Parts may not sum to totals because of rounding.

SOURCE: U.S. Census; Department of Planning and Permitting

¹ General Plan (www.honolulu.gov/Planning/GeneralPlan.aspx) Population Objective C, Policy 4

FIGURE I-2: POPULATION TRENDS VS. GENERAL PLAN POLICY



NOTE: Column shadings alternate to improve visibility.

TABLE I-3: GROWTH PROJECTIONS BY DP AREA

DEVELOPMENT PLAN AREA	RESIDENT POPULATION								VISITOR UNITS							
	Number				Share				Number				Share			
	2010	2020	2025	2040	2010	2020	2025	2040	2010	2020	2025	2040	2010	2020	2025	2040
Primary Urban Center	435,118	444,795	449,881	467,074	46%	44%	44%	43%	30,961	26,457	27,364	30,117	92%	76%	76%	76%
Ewa	101,397	130,702	146,096	172,679	11%	13%	14%	16%	1,154	6,323	6,541	7,198	3%	18%	18%	18%
Central Oahu	168,643	174,351	179,984	192,369	18%	17%	17%	18%	212	177	183	202	1%	1%	1%	1%
East Honolulu	49,914	51,514	50,627	49,985	5%	5%	5%	5%	370	310	320	352	1%	1%	1%	1%
Koolau Poko	115,164	115,868	114,626	113,258	12%	12%	11%	10%	68	58	60	71	0%	0%	0%	0%
Koolau Loa	16,732	17,427	17,704	18,104	2%	2%	2%	2%	586	1,230	1,272	1,218	2%	4%	4%	3%
North Shore	17,720	18,570	18,906	19,641	2%	2%	2%	2%	28	23	25	27	0%	0%	0%	0%
Waianae	48,519	50,480	51,590	53,589	5%	5%	5%	5%	217	181	187	206	1%	1%	1%	1%
OAHU TOTAL	953,207	1,003,700	1,029,400	1,086,700	100%	100%	100%	100%	33,596	34,800	36,000	39,400	100%	100%	100%	100%
Annual Growth Rate		0.3%	0.3%	0.5%						0.2%	0.3%	0.9%				

DEVELOPMENT PLAN AREA	HOUSING UNITS								TOTAL JOBS							
	Number				Share				Number				Share			
	2010	2020	2025	2040	2010	2020	2025	2040	2010	2020	2025	2040	2010	2020	2025	2040
Primary Urban Center	174,569	184,343	189,377	204,112	52%	51%	50%	49%	437,011	458,299	473,329	493,054	73%	71%	71%	68%
Ewa	30,726	40,899	46,425	57,505	9%	11%	12%	14%	28,294	44,567	46,028	73,607	5%	7%	7%	10%
Central Oahu	50,998	54,482	57,168	63,679	15%	15%	15%	15%	56,174	64,965	67,095	78,524	9%	10%	10%	11%
East Honolulu	18,774	19,991	19,945	20,283	6%	5%	5%	5%	10,252	10,357	10,696	10,406	2%	2%	2%	1%
Koolau Poko	36,894	38,328	38,477	39,154	11%	11%	10%	9%	46,181	47,271	48,822	47,578	8%	7%	7%	7%
Koolau Loa	4,884	5,262	5,432	5,756	1%	1%	1%	1%	7,316	8,287	8,558	9,144	1%	1%	1%	1%
North Shore	6,678	7,228	7,478	8,011	2%	2%	2%	2%	5,888	6,055	6,254	6,059	1%	1%	1%	1%
Waianae	13,376	14,363	14,906	16,136	4%	4%	4%	4%	9,098	9,364	9,671	9,382	2%	1%	1%	1%
OAHU TOTAL	336,899	364,900	379,200	414,600	100%	100%	100%	100%	600,214	649,200	670,500	727,800	100%	100%	100%	100%
Annual Growth Rate		0.5%	0.4%	0.9%						0.5%	0.3%	0.8%				

NOTE: All projected "Oahu Total" counts are rounded to the nearest 100. Percentage shares by DP area may not sum to 100% due to rounding.

Areas with negative increases should be interpreted as stable communities with little or no growth expected. The negative population is caused by declines in household size that negated any population increases from housing unit gains.

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CHAPTER II: HOUSING SUPPLY AND DEMAND

This chapter examines land use from the perspective of housing, which takes up more than 75 percent of the lands zoned for urban uses on Oahu. Both the supply and demand aspects of housing are discussed. Demand analysis seeks to determine the number of housing units required to house the projected population described in Chapter I. The resultant long-range housing projection to the year 2040 is described. Supply analysis is concerned with determining how this projected need can be met. This report takes a bottom-up approach to supply by focusing on the projects and units being built or likely to be built based on current market knowledge, as opposed to a top-down approach that calculates the theoretical potential supply based on the characteristics of the land and the rules and constraints of the applicable regulations. The resultant housing production data details the location, characteristics and timeline of all housing units identified to date. Because of its special importance, affordable housing data is separately presented. This chapter concludes with an assessment of how the projected demand compares with the foreseeable supply, and what this comparison says about the housing policies in the underlying land use plans.

It is important to first point out that in this report supply and demand are net quantities. That is, the demand for housing in a particular year represents only the new demand that arise because of the new population in that year. Demand attributable to the relocation of the existing population is not reflected. In other words, this report is not concerned with gross market activities and fluctuations. Similarly, the housing supply in a particular year represents the new units constructed after accounting for the units demolished or relocated. In other words, the units tabulated for the projects in this report are not necessarily the total number of units associated with the projects.

Another point that requires clarification is that the term “housing unit” refers only to units intended for use by local residents, as opposed to visitors. This definition was observed in the historical data. For example, housing units in apartment (or condominium) buildings that operate as hotels are treated by the Census as commercial units, and so are excluded from the housing count. This definition was also used in the identification of known housing projects, so that condominiums in areas that allow short term rentals (STRs) are not counted as housing units. However, STRs that are not permitted and do not have Nonconforming Use Certificates (NUCs) are counted as housing units. It is possible, however, that known projects identified as housing units will in fact be used as second homes or be subsequently placed in a hotel pool, thereby rendering the housing units unavailable to the resident population. The DBEDT report entitled *“Residential Home Sales in Hawaii: Trends and Characteristics”*² revealed that during the period from 2008 to 2015, 11.6 percent of the home sales on Oahu were purchased by mainlanders and that 3.6 percent were purchased by foreigners. Thus, up to 15 percent of the housing units identified may not be available since units purchased by non-residents are more likely to be used as second homes or as STRs. To the extent that a portion of these

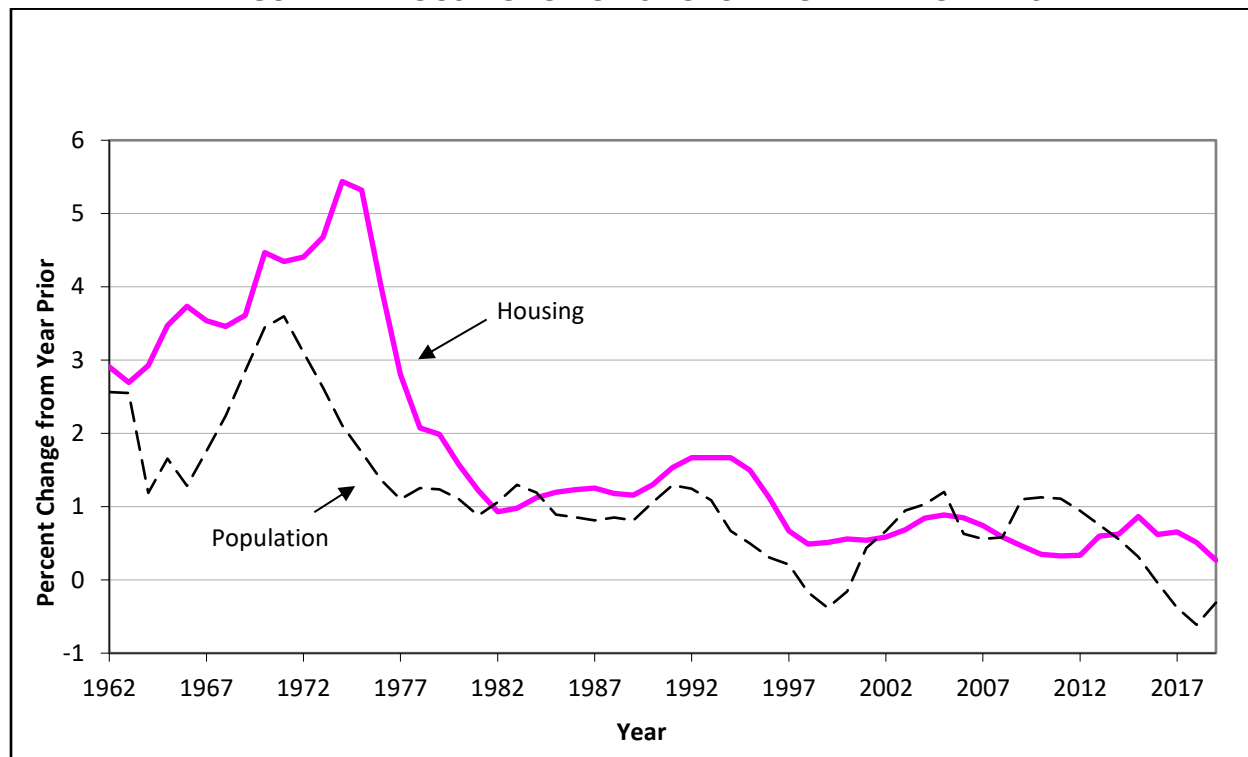
² *Residential Home Sales in Hawaii, Trends and Characteristics: 2008-2015*, DBEDT, May 2016, (http://files.hawaii.gov/dbedt/economic/data_reports/homesale/Residential_Home_Sales_in_Hawaii_May2016.pdf)

non-resident-owned units will in fact be available as rentals, the findings and conclusions of this report pertaining to the housing supply will need to be adjusted accordingly.

A. HISTORICAL EXPERIENCE

Historical data, from 1960 to the present, shows a direct relationship between housing and population growth. **FIGURE II-1** shows that the rate of growth of housing varies in a way that is very similar to the rate of growth of population. There are two observations of note. First, housing growth (based on number of units built) follows population growth by about two years. This is expected because it takes time for the building industry to recognize and respond to the need of the new population.

FIGURE II-1: HOUSING FOLLOWS POPULATION BY TWO YEARS



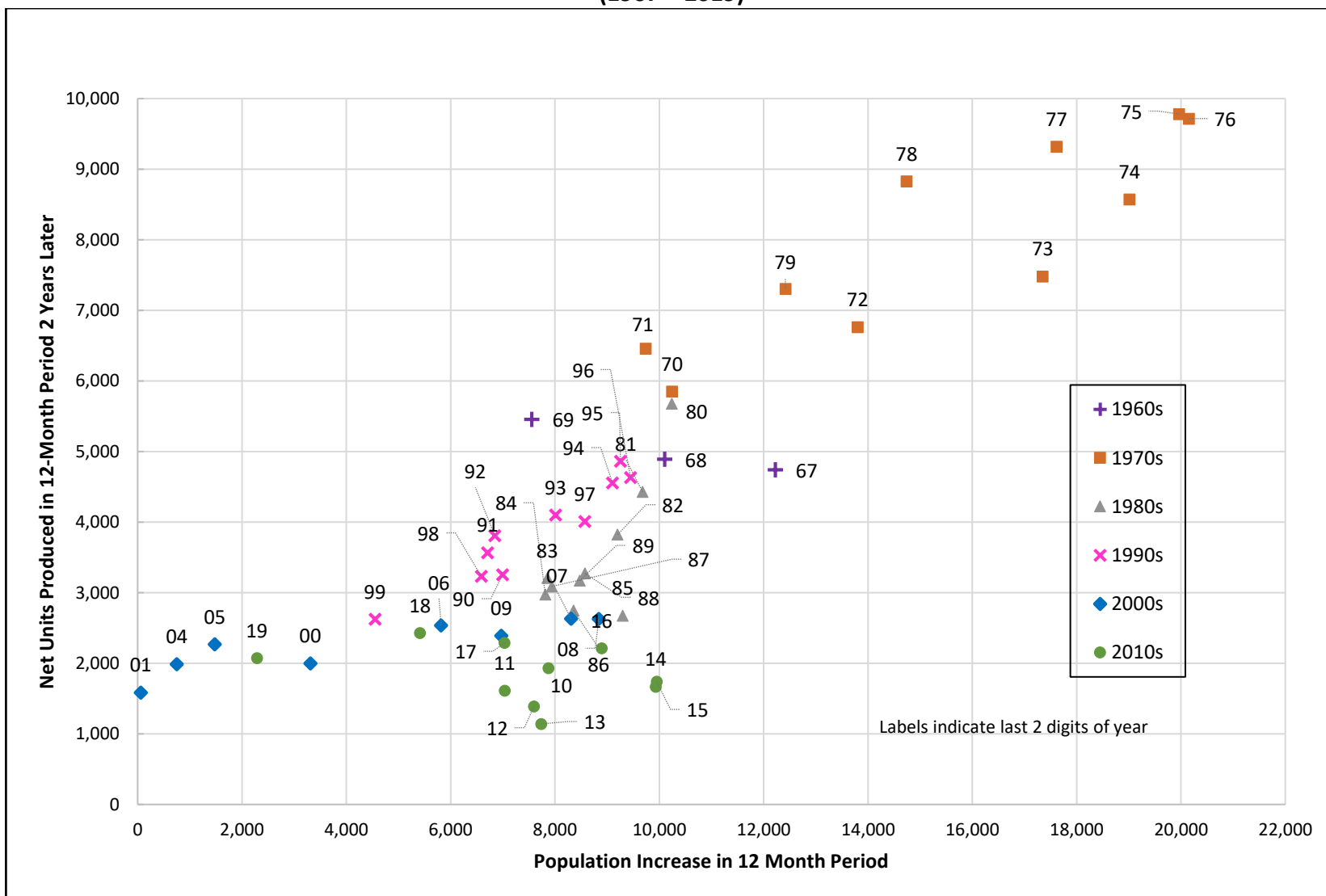
Second, housing growth rates tend to exceed population growth rates in a normal housing market. This is a reflection of the overall trend toward smaller household size. In a prolonged period of market difficulties, however, housing growth rates may trail population growth rates. This was in fact the case following the financial meltdown of 2007. In the long-run, however, these fluctuations are expected to even out, maintaining the relationship observed.

This relationship is better depicted by plotting the change in population against the resultant change in housing on a year-over-year basis. The result is shown in **FIGURE II-2**, where each data point represents the experience of a single year. The plot shows how housing production responds to changes in population over the course of more than five decades. Of interest is the rate of change between housing and population, as indicated by the slope implied by the data points. Two observations are noteworthy. First, data points belonging to a particular time

period tend to cluster near each other. Second, different time periods exhibit slightly different slopes. This difference can be attributed to the economic conditions of the time. For example, in the 60s and 70s, population increased in excess of 10,000 people per year, due in large measure to the euphoria of Statehood and the arrival of the jumbo jet. Housing increased correspondingly, as indicated by the positive slope of the trend line through the points representing the 70s. In the 80s and 90s, annual population growth fell to the 7,000-10,000 range, due in part to the airline strike in 1985, the Gulf War, and Hurricane Iniki. In response to the population reduction, housing production also declined, but not as rapidly as population, resulting in a slope that is steeper than that of the 70s. The post-2000 decade is characterized by slow population growth and economic malaise, punctuated by the financial meltdown that began in 2007. The housing response was essentially flat, with a nominally positive slope. The Great Recession that ensued in 2007, created a distressed market where housing production declined while population increased, resulting in a housing response rate that was negative.

While it is instructive to note the variations in the way housing responds to population, it is also important to point out that the data across the entire timeframe of more than fifty years also cast a trend line that is relatively linear. Regression analysis reveals a relationship that is statistically significant, tying the population increase over a 12-month period to the net housing units produced (construction less demolition) in the 12-month period two years later. The relationship can be described as consisting of a constant gain of 650 units and an additional 42 units for every 100 people added to the population base. This can be interpreted as the building industry anticipating a population increase of about 1,500 people a year, proceeding with building the units needed, then adjusting their plans to build more units as more population becomes evident. It should be pointed out that developers do not count population directly, but instead rely on price increases to gauge the degree of population growth.

**FIGURE II-2: HOUSING PRODUCTION AND POPULATION GROWTH
(1967 – 2019)**



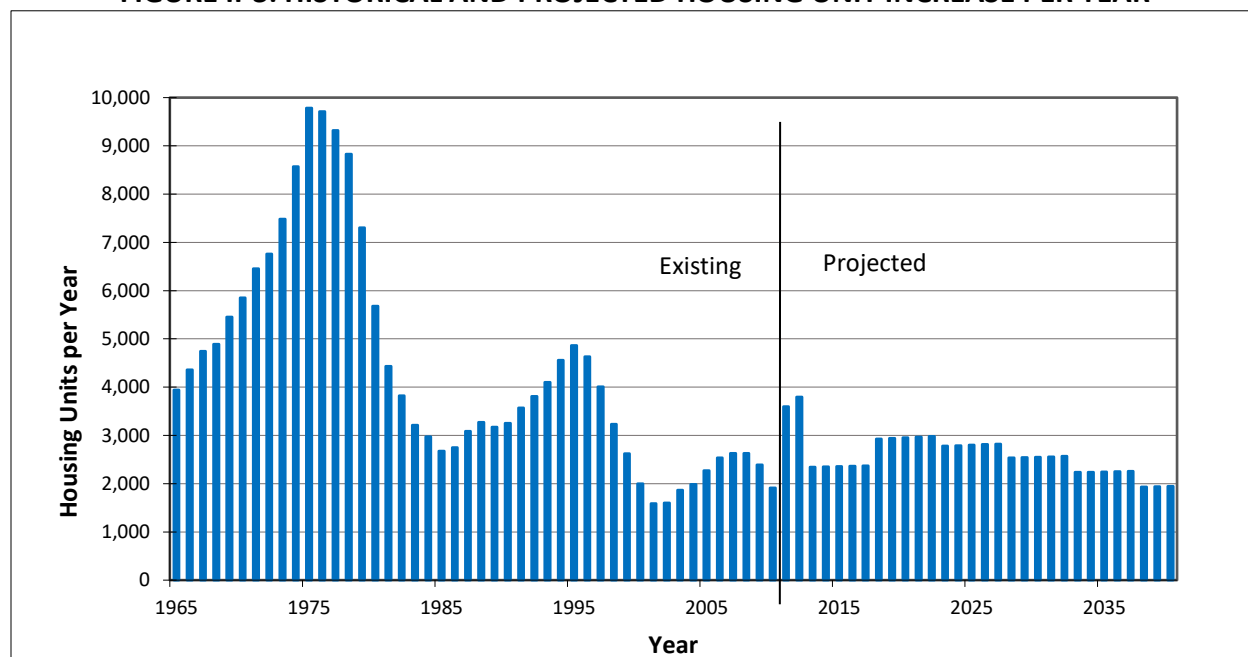
B. DEMAND PROJECTION

Long-range planning on Oahu begins with the total population projected by the State DBEDT for each county. In order to plan for the housing needs of the projected population, it is necessary to develop a long-range housing projection.

The relationships gleaned from the historical data provided the quantitative basis for translating population into housing units. To avoid having to assume a specific market environment for the future, the statistical relationship based on the entire historical experience was used rather than any specific period as the basis for the projection.

The result is shown in **FIGURE II-3**, where the historical increases per year are shown together with the projected increases to the year 2040. Note that since Oahu's population over the next 30 years is not expected to exceed 5,000 people per year, this means the average housing increase is about 2,700 units per year. **TABLE II-1** summarizes the increase in housing units every 5 years from 2010 to 2040. The total housing stock for the year 2040 is estimated to be 414,600 units, for a population of 1,086,700. This represents a net increase of 77,700 new units between 2010 and 2040.

FIGURE II-3: HISTORICAL AND PROJECTED HOUSING UNIT INCREASE PER YEAR



**TABLE II-1: UNITS NEEDED TO HOUSE PROJECTED POPULATION
(2010 – 2040)**

YEAR	POPULATION	HOUSING UNITS	NET NEW UNITS
2010	955,800	336,900	0
2015	976,200	351,300	14,400
2020	1,003,700	364,900	28,000
2025	1,029,400	379,200	42,300
2030	1,052,100	392,500	55,600
2035	1,071,200	404,300	67,400
2040	1,086,700	414,600	77,700

This population-driven estimate of future housing demand can be interpreted as the historical-norm projection. This is because the projection will provide the level of housing that historically has satisfied the “shelter” need of the population. It assumes that the housing market will respond to the changing population the same way it did in the past, with the same characteristics and efficiencies (or inefficiencies), and under the same regulatory limitations and constraints. In other words, the future population under the historical norm projection would be no worse off housing-wise than the current or past population. They would be better off if more housing were provided by the market and worse off if less were provided.

It should also be noted that this projection is intended to estimate housing projection in the long-run. It is not intended to measure the year-to-year fluctuations of the housing market.

C. SUPPLY PROJECTION

Of equal importance to the projection of future housing needs is the examination of current conditions and actual development events. Thus, a detailed description of the housing units currently being produced is provided in this report. The inventory of housing units is created based on known projects as well as a derived factor to account for “unknown” projects (projects that fall outside of the projects used to identify the known projects).

1. Known Projects

To develop a reasonable inventory of these housing units, this report identified all projects known to the DPP that have a credible planning basis. This includes: housing units approved by the State Land Use Commission; units implied by the development policies of the City’s General Plan; units in projects referenced in the City’s eight DPs; units approved by the Hawaii Community Development Authority for Kakaako and Kalaeloa; units under the jurisdiction of the Department of Hawaiian Home Lands; and units on lands with entitlement under the City’s zoning code and subdivision regulations. In other words, all housing projects that are consistent with the vision, policies, plans and regulations of the City and State are included.

Known projects are identified from several sources. First, projects are known to the DPP by virtue of its planning and permitting function. Examples include projects for which applications have been submitted for Conservation District Use Permits, zoning changes, discretionary permit approvals, land subdivision, and building permits. Projects are also known by way of information gleaned from official communication with developers and land owners, such as

affordable housing agreements. Unofficial communications, as well as data gathered from trade and professional journals, and announcements in the public media are also consulted. Finally, the DPP conducts an annual survey of major developers in order to track their current plans and construction schedules.

These known projects are then vetted as to their likelihood of completion based on their planning and entitlement status. They are classified into two groups: committed and proposed. Projects that are under construction, or have a building permit or have the proper zoning in place are referred to as “committed”. Developments which are exempt from county planning and zoning rules, such as projects on Hawaiian Homes lands, are also treated as “committed”. Projects without zoning but are supported by adopted plans, such as the DPs or approved by agencies such as the Hawaii Community Development Authority, are referred to as “proposed”.

