

An architectural rendering of a residential development. The scene features a central courtyard with a paved walkway, green lawn, and several palm trees. On the left, there is a covered outdoor seating area with a wooden pergola. In the background, there are multi-story apartment buildings with balconies and a mountain range under a blue sky with white clouds. The overall style is a soft, illustrative architectural drawing.

# MAYOR WRIGHT HOMES

REDEVELOPMENT MASTER PLAN

*A Mixed-Use, Mixed-Income, Transit-Oriented Development Project in the Kalihi-Palama Neighborhood*

# OUTLINE

## PROJECT HIGHLIGHTS

- *History*
- *Vision Statement*
- *Opportunity*
- *Highlights*
- *Model Video*

## NEIGHBORHOOD STRATEGY

- *Project Site*
- *Density*
- *Transit Oriented*
- *Connectivity*
- *Safety*
- *Retail / Commercial*

## HOUSING STRATEGY

- *Site Plan*
- *Affordability*
- *Mixed Income*
- *Unit Types*
- *Landscape Design*

## PEOPLE STRATEGY

- *Community Engagement*
- *Resident & Community Input*
- *Pono*
- *Community Center*
- *Employment*

## PROJECT TIMELINE

- *Work Completed*
- *Going Forward*

## DEVELOPER EXPERIENCE

- *Hunt Companies, Inc.*
- *Vitus Group*

**THANK YOU!**

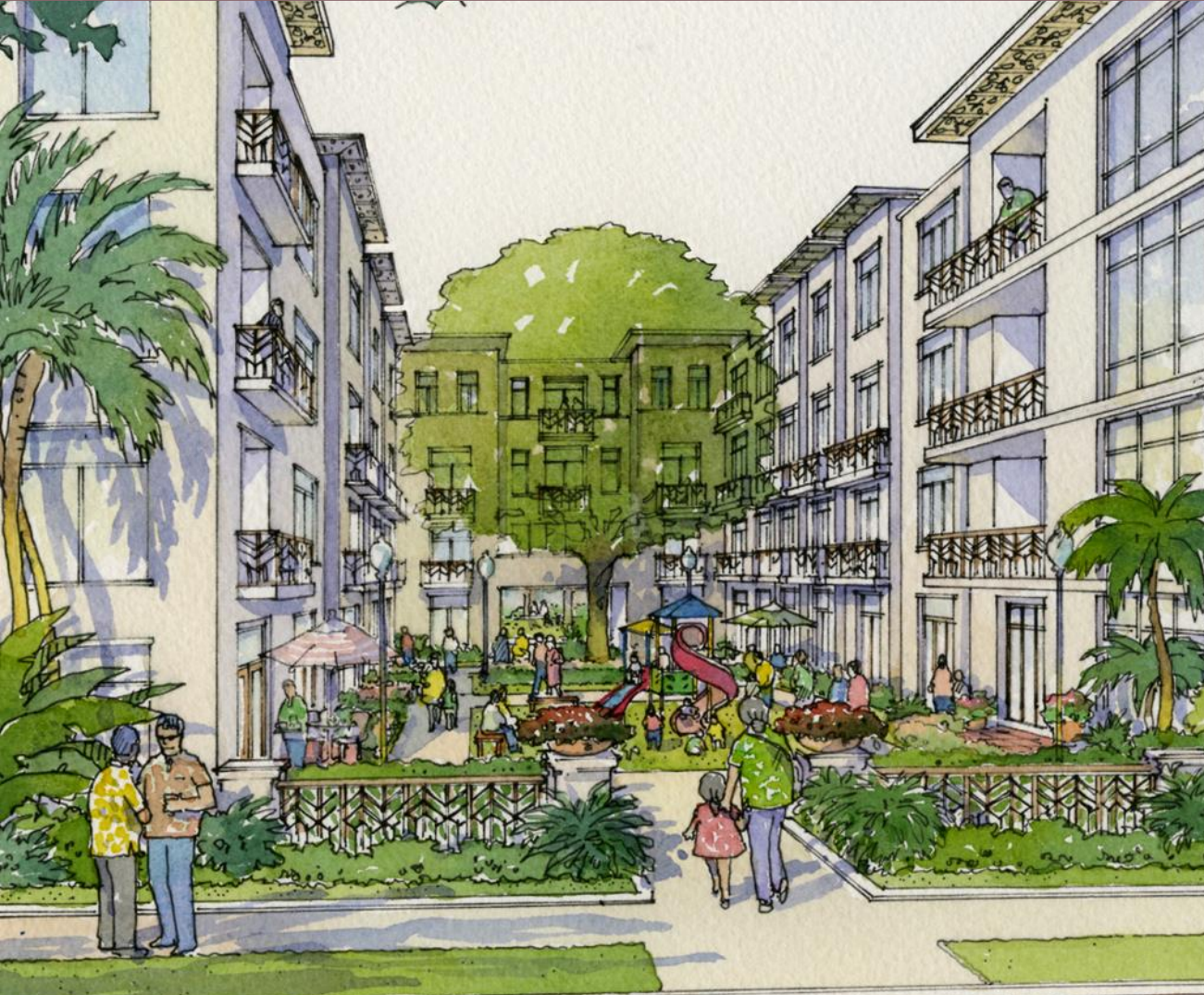
# PROJECT HIGHLIGHTS

*“Our vision for the future of Kalihi is one of pride and multi-cultural harmony; of living and working together; of preserving our treasures for young and old. We see a Kalihi that is visually, economically, and socially inviting; a place that promotes our natural beauty from mountain to ocean.”*

*- Vision Statement from  
Kalihi-Palama Action Plan*

# PROJECT HIGHLIGHTS

*Opportunity*



- **Honolulu's Housing Crisis: housing market is one of the least affordable in the nation**
- **Unprecedented opportunity for the state to address the demand for affordable housing**
- **Proximity to transit ensures that it will become one of the city's first transit-oriented developments**
- **Opportunity to improve and reinvigorate the greater neighborhood**

Conceptual illustration. Actual design subject to change.

# PROJECT HIGHLIGHTS

**100%  
Rental**

**Mixed Use**

**Affordable  
& Quality  
Housing**

**Transit  
Oriented**

**Community  
Driven  
Design**

# PEOPLE STRATEGY

# Engagement

## Design Charrette

- Week long design process that engagement that addressed the community at-large on August 8<sup>th</sup> – 12<sup>th</sup>, 2016.

## Community Meetings

- Events were held on May 6, May 24, June 28, July 20, and July 28<sup>th</sup> in 2016.



