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## Developer's \$3M to go toward planned 1,000-unit housing project

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A developer's plan to build a 234-unit hotel and residential condominium in Honolulu across from the Hawaii Convention Center may help push forward the development of up to 1,000 affordable rental housing units at a proposed nearby project, Pacific Business News has learned.

Manaolana Partners LLC, a development company headed by Jim Ratkovich and Bill Witte, and the Honolulu City Council agreed that Manaolana should give \$3 million to the city to help increase the stock of affordable rental housing within one mile of the Ala Moana transit station.

The 400-foot-high mixed-use Manaolana Place project is located near the planned transit station, thus making it a transit-oriented development project. The \$3 million satisfies the project's affordable housing requirement.

Honolulu City Councilman Trevor Ozawa told PBN that the full council is scheduled to vote on the project. He and others on the council, including Carol Fukunaga and Ann Kobayashi, came up with the idea for the affordable housing requirement for Manaolana.

The Hawaii Public Housing Authority, in its transit-oriented development plan, has proposed to increase the current affordable rental stock near the Ala Moana transit station up to 1,000 units from a total of 362 units.



BOHDAN\_KATYA

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A time frame for construction and completion has yet to be finalized.

“Three million dollars may go a long way with HPHA,” Ozawa said. “Hopefully, it speeds up its planned projects.”

In total, the HPHA plan calls for the development of up to 11,500 units from 1,806 units, an increase of about 9,700 units around Oahu’s transit stations.

The Manaolana project at the corner of Kapiolani Boulevard and Atkinson Drive will include a hotel lobby, residential activity and park areas, a ballroom, a pool and spa, four levels of parking with about 276 spaces, and retail shops and restaurants, as first reported by PBN. It will include 109 condo units and 125 hotel rooms.

**Duane Shimogawa**

Reporter

*Pacific Business News*