The complete set of known projects identified as of 2019 is shown in **TABLE B-1** in **APPENDIX B**. All construction schedules are shown on a fiscal-year basis (i.e., fiscal year ends in June, as opposed to December). Each project is described by the following attributes:

1. Project name and location;
2. Project likelihood (committed vs. proposed);
3. Total housing units from project inception (after 1981);
4. Start year and estimated completion year;
5. Annual units completed from 2010 to 2019; and
6. Estimated annual completion schedule from 2020 to 2023.

TABLE B-2 shows the number of affordable projects in each of the known projects. In addition, the table shows the number of rental units in rental projects that charge affordable (140 percent of the area median income and below) versus market rent.

A total of 189 known projects were identified, involving 96,190 units across Oahu. The project list includes all projects in areas with ongoing developments. To simplify the data presentation, the project-specific data were aggregated by DPAs (regions) and its subareas (neighborhoods). Summary measures were then introduced to more clearly describe the data. The result is presented in the following tables.

TABLE II-2 summarizes the status of the known projects and their implied housing capacity. Of the 96,190 units associated with the known projects, 39 percent have been built as of 2019, totaling 37,677 units. This leaves a capacity of 58,513 units remaining to be built on Oahu as of 2019. About half of this remaining capacity is in Ewa, totaling 29,574 units. The PUC and Central Oahu follow with 19,437 units and 7,827 units, respectively. Moreover, the remaining capacity of particular neighborhoods stands out within their region. They include: Kapolei East (which includes Hoopili) in Ewa with 12,818 units and Ala Moana/Kakaako in the PUC with 6,699 units.

TABLE II-2: STATUS OF KNOWN PROJECTS AND PROJECT CAPACITY

DP AREA	TOTAL HOUSING UNIT CAPACITY	UNITS BUILT BY 2019	PERCENT OF CAPACITY COMPLETED	REMAINING HOUSING UNIT CAPACITY
OAHU TOTAL	96,190	37,677	39%	58,513
PRIMARY URBAN CENTER	28,617	9,180	32%	19,437
Kaimuki	16	0	0%	16
McCully/Moiliili	696	149	21%	547
Waikiki	1,223	576	47%	647
Makiki	253	253	100%	0
Ala Moana/Kakaako	13,256	6,557	49%	6,699
Nuuanu/Punchbowl	326	216	66%	110
Downtown	1,006	6	1%	1,000
Liliha/Kapalama	811	0	0%	811
Kalihi-Palama	5,384	160	3%	5,224
Moanalua	613	613	100%	0
Aliamanu	56	0	0%	56
Airport Area	153	153	100%	0
Aiea	3,367	0	0%	3,367
Waiau/Pacific Palisades	1,457	497	34%	960
EWA	54,734	25,160	46%	29,574
Ewa Villages/Honouliuli	1,398	1,255	90%	143
Ewa Gentry/West Loch	8,467	8,048	95%	419
Ewa Beach/Iroquois Point	4,850	3,975	82%	875
Kalaheo/Campbell Industrial Park	6,680	130	2%	6,550
Ko Olina/Honokai Hale	4,450	1,164	26%	3,286
City Of Kapolei	2,610	1,693	65%	917
Kapolei Villages	4,056	4,056	100%	0
Kapolei East	14,212	1,394	10%	12,818
Makakilo/Makaiwa Hills/Kunia	8,011	3,445	43%	4,566
CENTRAL OAHU	8,251	424	5%	7,827
Village Park/Kunia	1,887	37	2%	1,850
Waipahu	852	40	5%	812
Waipio	3,500	0	0%	3,500
Waiawa	1,500	0	0%	1,500
Mililani	96	48	50%	48
Mililani Mauka/Launani	373	298	80%	75
Wahiawa/Whitmore	43	1	2%	42
EAST HONOLULU	1,138	1,080	95%	58
Hawaii Kai	473	447	95%	26
Kuliouou-Kalani Iki	665	633	95%	32
KOOLAU POKO	479	329	69%	150
Kahaluu	44	0	0%	44
Kaneohe	46	41	89%	5
Kailua	255	213	84%	42
Waimanalo	134	75	56%	59
KOOLAU LOA	400	0	0%	400
Laie	400	0	0%	400
NORTH SHORE	205	18	9%	187
Haleiwa	181	0	0%	181
Sunset Beach/Pupukea	24	18	75%	6
WAIANAE	2,366	1,486	63%	880
Nanakuli	285	113	40%	172
Maili	1,274	958	75%	316
Waianae	423	339	80%	84
Makaha/Kaena	384	76	20%	308

Another way to describe these projects is to estimate the number of years required to exhaust the remaining capacity of the projects when completed, at the current production rate as observed. **TABLE II-3** shows that it will take about 32 years beyond 2019, (i.e., until the year 2051), to build out the remaining 58,513 units on Oahu. This reflects an estimated production rate of 1,816 units per year, which is based on the built experience from 2010 to 2019 and the expected production schedule of developers from 2020 to 2023. With respect to the planning regions, the PUC has 24 years remaining while Ewa has 40 years, based on their production rate of 820 and 746 units per year, respectively. Significantly lower production rates are expected for the remaining regions, with Central Oahu at 113 units per year and Waianae at 88 units per year, and the rest at less than 30 units per year. These production rates result in the large years-remaining figures shown for these regions.

It should be emphasized that the years-remaining figures described above are simply alternative expressions of the quantity of housing projects committed or proposed for the different areas. They reflect the areas' current development activities and market conditions. Because future production rates may increase or decrease, and because additional projects will come into play in the future, these years-remaining statements should not be interpreted as projections for the areas.

TABLE II-4 parses remaining capacity into "committed" and "proposed" to indicate the relative likelihood of project completion amongst the planning regions and neighborhoods. About 44 percent of the remaining capacity on Oahu consist of the more likely "committed" projects. The proportions for Ewa, Central Oahu, East Honolulu and Koolau Poko are even greater, ranging from 46 percent to 76 percent "committed." The likelihood of other regions are significantly lower, with Waianae at 28 percent, and Koolau Loa and the North Shore almost absent of committed projects. The distribution of committed and proposed projects over time is shown in **FIGURE II-4**. As can be seen, committed projects generally occur in the near-term, while proposed projects occur in the more distant future.

TABLE II-3: YEARS OF CAPACITY REMAINING IN KNOWN PROJECTS BEYOND 2018

DP AREA	REMAINING HOUSING UNIT CAPACITY	UNITS BUILT (2010-2019)	UNITS (2020-2023)	UNITS (2010-2023)	UNITS PER YEAR	YEARS REMAINING
OAHU TOTAL	58,513	18,299	7,131	25,430	1,816	32
PRIMARY URBAN	19,437	9,074	2,403	11,477	820	24
Kaimuki	16	0	0	0	0	0
McCully/Moiliili	547	149	70	219	16	35
Waikiki	647	470	33	503	36	18
Makiki	0	253	0	253	18	0
Ala Moana/Kakaako	6,699	6,557	1,507	8,064	576	12
Nuuanu/Punchbowl	110	216	0	216	15	7
Downtown	1,000	6	603	609	44	23
Liliha/Kapalama	811	0	0	0	0	0
Kalihi-Palama	5,224	160	21	181	13	404
Moanalua	0	613	0	613	44	0
Aliamanu	56	0	0	0	0	0
Airport Area	0	153	0	153	11	0
Aiea	3,367	0	169	169	12	279
Waiau/Pacific Palisades	960	497	0	497	36	27
EWA	29,574	7,304	3,138	10,442	746	40
Ewa Villages/Honouliuli	143	458	0	458	33	4
Ewa Gentry/West Loch	419	1,281	306	1,587	113	4
Ewa Beach/Iroquois	875	1,420	100	1,520	109	8
Kalaeloa/Campbell	6,550	50	50	100	7	917
Ko Olina/Honokai Hale	3,286	0	0	0	0	0
City Of Kapolei	917	1,673	297	1,970	141	7
Kapolei Villages	0	593	0	593	42	0
Kapolei East	12,818	1,381	2,374	3,755	268	48
Makakilo/Makaiwa	4,566	448	11	459	33	139
CENTRAL OAHU	7,827	424	1,162	1,586	113	69
Village Park/Kunia	1,850	37	0	37	3	700
Waipahu	812	40	0	40	3	284
Waipio	3,500	0	1,067	1,067	76	46
Waiawa	1,500	0	0	0	0	0
Mililani	48	48	0	48	3	14
Mililani Mauka/Launani	75	298	75	373	27	3
Wahiawa/Whitmore	42	1	20	21	2	28
EAST HONOLULU	58	302	7	309	22	3
Hawaii Kai	26	277	1	278	20	1
Kuliouou-Kalani Iki	32	25	6	31	2	14
KOOLAU POKO	150	321	49	370	26	6
Kahaluu	44	0	0	0	0	0
Kaneohe	5	33	5	38	3	2
Kailua	42	213	0	213	15	3
Waimanalo	59	75	44	119	9	7
KOOLAU LOA	400	0	0	0	0	0
Laie	400	0	0	0	0	0
NORTH SHORE	187	10	1	11	1	238
Haleiwa	181	0	0	0	0	0
Sunset Beach/Pupukea	6	10	1	11	1	8
WAIANAE	880	864	371	1,235	88	10
Nanakuli	172	73	0	73	5	33
Maili	316	418	177	595	43	7
Waianae	84	297	76	373	27	3
Makaha/Kaena	308	76	118	194	14	22

TABLE II-4: REMAINING CAPACITY OF KNOWN PROJECTS BEYOND 2018

DP AREA	REMAINING HOUSING UNIT CAPACITY	PERCENT OF OAHU TOTAL UNITS	UNITS COMMITTED	UNITS PROPOSED	PERCENT OF CAPACITY COMMITTED
OAHU TOTAL	58,513	100%	25,729	32,784	44%
PRIMARY URBAN CENTER	19,437	33%	3,892	15,545	20%
Kaimuki	16	0%	0	16	0%
McCully/Moiliili	547	1%	271	276	50%
Waikiki	647	1%	435	212	67%
Makiki	0	0%	0	0	0%
Ala Moana/Kakaako	6,699	11%	2,987	3,712	45%
Nuuanu/Punchbowl	110	0%	110	0	100%
Downtown	1,000	2%	39	961	4%
Liliha/Kapalama	811	1%	0	811	0%
Kalihi-Palama	5,224	9%	21	5,203	0%
Moanalua	0	0%	0	0	0%
Aliamanu	56	0%	0	56	0%
Airport Area	0	0%	0	0	0%
Aiea	3,367	6%	29	3,338	1%
Waiau/Pacific Palisades	960	2%	0	960	0%
EWA	29,574	51%	17,854	11,720	60%
Ewa Villages/Honouliuli	143	0%	143	0	100%
Ewa Gentry/West Loch	419	1%	419	0	100%
Ewa Beach/Iroquois Point	875	1%	875	0	100%
Kalaheo/Campbell Industrial	6,550	11%	0	6,550	0%
Ko Olina/Honokai Hale	3,286	6%	3,286	0	100%
City Of Kapolei	917	2%	297	620	32%
Kapolei Villages	0	0%	0	0	0%
Kapolei East	12,818	22%	12,818	0	100%
Makakilo/Makaiwa Hills/Kunia	4,566	8%	16	4,550	0%
CENTRAL OAHU	7,827	13%	3,617	4,210	46%
Village Park/Kunia	1,850	3%	0	1,850	0%
Waipahu	812	1%	0	812	0%
Waipio	3,500	6%	3,500	0	100%
Waiawa	1,500	3%	0	1,500	0%
Mililani	48	0%	0	48	0%
Mililani Mauka/Launani	75	0%	75	0	100%
Wahiawa/Whitmore	42	0%	42	0	100%
EAST HONOLULU	58	0%	44	14	76%
Hawaii Kai	26	0%	12	14	46%
Kuliouou-Kalani Iki	32	0%	32	0	100%
KOOLAU POKO	150	0%	70	80	47%
Kahaluu	44	0%	0	44	0%
Kaneohe	5	0%	5	0	100%
Kailua	42	0%	42	0	100%
Waimanalo	59	0%	23	36	39%
KOOLAU LOA	400	1%	0	400	0%
Laie	400	1%	0	400	0%
NORTH SHORE	187	0%	6	181	3%
Haleiwa	181	0%	0	181	0%
Sunset Beach/Pupukea	6	0%	6	0	100%
WAIANAE	880	2%	246	634	28%
Nanakuli	172	0%	0	172	0%
Maili	316	1%	52	264	16%
Waianae	84	0%	76	8	90%
Makaha/Kaena	308	1%	118	190	38%

FIGURE II-4: COMMITTED VS. PROPOSED PROJECTS

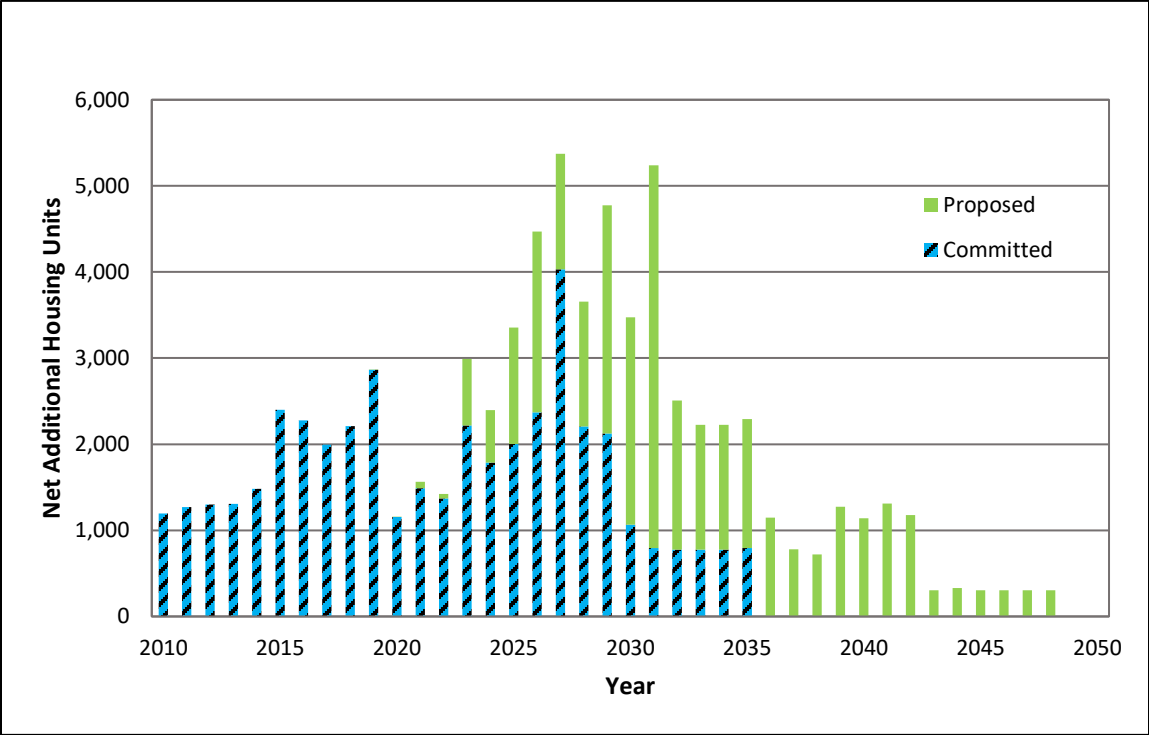


TABLE II-5 provides additional details on larger projects (over ten acres) not yet under construction. It tracks activities such as plan and permit work and constructing project infrastructure. It lists gross acres planned for housing use, the year of DP or zoning approvals, the year of the first housing subdivision, the percent completion of the needed infrastructure, and further details on construction and permit progress. The last column summarizes the regulatory milestones over the past few years.

TABLE II-5: REGULATORY STATUS OF MAJOR HOUSING PROJECTS

DP AREA	TOTAL UNITS	RESIDENTIAL LAND AREA (AC)	YEAR APPROVED		HOUSING SUBDIV. YEAR	INFRASTRUCTURE BUILT TO DATE		CURRENT PROGRESS
			DP OR SCP	ZONING MAP		ONSITE	OFFSITE	
EWA								
Kapolei West	2,500	234	1991	2008		0%	40%	Subdivision pending
Makaiwa Hills	4,200	908	1997	2008		0%	40%	No recent activity
Palailai Residential	350	30	1986			0%	50%	No action; zone change is needed
CENTRAL OAHU								
Royal Kunia Phase II	2,007	327	1995	1997		0%	0%	Requires State Land Use Commission approval to change to residential use
Castle & Cooke Waiawa	1,500	130	2003			0%	0%	Deferred approval at State Land Use Commission (2012)
Waiawa Ridge Phase I	5,000	546	1998	2003		0%	0%	No developer
KOOLAUPOKO								
The Woods at Ahuimanu	44	15	1984	-				Infrastructure (2013); no recent activity
WAIANAE								
Makaha Valley Subdivision	100	198	1996	1988				No recent activity
Nanaikeola Village (self-help)	142	12	1985	1996	-		100%	No recent activity

2. Affordable Housing

Affordable housing has long been the stated goal of public policy in Honolulu. The General Plan adopted in 1977 specifically called for housing that people can afford. Late 1977 saw the first Unilateral Agreements (UA) by developers involving housing, when Waipio Gentry agreed to provide 10 percent of its housing units as affordable (i.e., at 80 percent of the median income). Act 15 increased the affordability requirement to 60 percent and became the impetus of residential development in Ewa Villages and Villages at Kapolei in the late 1980s. Hawaii Revised Statutes Chapter 359G and its successor Chapter 201H further promoted affordability, as public and quasi-public projects developed under these statutes are, by definition, affordable. Hawaiian Home Lands developments, which are exempt from county planning and zoning regulations, are also basically affordable. These affordable requirements were made under varying definitions of qualifying income, ranging from 30 percent to 140 percent of the median income of the households in the area under consideration. Under Resolution 09-241, the City Council, following the State's lead, revised the income limit for affordable housing required by UA from 120 percent to 140 percent of the area median income. In April 2018, the City Council passed Ordinance 18-10, codified as Revised Ordinances of Honolulu, Chapter 38, lowering the income limits for affordable units. The new limits for rental and for-sale housing units are 80 percent and 120 percent of the area median income, respectively.

This report monitors the state of affordable housing by providing data on: 1) the progress in building affordable and rental units and 2) the improvement (or lack thereof) in the housing cost burden borne by the affected households.

It should be pointed out that, in this report, affordable housing refers only to units intended by law or by design to be affordable, such as those defined by developers under the terms of a UA. They do not include existing units and future units offered with affordable rent set by the market without government assistance. Similarly, the rental units tabulated refer only to units in projects built specifically for rent. They do not include rental units placed in the market by individual owners.

TABLE II-6 shows that the 96,190 units in the known project list contain a total of 38,192 affordable units (for sale or for rent), of which 17,541 are affordable rental units. Affordable units thus represent about 40 percent of the units in the known projects. This is consistent with the cumulative effect of the various affordability requirements that have been in use over the past four decades. Rental units, in contrast, represent only 23 percent of the known project units. This confirms the fact that there have been few rental developments, particularly market rentals, in Honolulu. Rental developments have been increasing in recent years, however.

As of 2019, 15,904 of the 38,192 affordable units (42 percent) have been completed. Ewa accounted for about 60 percent of the completed total, or 10,417 units. In contrast, the PUC contributed to less than 30 percent of the total affordable units built.

During the years 2010 through 2019, 18,299 units were completed, of which 7,644 were affordable. This represents a 42 percent completion rate, which is the same as the cumulative completion rate. Ewa accounted for 35 percent of the affordable units built, but the PUC now contributed 46 percent of the total affordable units built over the 10-year period. Affordable housing units are likely to increase in the future as rail and transit-oriented development take hold.

TABLE II-6: KNOWN AFFORDABLE AND/OR RENTAL PROJECTS

DP AREA	TOTAL UNITS	INTENDED AS RENTALS	PERCENT INTENDED RENTALS	INTENDED AS AFFORD.	AFFORD. FOR SALE	AFFORD. FOR RENT	PERCENT INTENDED AFFORD.	AFFORD. BUILT BY 2019	PERCENT AFFORD. BUILT BY 2019	UNITS BUILT (2010-2019)	AFFORD. BUILT (2010-2019)	PERCENT AFFORD. BUILT (2010-2019)
OAHU TOTAL	96,190	22,395	23%	38,192	20,651	17,541	40%	15,904	42%	18,299	7,644	42%
PRIMARY URBAN CENTER	28,617	14,677	51%	16,394	4,169	12,225	57%	4,249	26%	9,074	4,143	46%
Kaimuki	16	0	0%	0	0	0	0%	0	0%	0	0	0%
McCully/Moiliili	696	240	34%	499	384	115	72%	24	5%	149	24	16%
Waikiki	1,223	809	66%	299	0	299	24%	168	56%	470	62	13%
Makiki	253	42	17%	132	90	42	52%	132	100%	253	132	52%
Ala Moana/Kakaako	13,256	2,469	19%	5,525	3,192	2,333	42%	2,784	50%	6,557	2,784	42%
Nuuanu/Punchbowl	326	192	59%	0	0	0	0%	0	0%	216	0	0%
Downtown	1,006	1,006	100%	765	0	765	76%	6	1%	6	6	100%
Liliha/Kapalama	811	800	99%	811	11	800	100%	0	0%	0	0	0%
Kalihi-Palama	5,384	5,185	96%	4,225	0	4,225	78%	160	4%	160	160	100%
Moanalua	613	613	100%	491	0	491	80%	491	100%	613	491	80%
Aliamanu	56	0	0%	42	42	0	75%	0	0%	0	0	0%
Airport Area	153	153	100%	153	0	153	100%	153	100%	153	153	100%
Aiea	3,367	1,711	51%	2,161	450	1,711	64%	0	0%	0	0	0%
Waiau/Pacific Palisades	1,457	1,457	100%	1,291	0	1,291	89%	331	26%	497	331	67%
EWA	54,734	5,555	10%	17,340	14,033	3,307	32%	10,417	60%	7,304	2,557	35%
Ewa Villages/Honouliuli	1,398	342	24%	1,344	1,152	192	96%	1,201	89%	458	404	88%
Ewa Gentry/West Loch	8,467	112	1%	2,769	2,657	112	33%	2,657	96%	1,281	0	0%
Ewa Beach/Iroquois Point	4,850	0	0%	787	787	0	16%	787	100%	1,420	0	0%
Kalaeloa/Campbell Industrial Park	6,680	365	5%	930	750	180	14%	130	14%	50	50	100%
Ko Olina/Honokai Hale	4,450	392	9%	392	0	392	9%	392	100%	0	0	0%
City Of Kapolei	2,610	1,416	54%	1,017	270	747	39%	570	56%	1,673	570	34%
Kapolei Villages	4,056	295	7%	3,372	3,221	151	83%	3,372	100%	593	593	100%
Kapolei East	14,212	2,128	15%	5,064	3,736	1,328	36%	953	19%	1,381	940	68%
Makakilo/Makaiwa Hills/Kunia	8,011	505	6%	1,665	1,460	205	21%	355	21%	448	0	0%