PEOPLE STRATEGY

# Community



## Community Advisory Committee

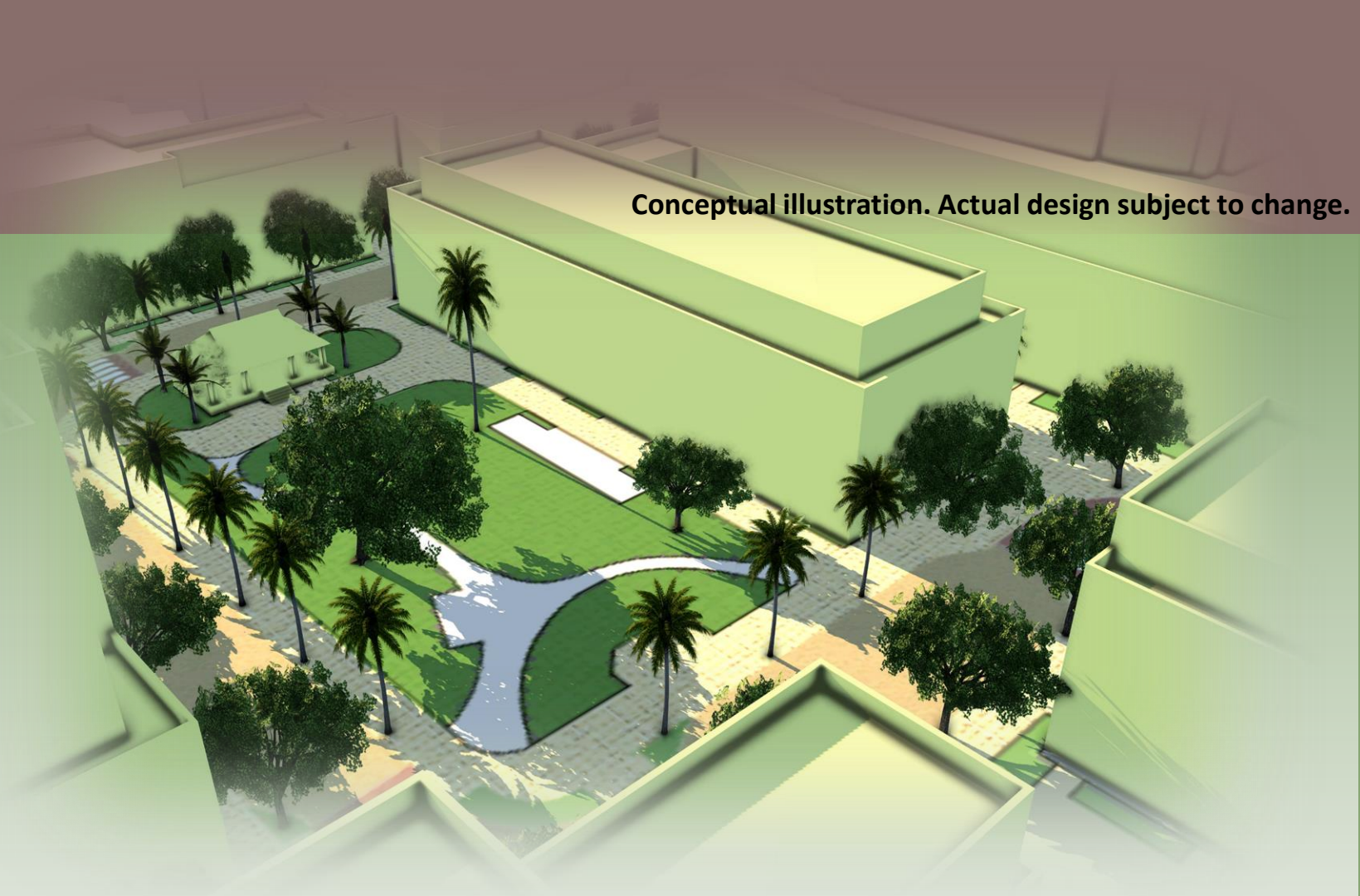
- Consists of residents, business owners, DOE school principals, faith organizations, and social service providers.

# PEOPLE STRATEGY

## *Community Center*

Residents have already expressed interest in the following programs:

1. Childcare and after-school activities
2. ELL, GED and job training
3. Elder Care
4. Food distribution
5. Health services
6. A strong Residents Association



Conceptual illustration. Actual design subject to change.

### **Community Center (on-site)**

Partners with local organizations to fulfill needs of the community



PEOPLE STRATEGY

# Employment

Hiring and contracting programs will be implemented to maximize resident participation and economic benefit to the resident and local community



# NEIGHBORHOOD STRATEGY

## *Project Site*

### Advantageous Project Site

- Nestled in the walkable area between Downtown and the Kalihi-Palama community

### Transit-Oriented

- Ten minute walking distance to future Iwilei rail station
- Within ½ mile of two other rail stations



