

Informational Briefing  
January 9, 2020  
Conference Room 229  
2:30 PM



HPHA SCHOOL STREET  
REDEVELOPMENT PROJECT

# SCHOOL STREET REDEVELOPMENT OVERVIEW

## Existing:

- 13-building administrative campus
- Under utilized land, sprawling, inefficient, outdated facilities
- Built in 1953 – 65 Years Old
- Close proximity to PUC
- Convenient public transportation
- Kapalama and Iwilei HART stations less than one mile from site
- Lanikila Senior Center on site

## Proposed:

- Consolidate HPHA's operations into a single, efficiently designed, 30,000 sf office building, occupying a significantly smaller footprint on existing site
- Plan frees remaining site for development of affordable housing
- 800 new housing units
- All units age restricted to seniors
- All units affordable, 30-60% AMI
- No market rate units, no public housing
- 10,000 sf retail/commercial space

## DEVELOPMENT PARTNER



Retirement Housing Foundation is a 501(c)(3) Corporation (tax ID# 95-2249495). RHF is a mission driven, affordable housing developer and property management organization, based in Long Beach, California and one of the largest organizations in the United States devoted to building and preserving affordable housing for the most vulnerable members of society. Founded in 1961, RHF has developed and now manages 197 communities with a work force of nearly 2,900 employees located in 29 states, Washington, D.C., Puerto Rico, and the U.S. Virgin Islands. RHF facilities include affordable apartment communities for seniors, families and persons with special needs, as well as assisted living and skilled nursing complexes and are home to more than 22,500 older adults, low-income families, and persons with disabilities.

## FACTS AND TIMELINE

- HPHA issued a “Request for Qualifications for Master Developer for the Redevelopment of the HPHA’s Administrative Offices and the Development of Low-Income Public Housing Units on the Island of O’ahu (RFQ OED-2015-05)” On January 13, 2015 .
- The RFQ selection committee selected RHF, the HPHA elected to commence preliminary negotiations with the RHF regarding the terms and conditions for developing the Property by action of the HPHA’s Board on June 18, 2015.
- RHF and HPHA entered into a Predevelopment Agreement in May 2016.
- Under the Pre-development Agreement, RHF completed, at its sole cost, the analyses, work product and proposed conclusions to support the environmental review of the Preliminary Master Development Plan, as required under HRS Chapter 343 for compliance with state environmental review requirements.

## FACTS AND TIMELINE

- A Final Environmental Impact Statement (“FEIS”) reflecting a proposed master plan of 800 low income senior housing units, new HPHA administrative offices and ancillary commercial space was completed in April 2018. The FEIS was published in the May 8, 2018 edition of OEQC’s Environmental Notice Per HAR 11-200-23 (c). The Governor accepted the FEIS on July 17, 2018.
- Phase I of the Project does not anticipate using federal funding and is not considered an “undertaking” and, therefore, is not subject to a National Environmental Protection Act environmental review.
- No public housing is included in the proposed project. All residential units will be designed and built as affordable senior rental housing for senior households with incomes between 30% and 60% AMI.
- A Master Development Agreement with RHF was approved by the HPHA Board of Directors on October 31, 2019 and was executed by the HPHA and RHF on October 31, 2019.
- The MDA does not obligate either RHF or the HPHA to provide funding for the project unless and until all conditions to such funding under the MDA have been met, including legislative approval.
- The MDA does not convey any right, title or possessory interest in the property until a ground lease has been executed.

# FACTS AND TIMELINE

RHF's team of consultants include the following:

- Architecture -Design Partners, Inc.
- Civil Engineering – Hida, Okamoto & Associates, Inc.
- Landscape Architecture -PBR of Honolulu
- Office Development - Avalon Development Corp.
- Legal Counsel, John Pang - Case Lombardi
- Community Outreach – Concordia