TABLE II-6, CONTINUED

DP AREA	TOTAL UNITS	INTENDED AS RENTALS	PERCENT INTENDED RENTALS	INTENDED AS AFFORD.	AFFORD. FOR SALE	AFFORD. FOR RENT	PERCENT INTENDED AFFORD.	AFFORD. BUILT BY 2019	PERCENT AFFORD. BUILT BY 2019	UNITS BUILT (2010-2019)	AFFORD. BUILT (2010-2019)	PERCENT AFFORD. BUILT (2010-2019)
CENTRAL OAHU	8,251	1,354	16%	2,878	1,636	1,242	35%	263	9%	424	263	62%
Village Park/Kunia	1,887	37	2%	337	300	37	18%	37	11%	37	37	100%
Waipahu	852	780	92%	740	0	740	87%	0	0%	40	0	0%
Waipio	3,500	164	5%	1,050	886	164	30%	0	0%	0	0	0%
Waiawa	1,500	0	0%	450	450	0	30%	0	0%	0	0	0%
Mililani	96	0	0%	0	0	0	0%	0	0%	48	0	0%
Mililani Mauka/Launani	373	373	100%	301	0	301	81%	226	75%	298	226	76%
Wahiawa/Whitmore	43	0	0%	0	0	0	0%	0	0%	1	0	0%
EAST HONOLULU	1,138	56	5%	56	0	56	5%	56	100%	302	56	19%
Hawaii Kai	473	56	12%	56	0	56	12%	56	100%	277	56	20%
Kuliouou-Kalani Iki	665	0	0%	0	0	0	0%	0	0%	25	0	0%
KOOLAU POKO	479	53	11%	108	97	11	23%	74	69%	321	74	23%
Kahaluu	44	0	0%	0	0	0	0%	0	0%	0	0	0%
Kaneohe	46	0	0%	0	0	0	0%	0	0%	33	0	0%
Kailua	255	42	16%	0	0	0	0%	0	0%	213	0	0%
Waimanalo	134	11	8%	108	97	11	81%	74	69%	75	74	99%
KOOLAU LOA	400	0	0%	100	100	0	25%	0	0%	0	0	0%
Laie	400	0	0%	100	100	0	25%	0	0%	0	0	0%
NORTH SHORE	205	156	76%	168	12	156	82%	0	0%	10	0	0%
Haleiwa	181	156	86%	168	12	156	93%	0	0%	0	0	0%
Sunset Beach/Pupukea	24	0	0%	0	0	0	0%	0	0%	10	0	0%
WAIANAE	2,366	544	23%	1,148	604	544	49%	845	74%	864	551	64%
Nanakuli	285	118	41%	171	53	118	60%	100	58%	73	60	82%
Mali	1,274	52	4%	527	475	52	41%	461	87%	418	207	50%
Waianae	423	284	67%	360	76	284	85%	284	79%	297	284	96%
Makaha/Kaena	384	90	23%	90	0	90	23%	0	0%	76	0	0%

a. Housing Cost Burden

The impact of housing costs on the lives and well-being of households can be measured by computing the cost burden borne by households in different income levels. Using Public Use Microdata Sample files collected by the American Community Survey conducted annually by the Census Bureau, five income brackets are defined, in terms of the Area Median Income (AMI) of Honolulu:

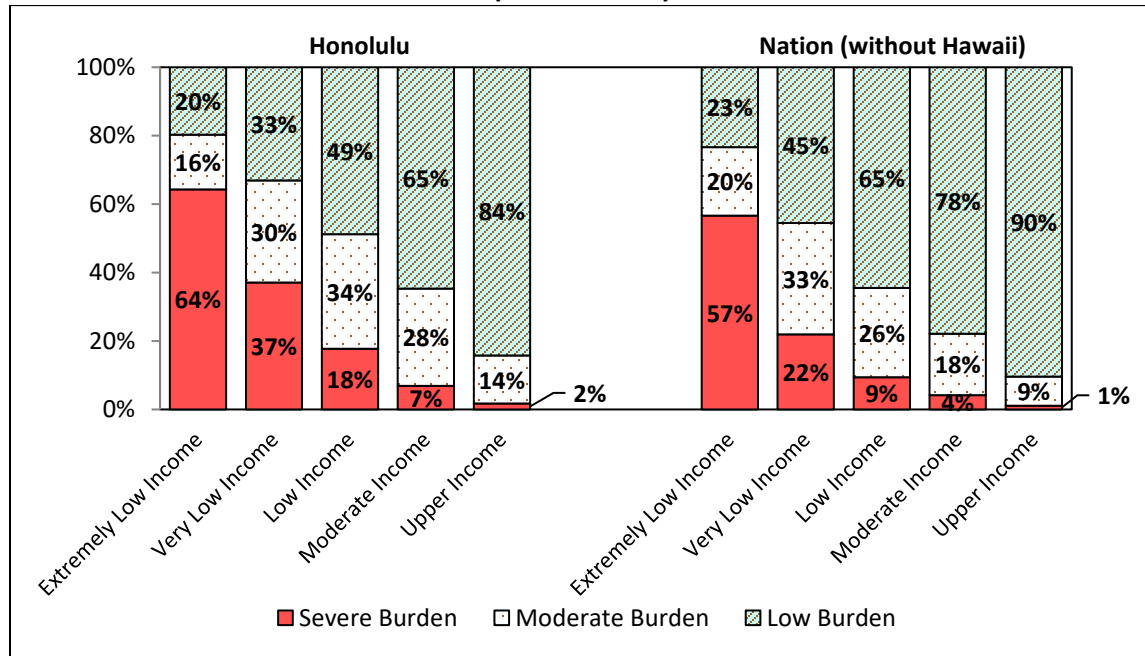
1. Extremely Low (less than or equal to 30 percent of AMI)
2. Very Low (greater than 30 percent but not exceeding 50 percent of AMI)
3. Low (greater than 50 percent but not exceeding 80 percent of AMI)
4. Moderate (greater than 80 percent but not exceeding 120 percent of AMI)
5. Upper (greater than 120 percent of AMI)

Housing cost includes all cost items associated with owning or renting a housing unit. These costs include: mortgage payment or rent, property tax, utility cost, maintenance fees, etc. Three levels of burden are defined in terms of the ratio of housing cost to income of the household:

1. Low (housing cost less than or equal to 30 percent of gross household income).
2. Moderate (housing cost greater than 30 percent but less than 50 percent of gross household income)
3. Severe (housing cost greater than or equal to 50 percent of gross household income)

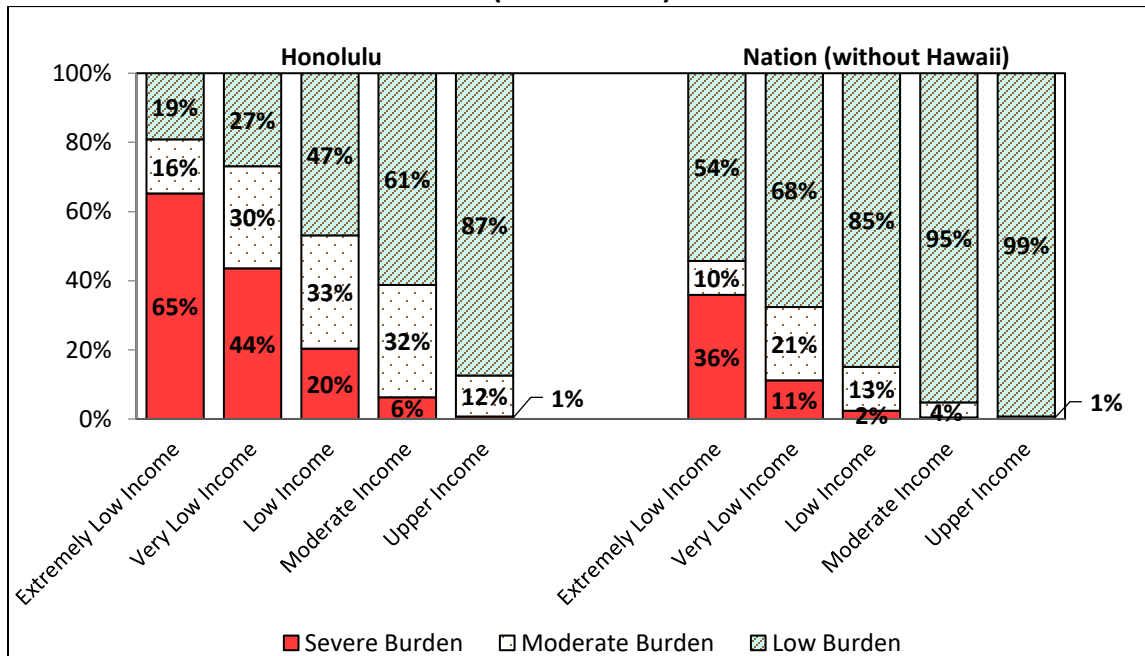
FIGURE II-5 shows the average housing cost burdens of households in Honolulu for the period 2006-2010. This can be interpreted as the baseline cost burden against which future cost burdens can be compared. **FIGURE II-6** shows the average cost burden for the latest five years available, from 2014 to 2018. This can be interpreted as the cost burdens experienced by households in recent years. The figures also show the national (excluding Hawaii) household cost burdens, using the national median income to parse households into the different income brackets. The same pattern of increasing inequality also applies to the national scene, although not as severe as that of Honolulu.

**FIGURE II-5: HOUSING COST BURDEN BY INCOME BRACKET
(2006 – 2010)**



SOURCE: American Community Survey 5-Year Public Use Microdata Sample, 2006-2010

**FIGURE II-6: HOUSING COST BURDEN BY INCOME BRACKET
(2014 – 2018)**



SOURCE: American Community Survey 5-Year Public Use Microdata Sample, 2014-2018

TABLE II-7 compares the burden experienced by households in Honolulu with severe cost burden compared to the rest of the nation during the past eight years.

TABLE II-7: SEVERE COST BURDEN – 2010 COMPARED TO 2018

INCOME LEVEL	HONOLULU	NATION (WITHOUT HAWAII)
Upper Income Households (greater than 120% AMI)	1 percentage point better off	1 percentage point better off
Moderate Income Households (80% to 120% AMI)	1 percentage point better off	4 percentage points better off
Low, Very Low, and Extremely Low Income Households (80% AMI or below)	10 percentage points worse off	39 percentage points better off

Taking into account the fact that these differences in cost burden occurred while affordable housing increased by 7,644 units from 2010 to 2019, it can be argued that these units did not help the lower strata households at all. It was the upper income households that benefited the most from the affordable units. However, it can also be argued that had there been no increase in affordable units, then even the moderate income households would have been worse off. The median family income for Honolulu was \$81,700 in 2010 and \$96,000 in 2018.

TABLE II-8 evaluates affordability by comparing the percent of Honolulu households with severe cost burden by income level with the national experience. Once again, the difference is dependent upon income. The gap between Honolulu and the rest of the country is much greater for the Low, Very Low, and Extremely Low income households. Nearly half of very low income households and almost two-thirds of extremely low income households are severely burdened.

TABLE II-8: PERCENT SEVERE COST BURDEN – HONOLULU COMPARED TO NATION (2018)

INCOME LEVEL	HONOLULU	NATION (WITHOUT HAWAII)
Upper Income Households (greater than 120% AMI)	1%	0%
Moderate Income Households (80% to 120% AMI)	6%	0%
Low Income Households (50% to 80% AMI)	20%	2%
Very Low Income Households (30% to 50% AMI)	44%	11%
Extremely Low Income Households (Less than or equal to 30% AMI)	65%	36%

3. Unknown Projects

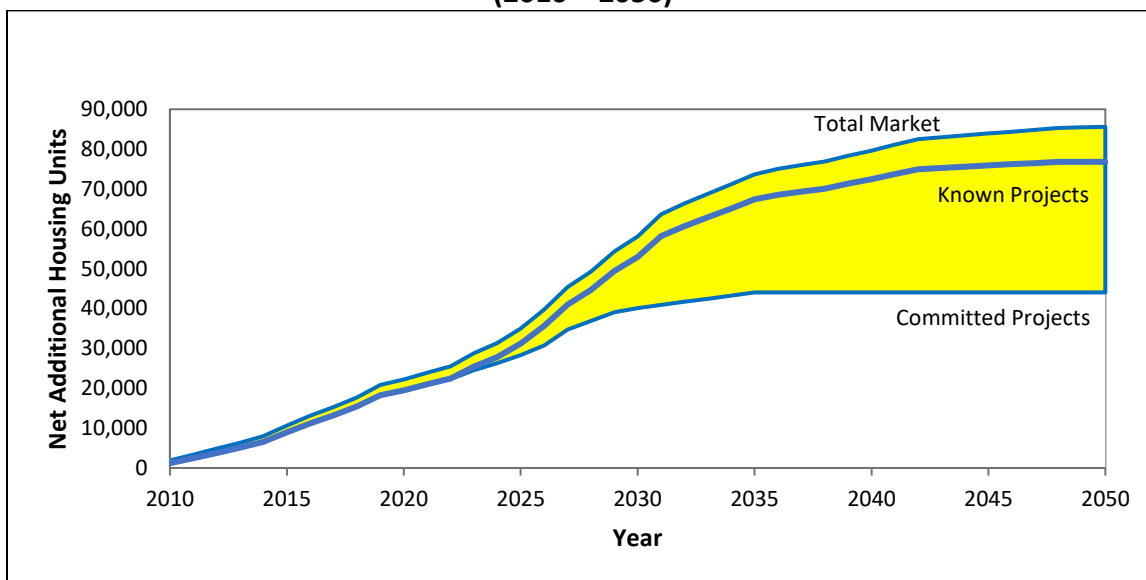
The housing production data described previously captures only projects that are known to the DPP. In reality there are projects which are “unknown” because they fall outside of the process used to identify the known projects. They comprise basically of 1) individual projects on

isolated vacant lots and 2) projects by small developers which generate little or no publicity (or exist outside the permitting process).

The existence of these “unknown” projects means that the data on current housing production may be understated. To correct for these unknowns, an analysis was carried out comparing the known projects from 2000 to 2014 to the total housing units completed during the same time period based on building permit completion records. The analysis showed that the “unknown” projects can be captured from two quantities. The first quantity is a constant of about 150 units every year. These are likely to be the individual projects on isolated lots that normally occur in any given year. The second quantity is a variable that depends on the market, amounting to about 3 percent of the units in the known projects. This can be interpreted as the housing production of small developers who take their cue on whether (and how much) to develop from the action of larger developers. The net effect of adding in these unknown units is to expand the known project data by about 12 percent. The resultant “expanded” project data is referred to in the report as the “total market” production.

FIGURE II-7 shows the total market productions for the period 2010-2050, along with the projected units from known projects and committed projects. The lines representing these units form a band that depicts the range of variability in the certainty of these supply projections, with “committed projects” being the most certain and “total market” the least. As expected, the band increases over time, reflecting the increasing uncertainty of the supply projections over time.

**FIGURE II-7: SUPPLY PROJECTIONS
(2010 – 2050)**



D. ASSESSMENT

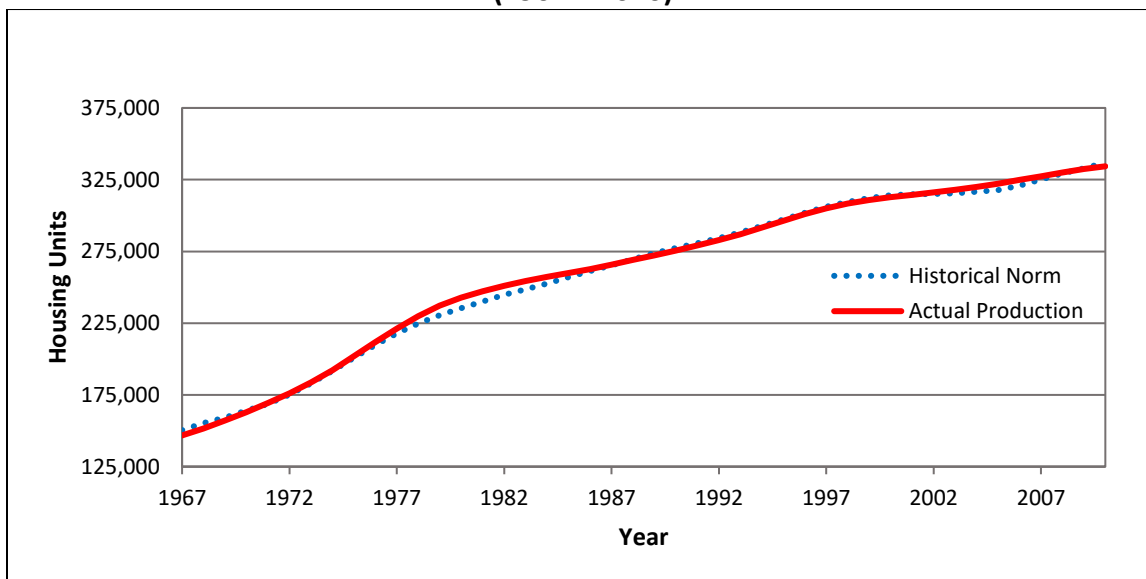
For a long term assessment, the projected demand is compared to the foreseeable supply. A recent survey of residents' preferences for new housing units is used to assess unmet demand as a near term assessment.

1. Long Term

One way to credibly assess the state of housing production on Oahu is to first establish the validity of the demand projections. The validation process has two requirements. First, the demand projections, when applied backward in time, must reasonably replicate the housing productions in the past. Second, the demand projections, in the short-term, must reasonably account for the market-based projects in the supply projections. For validation purposes, “short-term” is generally considered to be up to ten years in the future.

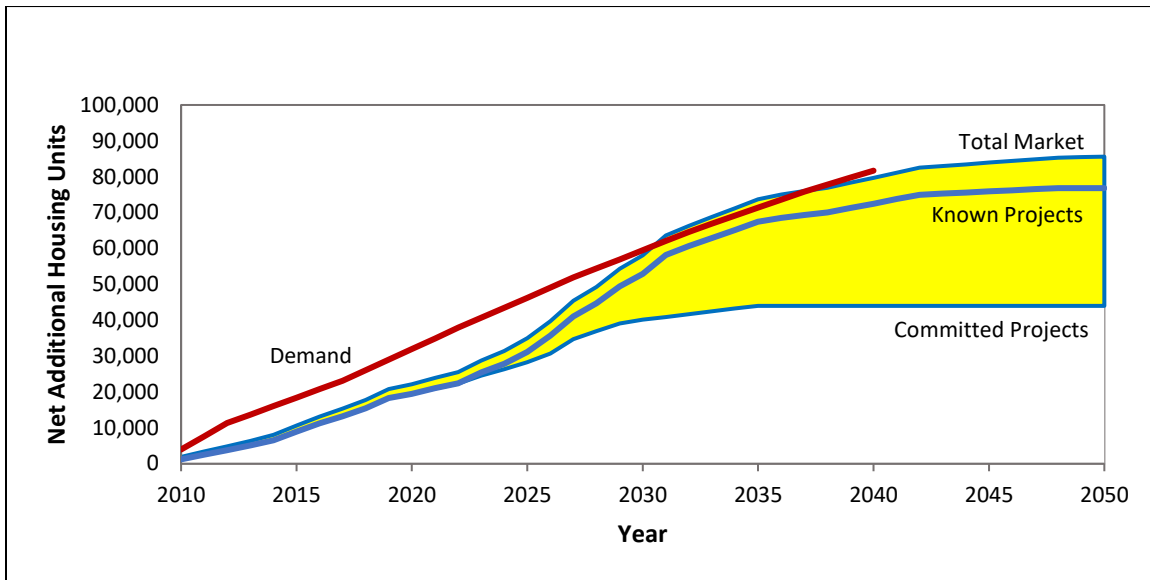
FIGURE II-8 compares the replicated historical productions with the actual housing production from 1967 to 2010. It can be seen that the “projected” productions adequately captured the actual conditions in the past five decades. Specifically, the “projections” differ from the actual housing production by an average deviation of about 1,100 units in any given year.

**FIGURE II-8: ACTUAL HOUSING PRODUCTION VS. HISTORICAL NORM
(1967 – 2010)**



To assess how well the projected demand compares with the foreseeable supply, particularly in the short-term, the long-range housing demand projection is shown in **FIGURE II-9** together with the supply projections. Note that the demand projection ends at the official planning horizon of 2040, but the supply projections extend beyond to account for projects that cannot be completed by the planning horizon.

FIGURE II-9: DEMAND VS. SUPPLY PROJECTIONS



It can be seen that as a consequence of the Great Recession that followed the financial meltdown of 2007, housing production entered 2010 far short of the demand indicated by the historical-norm housing projection. The deficit is anticipated to reach a peak of about 12,900 units in 2022. The current set of market projects is expected match the housing needs of the population by 2031. The mean deviation of the demand projection is about 1,100 units.

The gap between demand and supply is seen to increasingly widen until 2031, when housing supply exceeds demand. After 2037, housing production is anticipated to fall short of demand again. However, this is by no means an indication of market or supply deficiencies. Rather it is a reflection of the fact the supply projections are based only on currently known projects and on current knowledge about the known projects. As additional future projects emerge and as construction become more efficient, the supply and demand gap is expected to diminish over time.

Supply and demand is shown in greater detail in **TABLE II-9**. For each DPA on Oahu, demand over the period 2010-2040 is obtained from the housing projections described in Chapter I. The corresponding supply is derived from the DPA's known projects and controlled to the total market capacity of the island. The resultant comparison yields either a market capacity excess or a deficit at the 2040 planning horizon. The market capacity beyond 2040 is taken into account to give a measure of whether the totality of market capacity would be adequate to meet the projected housing needs of the 2040 population.

TABLE II-9: MARKET CAPACITY AS OF 2019 VS. PROJECTED HOUSING NEED

DP AREA	UNITS NEEDED TO HOUSE POPULATION (2010-2040)	NEED MET BY MARKET CAPACITY (2010-2040)	EXCESS MARKET CAPACITY (2010-2040)	MARKET CAPACITY BEYOND 2040	TOTAL EXCESS MARKET CAPACITY (2010-2050)
HONOLULU COUNTY TOTALS	77,800	79,100	1,300	5,900	7,300
Primary Urban Center	29,500	30,000	500	1,400	1,900
Ewa	26,800	38,000	11,200	2,800	14,000
Central Oahu	12,700	8,100	-4,600	1,100	-3,500
East Honolulu	1,500	400	-1,100	0	-1,100
Koolau Poko	2,300	500	-1,800	0	-1,800
Koolau Loa	900	0	-900	500	-400
North Shore	1,300	200	-1,100	0	-1,100
Waianae	2,800	1,800	-1,000	100	-900

NOTE: Parts may not sum to totals because of rounding.

It should be pointed out that areas with capacity deficit are generally of greater interest than areas with excess capacity. This is because the former suggests that the market had underestimated the underlying demand for housing in the area and that effort would have to be made to increase the capacity. Areas with excess capacity, on the other hand, indicate only that current developers had overestimated the demand. Little or no effort would be needed to reduce the capacity since the excess consists mainly of proposed projects, and they can be dropped without much consequence or left in place to be developed in the more distant future.

