

HHFDC AFFORDABLE PRESALE ANNOUNCEMENT



Kahuina by Kakaako Block C, an affiliate of Stanford Carr Development, is a thriving new residential community nestled at the heart of Kaka'ako in urban Honolulu that honors the history of Hawai'i.

Kahuina (the "Project"), located at Tax Map Key No. (1) 2-1-054-001, will offer 737 fee-simple residences for sale, 396 of which are affordable housing units for "first-time homebuyers" or "qualified residents", as defined below, who meet all the eligibility and household income requirements of the Hawaii Housing Finance and Development Corporation ("HHFDC") for the Project ("Eligible Purchaser"), with units subject to HHFDC's Use, Sale, and Transfer Restriction ("Buyback") and Shared Appreciation Equity ("SAE") Program Agreement. The development, sale, and use of the Project are subject to Hawaii Revised Statutes Chapter 201H, related Hawaii Administrative Rules Chapters 15-307 and 15-308, and current HHFDC policies. The Project will provide the below listed affordable 1-bedrooms starting at \$598,888, 2-bedrooms starting at \$692,800, and 3-bedrooms starting at \$839,900. The project will be offering 27 of the 396 affordable units as designated Dwelling Unit Revolving Fund Equity Pilot ("DEP") Program units, listed in the tables below.

Tower A (Lamaku) HHFDC Units	UNIT TYPE	# OF BEDROOMS/ BATHROOMS	APPROX. NET LIVING AREA (SF)
28 units	A-1A	1 Bed / 1 Bath	602.0
28 units	A-1AR	1 Bed / 1 Bath	602.0
32 units	A-1B	1 Bed / 1 Bath	595.2
32 units	A-1BR	1 Bed / 1 Bath	594.7

Tower B (Mamalu) HHFDC Units	UNIT TYPE	# OF BEDROOMS/ BATHROOMS	APPROX. NET LIVING AREA (SF)
23 units	BTW-1A	1 Bed / 1 Bath	507.6
1 unit	BTW-1AR	1 Bed / 1 Bath	506.6
23 units	BTW-1B	1 Bed / 1 Bath	528.2
22 units	BTW-1C	1 Bed / 1 Bath	620.8
23 units	BTW-2A	2 Bed / 2 Bath	711.5
46 units	BTW-2AR	2 Bed / 2 Bath	710.4
23 units	BTW-2B	2 Bed / 1.5 Bath	708.3
23 units	BTW-2BR	2 Bed / 2 Bath	706.9
46 units	BTW-2C	2 Bed / 2 Bath	710.6
23 units	BTW-2CR	2 Bed / 1.5 Bath	707.9
23 units	BTW-3A	3 Bed / 2 Bath	1076.3

Persons interested in purchasing an affordable unit who are "first-time homebuyers" or "qualified residents" must certify that they meet HHFDC's eligibility requirements. Please contact a Project Sales Team Agent at the Kahuina Sales Gallery (the "Sales Gallery") at 1100 Alakea St., Suite 102, Honolulu, HI 96813, 808-229-3800, between the hours of 10AM and 5PM Monday through Saturday. Interested persons may visit the Project website at mykahuina.com/hhfdc to download the Application Form and Information Packet to learn more about the application requirements and purchasing. The Project website will include a list of instructions on how to submit your completed Application with required supporting documents (1) electronically through the Kahuina Affordable Housing Program Portal or (2) in-person at the Sales Gallery.

For the initial 30-day offering period, completed applications received prior to February 20, 2026 at 5:00 p.m. will be prioritized before applications received after that date. HHFDC in its sole discretion will determine if the applicant is an eligible purchaser. Incomplete, mailed or faxed applications are not acceptable and are cause for automatic rejection or disapproval by the Broker or HHFDC. If submitted during the initial 30-day offering period and approved, the eligible purchaser will receive a selection number based in part on (1) the order HHFDC receives a complete application, (2) HHFDC's determination of eligibility, and (3) priority grouping (approved first-time homebuyers will be able to select units first, followed by approved qualified residents). A Project Sales Team Agent will contact you when it's your turn to select a unit. The eligible purchaser may select a unit within the sales price of their prequalification letter.

After the initial 30-day offering period, applications will be processed on a first-come first-serve basis. If approved, a selection number will be provided to the eligible purchaser to select a unit.

A "first-time homebuyer" means a qualified resident who has not owned any unit anywhere for a period of one year prior to the date of application for a lower cost housing unit.