# NEIGHBORHOOD STRATEGY

# Density

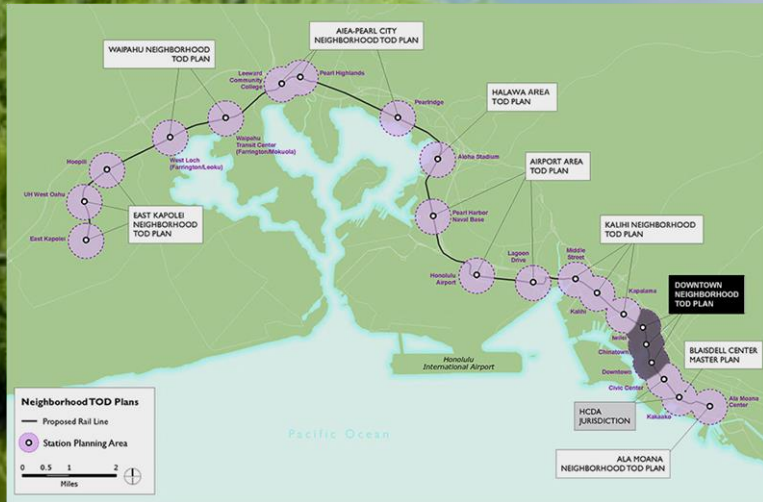
- Project can transform the site and invariably influence the surrounding city fabric
- Current housing is disconnected from the city around it
- Success depends on how well the site can integrate with the surrounding areas and create an active, walkable community
- High density design complements TOD zoning objects.



