

## Honolulu Star-Advertiser, Hawaii's business leader. - HCDA seeks micro-unit bids - Hawaii News - Honolulu Star-Advertiser

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### HCDA seeks micro-unit bids

Development plans with less space for parking would get special consideration

By Andrew Gomes

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Micro units, or small efficiency apartments, are seen as one part of a solution to Hawaii's housing shortage, and the state agency regulating development in Kakaako is looking to build more of them.

The Hawaii Community Development Authority has published a request for proposals to build small affordable rental apartments on a 10,409-square-foot lot it owns at 630 Cooke St. The HCDA is seeking proposals to build

apartments with about 300 square feet of living space suitable for no more than two people.

Micro units "are not widely used in Hawaii despite the great need for single-occupant housing," said the Hawaii Appleseed Center for Law and Economic Justice in a November 2013 report.

"Almost one out of four households is composed of one occupant, a rate more than double what it was in 1950. In light of this, (micro units) represent significant untapped potential for development of much needed affordable housing in Hawaii."

The HCDA wants the planned apartment building on Cooke Street to be designed to have monthly rent that is affordable to residents earning no more than the median income in Honolulu, which is \$57,800 for a single person and \$66,100 for two people.

The HCDA also said that at least 40 percent of the units should be affordable to residents earning no more than 60 percent of the median income, which equates to \$40,300 for a single person and \$46,050 for two people.

Proposed buildings that provide less parking than normally required under HCDA rules will be given special consideration because a city rail station is planned about a block away, the notice said.

The height limit in the area is 400 feet, though Anthony Ching, the HCDA's executive director, said he expects that an economically efficient building on the site would be considerably lower, perhaps around 10 stories or 100 feet.

The HCDA is considering leasing the land to a developer for up to 65 years.

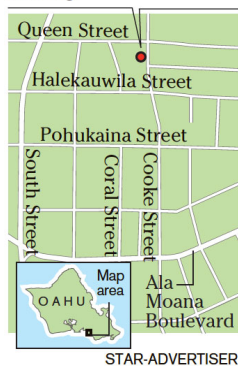
Interested bidders have until Monday to inform the agency of their intent to bid, and have until Feb. 2 to submit detailed proposals.

The HCDA has owned the lot, which was once a Seafarers International Union hiring hall and is currently a parking lot and community garden, since 1990 when the land was condemned in connection with Cooke Street infrastructure improvements and expansion of Mother Waldron Park.

More information is in the notice available at [dbedt.hawaii.gov/hcda](http://dbedt.hawaii.gov/hcda).

**HOUSING SITE**

*This small parking lot owned by a state agency is being eyed for affordable housing.*



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