TABLE II-9 also shows that island-wide supply by 2040 exceeds demand by 1,300 units. If the 5,900-unit capacity available beyond 2040 is taken into account, the total excess market capacity is 7,300 units. This means that in order to meet the projected housing needs on Oahu as a whole in 2050, no new housing projects will need to be proposed beyond those already identified as of 2019.

There are, however, regional differences. Excess capacity may exist in two of the eight DPAs. It is dominated by Ewa, whose overall excess capacity of 14,000 units may consist of 11,200 units by 2040 and 2,800 units beyond 2040. The Primary Urban Center may have excess capacity of 1,900 units by 2050. Central Oahu may have the biggest capacity deficit at 3,500 units, followed by Koolau Poko with a deficit of 1,800. East Honolulu and the North Shore both have capacity deficits of 1,100. This translates to an additional 34 units a year by 2050, which is not a significant quantity. Waianae may have an excess capacity of 900 units followed by Koolau Loa, with a deficit of 400 units. The magnitude of these deficits is within the margin of error of the estimates used in this report, and therefore can be regarded as negligible.

2. Short Term

Another way to assess the state of housing production on Oahu is to evaluate the extent to which the housing market is producing the kind of housing needed by Oahu residents. Because of data limitations, a short-term assessment, to the year 2027, was carried out. Three sets of characteristics were used to measure how well the housing market, as represented by the known projects, responds to the housing needs of Oahu residents.

These characteristics relate to:

1. Structure: Single-Family vs. Multi-Family
2. Tenure: Owner vs. Renter
3. Affordability: 80 percent AMI (or below) vs. 80 percent-to-120 percent AMI vs. 120 percent-to-140 percent AMI

TABLE II-10 summarizes the estimated current and future housing shortages in the short term. In terms of the above demand characteristics, the current housing shortage totals to 9,750 units, of which 6,250 units are for single-family dwellings and 4,060 units are for rentals. Affordable housing is shown as having a shortage of 9,120 units 2019. Market-rate housing is shown to have a shortage of 640 units.

TABLE II-10: HOUSING UNIT SHORTAGE

CHARACTERISTIC	HOUSING SHORTAGE	
	2019	By 2027
TOTAL	9,750	10,630
STRUCTURE TYPE		
Single Family	6,250	4,500
Multi-Family	3,500	6,120
TENURE		
Own	5,690	6,260
Rent	4,060	4,360
AFFORDABILITY		
Low-Income (80% AMI or below)	5,480	5,850
Moderate-Income (80% - 120% AMI)	1,940	3,080
Subtotal: Low to Moderate Income	7,420	8,930
120% - 140% AMI	1,700	2,810
Market-Rate (over 140% AMI)	640	-1,110

The recent adoption of Ordinance 19-8 (Bill 7), which eased many building permit requirements for apartments, is anticipated to increase the supply of affordable rental housing. However, projects often experience delays, as they have during the past year, and as a result, shortages have increased, and are expected to continue to increase, over time. This means that if the DPP's housing demand projection holds, and the known projects identified in this report are fulfilled precisely in the manner assumed, then housing shortage will be higher by 2027. This conclusion should be viewed more as the logical consequence of the supply and demand assumptions made in this report. To the extent that these assumptions are wrong, the magnitude of the estimated shortage will be different. The reality is that a housing shortage is certain to exist in some form on Oahu because of structural reasons such as limited land, geographic isolation, global demand, and income inequality. These results and their derivation are detailed in the following sections.

a. Demand

Housing demand in terms of the above characteristics was derived from unpublished, raw data developed by the *Hawaii Housing Planning Study (HHPS)*³, a series of studies conducted by SMS Research and sponsored by the Hawaii Housing Finance and Development Corporation and other State and County agencies to assess the housing market in Hawaii. The HHPS conducted a series of Housing Demand Surveys from 2010 through 2016 to identify the structure, tenure and affordability needs of residents. The surveys measured residents' opinions of their current housing conditions, their plans to move to new units, their new unit preferences, their financial qualifications for purchase or rent, and the demographic characteristics of household members.

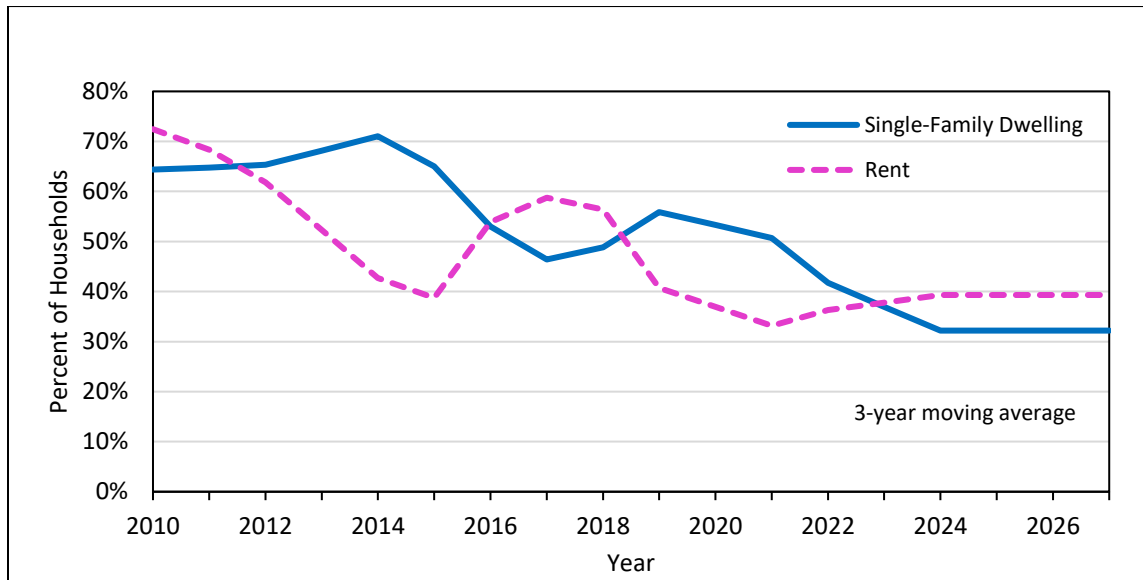
The HHPS results are displayed in **FIGURE II-10** and **FIGURE II-11**. The graphs track the housing choices revealed through the SMS demand surveys by households who plan to move within Oahu and are qualified to realize that choice during the period 2010 to 2027.

FIGURE II-10 shows the housing preferences with respect to structure and tenure choices. Note that only Single-Family (SF) is shown for structure choice; Multi-Family (MF) is not shown because it is simply the complement of SF. Similarly, only Rent is shown for tenure choice. It can be seen that over time, the preference for SF housing drops by over half, from 65 percent in 2010 to slightly over 30 percent by 2024 and through 2027.

(Alternatively, this means that the preference for MF housing is expected to double over the same period.) The preference for Renter housing is also seen to decline, but changes in the opposite direction. That is, a rise in SF preference corresponds to a decline in Renter preference, and vice versa. This suggests that SF is associated with owning, and MF is associated with renting. This relationship is consistent with expectation and historical experience.

³ *Hawaii Housing Planning Study, 2016*, https://dbedt.hawaii.gov/hhfdc/files/2017/03/State_HHPS2016_Report_031317_final.pdf

FIGURE II-10: HOUSING PREFERENCE BY STRUCTURE AND TENURE



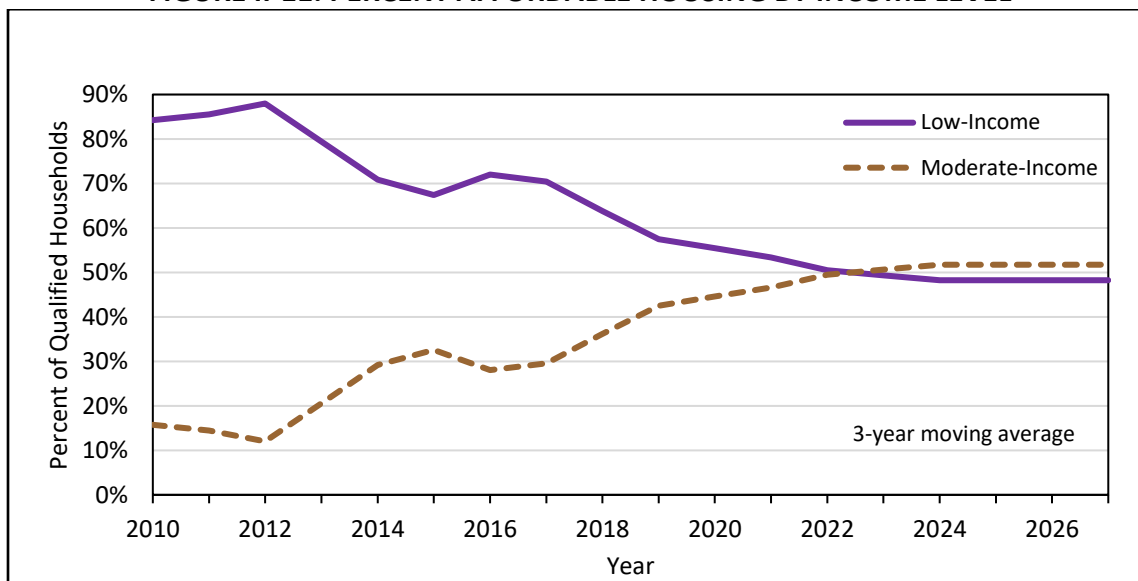
Interestingly, a new relationship emerges at about 2023, when the two trends may converge to a constant 30 percent preferring SF and 40 percent preferring Rental housing. In other words 60 percent of households prefer to own, and 70 percent prefer MF housing. This suggests that the traditional aspiration of owning a SF house may be changing to owning a condominium unit. This shift is likely due to the confluence of two factors. First, the high cost of SF dwellings makes SF ownership out of reach for many, forcing these households to the realization that owning MF housing may be the only realistic choice. Second, housing in a MF setting is becoming more available, acceptable, and desirable as evidenced by the advent of livable MF communities in areas like Kakaako. If this shift in demand holds, and is confirmed by future surveys, then low-density projects in areas like Ewa may be facing significant competition in the housing marketplace.

FIGURE II-11 shows the demand for two types of affordable housing based on income. The HHPS defined affordable housing as housing that is affordable to households earning up to 140 percent of the AMI, adjusted for household size. Based on data from the demand survey on the current and expected income of the respondents, the study found that 86.9 percent of all households on Oahu qualified under this threshold. The income data further enabled the households that qualify for affordable housing to be divided into two groups: 1) households earning up to 80 percent of AMI, and 2) households earning more than 80 percent but less than 140 percent of AMI. The former is referred to here as Low-Income and the latter as Moderate-Income.

It can be seen that in 2010, close to 85 percent of the demand for affordable housing came from low-income households, as compared to 15 percent coming from moderate-income households. The HHPS data show that the demand for low-income housing is expected to drop to a little under 50 percent by 2023, while the demand for moderate-income housing is expected to rise to a little over 50 percent by 2023. This results in a situation where the

demand from low- and moderate-income households split equally the pool of affordable housing.

FIGURE II-11: PERCENT AFFORDABLE HOUSING BY INCOME LEVEL



It must be emphasized that this result is based entirely on the respondents' expectation of their future income as obtained from the demand surveys. There is no underlying economic study or analysis. Specifically, the demand surveys revealed that low-income households expect their future income to rise, while moderate-income households expect theirs' to fall, though to different degree.

These demand preferences were applied to the housing projections described in Section II.B to arrive at housing demand projections specific by structure, tenure and affordability characteristics.

b. Supply

For purposes of this short-term assessment, housing supply is defined to consist only of known projects, as discussed in Section II.C.1. Information is generally provided by developers to enable the classification of projects in terms of their structure, tenure, and affordability characteristics and to specify the construction schedule of these projects. However, it must be recognized that project delays are frequently encountered during the planning, permitting and construction stage and schedules can easily change. Also, estimates are based on developers' plans and timelines *at the time they were surveyed*. Developers often alter their plans and schedules in response to real or perceived changes in the marketplace. Where the information from developers is not sufficient, statistical relationships inferred from historical data and professional judgment were used to attribute the necessary characteristics and timing. It is therefore important to recognize the inherent

imprecision of the supply data, and to take this uncertainty into account when interpreting the result of this assessment.

c. Shortage

The known projects associated with a given set of characteristics in a given year were then compared against the corresponding set of demand for that year. Any excess or unmet demand from one year was carried over to the subsequent year, until the year 2027, which was the last year for which HHPS survey data was available. This process yielded a determination of whether the known projects in the short-term are producing sufficient housing units to meet demand in terms of the demand characteristics. **FIGURE II-12**, **FIGURE II-13** and **FIGURE II-14** display the results of comparing supply and demand by structure type, tenure and affordability, respectively. Note that the data shown in the graphs are 3-year moving averages (i.e., the average over three years). This served to smooth out the graphs and eliminate spikes, but it also made the references to the timeline less precise – something that should be taken into account when the discussion involves time.

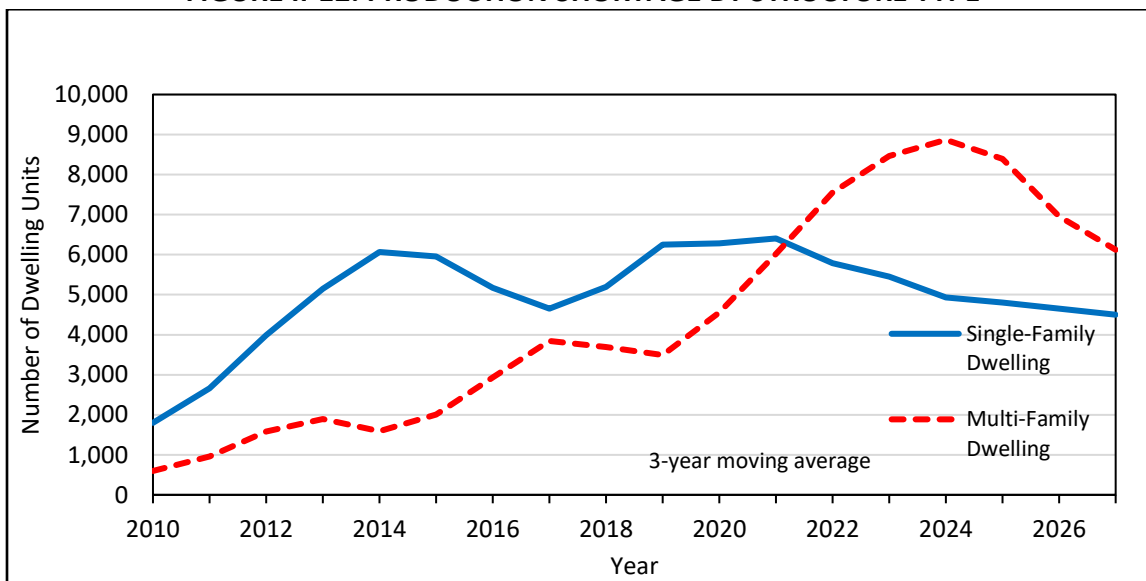
FIGURE II-12 shows housing production shortages by type of structure. That is, it describes the adequacy of the known projects in terms of producing sufficient SF and MF dwellings to meet the underlying demand from 2010 to 2027. It can be seen that housing production falls short of demand for both SF and MF for the entire 18-year time period. There are, however, differences in how and when the shortages occur as described below in three stages.

The first stage from 2010 to 2014 depicts a housing market in recovery in the aftermath of the financial meltdown of 2007. SF and MF were respectively producing about 600 and 700 units per year, which is well below their historical rate. Demand meanwhile continued forward because of the need to house the growing population. Because the market could not fully accommodate the underlying demand, the unmet demand accumulated over time, resulting in the production shortages shown. Because households preferred SF over MF housing by up to 70 percent during this period, as shown in **FIGURE II-10**, SF shortage steadily outpaced that of MF. The gap reached a peak in 2014, when SF shortage exceeded MF shortage by more than 4,000 units.

The ensuing eight years represent a transitory stage in two respects. First, after a steady climb, SF shortages may reach a plateau during this period. SF shortages may remain higher than MF shortages throughout the period because of the anemic SF production rate, which may rise to only 700 units a year. In contrast the MF production rate may almost triple, to over 2,000 units per year, due in part to proposals such as the 2,000-unit Mayor Wright housing project. The transitory nature of this period is also evidenced by the fluctuations displayed by the SF and MF shortages. Specifically, the fluctuations move in opposing directions. When SF shortage increases, MF shortage decreases, and vice versa. This shortage characterizes the current situation. This also suggests that households during this period may be rethinking their attitudes, as reflected in the actions of

developers, with respect to accepting a greater substitutability between SF and MF housing.

FIGURE II-12: PRODUCTION SHORTAGE BY STRUCTURE TYPE



In the final six years, there may be a reversal of role between SF and MF in the overall shortages. Historically, shortages have always been greater for SF than for MF. This may change by 2022, when the two streams of shortages may intersect and emerge in different directions. For the first time, MF shortage may exceed that of SF. Basically, this is because MF demand may average about 10,500 units per year, which is about twice the projected SF demand. While MF production may also increase substantially, it may not be enough to make an impact on the MF shortages. In contrast, SF production may be sufficient to impact the diminished SF demand, resulting in the reduced SF shortages as compared to MF.

The result for 2027 is unclear because the data is not definitive. However, it should be noted that this short-term assessment is based on DBEDT's 2040 population projection series, where the 2020 population is only an estimate. The 2020 U.S. Census is expected to result in a population count for 2020 that is higher than the estimate. This will mean a higher housing demand for 2027, and in turn greater production shortages. Thus, it can be said that there will likely be a production shortage by 2027, and that shortage will likely be greater for MF than for SF, but that both shortages will likely be much lower than the shortages observed in the past.

FIGURE II-13 shows production shortages by tenure. That is, it compares Owner units (defined as housing units built to be individually owned) with Renter units (defined as units in rental buildings) in term of their production adequacy. It should be pointed out that the timeline of Renter projects are not known with the same degree of specificity as structure types. Therefore describing the timeline with great detail is neither helpful nor advisable. With this in mind, it can be said that up to about 2018, Renter units face a greater production shortage. For the next nine years, Owner units may face a greater shortage.

FIGURE II-13: PRODUCTION SHORTAGE BY TENURE

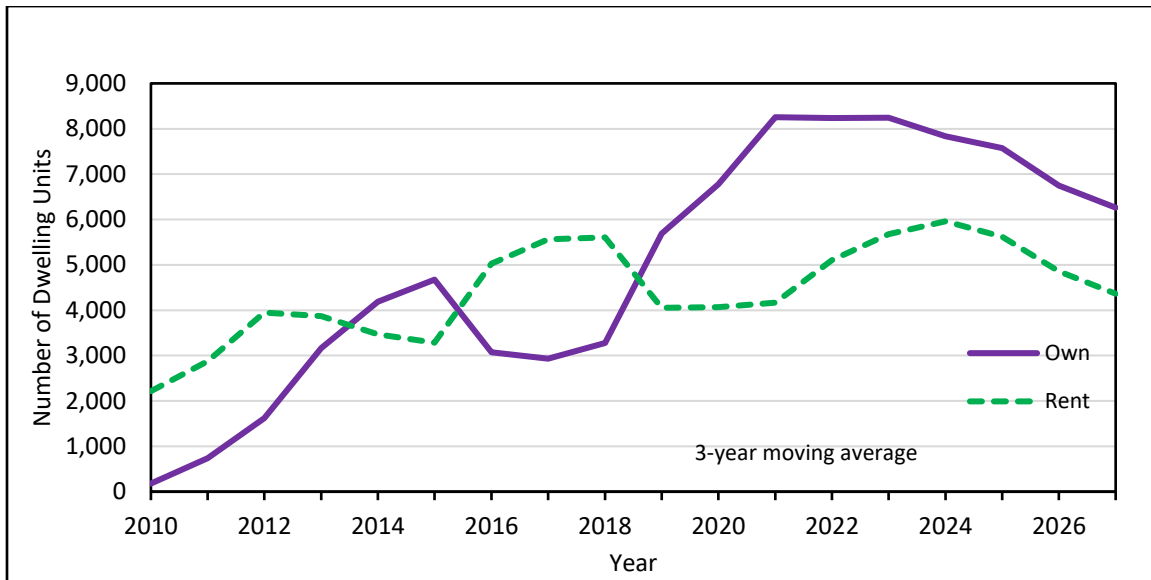
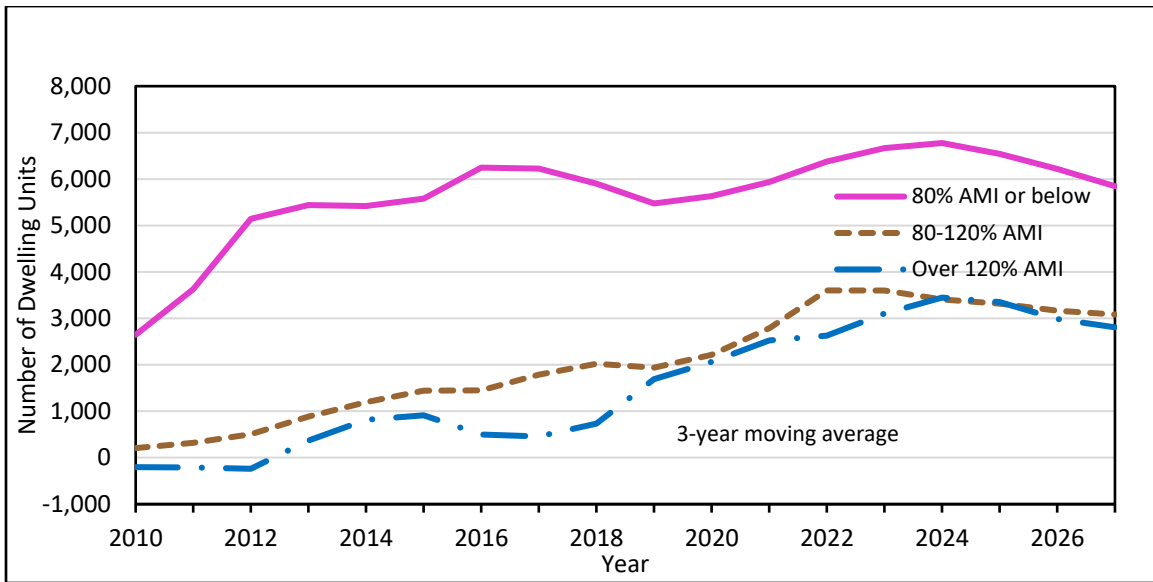


FIGURE II-14 shows the production shortages by affordability. Three types of affordable housing are described: 80% AMI or below, 80-120% AMI, and over 120% AMI. Like Renter housing, the timeline of affordable housing projects is not known with great specificity. In addition, the percent AMI definition of the affordable projects is often not known. Where this information is not available, assumptions are made. Therefore, only general statements can be made with regard to housing shortages by affordability. The data confirms the obvious fact that production shortages exist throughout the 18-year period for all types of affordable housing. Also as expected, the shortage is greater for those with incomes of less than 80% AMI compared to those with higher incomes. The housing shortage for low-income households reached a peak of about 6,200 units around 2016 and may experience another peak of about 6,800 units around 2024. Households with incomes between 80% and 120% AMI display a lower shortage. It began with a low shortage in 2010, reflecting in part the depressed housing market in recovery after the 2007 financial meltdown. The shortages may then increase steadily and reach a plateau of about 3,600 units in 2022 before decreasing slightly to about 3,100 units by 2027. Households with incomes higher than 120% AMI have the lowest housing shortage. There was a small surplus in 2010 through 2012, which reverted to a shortage of about 400 units by 2013. The shortage is expected to fluctuate somewhat through the years, while increasing, and ending with a shortage of about 2,800 units in 2027.