**Conceptual illustration. Actual design subject to change.**

# NEIGHBORHOOD STRATEGY

# Transit Oriented

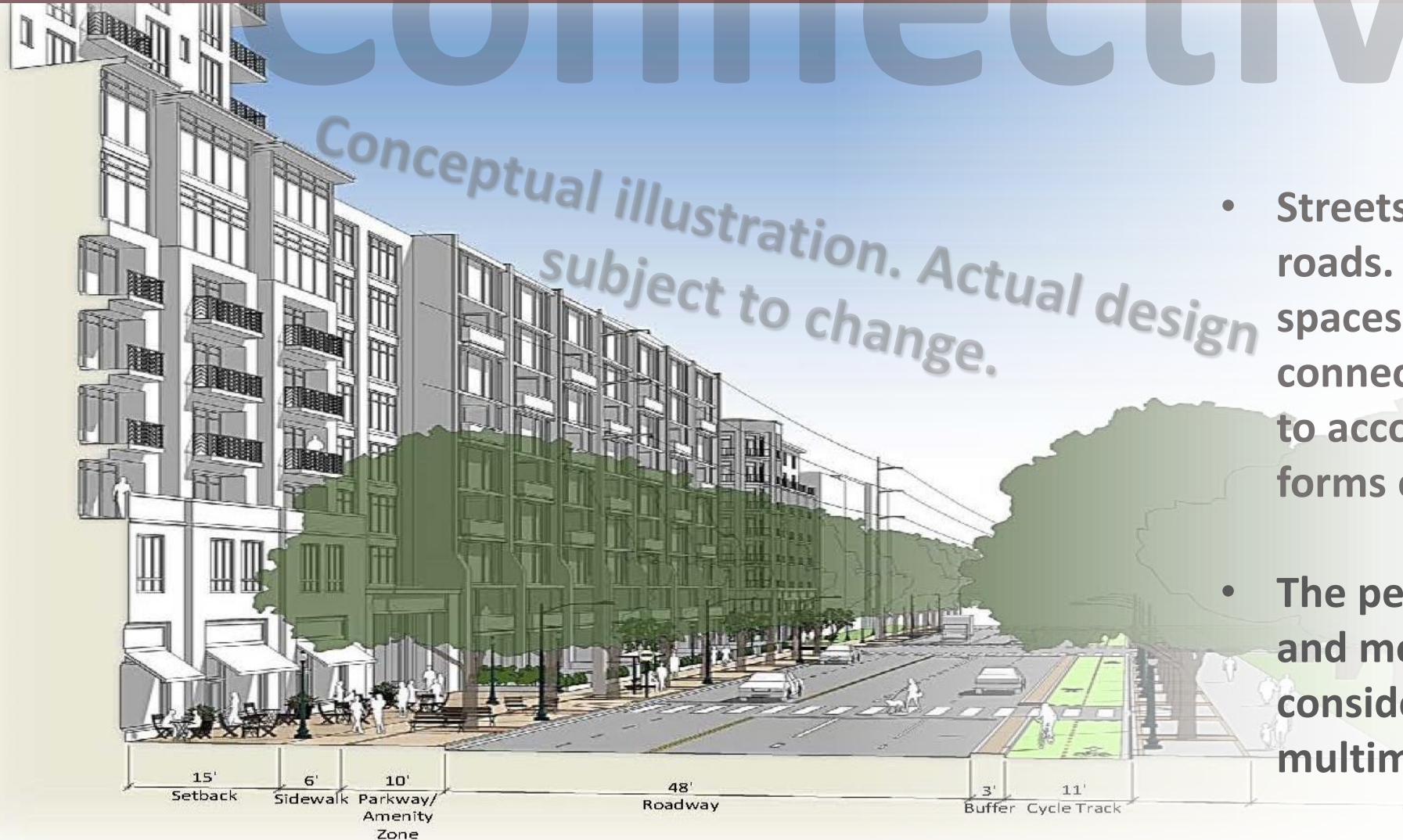


