

Hawai'i Public Housing Authority

HOU-WAM Info Briefing
Thursday, February 6, 2025

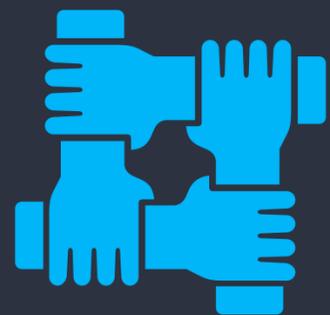
HPHA'S ROLES



HPHA Manages and maintains 6,270 existing public housing units that provide housing for 22,000 residents through a total of approximately \$90 million for public housing operating and federal capital fund.



Administering rental assistance programs for 7,500 homes housing 23,000 low and moderate income individuals and families. The total annual operating budget is approximately \$120 million



Developing new affordable housing units/projects by partnering with developers, nonprofit organizations, and government agencies.



HPHA CIP REQUEST

TABLE 15



\$12 million allocated for the Ka Lei Momi Predevelopment funding.



\$56 million requested for Mayor Wright Homes Phase 1 for the creation of 308 new housing units.



KA LEI MOMI

"THE PEARL GARLAND"

- **REDEVELOPMENT SCOPE:**
 - COVERS NEARLY 78 ACRES ACROSS 9 HUD-DESIGNATED PUBLIC HOUSING SITES IN TRANSIT ORIENTED DEVELOPMENT (TOD) NEIGHBORHOODS ON OAHU, MAUI, KAUAI, AND HAWAII.
- **HOUSING TARGETS UNDER KA LEI MOMI:**
 - ONE-FOR-ONE REPLACEMENT OF EXISTING 1,187 PUBLIC HOUSING UNITS.
 - AN ADDITIONAL 10,880 AFFORDABLE HOUSING UNITS, TOTALING 12,067 NEW UNITS.
- **HOUSING TYPES:**
 - COMBINATION OF TAX CREDIT RENTAL (0-60% AMI), 501C3 RENTAL (80-100% AMI), AND AFFORDABLE 99-YEAR LEASE FOR-SALE HOUSING.
- **FUNDING AND RESOURCES:**
 - UTILIZES HUD TOOLS AND FUNDING.
 - EXPECTED TO COST APPROXIMATELY \$6.6 BILLION OVER AT LEAST 10 YEARS.
- **FINANCIAL STRATEGY:**
 - ANTICIPATED FUNDING FROM VARIOUS SOURCES: LOW-INCOME HOUSING TAX CREDITS, TAX-EXEMPT BONDS, PRIVATE DEBT, 501C3 BONDS, AND FUNDS FROM HAWAII HOUSING FINANCE DEVELOPMENT CORPORATION.