FIGURE II-14: PRODUCTION SHORTAGE BY AFFORDABILITY



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CHAPTER III: LAND USE PLANNING AND APPROVALS

A. DEVELOPMENT PLANS

The City's long-range land use planning tool consists of eight regional plans, called Development Plans or Sustainable Communities Plans. Each plan provides a guide for all public and private decisions on physical development within the region, and describes: (1) the region's role within the islandwide growth policy, (2) the plan's vision for the area's future, (3) detailed regional or area-specific policy guidance on land use and infrastructure development, (4) tools to implement the plan, and (5) conceptual maps and other illustrations of the plan's policies.

These long-range plans serve as a guide to both the City's zoning controls and its infrastructure plans and expenditures. They provide a policy bridge between the State Land Use Districts and county land use regulations. There is also a separate Public Infrastructure Map (PIM) system that depicts specific types of future infrastructure projects. The PIM for each region shows the general location of certain major public infrastructure that affects regional development capacity and growth.

TABLE III-1 provides the current status of the development plans.

TABLE III-1: STATUS OF DEVELOPMENT PLANS

DEVELOPMENT PLAN / SUSTAINABLE COMMUNITIES PLAN	STATUS
Primary Urban Center	Adopted June 2004; revised plan underway
Ewa	Adopted July 2013;
Central Oahu	Adopted December 2002; revised plan under consideration by the City Council
East Honolulu	Adopted May 1999; revised plan under consideration by the City Council
Koolau Poko	Adopted August 2017
Koolau Loa	Adopted October 1999; revised plan under consideration by the City Council
North Shore	Adopted May 2011; revised plan underway
Waianae	Adopted March 2012

Changes to these plans on specific matters can be proposed at any time, but the main avenue for plan revisions is their required periodic review, which must begin five years after approval, and which includes a thorough analysis of: (1) the validity of each plan's vision and policies, and (2) the effectiveness of its implementation measures. Future revised development plans may transition to a ten-year periodic review.

B. STATE LAND USE DISTRICT BOUNDARY AMENDMENTS

TABLE III-2 provides information on a State Land Use district boundary amendment adopted in FY 2019.

TABLE III-2: STATE LAND USE DISTRICT BOUNDARY AMENDMENTS

PROJECT NAME	REDESIGNATION	ACRES	DATE OF APPROVAL	CONTROL NUMBER	SUMMARY OF REQUIRED CONDITIONS
Kahuku Quadrangle (on Brigham Young University - Hawaii Campus)	Agricultural to Urban	14.85	May 3, 2019	Ordinance 19-6	<p>Brigham Young University-Hawaii (BYU-H) and its successors and assigns are prohibited from taking any action that would interfere with or restrain farming operations conducted in a manner consistent with generally accepted agricultural and management practices on adjacent and contiguous lands in the State Land Use Agricultural District.</p> <p>BYU-H shall notify all prospective developers or purchasers of land in the area reclassified from the Agricultural District to the Urban District, and provide or require subsequent notice to lessees or tenants of the land, that farming operations or practices on adjacent or contiguous land in the State Land Use Agricultural District are protected under HRS Chapter 165, the Hawaii Right to Farm Act. The notice must be included in any disclosure required for the sale or transfer of real property or any interest in real property.</p>
	Urban to Agricultural	0.03			

C. ZONE CHANGES

TABLE III-3 provides data on zone changes adopted in FY 2019.

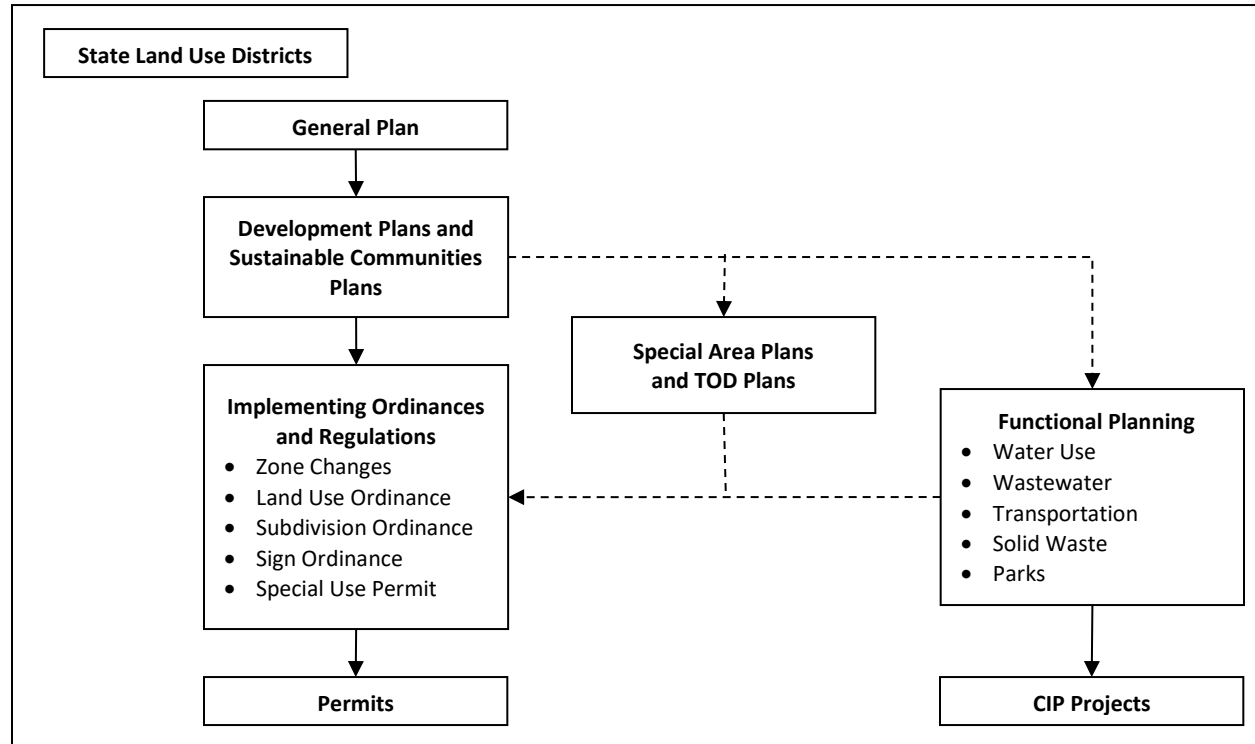
TABLE III-3: ZONE CHANGES APPROVED

ORD. NO.	ORD. DATE	DPP NUMBER	LOCATION OR PROJECT NAME	APPROVED ZONE CHANGES		CHANGED TO URBAN USE?
				FROM/TO	ACRES	
18-28	7/25/18	2017/Z-6	R&R of Hawaii Inc.	from R-5 to B-1	0.23	
19-2	3/22/19	2018/Z-1	Holy Family Catholic Church	from F-1 to R-5	2.769	

D. LAND USE AND INFRASTRUCTURE PLANNING

The relationship between the different parts of the City's land-use and infrastructure planning system is depicted in FIGURE III-1.

FIGURE III-1: LAND USE PLANNING AND IMPLEMENTATION SYSTEM



E. ORDINANCES

Recent noteworthy ordinances pertaining to land use planning and housing development are summarized in **TABLE III-4**.

TABLE III-4: NOTEWORTHY ORDINANCES

ORDINANCE	DESCRIPTION
19-3 Relating to Detached Dwellings	Revises the development standards in residential areas.
19-8 Relating to Affordable Rental Housing	Establishes a temporary program to accelerate the construction of affordable rental housing in the apartment and business mixed use zoning districts by relaxing certain zoning and building code standards, and offering certain financial incentives.
19-18 Relating to Short-Term Rentals	Revises the regulations for short-term rentals.

**APPENDIX A: SUMMARIES OF SELECTED CHARACTERISTICS
FOR THE PERIOD 2014-2018**

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TABLE A-1: POPULATION, HOUSING UNITS, HOUSEHOLDS, AND INCOME BY DP SUBAREA

	POPULATION		HOUSING UNITS		HOUSEHOLDS		AVERAGE HOUSEHOLD SIZE		MEDIAN HOUSEHOLD INCOME
DP SUBAREA	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate (\$)
HONOLULU COUNTY TOTALS	987,638	0	348,497	308	311,525	1,593	3.05	0.02	82,906
PRIMARY URBAN CENTER	449,515	5,926	182,924	1,632	158,608	1,623	2.71	0.05	72,213
Waialae-Kahala	6,740	587	3,111	186	2,702	194	2.49	0.28	97,990
Kaimuki	18,854	1,042	6,974	278	6,160	280	2.99	0.22	97,113
Diamond Head	18,642	1,068	8,736	342	7,412	331	2.50	0.18	78,819
Palolo	12,890	994	4,626	223	4,173	237	3.05	0.29	70,060
Manoa	24,548	1,174	7,701	303	6,936	301	2.86	0.20	94,340
McCully/Moiliili	27,791	1,443	14,272	479	12,700	513	2.13	0.14	52,558
Waikiki	17,681	962	19,323	531	10,373	505	1.68	0.12	56,380
Makiki	31,697	1,444	17,298	576	15,937	569	1.96	0.11	59,377
Ala Moana/Kakaako	21,399	1,253	13,944	573	11,096	506	1.92	0.14	64,487
Nuuuanu/Punchbowl	18,232	1,407	7,033	381	6,344	387	2.83	0.28	95,349
Downtown	13,037	861	7,884	312	7,024	318	1.84	0.15	52,478
Liliha/Kapalama	22,844	1,405	7,093	310	6,471	305	3.30	0.26	81,719
Kalihi-Palama	43,146	2,185	11,619	388	10,997	398	3.68	0.24	54,582
Kalihi Valley	21,340	1,564	4,654	237	4,391	242	4.77	0.44	91,933
Moanalua	9,615	939	3,385	191	3,128	191	2.92	0.34	86,025
Aliamanu	39,174	1,809	12,846	396	12,138	410	3.18	0.18	79,517
Airport Area	23,559	1,166	6,661	284	6,152	283	3.27	0.22	70,238
Aiea	32,197	1,656	11,224	428	10,487	427	2.98	0.20	89,452
Waiau/Pacific Palisades	46,129	1,828	14,540	348	13,987	366	3.17	0.15	93,601
EWA	120,757	3,741	34,675	684	32,402	696	3.69	0.14	101,067
Ewa Villages/Honouliuli	7,118	1,046	1,684	194	1,658	198	4.28	0.81	88,592
Ewa Gentry/West Loch	32,568	1,583	9,578	307	9,230	327	3.53	0.21	104,142
Ewa Beach/Iroquois Point	19,668	1,675	4,900	287	4,443	267	4.38	0.46	92,512
Ocean Pointe	12,398	998	3,755	223	3,592	224	3.45	0.35	118,394
Kalaeloa/Campbell Industrial	2,666	560	766	32	628	79	2.83	0.63	61,126
Ko Olina/Honokai Hale	2,898	359	1,736	64	992	102	2.91	0.47	105,891
City Of Kapolei	2,086	331	775	123	772	123	2.59	0.59	126,031
Kapolei Villages	17,314	1,761	4,602	270	4,467	268	3.88	0.46	95,298
Kapolei East	3,121	811	708	145	678	144	4.54	1.54	85,027
Makakilo/Makaiwa	20,920	1,512	6,171	300	5,942	306	3.51	0.31	105,978

TABLE A-1, CONTINUED

	POPULATION		HOUSING UNITS		HOUSEHOLDS		AVERAGE HOUSEHOLD SIZE		MEDIAN HOUSEHOLD INCOME
DP SUBAREA	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate (\$)
CENTRAL OAHU	173,100	4,028	51,085	784	48,506	811	3.43	0.10	84,957
Village Park/Kunia	14,809	1,416	4,185	263	4,012	272	3.69	0.43	107,854
Waipahu	41,051	2,566	8,834	351	8,385	356	4.71	0.36	76,859
Waikele	7,062	899	2,860	251	2,696	266	2.62	0.42	104,339
Waipio	11,704	807	3,989	190	3,875	196	2.99	0.26	89,962
Waiawa	444	189	0	0	0	0	0.00	0.00	0
Mililani	33,369	1,367	10,981	309	10,648	312	3.13	0.16	91,870
Mililani Mauka/Launani	19,955	765	7,183	195	6,837	213	2.92	0.14	110,659
Wahiawa/Whitmore	22,519	1,597	7,236	384	6,720	386	3.28	0.30	63,263
Schofield/Wheeler	22,187	1,064	5,817	205	5,333	236	3.34	0.22	61,290
EAST HONOLULU	47,770	1,126	18,413	177	16,552	308	2.87	0.09	126,608
Hawaii Kai	29,375	1,348	11,421	382	10,406	400	2.82	0.17	120,372
Kuliouou-Kalani Iki	15,954	913	5,962	252	5,201	248	3.04	0.23	140,195
Waialae Nui/Country Club	2,441	283	1,030	26	945	64	2.50	0.33	134,491
KOOLAU POKO	112,189	2,789	36,600	624	34,317	627	3.12	0.10	103,278
Kahaluu	13,178	1,120	4,473	227	4,146	223	3.16	0.32	103,519
Kaneohe	38,591	1,559	12,823	354	12,131	360	3.12	0.16	107,773
Kailua	39,357	1,410	14,043	361	13,140	357	2.93	0.13	113,438
Waimanalo	9,988	1,016	2,524	171	2,352	174	4.23	0.53	85,843
Mokapu	11,075	1,038	2,737	230	2,548	236	3.00	0.40	59,537
KOOLAU LOA	16,100	1,153	4,632	232	3,495	198	4.05	0.40	87,262
Kahuku/Kawela	2,553	451	1,187	145	704	100	3.58	0.82	84,592
Laie	8,136	904	1,470	148	1,275	136	4.94	0.86	102,542
Hauula/Punaluu	4,230	517	1,474	94	1,101	91	3.78	0.57	75,535
Kaaawa	1,181	208	501	47	415	49	2.85	0.60	86,804
NORTH SHORE	18,080	1,367	6,675	333	5,587	323	3.19	0.30	79,071
Mokuleia	2,234	363	977	88	771	85	2.84	0.55	80,444
Waialua	3,449	459	1,143	118	1,064	118	3.24	0.56	76,906
Haleiwa	3,884	645	1,183	141	1,025	132	3.79	0.80	75,894
Kawailoa	3,875	566	1,520	128	1,262	135	2.91	0.52	60,355
Sunset Beach/Pupukea	4,638	888	1,852	231	1,465	218	3.16	0.77	107,418
WAIANAE	50,127	2,585	13,493	469	12,058	477	3.99	0.26	65,778
Nanakuli	12,104	987	2,899	165	2,818	168	4.29	0.43	64,245
Maili	11,375	1,538	2,889	322	2,805	312	3.71	0.66	81,856
Waianae	16,904	1,364	4,383	216	3,926	226	4.09	0.39	58,920
Makaha/Kaena	9,744	1,217	3,322	207	2,509	224	3.80	0.59	60,746

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-2: HOUSING UNITS, TENURE, AND VACANCY RATES BY DP SUBAREA

DP SUBAREA	OCCUPIED HOUSING UNITS								VACANT HOUSING UNITS					
	Occupied Units		Owner Occupied		Renter Occupied		Home Ownership Rate		Vacant Units		Vacancy Rate (Owner)		Vacancy Rate (Rentals)	
	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
HONOLULU COUNTY TOTALS	311,525	1,593	173,697	1,829	137,828	1,712	56%	1%	36,972	1,547	1%	0%	5%	1%
PRIMARY URBAN CENTER	158,608	1,623	74,247	1,219	84,361	1,536	47%	1%	24,316	1,114	1%	0%	6%	1%
Waialae-Kahala	2,702	194	1,831	159	871	150	68%	8%	409	150	2%	3%	2%	2%
Kaimuki	6,160	280	4,112	253	2,048	230	67%	5%	814	193	0%	0%	6%	4%
Diamond Head	7,412	331	4,013	260	3,399	311	54%	4%	1,324	232	3%	2%	4%	2%
Palolo	4,173	237	2,369	198	1,804	224	57%	6%	453	155	1%	1%	8%	5%
Manoa	6,936	301	4,186	248	2,750	287	60%	4%	765	214	1%	1%	9%	5%
McCully/Moiliili	12,700	513	3,717	310	8,983	513	29%	3%	1,572	318	2%	2%	6%	2%
Waikiki	10,373	505	4,034	336	6,339	433	39%	4%	8,950	566	4%	2%	22%	4%
Makiki	15,937	569	7,037	457	8,900	568	44%	3%	1,361	332	2%	2%	5%	2%
Ala Moana/Kakaako	11,096	506	3,988	351	7,108	497	36%	4%	2,848	460	2%	1%	5%	2%
Nuuanu/Punchbowl	6,344	387	3,658	305	2,686	360	58%	6%	689	235	1%	1%	8%	5%
Downtown	7,024	318	2,226	210	4,798	329	32%	3%	860	194	0%	0%	6%	2%
Liliha/Kapalama	6,471	305	3,720	252	2,751	269	57%	5%	622	172	0%	0%	1%	1%
Kalihi-Palama	10,997	398	3,124	262	7,873	383	28%	3%	622	143	0%	0%	4%	1%
Kalihi Valley	4,391	242	2,496	221	1,895	228	57%	6%	263	102	2%	2%	3%	3%
Moanalua	3,128	191	1,566	142	1,562	155	50%	5%	257	117	2%	2%	3%	3%
Aliamanu	12,138	410	6,250	357	5,888	405	51%	3%	708	219	1%	1%	1%	1%
Airport Area	6,152	283	38	16	6,114	283	1%	0%	509	146	0%	0%	4%	2%
Aiea	10,487	427	6,122	320	4,365	408	58%	4%	737	225	2%	1%	2%	2%
Waiau/Pacific Palisades	13,987	366	9,760	345	4,227	301	70%	3%	553	170	0%	0%	5%	3%
EWA	32,402	696	22,050	684	10,352	617	68%	3%	2,273	321	1%	1%	4%	1%
Ewa Villages/Honouliuli	1,658	198	1,171	180	487	151	71%	14%	26	29	0%	0%	0%	0%
Ewa Gentry/West Loch	9,230	327	6,904	374	2,326	306	75%	5%	348	150	0%	1%	2%	2%
Ewa Beach/Iroquois Point	4,443	267	2,335	221	2,108	218	53%	6%	457	155	1%	2%	6%	3%
Ocean Pointe	3,592	224	2,730	240	862	210	76%	8%	163	113	1%	2%	4%	6%
Kalaeloa/Campbell Industrial Park	628	79	0	0	628	79	0%	0%	138	71	0%	0%	11%	8%
Ko Olina/Honokai Hale	992	102	565	80	427	90	57%	10%	744	94	3%	4%	18%	11%
City Of Kapolei	772	123	418	85	354	132	54%	14%	3	5	0%	0%	0%	0%
Kapolei Villages	4,467	268	3,166	272	1,301	235	71%	7%	135	116	1%	2%	3%	3%
Kapolei East	678	144	509	128	169	88	75%	25%	30	33	0%	0%	0%	0%
Makakilo/Makaiwa Hills/Kunia	5,942	306	4,252	292	1,690	279	72%	6%	229	119	1%	1%	3%	2%

TABLE A-2, CONTINUED

	OCCUPIED HOUSING UNITS								VACANT HOUSING UNITS					
	Occupied Units		Owner Occupied		Renter Occupied		Home Ownership Rate		Vacant Units		Vacancy Rate (Owner)		Vacancy Rate (Rentals)	
DP SUBAREA	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
CENTRAL OAHU	48,506	811	28,562	683	19,944	734	59%	2%	2,579	384	0%	0%	3%	1%
Village Park/Kunia	4,012	272	3,091	241	921	190	77%	8%	173	105	0%	0%	10%	8%
Waipahu	8,385	356	4,408	276	3,977	323	53%	4%	449	153	0%	0%	3%	2%
Waikele	2,696	266	1,872	206	824	248	69%	10%	164	131	0%	0%	9%	11%
Waipio	3,875	196	2,775	193	1,100	193	72%	6%	114	86	0%	0%	5%	6%
Waiawa	0	0	0	0	0	0	0%	0%	0	0	0%	0%	0%	0%
Mililani	10,648	312	7,675	310	2,973	287	72%	4%	333	135	1%	1%	4%	3%
Mililani Mauka/Launani	6,837	213	5,298	253	1,539	227	77%	4%	346	159	0%	0%	2%	2%
Wahiawa/Whitmore	6,720	386	3,414	303	3,306	331	51%	5%	516	173	0%	0%	4%	3%
Schofield/Wheeler	5,333	236	29	24	5,304	237	1%	0%	484	123	0%	0%	1%	0%
EAST HONOLULU	16,552	308	13,904	349	2,648	317	84%	3%	1,861	284	1%	0%	6%	4%
Hawaii Kai	10,406	400	8,516	375	1,890	286	82%	5%	1,015	254	1%	1%	6%	5%
Kuliouou-Kalani Iki	5,201	248	4,602	236	599	146	88%	6%	761	187	0%	0%	4%	7%
Waialae Nui/Country Club	945	64	786	79	159	62	83%	10%	85	57	0%	0%	12%	19%
KOOLAU POKO	34,317	627	23,218	565	11,099	532	68%	2%	2,283	328	0%	0%	3%	1%
Kahaluu	4,146	223	3,192	225	954	176	77%	7%	327	130	1%	2%	2%	4%
Kaneohe	12,131	360	8,922	356	3,209	302	74%	4%	692	187	0%	0%	4%	3%
Kailua	13,140	357	9,435	343	3,705	295	72%	3%	903	197	0%	0%	4%	3%
Waimanalo	2,352	174	1,660	156	692	137	71%	8%	172	69	0%	0%	2%	3%
Mokapu	2,548	236	9	15	2,539	235	0%	1%	189	109	0%	0%	2%	2%
KOOLAU LOA	3,495	198	1,836	158	1,659	176	53%	5%	1,137	150	1%	1%	5%	2%
Kahuku/Kawela	704	100	473	84	231	54	67%	15%	483	99	0%	1%	8%	8%
Laie	1,275	136	577	102	698	136	45%	9%	195	86	0%	0%	0%	0%
Hauula/Punaluu	1,101	91	493	75	608	88	45%	8%	373	66	2%	3%	8%	5%
Kaaawa	415	49	293	42	122	40	71%	13%	86	30	2%	3%	8%	9%
NORTH SHORE	5,587	323	2,792	245	2,795	276	50%	5%	1,088	239	3%	3%	1%	1%
Mokuleia	771	85	374	67	397	70	49%	10%	206	68	2%	3%	1%	1%
Waialua	1,064	118	639	95	425	94	60%	11%	79	49	0%	0%	1%	2%
Haleiwa	1,025	132	564	110	461	105	55%	13%	158	92	0%	0%	0%	0%
Kawailoa	1,262	135	258	68	1,004	126	20%	6%	258	92	15%	16%	1%	1%
Sunset Beach/Pupukea	1,465	218	957	173	508	189	65%	15%	387	182	4%	6%	0%	0%
WAIANAE	12,058	477	7,088	382	4,970	413	59%	4%	1,435	229	0%	0%	2%	2%
Nanakuli	2,818	168	1,896	139	922	148	67%	6%	81	52	0%	0%	0%	0%
Maili	2,805	312	1,848	265	957	261	66%	12%	84	96	0%	0%	0%	0%
Waianae	3,926	226	2,269	181	1,657	209	58%	6%	457	132	1%	0%	5%	4%
Makaha/Kaena	2,509	224	1,075	153	1,434	193	43%	7%	813	153	1%	1%	2%	2%