Source: HART

# NEIGHBORHOOD STRATEGY

# Connectivity

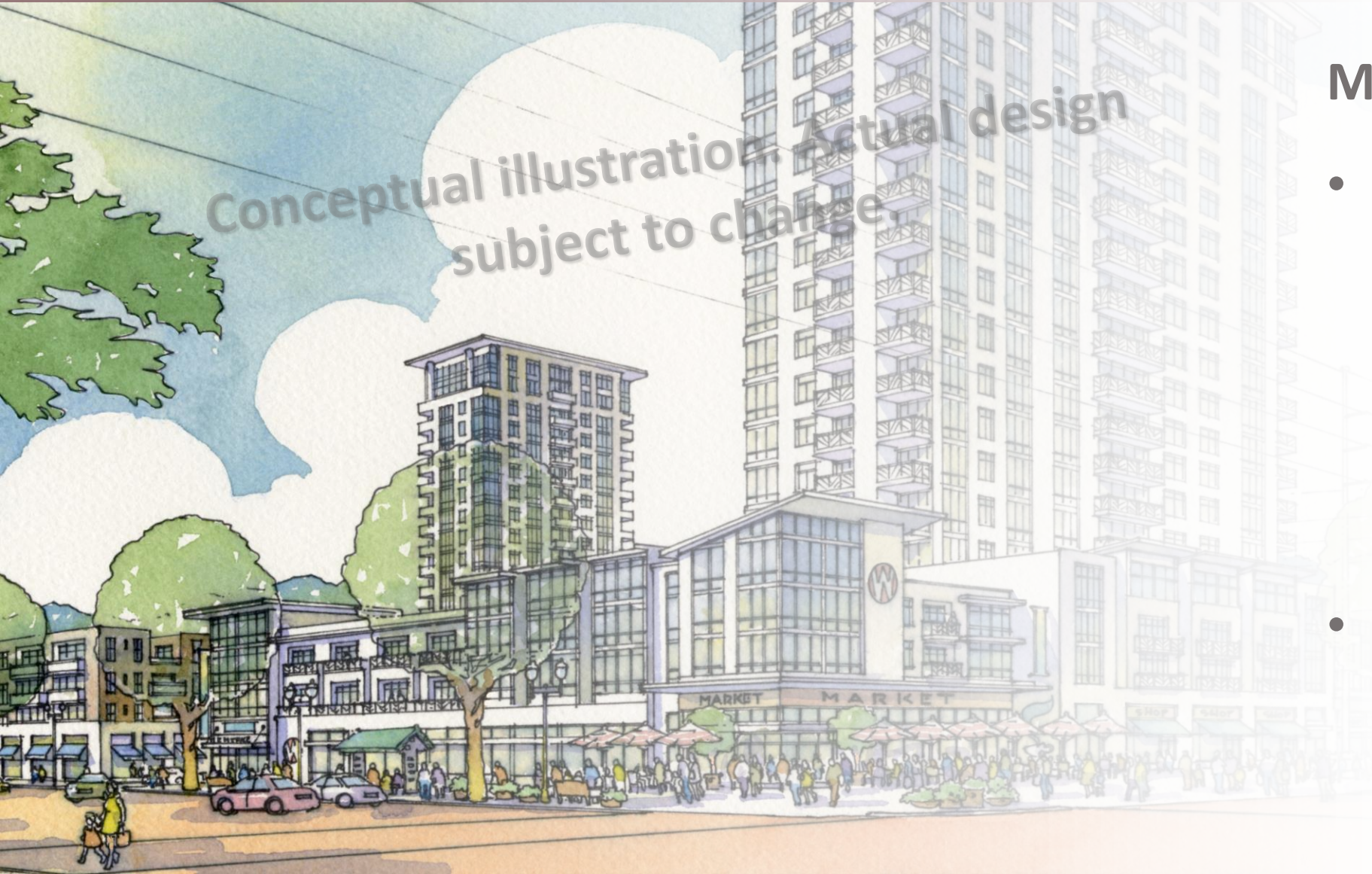
*Conceptual illustration. Actual design subject to change.*