KEKAHA HAAHEO
Kekaha, HI



HALE NANA KAI O KEA
Kapaa, HI



KAPAA
Kapaa, HI



KAUIOKALANI
Waianae, HI



MAYOR WRIGHT HOMES
Honolulu, HI



NANAKULI HOMES
Waianae, HI



HALE LAULIMA
Pearl City, HI



PUUWAI MOMI
Aiea, HI



KAAHUMANU HOMES, KAMEHAMEHA HOMES
Honolulu, HI



KOOLAU VILLAGE
Kaneohe, HI



KAHEKILI TERRACE
Wailuku, HI



PALOLO VALLEY HOMES
Honolulu, HI



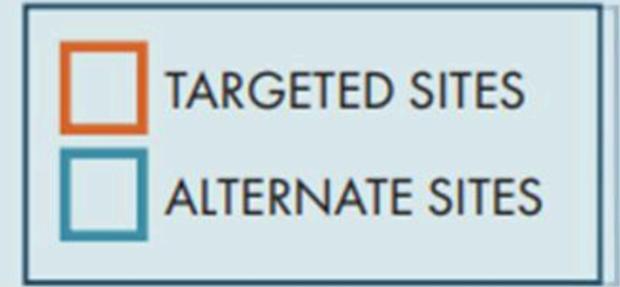
LOKAHI
Hilo, HI



HALE OLALOA
Hilo, HI



LANAKILA HOMES
Hilo, HI



KUHIO PARK TERRACE
Honolulu, HI



SCHOOL STREET
Honolulu, HI

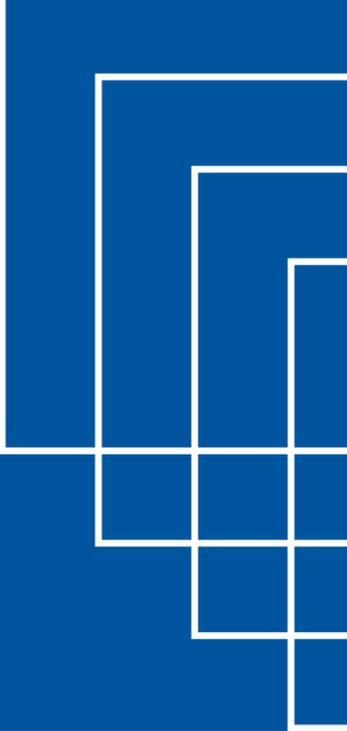
KA LEI MOMI SELECTION



- THE SELECTION COMMITTEE COMPRISED (9) MEMBERS FROM THE FOLLOWING:



- THE SELECTION OF THE KA LEI MOMI DEVELOPER WAS UNANIMOUS WITH ALL NINE SELECTING A DEVELOPER.
- EXECUTIVE DIRECTORS, DEPUTIES, AND PROCUREMENT CHIEFS FROM THE VARIOUS AGENCIES AND ORGANIZATIONS ARE PROHIBITED FROM TAKING PART OF THE SELECTION PROCESS.
- THE HPHA BOARD OF DIRECTORS UNANIMOUSLY APPROVED THE SELECTION OF HIGHRIDGE COSTA.



SOME LOCAL CONSULTANTS COLLABORATING ON THIS INITIATIVE



KA LEI MOMI EXECUTION STRATEGY

- TO REACH THE GOAL OF 10,000 NEW UNITS PRESCRIBED IN THE KLM RFP, ALTERNATIVE SITES MUST BE INCLUDED IN KLM.
- CURRENT MASSING STUDIES YIELD APPROXIMATELY 10,508 MASTER PLAN (MP) UNITS IN KLM. HOWEVER, WHEN WE SUBTRACT THE EXISTING REPLACEMENT UNIT COUNT OF 1,187 FROM THE 10,508 PLANNED NEW UNITS ONLY 9,321 NET NEW KLM UNITS ARE PRODUCED.
- KA LEI MOMI – ENTITLEMENT STATUS CURRENT UNITS ENTITLED – 4,380

No.	Ka Lei Momi Site	Location	Existing Units	Master Plan (MP) Units	New Units (MP - Existing Units)
1	Mayor Wright	Honolulu, O'ahu	364	2,448	2,084
2	Kapa'a Homes	Kapa'a, Kaua'i	36	124	88
3	Lanakila Homes	Hilo, Hawai'i	-	258	258
4	Kaahumanu Homes	Honolulu, O'ahu	152	1,550	1,398
5	Hale Laulima	Pearl City, O'ahu	36	705	669
6	Puuwai Momi	A'eia, O'ahu	260	2,168	1,908
7	Kahekili Terrace	Wailuku, Mau'i	82	200	118
8	Kamehameha Homes	Honolulu, O'ahu	221	2,950	2,729
9	Nanakuli Homes	Waianae, O'ahu	36	105	69
TOTAL			1,187	10,508	9,321

- NANAKULI CURRENTLY REFLECTS 105 MP UNITS BASED ON RECENT MASSING STUDIES, HOWEVER, ADDITIONAL DENSITY IS BEING EXPLORED.
- THE CURRENT MASSING YIELD OF 10,508 WILL CHANGE AS EACH OF THE MASTER PLANS ARE FURTHER REFINED AND FINALIZED.

KA LEI MOMI EXECUTION STRATEGY

• SUBJECT TO FINANCING AWARDS, THE KLM EXECUTION ANTICIPATES 14 YEARS OF DEVELOPMENT INCLUSIVE OF 44 PROJECTS CREATING 10,508 NEW UNITS.

• YEARS BELOW REPRESENT DATES OF INITIAL FINANCING APPLICATION SUBMISSION. CLOSING/CONSTRUCTION COMMENCEMENT EXPECTED THE FOLLOWING 1-2 YEAR.