# PUBLIC NOTICES

	CM-1  10/12/2016	CM-2  11/29/2016	CM-2 @ Sr. Ctr.  11/30/2016	CM-3 / Charrette 1  1/26/2017	CM-3 / Charrette 1 @ Sr. Ctr. 1/27/2017	CM-4 / Charrette 2  1/30/2017	CM-4 / Charrette 2 @ Sr. Ctr. 1/31/2017	EISPN Scoping Mtg.  9/12/2017
1. Who was contacted?	Community stakeholders list; Owners of parcels within 300 ft.	Community stakeholders list; Owners of parcels within 300 ft.	Community stakeholders list; Owners of parcels within 300 ft.	Community stakeholders list; Owners of parcels within a quarter-mile radius	Community stakeholders list; Owners of parcels within a quarter-mile radius	Community stakeholders list; Owners of parcels within a quarter-mile radius	Community stakeholders list; Owners of parcels within a quarter-mile radius	Community stakeholders list; Attendees of previous meetings
2. How were they contacted?	Flyers mailed to above lists; emailed to stakeholders list; Flyers also posted in neighborhood	Flyers mailed to above lists; emailed to stakeholders list; Flyers also posted in neighborhood	Flyers mailed and emailed to above lists; Flyers also posted in neighborhood; Senior Center notified members	Flyers mailed to above lists; emailed to stakeholders list; Flyers also posted in neighborhood	Flyers mailed to above lists; emailed to stakeholders list; Flyers also posted in neighborhood	Flyers mailed to above lists; emailed to stakeholders list; Flyers also posted in neighborhood	Flyers mailed to above lists; emailed to stakeholders list; Flyers also posted in neighborhood	Flyers emailed to above lists; Flyers also posted in neighborhood
3. How many were contacted?	approx. 200	approx. 200	approx. 200	1,368	1,368	1,368	1,368	approx. 200
4. How many attended?	18 (incl. residents, neighborhood board members, elected officials, area businesses)	21 (mostly residents, but also agency representatives, elected officials)	34 (mostly senior center members; also neighborhood board members)	9	38	16	35	14 (incl. 8 community members, NB member, representatives of elected officials)
					(Also charrette on 1/28/17 attended by 5 residents)			

# COMMUNITY ENGAGEMENT

- 2016 October 12 & 13
- 2016 November 29 & 30
- 2017 January 26, 27, 28, 29 & 31
- 2017 October 18 & 19





# UPCOMING COMMUNITY ENGAGEMENT

Tuesday, January 14, 2020  
11:00 AM – 12:30 PM  
Lanakila Multi-Purpose Senior Center  
1640 Lanakila Avenue

Tuesday, January 14, 2020  
6:00 PM – 7:30 PM  
HPHA Administrative Offices  
1002 North School Street



**UPDATE OF THE  
HPHA ADMINISTRATIVE OFFICES REDEVELOPMENT  
AT SCHOOL STREET**

**PUBLIC MEETINGS**

**Tuesday, January 14, 2020**  
11:00 AM - 12:30 PM  
Lanakila Multi-Purpose Senior Center  
1640 Lanakila Avenue

**Tuesday, January 14, 2020**  
6:00 PM - 7:30 PM  
HPHA Administrative Offices  
1002 N. School Street

Come learn about updates to the Hawai'i Public Housing Authority (HPHA) Administrative Offices Redevelopment at their School Street campus and offer your comments.

For more information, please contact  
Anders Plett, Retirement Housing Foundation (RHF) at [anders.plett@rhf.org](mailto:anders.plett@rhf.org)

If you require special assistance, auxiliary aid, and/or service to participate in this event, please email your request to [anders.plett@rhf.org](mailto:anders.plett@rhf.org) at least three business days prior to the event.