- Streets are more than just roads. They are public spaces created to enhance connectivity and mobility to accommodate various forms of transportation
- The pedestrian, bicyclist, and motorist are all considered in creating a multimodal street network

# NEIGHBORHOOD STRATEGY

*Retail/Commercial*



Conceptual illustration, actual design  
subject to change.

## Mixed-Use

- Ability to introduce shopping, employment, and convenience to the residents and community
- Potential for up to 80,000 SF

# HOUSING STRATEGY

# Site Plan

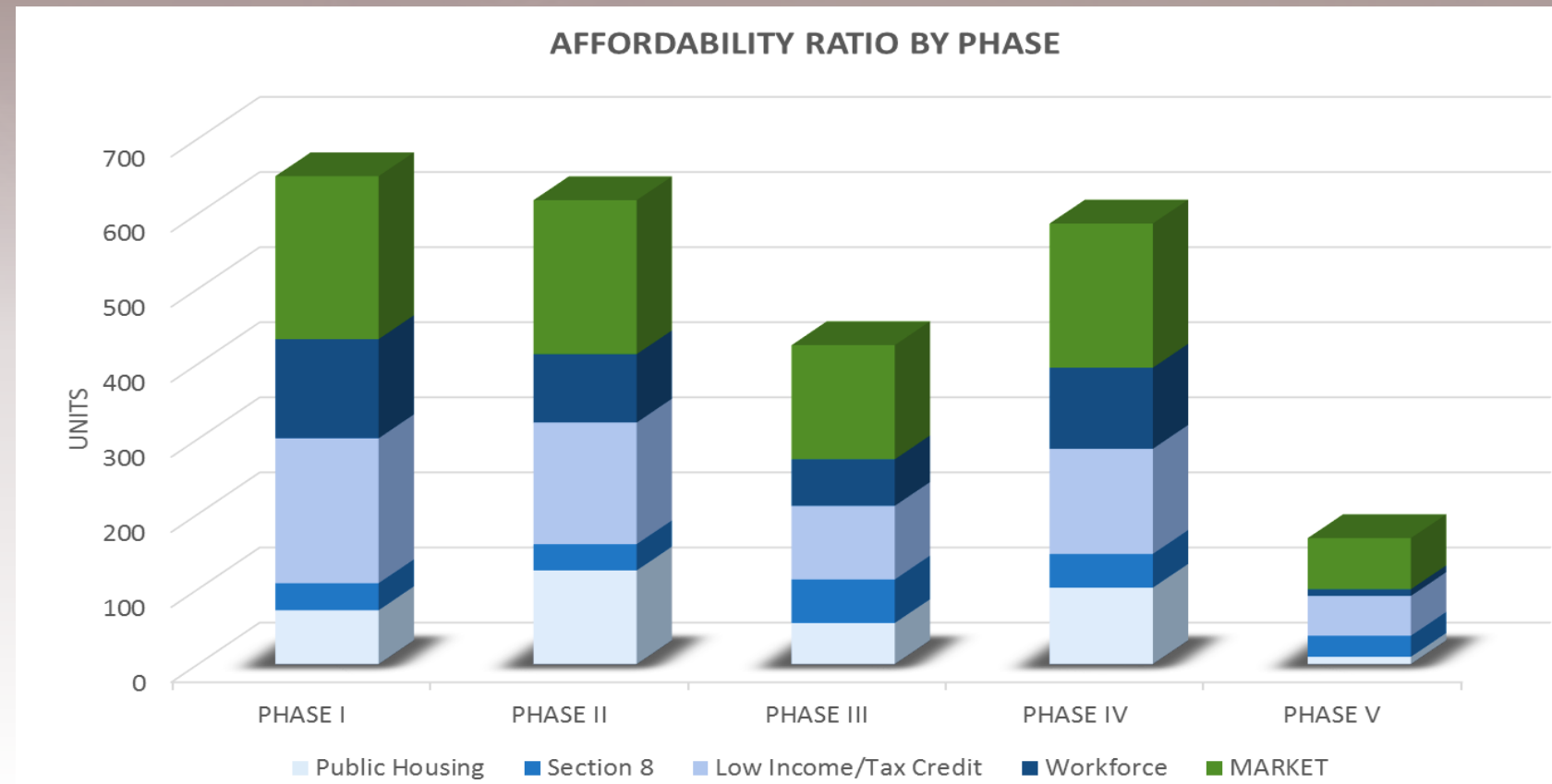
- Approximately 2500 units
- One-for-one replacement 364 public housing units
- Current model represents approx 2/3 affordable units for income levels less than 120% AMI
- 5 construction phases
- Mixed-income in each phase