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-3: POPULATION BY AGE AND SEX BY DP SUBAREA

DP SUBAREA	AGE										SEX				
	MEDIAN AGE	Under Age 18		Age 18 to 19		Age 20 to 21		Age 22 to 64		Age 65 and Older		Male		Female	
		Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
HONOLULU COUNTY TOTALS	37.6	211,029	1,423	21,726	64	28,816	1,048	559,635	2,480	166,432	1,836	497,646	87	489,992	87
PRIMARY URBAN CENTER	40	80,905	1,954	9,620	652	12,776	819	259,498	3,374	86,716	1,743	226,076	3,498	223,439	3,378
Waialae-Kahala	53	1,013	177	75	52	133	90	3,400	349	2,119	245	3,316	340	3,424	326
Kaimuki	47	2,804	313	308	125	303	97	10,863	623	4,576	364	9,104	595	9,750	604
Diamond Head	44	2,575	334	264	91	450	141	11,471	690	3,882	347	9,133	665	9,509	622
Palolo	43	1,974	295	165	67	310	114	7,621	533	2,820	323	6,292	528	6,598	622
Manoa	37	3,804	374	1,840	282	1,801	282	12,231	695	4,872	375	11,824	699	12,724	773
McCully/Moiliili	41	4,187	520	398	143	985	307	17,529	966	4,692	451	13,961	913	13,830	851
Waikiki	44	1,389	244	386	159	218	92	12,139	735	3,549	344	9,192	596	8,489	578
Makiki	48	3,908	488	343	128	503	171	19,302	1,040	7,641	588	15,159	888	16,538	930
Ala Moana/Kakaako	44	2,931	518	226	100	266	110	13,272	849	4,704	491	10,460	796	10,939	713
Nuuanu/Punchbowl	43	3,298	429	268	122	377	171	10,229	767	4,060	400	9,240	807	8,992	754
Downtown	48	1,481	298	137	93	212	108	7,975	573	3,232	324	6,445	556	6,592	498
Liliha/Kapalama	44	4,137	425	329	109	460	155	12,614	733	5,304	380	11,216	809	11,628	767
Kalihi-Palama	38	8,507	595	1,218	233	1,446	255	25,270	1,047	6,705	491	21,967	1,236	21,179	1,216
Kalihi Valley	40	4,686	437	599	146	582	164	12,077	705	3,396	342	10,904	867	10,436	867
Moanalua	40	2,057	325	143	67	218	94	5,072	468	2,125	253	4,743	555	4,872	495
Aliamanu	36	8,931	644	515	145	811	187	22,506	978	6,411	508	19,670	1,041	19,504	1,007
Airport Area	25	8,096	555	666	209	1,186	235	13,423	672	188	88	13,270	769	10,289	602
Aiea	39	6,250	545	553	138	908	196	18,815	918	5,671	420	16,844	984	15,353	910
Waiau/Pacific Palisades	42	8,877	625	1,187	209	1,607	321	23,689	916	10,769	548	23,336	1,049	22,793	1,024
EWA	34	33,452	1,387	2,200	312	2,654	370	69,936	1,849	12,515	723	59,386	2,116	61,371	2,093
Ewa Villages/Honouliuli	37	1,975	395	183	88	125	82	3,456	455	1,379	303	3,373	613	3,745	553
Ewa Gentry/West Loch	35	8,419	680	577	147	620	173	19,746	975	3,206	375	16,186	919	16,382	940
Ewa Beach/Iroquois Point	34	5,510	516	218	88	447	133	11,073	692	2,420	297	9,588	909	10,080	901
Ocean Pointe	34	3,922	463	154	94	187	89	7,170	566	965	182	6,338	574	6,060	554
Kalaeloa/Campbell Industrial Park	31	446	125	34	29	85	68	1,944	389	157	71	1,544	351	1,122	367
Ko Olina/Honokai Hale	38	571	122	25	25	99	66	1,723	205	480	90	1,558	201	1,340	198
City Of Kapolei	31	491	144	13	24	20	37	1,392	260	170	82	990	182	1,096	192
Kapolei Villages	32	5,400	632	538	166	391	161	9,653	720	1,332	258	8,454	1,064	8,860	896
Kapolei East	31	1,052	270	15	22	16	26	1,707	361	331	121	1,308	366	1,813	513
Makakilo/Makaiwa Hills/Kunia	34	5,666	550	443	145	664	195	12,072	742	2,075	262	10,047	799	10,873	892

TABLE A-3, CONTINUED

	AGE										SEX				
	MEDIAN AGE	Under Age 18		Age 18 to 19		Age 20 to 21		Age 22 to 64		Age 65 and Older		Male		Female	
DP SUBAREA		Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
CENTRAL OAHU	34	41,116	1,401	3,971	423	6,399	583	96,778	2,016	24,836	1,007	89,114	2,373	83,986	2,179
Village Park/Kunia	38	3,162	480	286	125	499	183	8,672	658	2,190	352	7,635	792	7,174	732
Waipahu	37	9,303	711	1,172	226	1,003	211	22,404	1,031	7,169	552	20,099	1,424	20,952	1,375
Waikele	38	1,469	304	156	112	161	123	4,417	506	859	213	3,538	530	3,524	459
Waipio	38	2,273	306	159	62	269	86	7,147	502	1,856	224	5,672	474	6,032	491
Waiawa	37	1	2	0	0	0	0	442	131	1	2	444	189	0	0
Mililani	39	7,222	559	590	159	917	191	18,296	799	6,344	403	17,243	834	16,126	772
Mililani Mauka/Launani	39	5,126	408	442	117	511	140	11,722	584	2,154	326	10,095	487	9,860	492
Wahiawa/Whitmore	38	5,261	546	440	155	674	206	11,997	767	4,147	465	11,435	949	11,084	869
Schofield/Wheeler	23	7,299	513	726	179	2,365	375	11,681	690	116	56	12,953	776	9,234	525
EAST HONOLULU	48	9,393	620	695	152	811	191	25,061	899	11,810	597	23,655	764	24,115	735
Hawaii Kai	47	5,959	547	426	126	547	172	15,291	778	7,152	496	14,517	811	14,858	760
Kuliouou-Kalani Iki	49	3,001	342	250	92	236	104	8,698	526	3,769	320	7,970	542	7,984	514
Waialae Nui/Country Club	54	433	105	19	21	28	27	1,072	156	889	158	1,168	159	1,273	177
KOOLAU POKO	39	22,764	986	2,731	370	3,692	448	62,577	1,495	20,425	759	57,413	1,683	54,776	1,544
Kahaluu	44	2,367	337	352	140	236	130	7,478	552	2,745	305	6,689	634	6,489	617
Kaneohe	44	7,180	557	494	130	629	169	22,029	885	8,259	498	19,284	883	19,307	903
Kailua	43	7,665	525	820	193	947	207	22,072	843	7,853	440	19,195	841	20,162	823
Waimanalo	36	2,661	346	328	120	383	142	5,048	401	1,568	206	4,925	562	5,063	592
Mokapu	23	2,891	390	737	221	1,497	304	5,950	525	0	0	7,320	791	3,755	397
KOOLAU LOA	28	4,432	389	964	220	755	164	8,350	507	1,599	179	8,125	671	7,975	662
Kahuku/Kawela	37	702	142	46	28	72	37	1,301	163	432	90	1,257	224	1,296	248
Laie	24	2,107	298	853	216	560	152	4,082	417	534	119	4,105	523	4,031	547
Hauula/Punaluu	33	1,342	198	47	31	100	48	2,262	218	479	89	2,153	336	2,077	254
Kaaawa	37	281	62	18	15	23	17	705	95	154	44	610	115	571	110
NORTH SHORE	34	4,265	479	312	135	462	125	10,510	658	2,531	290	9,350	793	8,730	758
Mokuleia	32	359	90	54	53	125	51	1,462	169	234	46	1,114	223	1,120	178
Waialua	38	835	150	69	38	53	28	1,830	206	662	119	1,709	243	1,740	259
Haleiwa	36	1,001	202	26	33	36	27	2,200	290	621	156	1,899	393	1,985	341
Kawailoa	26	1,016	302	163	114	216	101	2,199	307	281	81	2,078	369	1,797	343
Sunset Beach/Pupukea	39	1,054	258	0	0	32	35	2,819	429	733	192	2,550	479	2,088	492
WAIANAE	33	14,702	913	1,233	231	1,267	242	26,925	1,082	6,000	450	24,527	1,442	25,600	1,452
Nanakuli	31	3,484	360	433	123	357	110	6,430	404	1,400	180	5,749	547	6,355	566
Maili	34	3,412	561	231	123	232	139	6,207	667	1,293	280	5,803	822	5,572	892
Waianae	33	4,921	496	402	129	479	137	9,043	589	2,059	230	8,288	781	8,616	754
Makaha/Kaena	33	2,885	378	167	80	199	92	5,245	466	1,248	196	4,687	703	5,057	652

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-4: RACE BY DP SUBAREA

DP SUBAREA	TOTAL POPULATION		THOSE WHO REPORTED ONE RACE													
			Total One Race		White		Black or African American		American Indian and Alaska Native		Asian Alone		Native Hawaiian and Other Pacific Islander		Some Other Race	
	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
HONOLULU COUNTY TOTALS	987,638	0	755,416	4,436	207,525	1,589	23,472	703	1,508	327	419,852	3,742	93,947	1,809	9,112	909
PRIMARY URBAN CENTER	449,515	5,926	363,225	5,296	84,111	2,341	10,015	1,113	545	170	229,115	4,415	34,873	2,478	4,566	607
Waialae-Kahala	6,740	587	5,719	553	2,384	405	13	18	0	0	3,082	373	212	227	28	40
Kaimuki	18,854	1,042	15,087	898	3,420	452	146	81	41	58	10,732	817	675	237	73	43
Diamond Head	18,642	1,068	15,192	966	4,590	566	144	107	25	24	9,375	802	898	286	160	93
Palolo	12,890	994	9,880	855	1,681	297	76	88	0	0	6,557	692	1,336	478	230	189
Manoa	24,548	1,174	19,515	1,030	5,072	523	121	61	36	48	12,748	844	1,330	476	208	120
McCully/Moiliili	27,791	1,443	23,517	1,361	4,472	593	554	359	15	16	15,660	1,150	2,625	599	191	143
Waikiki	17,681	962	16,014	942	7,893	627	423	163	25	28	6,417	605	920	345	336	153
Makiki	31,697	1,444	26,314	1,334	5,900	573	523	253	91	81	16,871	1,118	2,638	742	291	209
Ala Moana/Kakaako	21,399	1,253	18,061	1,139	3,386	460	199	131	0	0	13,261	1,025	1,085	509	130	98
Nuuanu/Punchbowl	18,232	1,407	13,595	1,131	2,742	507	309	222	10	16	8,050	852	2,356	715	128	106
Downtown	13,037	861	11,422	825	2,265	298	356	186	13	21	7,592	610	1,054	543	142	96
Liliha/Kapalama	22,844	1,405	17,793	1,246	1,986	340	40	37	20	24	13,405	1,104	2,226	596	116	80
Kalihi-Palama	43,146	2,185	36,428	2,052	2,371	452	464	200	38	36	27,170	1,845	6,134	900	251	123
Kalihi Valley	21,340	1,564	16,999	1,448	818	202	29	33	0	0	13,460	1,367	2,598	666	94	97
Moanalua	9,615	939	7,548	782	1,973	381	535	233	20	25	4,386	617	543	413	91	69
Aliamanu	39,174	1,809	31,185	1,606	7,026	724	1,668	523	39	56	20,013	1,343	1,952	613	487	190
Airport Area	23,559	1,166	20,752	1,059	14,936	1,015	2,640	504	91	67	2,093	351	227	139	765	239
Aiea	32,197	1,656	23,666	1,369	4,908	599	717	249	37	38	14,545	1,124	3,175	714	284	112
Waiau/Pacific Palisades	46,129	1,828	34,538	1,545	6,288	615	1,058	450	44	51	23,698	1,303	2,889	846	561	218
EWA	120,757	3,741	85,136	3,261	22,357	1,456	3,868	736	204	96	46,579	2,677	11,267	1,709	861	304
Ewa Villages/Honouliuli	7,118	1,046	5,172	913	209	97	57	91	19	31	4,710	912	176	124	1	2
Ewa Gentry/West Loch	32,568	1,583	23,435	1,463	5,473	781	1,142	328	43	50	14,382	1,319	1,996	690	399	201
Ewa Beach/Iroquois Point	19,668	1,675	14,617	1,498	3,571	571	546	217	29	37	8,551	1,365	1,800	558	120	68
Ocean Pointe	12,398	998	9,085	907	4,123	669	514	206	40	48	3,676	656	709	461	23	27
Kalaeloa/Campbell Industrial Park	2,666	560	1,694	403	508	150	183	119	36	31	289	96	650	314	28	34
Ko Olina/Honokai Hale	2,898	359	2,328	328	1,177	189	51	34	14	21	700	203	381	259	5	7
City Of Kapolei	2,086	331	1,628	339	666	166	41	59	0	0	736	270	68	69	117	173
Kapolei Villages	17,314	1,761	11,104	1,485	1,600	387	140	85	0	0	6,110	1,081	3,193	1,119	61	45
Kapolei East	3,121	811	1,088	375	58	45	24	26	1	3	562	307	429	246	14	19
Makakilo/Makaiwa Hills/Kunia	20,920	1,512	14,985	1,365	4,972	699	1,170	557	22	24	6,863	956	1,865	649	93	114

TABLE A-4, CONTINUED

DP SUBAREA	TOTAL POPULATION		THOSE WHO REPORTED ONE RACE													
			Total One Race		White		Black or African American		American Indian and Alaska Native		Asian Alone		Native Hawaiian and Other Pacific Islander		Some Other Race	
	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
CENTRAL OAHU	173,100	4,028	134,026	3,700	30,661	1,573	6,394	747	174	98	81,912	3,148	13,292	1,652	1,593	359
Village Park/Kunia	14,809	1,416	12,041	1,272	1,263	305	292	145	21	37	9,385	1,223	905	466	175	95
Waipahu	41,051	2,566	35,811	2,499	1,484	405	292	151	0	0	27,560	2,238	6,407	1,261	68	45
Waikele	7,062	899	5,130	629	1,366	426	183	160	0	0	3,383	475	104	92	94	152
Waipio	11,704	807	8,803	678	1,219	275	197	128	0	0	6,460	640	746	274	181	119
Waiawa	444	189	240	120	74	49	15	30	0	0	62	45	89	60	0	0
Mililani	33,369	1,367	22,080	1,128	5,856	618	618	224	6	10	13,604	984	1,784	414	212	81
Mililani Mauka/Launani	19,955	765	14,860	745	3,512	473	483	247	25	30	10,449	695	301	145	90	59
Wahiawa/Whitmore	22,519	1,597	16,102	1,411	3,267	744	334	135	0	0	10,149	1,126	2,256	747	96	78
Schofield/Wheeler	22,187	1,064	18,959	1,068	12,620	893	3,980	585	122	85	860	228	700	287	677	253
EAST HONOLULU	47,770	1,126	38,415	1,162	12,400	899	409	196	52	39	23,123	1,050	2,175	584	256	117
Hawaii Kai	29,375	1,348	23,778	1,200	8,234	771	363	213	30	25	13,273	961	1,684	618	194	105
Kuliouou-Kalani Iki	15,954	913	12,445	821	3,650	518	28	42	11	18	8,329	666	402	152	25	25
Waialae Nui/Country Club	2,441	283	2,192	280	516	114	18	22	11	17	1,521	225	89	73	37	49
KOOLAU POKO	112,189	2,789	78,313	2,322	38,890	1,649	1,644	351	303	143	27,796	1,468	8,487	977	1,193	279
Kahaluu	13,178	1,120	8,391	835	3,329	570	24	31	66	71	3,750	558	1,136	366	86	65
Kaneohe	38,591	1,559	26,006	1,225	8,207	724	281	145	57	41	14,691	1,016	2,626	512	144	81
Kailua	39,357	1,410	28,456	1,288	18,349	1,006	369	136	60	46	7,474	727	1,954	489	250	107
Waimanalo	9,988	1,016	5,284	745	970	227	53	52	6	8	1,496	510	2,731	564	28	21
Mokapu	11,075	1,038	10,176	991	8,035	900	917	284	114	107	385	158	40	35	685	235
KOOLAU LOA	16,100	1,153	10,426	878	4,406	594	221	127	28	27	1,834	282	3,799	627	138	78
Kahuku/Kawela	2,553	451	1,632	294	437	118	93	93	0	0	514	149	588	232	0	0
Laie	8,136	904	5,476	705	2,498	522	68	80	22	25	858	196	1,934	467	96	72
Hauula/Punaluu	4,230	517	2,539	406	1,025	239	53	31	0	0	372	132	1,053	330	36	29
Kaaawa	1,181	208	779	147	446	99	7	10	6	10	90	38	224	113	6	10
NORTH SHORE	18,080	1,367	14,252	1,240	9,242	1,072	368	149	40	38	3,476	584	1,007	520	119	61
Mokuleia	2,234	363	1,893	338	1,614	294	38	29	11	17	167	77	27	23	36	36
Waialua	3,449	459	2,570	401	849	224	0	0	1	2	1,506	305	186	148	28	22
Haleiwa	3,884	645	2,704	507	1,276	352	12	21	28	34	1,036	327	308	277	44	40
Kawailoa	3,875	566	3,188	564	2,285	539	318	145	0	0	233	120	352	404	0	0
Sunset Beach/Pupukea	4,638	888	3,897	829	3,218	773	0	0	0	0	534	348	134	88	11	17
WAIANAE	50,127	2,585	31,623	2,176	5,458	620	553	209	162	148	6,017	964	19,047	1,939	386	178
Nanakuli	12,104	987	7,641	918	479	169	77	58	30	24	954	331	6,085	906	16	16
Mali	11,375	1,538	7,442	1,195	1,610	427	132	121	95	139	1,937	758	3,474	916	194	153
Waianae	16,904	1,364	10,170	1,147	1,492	302	123	73	37	44	2,184	421	6,254	1,058	80	49
Makaha/Kaena	9,744	1,217	6,370	1,071	1,877	287	221	143	0	0	942	259	3,234	991	96	75

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-5: POPULATION, HOUSING UNITS, HOUSEHOLDS, AND INCOME BY NEIGHBORHOOD AREA

	NEIGHBORHOOD AREA	POPULATION		HOUSING UNITS		HOUSEHOLDS		AVERAGE HOUSEHOLD SIZE		MEDIAN HOUSEHOLD INCOME
		Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate (\$)
	HONOLULU COUNTY TOTALS	987,638	0	348,497	308	311,525	1,593	3.05	0.02	82,906
1	Hawaii Kai	29,375	1,348	11,421	382	10,406	400	2.82	0.17	120,372
2	Kuliouou-Kalani Iki	15,954	913	5,962	252	5,201	248	3.04	0.23	140,195
3	Waialae-Kahala	9,181	652	4,141	188	3,647	204	2.50	0.23	104,151
4	Kaimuki	18,854	1,042	6,974	278	6,160	280	2.99	0.22	97,113
5	Diamond Head-Kapahulu	18,642	1,068	8,736	342	7,412	331	2.50	0.18	78,819
6	Palolo	12,890	994	4,626	223	4,173	237	3.05	0.29	70,060
7	Manoa	24,548	1,174	7,701	303	6,936	301	2.86	0.20	94,340
8	McCully-Moiliili	27,791	1,443	14,272	479	12,700	513	2.13	0.14	52,558
9	Waikiki	17,681	962	19,323	531	10,373	505	1.68	0.12	56,380
10	Makiki-Tantalus	31,697	1,444	17,298	576	15,937	569	1.96	0.11	59,377
11	Ala Moana-Kakaako	21,399	1,253	13,944	573	11,096	506	1.92	0.14	64,487
12	Nuuuanu-Punchbowl	18,232	1,407	7,033	381	6,344	387	2.83	0.28	95,349
13	Downtown-Chinatown	13,037	861	7,884	312	7,024	318	1.84	0.15	52,478
14	Liliha/Alewa	22,844	1,405	7,093	310	6,471	305	3.30	0.26	81,719
15	Kalihi-Palama	43,146	2,185	11,619	388	10,997	398	3.68	0.24	54,582
16	Kalihi Valley	21,340	1,564	4,654	237	4,391	242	4.77	0.44	91,933
17	Moanalua	9,615	939	3,385	191	3,128	191	2.92	0.34	86,025
18	Aliamanu-Salt Lake	39,174	1,809	12,846	396	12,138	410	3.18	0.18	79,517
19	Airport	23,559	1,166	6,661	284	6,152	283	3.27	0.22	70,238
20	Aiea	39,209	1,811	13,545	446	12,774	446	3.00	0.18	95,479
21	Pearl City	39,561	1,685	12,219	324	11,700	343	3.19	0.17	87,894
22	Waipahu	74,266	3,152	19,750	533	18,850	550	3.85	0.20	91,393
23	Ewa	72,799	2,757	20,199	521	19,191	524	3.78	0.18	101,279
24	Waianae Coast	26,648	1,828	7,705	299	6,435	318	3.98	0.33	59,716
25	Mililani-Waipio	33,369	1,367	10,981	309	10,648	312	3.13	0.16	91,870
26	Wahiawa	45,066	1,949	13,171	444	12,171	461	3.31	0.20	61,594
27	North Shore	18,080	1,367	6,675	333	5,587	323	3.19	0.30	79,071
28	Koolauloa	16,100	1,153	4,632	232	3,495	198	4.05	0.40	87,262
29	Kahaluu	13,178	1,120	4,473	227	4,146	223	3.16	0.32	103,519
30	Kaneohe	38,591	1,559	12,823	354	12,131	360	3.12	0.16	107,773
31	Kailua	39,357	1,410	14,043	361	13,140	357	2.93	0.13	113,438
32	Waimanalo	9,988	1,016	2,524	171	2,352	174	4.23	0.53	85,843
33	Mokapu	11,075	1,038	2,737	230	2,548	236	3.00	0.40	59,537
34	Makakilo/Kapolei	47,958	2,529	14,476	443	13,211	458	3.55	0.22	100,782
35	Mililani Mauka/Launani Valley	19,955	765	7,183	195	6,837	213	2.92	0.14	110,659
36	Nanakuli-Maili	23,479	1,828	5,788	362	5,623	355	4.00	0.40	72,878