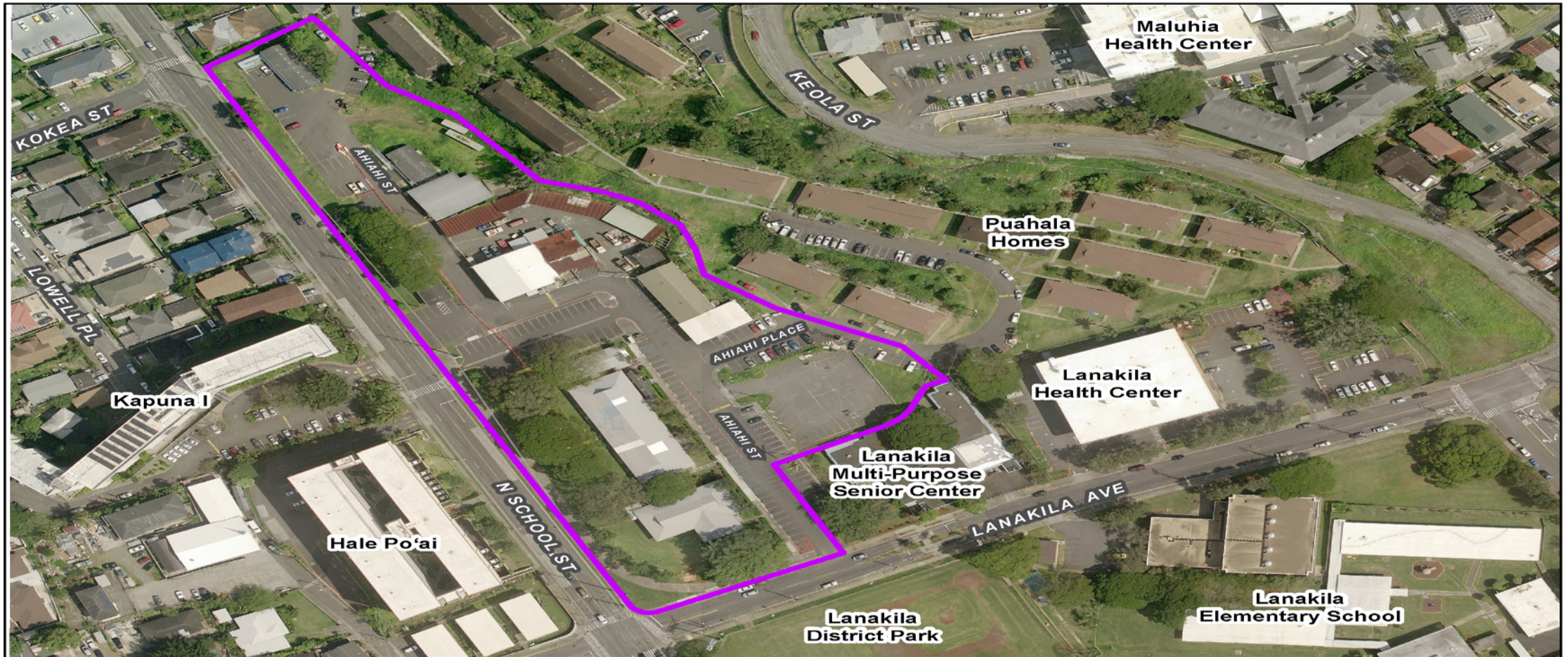


**Retirement  
Housing  
Foundation**





# EXISTING SITE PLAN



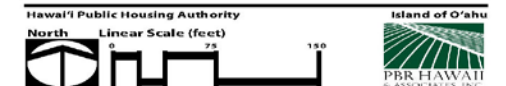
Source: City & County of Honolulu, 2017; Pictometry, 2013.  
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