# HOUSING STRATEGY

# Mixed Income

- Provides for approximately 2,500 new homes, inclusive of the one-to-one public housing replacement units
- Targeted to a variety of income levels
- Plan includes public housing units, affordable workforce units, as well as market-rate units



***Conceptual ratio. Actual units contingent upon appropriated GAP funding.***



# HOUSING STRATEGY

## *Landscape Design*



**Conceptual illustration. Actual design subject to change.**

- Create a sense of community
- Provide a safe, sustainable environment with variety of uses
- Hierarchy of spaces that bridge interior/external elements
- Safety is a key component
- CPTED: Crime prevention through environmental design
- Provide opportunities for residents to connect with the outdoors and reconnect community with natural landscape

# PROJECT TIMELINE

*Work completed*

## Predevelopment agreement

- Signed in March 2016

## Master Planning Process

- Completed in 2016
- Preferred master plan completed in late 2016

## Master Development Agreement

- Estimated executed end of June

## Environmental Impact Statement

- Began in March 2016
- Draft EIS to be completed Summer 2017
- Final EIS to be completed by the end of the year



# PROJECT TIMELINE

*Going forward*

## Phasing Strategy

- Two years per phase

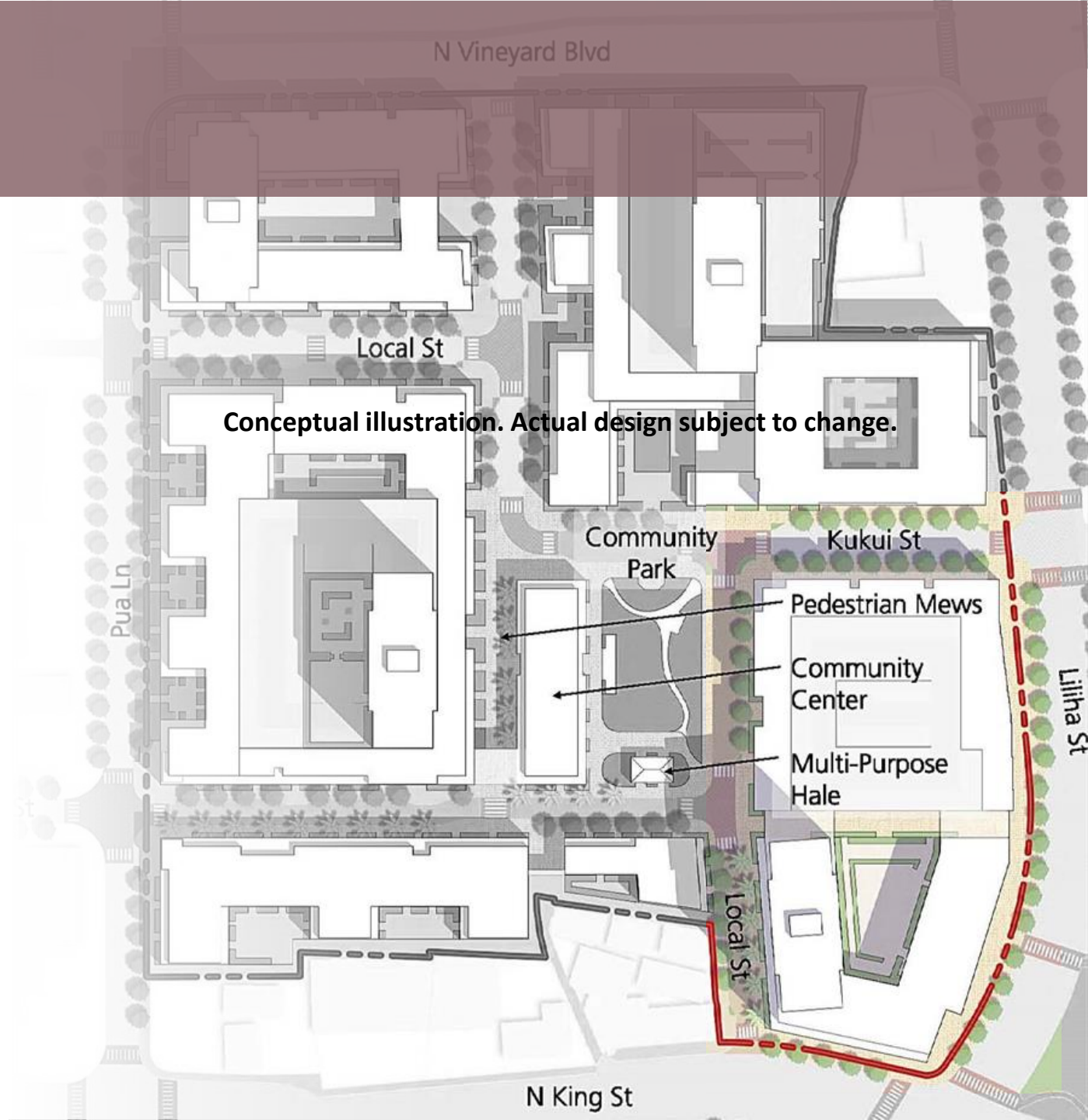
## Phase One



- Up to 80,000sf of retail
- 650 mixed-income units

## Groundbreaking

- Contingent upon financing and state's support