A "qualified resident" is a person who:

- (1) Is a citizen of the United States or a resident alien;
- (2) Is at least eighteen years of age;
- (3) Is domiciled in the State of Hawaii and will physically reside in the unit to be purchased;
- (4) Has a gross income sufficient to qualify for the loan to finance the purchase; and
- (5) Meets the following qualifications:

(A) Is a person who either by the person's self, or together with spouse or household member, does not own a majority interest in fee simple or leasehold lands suitable for dwelling purposes or a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds the legal title to the land; and

(B) Is a person whose spouse or household member does not own a majority interest in fee simple or leasehold lands suitable for dwelling purposes or more than a majority interest in lands under any trust agreement or other fiduciary arrangement in which another person holds the legal title to the land, except when husband and wife are living apart under a decree of separation from bed and board issued by the family court pursuant to Hawaii Revised Statutes § 580-71.

Kahuina is a proposed project that is being developed by Kakaako Block C LLC and does not yet exist. All figures, facts, information, and prices included in this advertisement are approximate and subject to change at any time. Pacific Island Realty, LLC and Compass Hawaii, LLC are the exclusive brokers designated for this Project. The office of Pacific Island Realty, LLC is located at 1100 Alakea Street, 27th Floor, Honolulu, Hawaii 96813 RB-17549. The office of Compass Hawaii, LLC is located at 4211 Waialae Avenue, Kahala Mall, Suite 100, Honolulu, Hawaii 96816 RB-23206.

The affordable housing units will be made available to any eligible purchaser without regard to race, sex, color, religion, marital status, familial status, national origin, person with a disability status, age, or human immunodeficiency virus infection.

The DEP Program allows HHFDC to purchase equity in designated for-sale housing units by contributing funds toward the sales price, subject to availability of funds. DEP funds serve as a financing tool to help qualified purchasers become homeowners. Refer to the DEP Affidavit for detailed information.

To be eligible for the DEP program units, an applicant must meet the following DEP program requirements: (a) must be an Eligible Purchaser for a Kahuina affordable unit; (b) Own no other real property; (c) Receive no gift funds for the purchase of the unit; and (d) Work in a profession that is facing a shortage as defined by HHFDC, such as: healthcare workers, educators, law enforcement and correctional officers, agricultural field workers and select Honolulu County positions (emergency medical technicians, water safety officers, construction inspectors and victim's witness counselors). ("eligible buyer").

The applicant must submit a completed, signed and notarized affidavit together with the affordable unit application. Eligible buyers may select a maximum of 23 one-bedroom units and 4 two-bedroom units from the designated DEP units listed in the second table below. Unsold units available after February 20, 2026 at 5:00 p.m. may be made available to any eligible purchaser at the original sales price.

# of DEP Units	# of Bedrooms/ Bathrooms	Original Sales Price Range	HHFDC Equity	DEP Sales Price Range
4	2 Bed / 1.5 Bath	\$692,800 to \$735,900	\$70,000 (10%)	\$622,800 to \$665,900
23	1 Bed / 1 Bath	\$604,800 to \$666,000	\$90,000 (14%-15%)	\$514,800 to \$576,000

DEP Unit Types	# of Bedrooms/ Bathrooms	DEP Unit #
BTW-1A	1 Bed / 1 Bath	B1011, B1111, B1211, B1311, B1411, B1511, B2311, B2411, B2511
BTW-1B	1 Bed / 1 Bath	B1001, B1101, B1201, B1301, B1401, B1501, B1601, B1701, B1801, B1901, B2001, B2101
BTW-2B	2 Bed / 1.5 Bath	B1002, B1102, B1202, B1302, B1402, B1502
BTW-2CR	2 Bed / 1.5 Bath	B1004, B1104, B1204, B1304, B1404, B1504, B1604, B1704, B1804, B1904, B2004
A-1B	1 Bed / 1 Bath	A204
A-1BR	1 Bed / 1 Bath	A203



FOR MORE
INFORMATION,
VISIT OUR WEBSITE:
MyKahuina.com

SALES OFFICE
1100 Alakea Street, Suite 102
Honolulu, Hawai'i 96813
T 808-229-3800
E Live@MyKahuina.com



Be part of our community on:

[FACEBOOK.COM/MYKAHUINA](https://www.facebook.com/mykahuina)
 [@MYKAHUINA](https://www.instagram.com/@mykahuina)



Kakaako Block C LLC,
an affiliate of
STANFORD CARR
DEVELOPMENT, LLC

COMPASS

Pacific Island Realty, LLC