DATE: 11/3/2017

## LEGEND

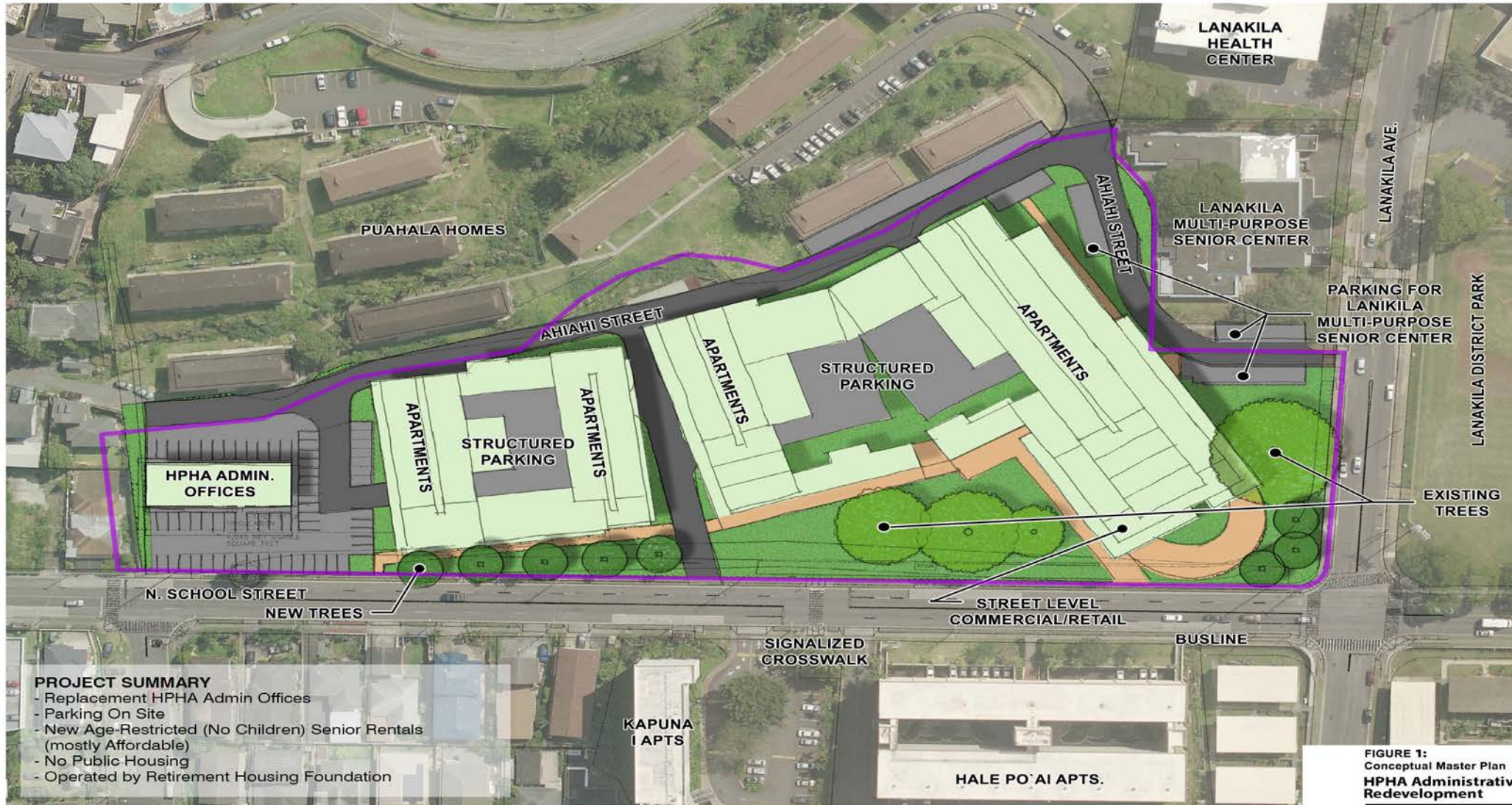
 Project Site

**Figure 3: Aerial Photograph  
HPHA Administrative  
Offices Redevelopment**





# PROPOSED SITE PLAN



**PROJECT SUMMARY**

- Replacement HPHA Admin Offices
- Parking On Site
- New Age-Restricted (No Children) Senior Rentals (mostly Affordable)
- No Public Housing
- Operated by Retirement Housing Foundation

**FIGURE 1:**  
 Conceptual Master Plan  
 HPHA Administrative Offices  
 Redevelopment

10/10/17

 Project Site

“SUBJECT TO CHANGE”

SCALE (FEET)