Priority	Project	Units	Deals	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
1	MWH	2448	10	HECO 25Kv Line														
	LIHTC	1133	6	1			1	1	1	1		1						
	501c3	1062	3		1			1				1						
	For Sale (*alt. LIHTC)	253	1				1*											
2	Kapaa LIHTC	124	1															
	LIHTC	124	1	1														
3	Lanakila LIHTC	258	2															
	LIHTC	152	1		1													
	LIHTC	106	1			1												
4	Kaahumanu	1550	6															
	LIHTC	957	4		1	1		1		1								
	501c3	349	1				1											
	For Sale (*alt. LIHTC)	244	1						1*									
5	Nanakuli	110	1															
	LIHTC	110	1			1												
6	Maui Replacement Units	0	1															
	LIHTC	TBD	1			1												
	LIHTC	TBD	1				1											
7	Kahekili LIHTC	200	1				Maui Replacement Units Online (Est.)											
	LIHTC	200	1					1										
8	Puuwai Momi	2168	9				Sewer Complete (Est.)											
	LIHTC	1032	5						1	1		1	1				1	1
	501c3	684	2						1					1				
	For Sale (*alt. LIHTC)	452	2								1*			1				
9	Hale Laulima	705	3				HECO Duct Line (Est.)											
	LIHTC	403	2								1		1					
	501c3	302	1												1			
10	Kamehameha	2950	10				Functional Obsolescence (Est.)											
	LIHTC	1658	6								1		1	1	1	1	1	1
	501c3	1050	3											1				1
	For Sale (*alt. LIHTC)	242	1								1*							
	Total	10,513	44	2	3	4	4	4	4	3	4	3	3	3	2	2	2	2

NOTE: ITEM 6 IS NOT INCLUDED IN TOTAL UNIT COUNT

KLM PREDEVELOPMENT REQUEST

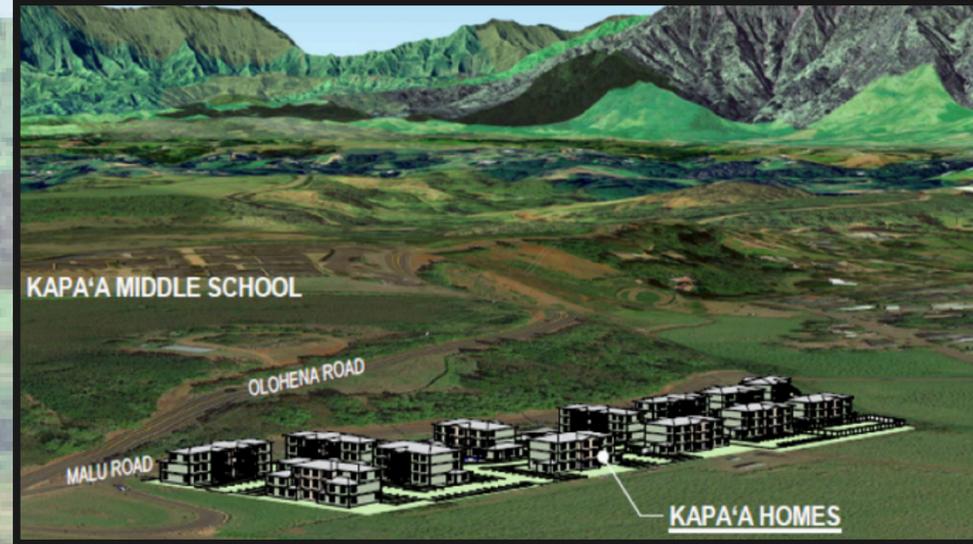
2025 – Predevelopment	Predevelopment Loan Needs
Kapa'a Homes	\$4,000,000
Lanakila Homes (Multi-Phase)	\$700,000
Lanakila Homes I	\$3,500,000
Kaahumanu Homes (Multi-Phase)	\$700,000
Kaahumanu Homes I	\$2,350,000
Nanakuli Homes	\$750,000
Total Predevelopment Funds Needed	Total Predevelopment Loan Needs
2025 Total	\$12,000,000



KAPA'A HOMES

MILESTONES COMPLETED

- \$2MM Predevelopment Loan executed by HCDC. HPHA execution is pending.
- Kicked off working drawings.
- Unit plans submitted to HUD for architectural review on 12/09/24 with HUD comments received on 1/24/25.
- Submitted 6E package to SHPD.
- Finalized DDA and exhibits with HPHA staff.
- Due diligence completed in Q3 and Q4 of 2023
- Entitlements completed in Q4 of 2023 and Q1 of 2024
- Allocation award pending in Q2 of 2025
- Permitting to be completed by the end of 2025
- Closing to be completed by 2026