- Entitlements design and permits need to be obtained



# FINANCIAL PLAN

- Total Project Cost ~\$1.3 Billion
- GAP funding request of ~\$145K per unit
- Mixed-financed
  - Model assumes use of both 4% and 9% State and Federal tax credits
  - Conventional multi-family loans
  - Soft Debt (HOME, DURF, AHF)

In order to deliver as many affordable units as soon as possible, the state's support is a vital piece to the success of the project.

# DEVELOPER EXPERIENCE

## Hunt Companies, Inc.

Hunt Companies has designed, planned, funded, constructed, and managed 91 similar projects including 2,000 affordable housing projects across the nation including:

- 21,620 market-rate and affordable multifamily units;
- 21 low-income housing tax credit housing projects, totaling 3,818 units; and
- 26 HUD Section 8 and market rate projects, totaling 2,605 units.

## Vitus Group, Inc.

Nation-wide, Vitus is responsible for over 100 properties with more than 10,000 units in 21 states including 9 properties throughout the islands with more than 1,200 units.

### Hunt's Oahu-based projects

- Kahuku Elderly Housing
- Wakea Garden Apartments
- Kaupuni Village
- Banyan Street Manor

### Vitus' Oahu-based projects

- Banyan Street Manor
- Kahuku Elderly
- Kukuilani Gardens
- Kuhio Park Terrace
- Whitmore Circle

# THANK YOU

*From the Project Team*



**Hawaii State  
Public Housing Authority**



**Hunt Companies, Inc.**



**Vitus Group, Inc.**