North

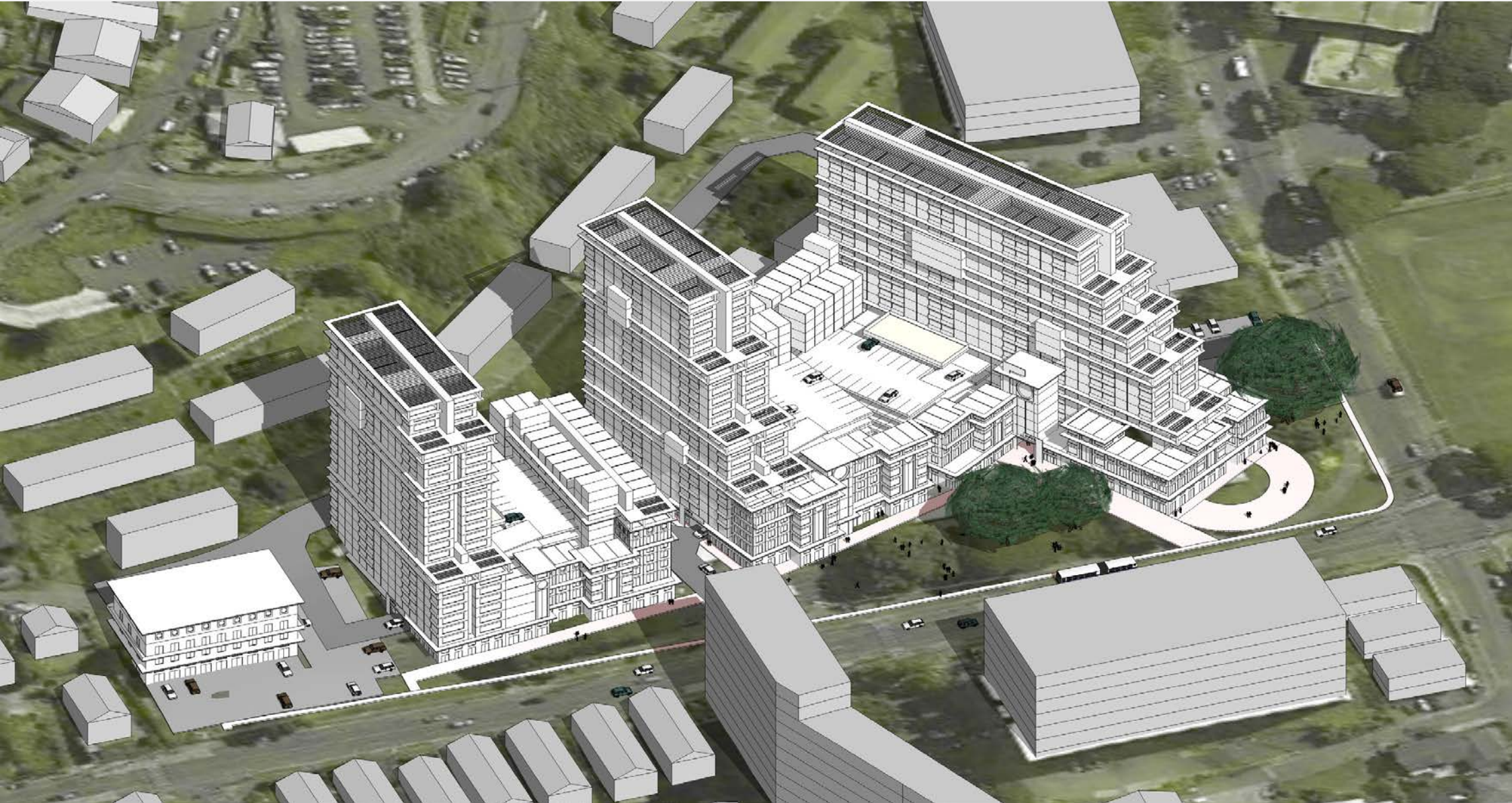


DESIGN PARTNERS  
 concordia



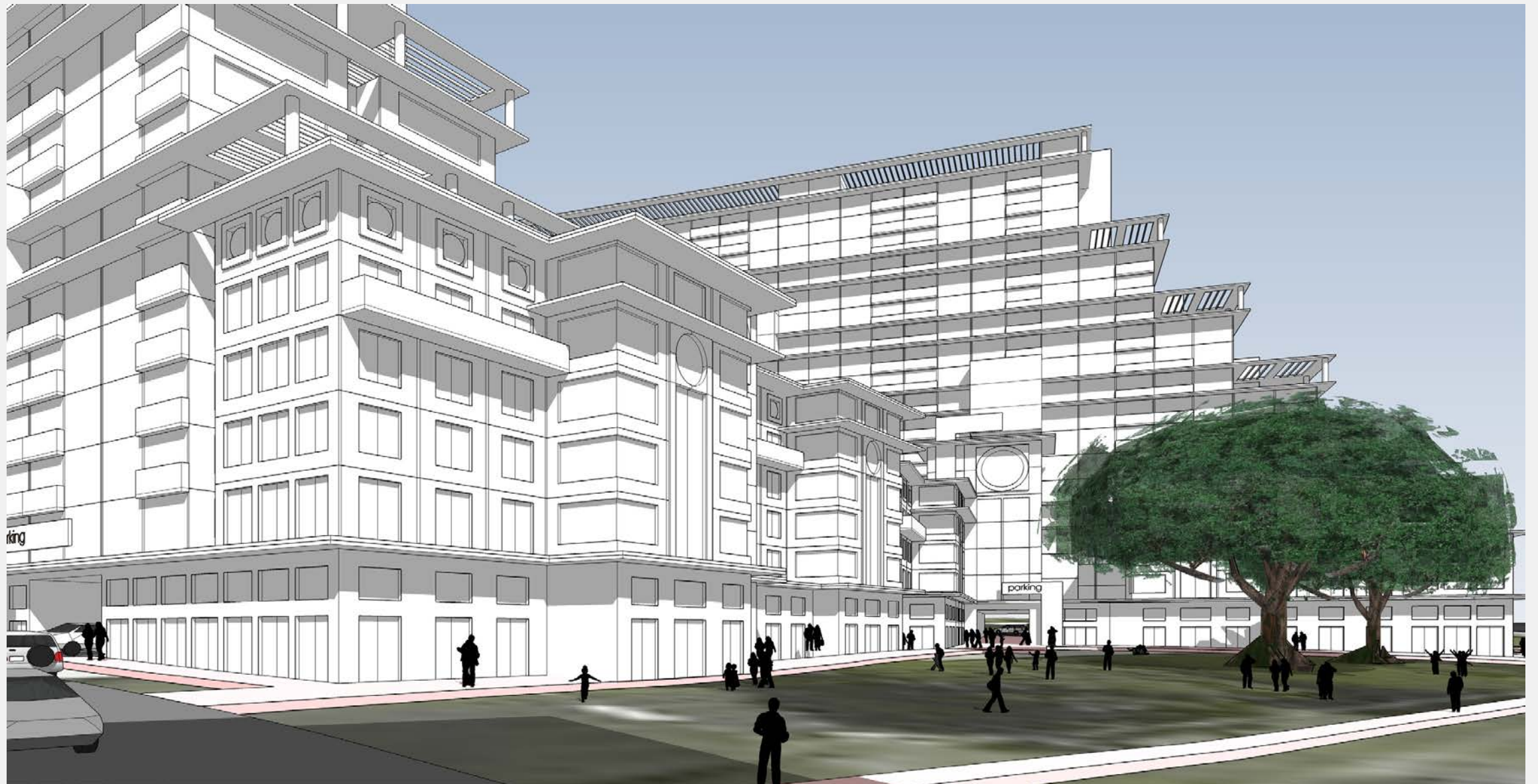


# ELEVATIONS

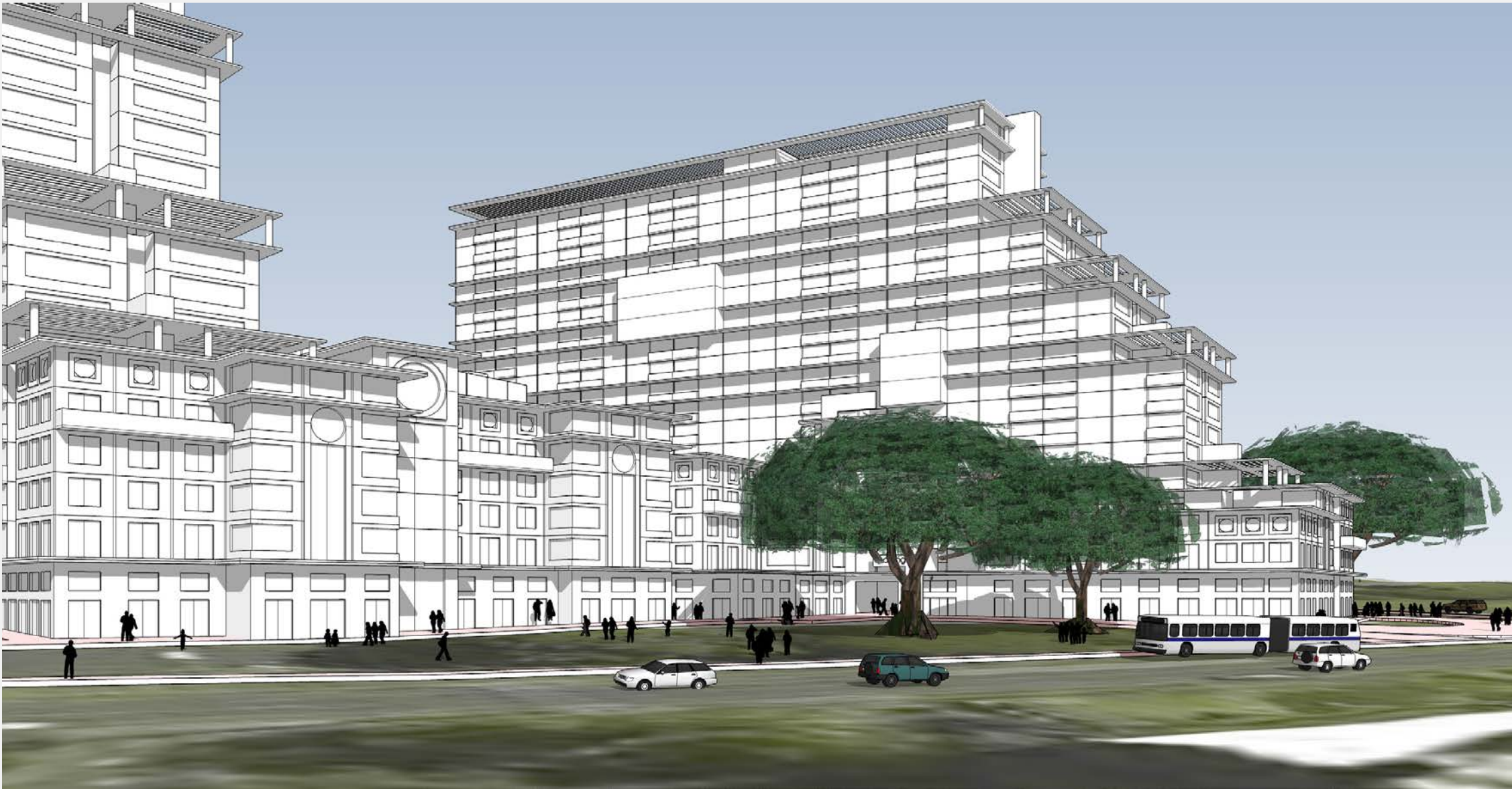




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