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-6: HOUSING UNITS, TENURE, AND VACANCY RATES BY NEIGHBORHOOD AREA

	NEIGHBORHOOD AREA	OCCUPIED HOUSING UNITS								VACANT HOUSING UNITS					
		Occupied Units		Owner Occupied		Renter Occupied		Home Ownership Rate		Vacant Units		Vacancy Rate (Owner)		Vacancy Rate (Rentals)	
		Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
	HONOLULU COUNTY TOTALS	311,525	1,593	173,697	1,829	137,828	1,712	56%	1%	36,972	1,547	1%	0%	5%	1%
1	Hawaii Kai	10,406	400	8,516	375	1,890	286	82%	5%	1,015	254	1%	1%	6%	5%
2	Kuliouou-Kalani Iki	5,201	248	4,602	236	599	146	88%	6%	761	187	0%	0%	4%	7%
3	Waialae-Kahala	3,647	204	2,617	177	1,030	163	72%	6%	494	160	2%	2%	4%	4%
4	Kaimuki	6,160	280	4,112	253	2,048	230	67%	5%	814	193	0%	0%	6%	4%
5	Diamond Head-Kapahulu	7,412	331	4,013	260	3,399	311	54%	4%	1,324	232	3%	2%	4%	2%
6	Palolo	4,173	237	2,369	198	1,804	224	57%	6%	453	155	1%	1%	8%	5%
7	Manoa	6,936	301	4,186	248	2,750	287	60%	4%	765	214	1%	1%	9%	5%
8	McCully-Moiliili	12,700	513	3,717	310	8,983	513	29%	3%	1,572	318	2%	2%	6%	2%
9	Waikiki	10,373	505	4,034	336	6,339	433	39%	4%	8,950	566	4%	2%	22%	4%
10	Makiki-Tantalus	15,937	569	7,037	457	8,900	568	44%	3%	1,361	332	2%	2%	5%	2%
11	Ala Moana-Kakaako	11,096	506	3,988	351	7,108	497	36%	4%	2,848	460	2%	1%	5%	2%
12	Nuuanu-Punchbowl	6,344	387	3,658	305	2,686	360	58%	6%	689	235	1%	1%	8%	5%
13	Downtown-Chinatown	7,024	318	2,226	210	4,798	329	32%	3%	860	194	0%	0%	6%	2%
14	Liliha/Alewa	6,471	305	3,720	252	2,751	269	57%	5%	622	172	0%	0%	1%	1%
15	Kalihi-Palama	10,997	398	3,124	262	7,873	383	28%	3%	622	143	0%	0%	4%	1%
16	Kalihi Valley	4,391	242	2,496	221	1,895	228	57%	6%	263	102	2%	2%	3%	3%
17	Moanalua	3,128	191	1,566	142	1,562	155	50%	5%	257	117	2%	2%	3%	3%
18	Aliamanu-Salt Lake	12,138	410	6,250	357	5,888	405	51%	3%	708	219	1%	1%	1%	1%
19	Airport	6,152	283	38	16	6,114	283	1%	0%	509	146	0%	0%	4%	2%
20	Aiea	12,774	446	8,128	348	4,646	418	64%	4%	771	229	1%	1%	2%	2%
21	Pearl City	11,700	343	7,754	317	3,946	287	66%	3%	519	165	1%	1%	5%	3%
22	Waipahu	18,850	550	12,146	463	6,704	481	64%	3%	900	243	0%	0%	5%	2%
23	Ewa	19,191	524	13,239	530	5,952	464	69%	3%	1,008	246	1%	1%	3%	2%
24	Waianae Coast	6,435	318	3,344	237	3,091	285	52%	4%	1,270	202	1%	0%	4%	2%
25	Mililani-Waipio	10,648	312	7,675	310	2,973	287	72%	4%	333	135	1%	1%	4%	3%
26	Wahiawa	12,171	461	3,443	304	8,728	417	28%	3%	1,000	212	0%	0%	2%	1%
27	North Shore	5,587	323	2,792	245	2,795	276	50%	5%	1,088	239	3%	3%	1%	1%
28	Koolauloa	3,495	198	1,836	158	1,659	176	53%	5%	1,137	150	1%	1%	5%	2%
29	Kahaluu	4,146	223	3,192	225	954	176	77%	7%	327	130	1%	2%	2%	4%
30	Kaneohe	12,131	360	8,922	356	3,209	302	74%	4%	692	187	0%	0%	4%	3%
31	Kailua	13,140	357	9,435	343	3,705	295	72%	3%	903	197	0%	0%	4%	3%
32	Waimanalo	2,352	174	1,660	156	692	137	71%	8%	172	69	0%	0%	2%	3%
33	Mokapu	2,548	236	9	15	2,539	235	0%	1%	189	109	0%	0%	2%	2%
34	Makakilo/Kapolei	13,211	458	8,811	432	4,400	406	67%	4%	1,265	206	1%	1%	6%	2%
35	Mililani Mauka/Launani Valley	6,837	213	5,298	253	1,539	227	77%	4%	346	159	0%	0%	2%	2%
36	Nanakuli-Maili	5,623	355	3,744	299	1,879	300	67%	7%	165	109	0%	0%	0%	0%

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-7: POPULATION BY AGE AND SEX BY NEIGHBORHOOD AREA

	NEIGHBORHOOD AREA	AGE											SEX			
		MEDIAN AGE	Under Age 18		Age 18 to 19		Age 20 to 21		Age 22 to 64		Age 65 and Over		Male		Female	
			Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
	HONOLULU COUNTY TOTALS	37.6	211,029	1,423	21,726	64	28,816	1,048	559,635	2,480	166,432	1,836	497,646	87	489,992	87
1	Hawaii Kai	47	5,959	547	426	126	547	172	15,291	778	7,152	496	14,517	811	14,858	760
2	Kuliouou-Kalani Iki	49	3,001	342	250	92	236	104	8,698	526	3,769	320	7,970	542	7,984	514
3	Waialae-Kahala	53	1,446	205	94	56	161	94	4,472	382	3,008	291	4,484	376	4,697	371
4	Kaimuki	47	2,804	313	308	125	303	97	10,863	623	4,576	364	9,104	595	9,750	604
5	Diamond Head-Kapahulu	44	2,575	334	264	91	450	141	11,471	690	3,882	347	9,133	665	9,509	622
6	Palolo	43	1,974	295	165	67	310	114	7,621	533	2,820	323	6,292	528	6,598	622
7	Manoa	37	3,804	374	1,840	282	1,801	282	12,231	695	4,872	375	11,824	699	12,724	773
8	McCully-Moiliili	41	4,187	520	398	143	985	307	17,529	966	4,692	451	13,961	913	13,830	851
9	Waikiki	44	1,389	244	386	159	218	92	12,139	735	3,549	344	9,192	596	8,489	578
10	Makiki-Tantalus	48	3,908	488	343	128	503	171	19,302	1,040	7,641	588	15,159	888	16,538	930
11	Ala Moana-Kakaako	44	2,931	518	226	100	266	110	13,272	849	4,704	491	10,460	796	10,939	713
12	Nuuanu-Punchbowl	43	3,298	429	268	122	377	171	10,229	767	4,060	400	9,240	807	8,992	754
13	Downtown-Chinatown	48	1,481	298	137	93	212	108	7,975	573	3,232	324	6,445	556	6,592	498
14	Liliha/Alewa	44	4,137	425	329	109	460	155	12,614	733	5,304	380	11,216	809	11,628	767
15	Kalihi-Palama	38	8,507	595	1,218	233	1,446	255	25,270	1,047	6,705	491	21,967	1,236	21,179	1,216
16	Kalihi Valley	40	4,686	437	599	146	582	164	12,077	705	3,396	342	10,904	867	10,436	867
17	Moanalua	40	2,057	325	143	67	218	94	5,072	468	2,125	253	4,743	555	4,872	495
18	Aliamanu-Salt Lake	36	8,931	644	515	145	811	187	22,506	978	6,411	508	19,670	1,041	19,504	1,007
19	Airport	25	8,096	555	666	209	1,186	235	13,423	672	188	88	13,270	769	10,289	602
20	Aiea	41	7,405	592	653	150	999	206	22,425	988	7,727	475	20,220	1,068	18,989	998
21	Pearl City	40	7,723	582	1,087	200	1,516	315	20,521	849	8,714	501	20,404	981	19,157	939
22	Waipahu	38	16,130	956	1,773	289	1,932	317	42,640	1,416	11,791	703	36,740	1,766	37,526	1,691
23	Ewa	35	20,258	1,065	1,133	215	1,379	250	41,910	1,410	8,119	600	35,949	1,555	36,850	1,540
24	Waianae Coast	33	7,806	623	569	152	678	165	14,288	751	3,307	302	12,975	1,051	13,673	996
25	Mililani-Waipio	39	7,222	559	590	159	917	191	18,296	799	6,344	403	17,243	834	16,126	772
26	Wahiawa	26	12,637	755	1,166	237	3,039	428	23,678	1,032	4,546	500	24,592	1,243	20,474	1,025
27	North Shore	34	4,265	479	312	135	462	125	10,510	658	2,531	290	9,350	793	8,730	758
28	Koolauloa	28	4,432	389	964	220	755	164	8,350	507	1,599	179	8,125	671	7,975	662
29	Kahaluu	44	2,367	337	352	140	236	130	7,478	552	2,745	305	6,689	634	6,489	617
30	Kaneohe	44	7,180	557	494	130	629	169	22,029	885	8,259	498	19,284	883	19,307	903
31	Kailua	43	7,665	525	820	193	947	207	22,072	843	7,853	440	19,195	841	20,162	823
32	Waimanalo	36	2,661	346	328	120	383	142	5,048	401	1,568	206	4,925	562	5,063	592
33	Mokapu	23	2,891	390	737	221	1,497	304	5,950	525	0	0	7,320	791	3,755	397
34	Makakilo/Kapolei	33	13,194	889	1,067	227	1,275	274	28,026	1,196	4,396	404	23,437	1,434	24,521	1,417
35	Mililani Mauka/Launani Valley	39	5,126	408	442	117	511	140	11,722	584	2,154	326	10,095	487	9,860	492
36	Nanakuli-Maili	33	6,896	667	664	174	589	177	12,637	779	2,693	333	11,552	988	11,927	1,056

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

TABLE A-8: RACE BY NEIGHBORHOOD AREA

	NEIGHBORHOOD AREA	TOTAL POPULATION		THOSE WHO REPORTED ONE RACE													
				One Race		White		Black or African American		American Indian and Alaska Native		Asian Alone		Native Hawaiian and Other Pacific Islander		Some Other Race	
		Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)	Estimate	MOE (+ -)
	HONOLULU COUNTY TOTALS	987,638	0	755,416	4,436	207,525	1,589	23,472	703	1,508	327	419,852	3,742	93,947	1,809	9,112	909
1	Hawaii Kai	29,375	1,348	23,778	1,200	8,234	771	363	213	30	25	13,273	961	1,684	618	194	105
2	Kuliouou-Kalani Iki	15,954	913	12,445	821	3,650	518	28	42	11	18	8,329	666	402	152	25	25
3	Waialae-Kahala	9,181	652	7,911	620	2,900	421	31	28	11	17	4,603	436	301	239	65	63
4	Kaimuki	18,854	1,042	15,087	898	3,420	452	146	81	41	58	10,732	817	675	237	73	43
5	Diamond Head-Kapahulu	18,642	1,068	15,192	966	4,590	566	144	107	25	24	9,375	802	898	286	160	93
6	Palolo	12,890	994	9,880	855	1,681	297	76	88	0	0	6,557	692	1,336	478	230	189
7	Manoa	24,548	1,174	19,515	1,030	5,072	523	121	61	36	48	12,748	844	1,330	476	208	120
8	McCully-Moiliili	27,791	1,443	23,517	1,361	4,472	593	554	359	15	16	15,660	1,150	2,625	599	191	143
9	Waikiki	17,681	962	16,014	942	7,893	627	423	163	25	28	6,417	605	920	345	336	153
10	Makiki-Tantalus	31,697	1,444	26,314	1,334	5,900	573	523	253	91	81	16,871	1,118	2,638	742	291	209
11	Ala Moana-Kakaako	21,399	1,253	18,061	1,139	3,386	460	199	131	0	0	13,261	1,025	1,085	509	130	98
12	Nuuanu-Punchbowl	18,232	1,407	13,595	1,131	2,742	507	309	222	10	16	8,050	852	2,356	715	128	106
13	Downtown-Chinatown	13,037	861	11,422	825	2,265	298	356	186	13	21	7,592	610	1,054	543	142	96
14	Liliha/Alewa	22,844	1,405	17,793	1,246	1,986	340	40	37	20	24	13,405	1,104	2,226	596	116	80
15	Kalihi-Palama	43,146	2,185	36,428	2,052	2,371	452	464	200	38	36	27,170	1,845	6,134	900	251	123
16	Kalihi Valley	21,340	1,564	16,999	1,448	818	202	29	33	0	0	13,460	1,367	2,598	666	94	97
17	Moanalua	9,615	939	7,548	782	1,973	381	535	233	20	25	4,386	617	543	413	91	69
18	Aliamanu-Salt Lake	39,174	1,809	31,185	1,606	7,026	724	1,668	523	39	56	20,013	1,343	1,952	613	487	190
19	Airport	23,559	1,166	20,752	1,059	14,936	1,015	2,640	504	91	67	2,093	351	227	139	765	239
20	Aiea	39,209	1,811	29,372	1,517	5,290	612	770	258	37	38	19,437	1,236	3,536	871	302	114
21	Pearl City	39,561	1,685	29,072	1,406	5,980	603	1,020	445	44	51	18,868	1,198	2,617	687	543	217
22	Waipahu	74,266	3,152	61,624	2,950	5,332	717	964	293	21	37	46,627	2,669	8,162	1,375	518	220
23	Ewa	72,799	2,757	52,813	2,472	13,400	1,181	2,283	454	132	85	31,713	2,225	4,740	1,010	545	214
24	Waianae Coast	26,648	1,828	16,540	1,569	3,369	416	344	161	37	44	3,126	495	9,488	1,449	176	90
25	Mililani-Waipio	33,369	1,367	22,080	1,128	5,856	618	618	224	6	10	13,604	984	1,784	414	212	81
26	Wahiawa	45,066	1,949	35,222	1,774	15,887	1,162	4,314	601	122	85	11,170	1,156	2,956	800	773	265
27	North Shore	18,080	1,367	14,252	1,240	9,242	1,072	368	149	40	38	3,476	584	1,007	520	119	61
28	Koolauloa	16,100	1,153	10,426	878	4,406	594	221	127	28	27	1,834	282	3,799	627	138	78
29	Kahaluu	13,178	1,120	8,391	835	3,329	570	24	31	66	71	3,750	558	1,136	366	86	65
30	Kaneohe	38,591	1,559	26,006	1,225	8,207	724	281	145	57	41	14,691	1,016	2,626	512	144	81
31	Kailua	39,357	1,410	28,456	1,288	18,349	1,006	369	136	60	46	7,474	727	1,954	489	250	107
32	Waimanalo	9,988	1,016	5,284	745	970	227	53	52	6	8	1,496	510	2,731	564	28	21
33	Mokapu	11,075	1,038	10,176	991	8,035	900	917	284	114	107	385	158	40	35	685	235
34	Makakilo/Kapolei	47,958	2,529	32,323	2,127	8,957	852	1,585	580	72	44	14,866	1,489	6,527	1,378	316	215
35	Mililani Mauka/Launani Valley	19,955	765	14,860	745	3,512	473	483	247	25	30	10,449	695	301	145	90	59
36	Nanakuli-Maili	23,479	1,828	15,083	1,507	2,089	459	209	134	125	141	2,891	827	9,559	1,288	210	154

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error.

SOURCE: Compiled by the Department of Planning and Permitting based on the 2014-2018 American Community Survey 5 Year Estimates.

APPENDIX B: MASTER LIST OF KNOWN PROJECTS

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TABLE B-1: LIST OF KNOWN PROJECTS

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
OAHU TOTAL			96,190			19,378	1197	1269	1299	1307	1483	2401	2276	1993	2209	2865	1156	1563	1422	2990	51,382
15 Craigsid	110	C	170	2011	2011	0	0	170	0	0	0	0	0	0	0	0	0	0	0	0	0
1500 Kapiolani	109	P	84	2031	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84
1506 Piikoi Street	108	C	42	2017	2017	0	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0
400 Keawe	109	C	95	2016	2016	0	0	0	0	0	0	0	95	0	0	0	0	0	0	0	0
432 Kalaimoku	107	P	6	2028	2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
436 Ena Road	107	C	33	2021	2021	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	0
60 Parkside	306	C	48	2012	2013	0	0	0	30	18	0	0	0	0	0	0	0	0	0	0	0
690 Pohukaina	109	C	590	2027	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	590
754 McCully	106	C	10	2021	2021	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
801 South Street	109	C	1,045	2015	2017	0	0	0	0	0	0	635	0	410	0	0	0	0	0	0	0
820 Isenberg Street Redevelopment	106	P	276	2028	2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	276
888 Ala Moana Boulevard	109	P	262	2039	2039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	262
900 Green Valley	306	P	48	2029	2038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48
Aalii	109	C	751	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	751	0
Aeo	109	C	466	2019	2019	0	0	0	0	0	0	0	0	0	0	466	0	0	0	0	0
Ainahau Vista	107	C	168	2006	2018	106	0	0	0	0	0	0	0	0	62	0	0	0	0	0	0
Allure Waikiki	107	C	291	2010	2010	0	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aloha Hale Pokai Bay	804	P	8	2029	2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Anaha	109	C	317	2018	2018	0	0	0	0	0	0	0	0	0	317	0	0	0	0	0	0
Atkinson YMCA	109	P	128	2040	2040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128
Azure Ala Moana	109	C	408	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	408	0
BYU Hawaii Campus	602	P	200	2041	2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Bay View Estates	502	C	26	2009	2017	8	0	1	2	4	1	4	4	2	0	0	0	0	0	0	0
Beretania Hale	106	C	24	2019	2019	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0
Castle and Cooke Waiawa	305	P	1,500	2039	2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500
City of Kapolei Mixed Use	207	P	500	2026	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500
East Kapolei (DHHL) Kanehili	209	C	403	2009	2021	13	178	63	32	40	15	5	6	6	4	0	21	20	0	0	0
East Kapolei II (DHHL)	209	C	1,365	2019	2030	0	0	0	0	0	0	0	0	0	0	76	24	37	53	50	1,125

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
East Kapolei II Keahumoa Place	209	C	320	2019	2020	0	0	0	0	0	0	0	0	0	0	75	245	0	0	0	0
East Kapolei II Kooloaula	209	C	308	2013	2017	0	0	0	0	120	0	0	32	156	0	0	0	0	0	0	0
Ewa Makai by Gentry	202	C	1,634	2009	2020	609	155	93	131	143	122	30	74	21	115	110	31	0	0	0	0
Ewa Villages (completed)	201	C	797	2006	2006	797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ewa by Gentry	202	C	6,833	2009	2024	6,158	0	0	0	0	3	109	40	73	21	41	44	75	86	70	113
Flats at Puunui	109	C	88	2017	2017	0	0	0	0	0	0	0	0	88	0	0	0	0	0	0	0
Franciscan Vistas Ewa	201	C	293	2011	2030	0	0	150	0	0	0	0	0	0	0	0	0	0	0	0	143
Golf Villas at Lokahi Greens	201	C	54	2014	2016	0	0	0	0	0	7	44	3	0	0	0	0	0	0	0	0
Green Homes at Lualualei	801	C	25	2014	2018	0	0	0	0	0	3	5	13	2	2	0	0	0	0	0	0
H & M Apartments	107	P	200	2030	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Halawa View Apartments	118	P	458	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	458
Hale Ka Lae	401	C	213	2016	2016	0	0	0	0	0	0	0	213	0	0	0	0	0	0	0	0
Hale Kalele	109	P	201	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	201
Hale Kewalo	109	C	128	2019	2019	0	0	0	0	0	0	0	0	0	0	128	0	0	0	0	0
Hale Kuike	110	C	22	2019	2019	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0
Hale Laulima Redevelopment (HPHA)	119	P	960	2027	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	960
Hale Makana O Maili	802	C	52	2022	2022	0	0	0	0	0	0	0	0	0	0	0	0	0	52	0	0
Hale Makana O Nanakuli	801	C	48	2014	2014	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	0
Hale Manu	401	C	56	2016	2016	0	0	0	0	0	0	0	56	0	0	0	0	0	0	0	0
Hale Mohalu II	119	C	331	2014	2016	0	0	0	0	0	163	84	84	0	0	0	0	0	0	0	0
Hale Uhiwai Nalu	205	C	130	2009	2018	80	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0
Hale Uhiwai Nalu Addition	205	P	50	2022	2022	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0
Hale Wai Vista I & II	804	C	215	2010	2012	0	83	0	132	0	0	0	0	0	0	0	0	0	0	0	0
Haleiwa Mixed Use	703	P	156	2030	2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156
Halekauwila Place	109	C	204	2014	2014	0	0	0	0	0	204	0	0	0	0	0	0	0	0	0	0