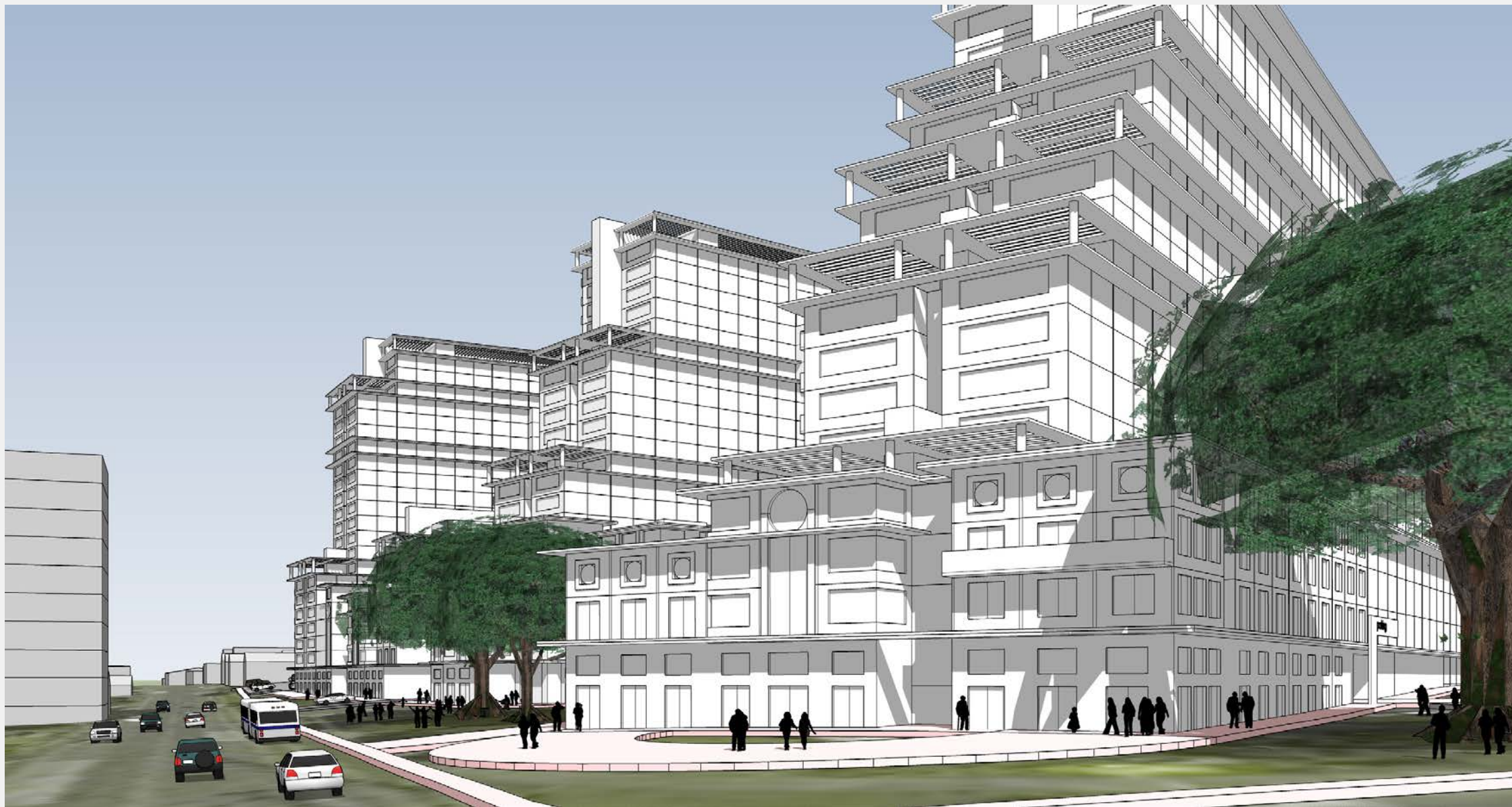


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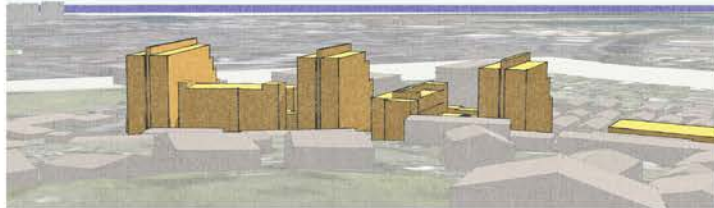
# ELEVATIONS



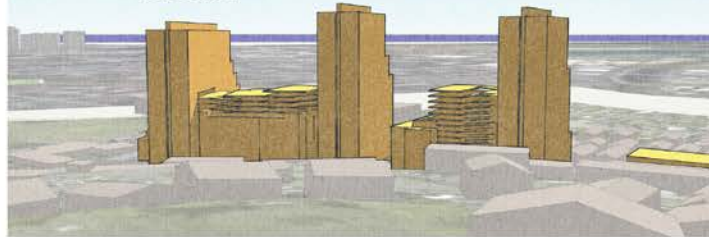
# VIEWS FROM HALA DRIVE & KEOLA STREET



**Proposed Project**  
Total Residential Units: 800  
Unit Types: 100% Senior



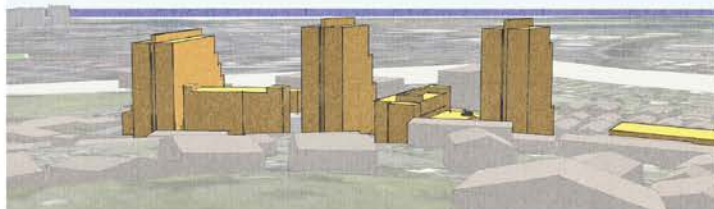
**Alternative 1**  
Total Residential Units: 1,000  
Unit Types: 60% Family  
40% Senior