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
Halewaiolu Senior Residence	111	P	156	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156
Halewiliko Highlands	118	P	140	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0
Halona Modular HousingProject	804	C	3	2017	2017	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0
Harbor Arms Apartments	118	C	29	2022	2022	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0
Hawaii City Plaza	109	P	184	2029	2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184
Hawaii Loa Ridge	402	C	522	2009	2031	480	1	0	4	3	0	3	3	2	2	1	2	1	0	0	20
Hawaii Ocean Plaza	109	C	216	2027	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	216
Hawaii State Veterans Home	207	P	120	2027	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120
Hokupaa	401	P	14	2030	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Holomua	108	C	176	2013	2013	0	0	0	0	176	0	0	0	0	0	0	0	0	0	0	0
Hoonani	201	C	62	2014	2014	0	0	0	0	0	62	0	0	0	0	0	0	0	0	0	0
Hoopili	209	C	11,750	2018	2035	0	0	0	0	0	0	0	0	0	211	362	257	702	501	398	9,319
Ililani	109	P	328	2024	2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	328
Ilima at Leihano	207	C	84	2017	2017	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0
Iwilei Affordable Housing & Homeless Resource Center	113	P	27	2028	2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27
JC Building Group	106	C	21	2028	2028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
KCR Development Rentals	109	P	84	2031	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84
KPT Redevelopment, Phase 2 (HPHA)	113	P	250	2031	2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250
Ka Malanai	503	C	213	2014	2018	0	0	0	0	0	42	111	0	35	25	0	0	0	0	0	0
Kaala Highlands	308	C	25	2023	2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	17
Kahala Loa Cluster	102	P	16	2030	2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Kahauiki Village	117	C	153	2018	2018	0	0	0	0	0	0	0	0	0	153	0	0	0	0	0	0
Kahiwelo, Ph. 1 & 2 (Makakilo East)	210	C	471	2009	2016	50	65	60	41	45	80	85	45	0	0	0	0	0	0	0	0
Kakaina Subdivision	504	C	45	2018	2021	0	0	0	0	0	0	0	0	0	15	7	8	15	0	0	0
Kalaeloa Master Plan	205	P	4,000	2029	2048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
Kalakaua Gardens	109	C	136	2016	2016	0	0	0	0	0	0	0	136	0	0	0	0	0	0	0	0
Kalanihiua Redevelopment (HPHA)	113	P	350	2025	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350
Kamehameha Homes & Kaahumanu Redevelopment (HPHA)	113	P	2,127	2029	2038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,127
Kanakila Affordable Housing (HPHA)	112	P	800	2029	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	800
Kapiolani Residence	109	C	485	2019	2019	0	0	0	0	0	0	0	0	0	0	485	0	0	0	0	0
Kapiwai	110	C	24	2017	2019	0	0	0	0	0	0	0	0	15	3	6	0	0	0	0	0
Kapolei Lofts	207	C	499	2016	2016	0	0	0	0	0	0	0	499	0	0	0	0	0	0	0	0
Kapolei West	205	P	2,500	2031	2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500
Kauhale Kamaile	804	C	16	2018	2018	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0
Kauhale Village-Waimanalo	504	P	11	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Kaukamana Hale	802	P	14	2031	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Ke Kilohana	109	C	424	2019	2019	0	0	0	0	0	0	0	0	0	0	424	0	0	0	0	0
Kealii by Gentry	209	C	66	2020	2023	0	0	0	0	0	0	0	0	0	0	0	15	24	24	3	0
Keauhou Lane Mid-Rise Apartments	109	C	209	2018	2018	0	0	0	0	0	0	0	0	0	209	0	0	0	0	0	0
Keauhou Place High Rise Condominium	109	C	388	2018	2018	0	0	0	0	0	0	0	0	0	388	0	0	0	0	0	0
Keauhou Place Townhomes	109	C	35	2018	2018	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0
Keeaumoku Development	109	P	964	2031	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	964
Kihapai Place Apartments	503	C	42	2025	2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42
Kilanikoa Development	308	C	18	2019	2025	0	0	0	0	0	0	0	0	0	0	1	3	3	3	3	5
Ko Olina	206	C	4,450	2009	2029	1,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,286
Koa Ridge	304	C	3,500	2021	2029	0	0	0	0	0	0	0	0	0	0	0	0	283	379	405	2,433
Kokea Center	113	P	309	2031	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	309

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
Kokua Senior Affordable Housing	111	P	223	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	223
Koula	109	C	565	2027	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	565
Kulana Hale II (Kapolei Mixed Use)	207	C	297	2020	2022	0	0	0	0	0	0	0	0	0	0	0	154	0	143	0	0
Kumuhau Subdivision	504	C	52	2011	2016	0	0	22	23	0	6	0	1	0	0	0	0	0	0	0	0
Kumuwai	106	C	30	2020	2020	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0
Kunia Village Redevelopment	301	C	37	2018	2018	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0
Kuwili Street	113	C	21	2021	2021	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0
Leoole Subdivision	703	P	25	2044	2044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
Lilia Waikiki	107	C	402	2025	2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	402
Liliha Terrace Cluster	112	P	11	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Live Work Play Aiea	118	P	1,500	2039	2048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500
Lydia's House	111	P	18	2031	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Maili (Voice of America)	802	P	250	2023	2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125
Maili Beach Place	802	C	63	2013	2015	0	0	0	0	25	29	9	0	0	0	0	0	0	0	0	0
Maili III Self Help	802	C	72	2014	2019	0	0	0	0	0	13	13	6	2	21	17	0	0	0	0	0
Maili Kai, Phase 2	802	C	823	2009	2015	540	20	40	56	61	60	46	0	0	0	0	0	0	0	0	0
Makaha Oceanview Estates, Phase 2	805	C	76	2013	2016	0	0	0	0	7	30	17	22	0	0	0	0	0	0	0	0
Makaha Rental Housing	805	P	90	2029	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Makaha Valley Subdivision	805	P	100	2041	2041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
Makaiwa Hills	210	P	4,200	2024	2038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,200
Makakilo (completed)	210	C	2,320	2005	2005	2,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Makakilo Heights Lots	210	C	395	2009	2024	376	0	2	0	0	2	3	0	0	3	0	1	0	2	1	5
Makalii II at Kapolei	208	C	35	2014	2014	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
Makua Alii & Paoakalani Redevelopment (HPHA)	109	P	490	2028	2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	490
Mandalay by the Park	302	P	40	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
Mandarin Oriental Residences	109	C	109	2027	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109
Mauna Olu Cottages	805	C	118	2020	2022	0	0	0	0	0	0	0	0	0	0	0	30	60	28	0	0
Mayor Wright Homes Redevelopment (HPHA)	113	P	2,140	2027	2036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,140
Mehana at Kapolei	207	C	1,110	2009	2018	20	45	212	18	140	129	60	278	138	70	0	0	0	0	0	0
Meheula Vista	307	C	301	2017	2020	0	0	0	0	0	0	0	0	76	75	75	75	0	0	0	0
Moanalua Hillside Apartments Expansion	115	C	491	2019	2019	0	0	0	0	0	0	0	0	0	0	491	0	0	0	0	0
Mohala Mai	106	C	30	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
Na Pali Haweo (by lot owners)	401	C	190	2009	2034	170	1	1	0	1	0	1	0	0	1	3	0	1	0	0	11
Nanaieola Senior Apartments	801	P	70	2009	2027	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Nanaieola Village	801	P	142	2029	2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	142
Nohona Hale	109	C	111	2020	2020	0	0	0	0	0	0	0	0	0	0	0	111	0	0	0	0
North Laie	602	P	200	2041	2042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Ocean Pointe/Hoakalei Residences	203	C	4,850	2009	2027	2,555	200	184	140	174	190	138	144	134	108	8	0	20	40	40	775
Ohana Hale	106	C	180	2027	2027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180
Ola Ka Ilima Artspace Lofts	109	C	84	2020	2020	0	0	0	0	0	0	0	0	0	0	0	84	0	0	0	0
Olomana Heights	504	P	26	2019	2028	0	0	0	0	0	0	0	0	0	0	1	1	3	3	3	15
One Ala Moana	109	C	209	2015	2015	0	0	0	0	0	0	209	0	0	0	0	0	0	0	0	0
Pacific Island Investments	302	P	32	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Pacific Honolulu	109	C	489	2012	2012	0	0	0	489	0	0	0	0	0	0	0	0	0	0	0	0
Palailai Residential	210	P	350	2030	2031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
Park Lane	109	C	219	2018	2018	0	0	0	0	0	0	0	0	0	219	0	0	0	0	0	0
Pau Street Multifamily Dwelling	107	P	6	2025	2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Pokai Bay	804	C	125	2008	2023	42	7	2	3	0	0	0	1	0	0	0	12	23	25	10	0
Puuwai Momi Redevelopment (HPHA)	118	P	1,240	2026	2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,240
Puuwai Place	302	C	40	2019	2019	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0
Queen Emma Tower Redevelopment	111	P	71	2021	2021	0	0	0	0	0	0	0	0	0	0	0	0	71	0	0	0
Residence at Makiki	108	C	35	2018	2018	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0
Residence at Maunakea	111	C	39	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0
Royal Kunia, Phase II	301	P	1,850	2029	2035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,850
Rycroft Terrace	109	C	162	2015	2015	0	0	0	0	0	0	162	0	0	0	0	0	0	0	0	0
Sea Winds Apartments	804	C	50	2011	2011	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Residence at Iwilei	113	C	160	2014	2014	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0	0
Senior Residence at Kapolei	208	C	80	2009	2011	60	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0
Six Eighty	109	C	54	2013	2013	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	0
Sky Ala Moana	109	P	474	2025	2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	474
Skyline Honolulu	110	C	110	2024	2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110
Sunset Beach Colony (by lot owners)	705	C	24	2009	2027	8	1	4	1	1	1	0	1	1	0	0	0	0	0	1	5
Symphony Honolulu	109	C	388	2016	2016	0	0	0	0	0	0	0	388	0	0	0	0	0	0	0	0
The Block 803 Waimanu	109	C	153	2021	2021	0	0	0	0	0	0	0	0	0	0	0	0	153	0	0	0
The Central	109	P	513	2025	2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	513
The Collection Lofts	109	C	54	2017	2017	0	0	0	0	0	0	0	0	54	0	0	0	0	0	0	0

TABLE B-1, CONTINUED

PROJECT NAME	DPSA	C/P*	TOTAL UNITS	START YEAR	END YEAR	UNITS COMPLETED											UNITS REMAINING				
						BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023
The Collection Tower	109	C	397	2017	2017	0	0	0	0	0	0	0	0	397	0	0	0	0	0	0	0
The Collection Townhomes	109	C	14	2017	2017	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0
The Cove Waikiki	107	C	117	2015	2015	0	0	0	0	0	0	117	0	0	0	0	0	0	0	0	0
The Plaza at Mililani	307	C	72	2010	2010	0	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Plaza at Moanalua	115	C	122	2013	2013	0	0	0	0	122	0	0	0	0	0	0	0	0	0	0	0
The Plaza at Pearl City	119	C	166	2015	2015	0	0	0	0	0	0	166	0	0	0	0	0	0	0	0	0
The Plaza at Waikiki	106	C	125	2016	2016	0	0	0	0	0	0	0	125	0	0	0	0	0	0	0	0
The Residences at Bishop Place	111	P	493	2023	2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	493	0
The Rise at Salt Lake	116	P	56	2026	2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56
The Vanguard Lofts	109	C	36	2012	2012	0	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0
The Woods at Ahuimanu	501	P	44	2029	2029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44
Villages of Kapolei (completed)	208	C	3,225	2008	2008	3,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villages of Kapolei Townhomes	208	C	645	2009	2013	178	78	194	90	105	0	0	0	0	0	0	0	0	0	0	0
Villages of Moae Ku	201	C	192	2013	2017	0	0	0	0	64	76	0	0	52	0	0	0	0	0	0	0
Villas at Maluohai	208	C	71	2012	2012	0	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0
Wai Kaloi (Palehua East B)	210	C	275	2009	2022	251	0	0	0	3	1	3	6	2	1	1	2	2	3	0	0
Waialae Iki V, Phase 2	402	C	143	2009	2027	128	0	1	0	1	1	1	1	1	0	0	0	1	1	1	6
Waianae Increment 4	804	C	6	2020	2020	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
Waiea	109	C	174	2017	2017	0	0	0	0	0	0	0	0	174	0	0	0	0	0	0	0
Waihonua	109	C	341	2015	2015	0	0	0	0	0	0	341	0	0	0	0	0	0	0	0	0
Waikalua Bayside	502	C	20	2017	2021	0	0	0	0	0	0	0	0	3	11	1	0	5	0	0	0
Waipahu I & II & Hoolulu/Kamalu Redevelopment (HPHA)	302	P	740	2029	2032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	740
Winston Hale	111	C	6	2017	2017	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0

*C/P: Committed or Proposed

TABLE B-2: AFFORDABLE HOUSING PROJECTS

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
OAHU TOTAL		38,192	8,260	339	661	492	509	826	856	609	873	871	1608	1023	759	482	913	19,111	22,395	17,541
15 Craigside	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	0
1500 Kapiolani	109	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	78	78
1506 Piikoi Street	108	42	0	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	42	42
400 Keawe	109	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0
432 Kalaimoku	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
436 Ena Road	107	33	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	0	33	33
60 Parkside	306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
690 Pohukaina	109	434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	434	434	434
754 McCully	106	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10	10
801 South Street	109	943	0	0	0	0	0	0	533	0	410	0	0	0	0	0	0	0	0	0
820 Isenberg Street Redevelopment	106	276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	276	0	0
888 Ala Moana Boulevard	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
900 Green Valley	306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aalii	109	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	0	0	0
Aeo	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ainahau Vista	107	168	106	0	0	0	0	0	0	0	0	62	0	0	0	0	0	0	168	168
Allure Waikiki	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aloha Hale Pokai Bay	804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anaha	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Atkinson YMCA	109	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0	0
Azure Ala Moana	109	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	78	78
BYU Hawaii Campus	602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay View Estates	502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beretania Hale	106	24	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	24	24
Castle and Cooke Waiawa	305	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	450	0	0
City of Kapolei Mixed Use	207	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	500	150

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
East Kapolei (DHHL) Kanehili	209	403	13	178	63	32	40	15	5	6	6	4	0	21	20	0	0	0	0	0
East Kapolei II (DHHL)	209	500	0	0	0	0	0	0	0	0	0	0	76	24	37	53	50	260	500	500
East Kapolei II Keahumoa Place	209	320	0	0	0	0	0	0	0	0	0	0	75	245	0	0	0	0	320	320
East Kapolei II Kooloaula	209	308	0	0	0	0	120	0	0	32	156	0	0	0	0	0	0	0	308	308
Ewa Makai by Gentry	202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ewa Villages (completed)	201	797	797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ewa by Gentry	202	2,769	2,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112	112	112
Flats at Puunui	109	88	0	0	0	0	0	0	0	0	88	0	0	0	0	0	0	0	88	88
Franciscan Vistas Ewa	201	293	0	0	150	0	0	0	0	0	0	0	0	0	0	0	0	143	150	0
Golf Villas at Lokahi Greens	201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green Homes at Lualualei	801	12	0	0	0	0	0	3	5	4	0	0	0	0	0	0	0	0	0	0
H & M Apartments	107	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	200	60
Halawa View Apartments	118	302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302	302	302
Hale Ka Lae	401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hale Kalele	109	201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	201	201	201
Hale Kewalo	109	128	0	0	0	0	0	0	0	0	0	0	128	0	0	0	0	0	128	128
Hale Kuike	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
Hale Laulima Redevelopment (HPHA)	119	960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	960	960	960
Hale Makana O Maili	802	52	0	0	0	0	0	0	0	0	0	0	0	0	0	52	0	0	52	52
Hale Makana O Nanakuli	801	48	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	0	48	48
Hale Manu	401	56	0	0	0	0	0	0	0	56	0	0	0	0	0	0	0	0	56	56
Hale Mohalu II	119	331	0	0	0	0	0	163	84	84	0	0	0	0	0	0	0	0	331	331
Hale Uhiwai Nalu	205	130	80	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	130	130

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
Hale Uhiwai Nalu Addition	205	50	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	50	50
Hale Wai Vista I & II	804	215	0	83	0	132	0	0	0	0	0	0	0	0	0	0	0	0	215	215
Haleiwa Mixed Use	703	156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156	156	156
Halekauwila Place	109	204	0	0	0	0	0	204	0	0	0	0	0	0	0	0	0	0	204	204
Halewaiolu Senior Residence	111	156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	156	156	156
Halewiliko Highlands	118	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0	140	140
Halona Modular Housing Project	804	3	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3	3
Harbor Arms Apartments	118	29	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	29	29
Hawaii City Plaza	109	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37	37
Hawaii Loa Ridge	402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hawaii Ocean Plaza	109	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33	33
Hawaii State Veterans Home	207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0
Hokupaa	401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Holomua	108	90	0	0	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0
Hoonani	201	62	0	0	0	0	0	62	0	0	0	0	0	0	0	0	0	0	0	0
Hoopili	209	3,525	0	0	0	0	0	0	0	0	0	84	48	253	376	125	0	2,639	1,000	200
Ililani	109	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165	0	0
Ilima at Leihano	207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Iwilei Affordable Housing & Homeless Resource Center	113	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	27	27
JC Building Group	106	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	21
KCR Development Rentals	109	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84	84
KPT Redevelopment, Phase 2 (HPHA)	113	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	250	250
Ka Malanai	503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
Kaala Highlands	308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kahala Loa Cluster	102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kahauiki Village	117	153	0	0	0	0	0	0	0	0	0	153	0	0	0	0	0	0	153	153
Kahiwelo, Ph. 1 & 2 (Makakilo East)	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kakaina Subdivision	504	45	0	0	0	0	0	0	0	0	0	15	7	8	15	0	0	0	0	0
Kalaeloa Master Plan	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kalakaua Gardens	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136	0
Kalanihiua Redevelopment (HPHA)	113	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350	350	350
Kamehameha Homes & Kaahumanu Redevelopment (HPHA)	113	2,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,127	2,127	2,127
Kanakila Affordable Housing (HPHA)	112	800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	800	800	800
Kapiolani Residence	109	292	0	0	0	0	0	0	0	0	0	0	292	0	0	0	0	0	0	0
Kapiwai	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kapolei Lofts	207	300	0	0	0	0	0	0	0	300	0	0	0	0	0	0	0	0	499	300
Kapolei West	205	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750	185	0
Kauhale Kamaile	804	16	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	16	16
Kauhale Village-Waimanalo	504	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	11
Kaukamana Hale	802	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0
Ke Kilohana	109	375	0	0	0	0	0	0	0	0	0	0	375	0	0	0	0	0	0	0
Kealii by Gentry	209	8	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	0	0	0
Keauhou Lane Mid-Rise Apartments	109	209	0	0	0	0	0	0	0	0	0	209	0	0	0	0	0	0	209	209

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
Keauhou Place High Rise Condominium	109	50	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0
Keauhou Place Townhomes	109	35	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0
Keeaumoku Development	109	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	0	0
Kihapai Place Apartments	503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Kilanikoa Development	308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ko Olina	206	392	392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	392	392
Koa Ridge	304	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	900	164	164
Kokea Center	113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0
Kokua Senior Affordable Housing	111	223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	223	223	223
Koula	109	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	0	0
Kulana Hale II (Kapolei Mixed Use)	207	297	0	0	0	0	0	0	0	0	0	0	0	154	0	143	0	0	297	297
Kumuhau Subdivision	504	52	0	0	22	23	0	6	0	1	0	0	0	0	0	0	0	0	0	0
Kumuwai	106	30	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	30	30
Kunia Village Redevelopment	301	37	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	37	37
Kuwili Street	113	21	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	21	21
Leoole Subdivision	703	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0
Lilia Waikiki	107	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	402	38
Liliha Terrace Cluster	112	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0
Live Work Play Aiea	118	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	450	0	0
Lydia's House	111	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	18
Maili (Voice of America)	802	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maili Beach Place	802	63	0	0	0	0	25	29	9	0	0	0	0	0	0	0	0	0	0	0

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
Mali III Self Help	802	72	0	0	0	0	0	13	13	6	2	21	17	0	0	0	0	0	0	0
Mali Kai, Phase 2	802	326	254	0	0	4	11	12	45	0	0	0	0	0	0	0	0	0	0	0
Makaha Oceanview Estates, Phase 2	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Makaha Rental Housing	805	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	90
Makaha Valley Subdivision	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Makaiwa Hills	210	1,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,205	205	205
Makakilo (completed)	210	355	355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0
Makakilo Heights Lots	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Makalii II at Kapolei	208	35	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0
Makua Alii & Paoakalani Redevelopment (HPHA)	109	490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	490	490	490
Mandalay by the Park	302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
Mandarin Oriental Residences	109	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20
Mauna Olu Cottages	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayor Wright Homes Redevelopment (HPHA)	113	1,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,290	2,140	1,290
Mehana at Kapolei	207	270	0	0	162	16	0	0	0	0	32	60	0	0	0	0	0	0	0	0
Meheula Vista	307	301	0	0	0	0	0	0	0	0	76	75	75	75	0	0	0	0	301	301
Moanalua Hillside Apartments Expansion	115	491	0	0	0	0	0	0	0	0	0	0	491	0	0	0	0	0	491	491
Mohala Mai	106	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	30

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
Na Pali Haweo (by lot owners)	401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nanaieola Senior Apartments	801	70	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	70	70
Nanaieola Village	801	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0	0
Nohona Hale	109	111	0	0	0	0	0	0	0	0	0	0	0	111	0	0	0	0	111	111
North Laie	602	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0
Ocean Pointe/Hoakalei Residences	203	787	787	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ohana Hale	106	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	0	0
Ola Ka Ilima Artspace Lofts	109	84	0	0	0	0	0	0	0	0	0	0	0	84	0	0	0	0	84	84
Olomana Heights	504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
One Ala Moana	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pacific Island Investments	302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pacifics Honolulu	109	124	0	0	0	124	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Palilailai Residential	210	105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	105	0	0
Park Lane	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pau Street Multifamily Dwelling	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pokai Bay	804	70	0	0	0	0	0	0	0	0	0	0	0	12	23	25	10	0	0	0
Puuwai Momi Redevelopment (HPHA)	118	1,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,240	1,240	1,240
Puuwai Place	302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Queen Emma Tower Redevelopment	111	71	0	0	0	0	0	0	0	0	0	0	0	0	71	0	0	0	71	71
Residence at Makiki	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residence at Maunakea	111	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0	39	39

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
Royal Kunia, Phase II	301	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0
Rycroft Terrace	109	162	0	0	0	0	0	0	162	0	0	0	0	0	0	0	0	0	0	0
Sea Winds Apartments	804	50	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50
Senior Residence at Iwilei	113	160	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0	0	160	160
Senior Residence at Kapolei	208	80	60	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80
Six Eighty	109	54	0	0	0	0	54	0	0	0	0	0	0	0	0	0	0	0	54	54
Sky Ala Moana	109	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	0	0
Skyline Honolulu	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sunset Beach Colony (by lot owners)	705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Symphony Honolulu	109	100	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0
The Block 803 Waimanu	109	153	0	0	0	0	0	0	0	0	0	0	0	0	153	0	0	0	0	0
The Central	109	310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	310	0	0
The Collection Lofts	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Collection Tower	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Collection Townhomes	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Cove Waikiki	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Plaza at Mililani	307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	0
The Plaza at Moanalua	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	0
The Plaza at Pearl City	119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	0
The Plaza at Waikiki	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0
The Residences at Bishop Place	111	252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252	0	493	252

TABLE B-2, CONTINUED

PROJECT NAME	DPSA	TOTAL AFFORD. UNITS	AFFORDABLE UNITS COMPLETED											AFFORDABLE UNITS REMAINING					RENTAL PROJECTS	
			BEFORE 2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BEYOND 2023	TOTAL UNITS	AFFORD. UNITS
The Rise at Salt Lake	116	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0	0
The Vanguard Lofts	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Woods at Ahuimanu	501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villages of Kapolei (completed)	208	2,541	2,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villages of Kapolei Townhomes	208	645	178	78	194	90	105	0	0	0	0	0	0	0	0	0	0	0	144	0
Villages of Moae Ku	201	192	0	0	0	0	64	76	0	0	52	0	0	0	0	0	0	0	192	192
Villas at Maluohai	208	71	0	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0	71	71
Wai Kaloi (Palehua East B)	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waialae Iki V, Phase 2	402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waianae Increment 4	804	6	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
Waiea	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waihonua	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waikalua Bayside	502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waipahu I & II & Hoolulu/Kamalu Redevelopment (HPHA)	302	740	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	740	740	740
Winston Hale	111	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	6	6

*C/P: Committed or Proposed