**Alternative 2**  
Total Residential Units: 1,000  
Unit Types: 40% Family  
60% Senior



**Alternative 3**  
Total Residential Units: 1,000  
Unit Types: 100% Senior



**Figure 9:**  
Visual Impact Analysis  
HPHA Administrative  
Offices Redevelopment

Hawaii's Public Housing Authority

Island of O'ahu





# DEVELOPMENT PROFORMA

<b>Scenario 1 - 4% Low Income Housing Tax Credits</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Total</b>	<b>HPHA</b>	<b>Total</b>
<b>Program/Units</b>	<b>250</b>	<b>250</b>	<b>300</b>	<b>800</b>	<b>Office</b>	<b>800</b>
<b>SOURCES</b>	<b>4% LIHTC</b>	<b>4% LIHTC</b>	<b>4% LIHTC</b>			
LP LIHTC Equity	42,517,349	44,194,089	55,041,852	141,753,290	-	141,753,290
GP Equity	4,252	4,419	5,504	14,175	-	14,175
First Mortgage	21,549,196	18,992,099	27,391,850	67,933,145	-	67,933,145
GAP Financing	36,457,947	40,542,322	48,041,229	125,041,498	-	125,041,498
Deferred Developer Fee	3,388,609	3,496,616	6,241,661	13,126,886	-	13,126,886
HPHA - Office Cost	-	-	-	-	22,661,598	22,661,598
<b>TOTAL SOURCES</b>	<b>103,917,353</b>	<b>107,229,545</b>	<b>136,722,096</b>	<b>347,868,995</b>	<b>22,661,598</b>	<b>370,530,593</b>
	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Total</b>	<b>HPHA</b>	<b>Total</b>
	<b>4% LIHTC</b>	<b>4% LIHTC</b>	<b>4% LIHTC</b>		<b>Office</b>	
<b>USES</b>	<b>250</b>	<b>250</b>	<b>300</b>	<b>800</b>		<b>800</b>
Predevelopment - EIS	992,888	-	-	992,888	-	992,888
Predevelopment - Architect & Entitlements	3,836,474	2,750,000	2,750,000	9,336,474	-	9,336,474
Land Improvements	2,265,625	2,265,625	2,718,750	7,250,000	1,450,000	8,700,000
Construction	66,950,094	70,942,584	93,215,833	231,108,510	18,223,750	249,332,260
Building Permits, Fees & Entitlements	5,349,233	6,250,000	7,550,000	19,149,233	-	19,149,233
Architect/Engineering (Construction Administration)	480,000	600,000	600,000	1,680,000	1,020,000	2,700,000
Construction Loan Interest	2,356,112	2,288,857	2,694,782	7,339,751	-	7,339,751
Insurance	1,232,250	1,306,185	1,657,880	4,196,315	-	4,196,315
Relocation	500,000	-	-	500,000	-	500,000
Finance Fees - Lender, Issuer and Tax Credit Fees	2,714,830	2,627,577	2,675,501	8,017,908	-	8,017,908
3rd Party – Legal, Fin Consult., Zoning & Appral.	1,425,000	1,975,000	1,875,000	5,275,000	400,000	5,675,000
Reserves	2,260,410	2,237,254	3,151,034	7,648,699	-	7,648,699
Developer Fee	13,554,437	13,986,462	17,833,317	45,374,217	1,567,848	46,942,065
<b>TOTAL USES</b>	<b>103,917,353</b>	<b>107,229,545</b>	<b>136,722,096</b>	<b>347,868,995</b>	<b>22,661,598</b>	<b>370,530,593</b>

# HPHA OFFICE BUILDING





# HPHA OFFICE BUILDING





# HPHA OFFICE BUILDING



# DEVELOPMENT TIME LINE AND MILESTONES

- 08/31/19: Finalize MDA
- 10/31/19: Submit MDA to HPHA Board of Directors for Approval
- 11/01/19: Engage:Architect and Consultants
- 12/15/19: Community Engagement Meetings to Review Design Progress
- 12/31/19: Complete and Submit 201H Eligibility Package
- 01/15/19: Community Engagement Meetings to Review Design Progress
- 01/30/20: Finalize Schematic Design, Site Plan and Subdivision for HPHA Approval
- 01/30/20: Engage Architect to Produce Design Development, Construction Drawings
- 02/15/20: Submit 201H Application for Zone Change
- 04/30/20: Community Engagement Meetings to Review 201H Comments
- 06/15/20: Achieve 201H Entitlements
- 08/15/20: Submit Construction Drawing Honolulu City & County DPP
- 08/15/20: Prepare and Distribute Bid Package to General Contractors for Bidding
- 09/30/20: Selection of General Contractor and Contract Negotiation
- 01/15/21: Complete Application for Tax-Exempt Bonds and Low Income Housing Tax Credits
- 07/15/21: Receive Allocation of Tax-Exempt Bonds and Low Income Housing Tax Credits
- 10/15/21: Complete First Financial Closing and Phase One Ground Breaking