PREDEVELOPMENT ACTIVITIES

Ongoing Activities & Next Steps	Consultant	Status
HHFDC LIHTC Application	HCDC	Awaiting Award
Community, Resident, & Town Hall Meetings	HPHA/Developer	Ongoing
Working drawings	RMA Architects	Kicked Off
6E/AIS Determination	Pacific Legacy	Submitted
AIS Trenching Plan (if needed)	Pacific Legacy	TBD
Property Needs Assessment - Update	D3G	In Process
Section 106 Consultation	Pacific Legacy	In Process
Historical Architecture Review	Mason Architects	In Process
Publish NEPA Findings	PBR Hawaii	In Process
Detailed Relocation Plan	TBD	Procurement
Section 18/Rad Application	HPHA/Developer	In Process
Design Development 100% Complete	RMA Architects	In Process
Construction Documents 100% Complete	RMA Architects	In Process

LANAKILA HOMES

MILESTONES COMPLETED

- SUBMITTED DRAFT 201H APPLICATION ON 9/19/24;
- HHFDC FOR-ACTION APPROVED ON 1/9/24 BOARD, AND COUNTY OF HAWAII PLANNING DEPARTMENT APPROVAL RECEIVED ON 1/24/25.
- OBTAINED EA EXEMPTION FROM HHFDC AND PUBLISHED IN THE ERP ON 11/8/24.



PREDEVELOPMENT ACTIVITIES

Ongoing Activities & Next Steps	Consultant	Status
201H Planner	Munekiyo Hiraga	Completed
Phase I ESA	D3G	Completed
Conceptual Design	DPI/Various	Completed
Preliminary Grading Plan	Wilson Okamoto	Completed
Preliminary Utility Plan	Wilson Okamoto	Completed
Preliminary Engineering Report	Bowers and Kubota	Completed
Preliminary Archeology Review	Pacific Legacy	Completed
Community, Resident, & Town Hall Meetings	HPHA/Developer	Ongoing
DOH No Further Action Close Out	Various	In Process
6E/AIS Determination	Pacific Legacy	Submitted
AIS Trenching Plan (if needed)	Pacific Legacy	TBD
Section 106 Consultation	Pacific Legacy	Kicked Off
Publish NEPA Findings	PBR Hawaii	In Process
Update Traffic Impact Assessment	SSFMM	In Queue
HHFDC 2025 LIHTC Application	HCDC	In Process
Market Study	Novogradac	Kicked off
Working Drawings	TBD	Kicking Off
Design Development 100% Complete	TBD	In Queue
Construction Documents 50% Complete	TBD	In Queue
Environmental Hazard Management Plan	TBD	Awaiting Design

KAAHUMANU HOMES

MILESTONES COMPLETED

- Received all will-serve letters for utilities for 1,550 units (water, sewer, electric)
- Obtained EA exemption from HHFDC and published in the ERP on 11/8/24.
- Obtained 201H/EP For-Action approval from HHFDC on 12/12/24 and DPP for approval for full entitlements on 1/31/25



PREDEVELOPMENT ACTIVITIES

Ongoing Activities & Next Steps	Consultant	Status
201H Planner	<u>Munekyo Hiraga</u>	Completed
Preliminary Engineering Report	Bowers and Kubota	Completed
Preliminary Electrical Utility Assessment (HECO)	Ron Ho	Completed
Property Needs Assessment	D3G	In Process
Community, Resident, & Town Hall Meetings	HPHA/Developer	Ongoing
Topo Survey	KNA	In Queue
Retail Market Demand Study	Colliers	Kicked Off
6E/AIS Determination	Pacific Legacy	Submitted
AIS Trenching Plan (if needed)	Pacific Legacy	TBD
Section 106 Consultation	Pacific Legacy	Kicked Off
Historical Architecture Review	Mason Architects	Kicked Off
Publish NEPA Review	PBR Hawaii	In Process
HHFDC 2025 LIHTC Application	HCDC	In Process
Market Study	Novogradac	Kicked off
Preliminary Relocation Plan	HOU	Kicked off
Working Drawings	TCA Architecture	Kicking Off
Design Development 90% Complete	TCA Architecture	In Queue

MAYOR WRIGHT HOMES

01

Request

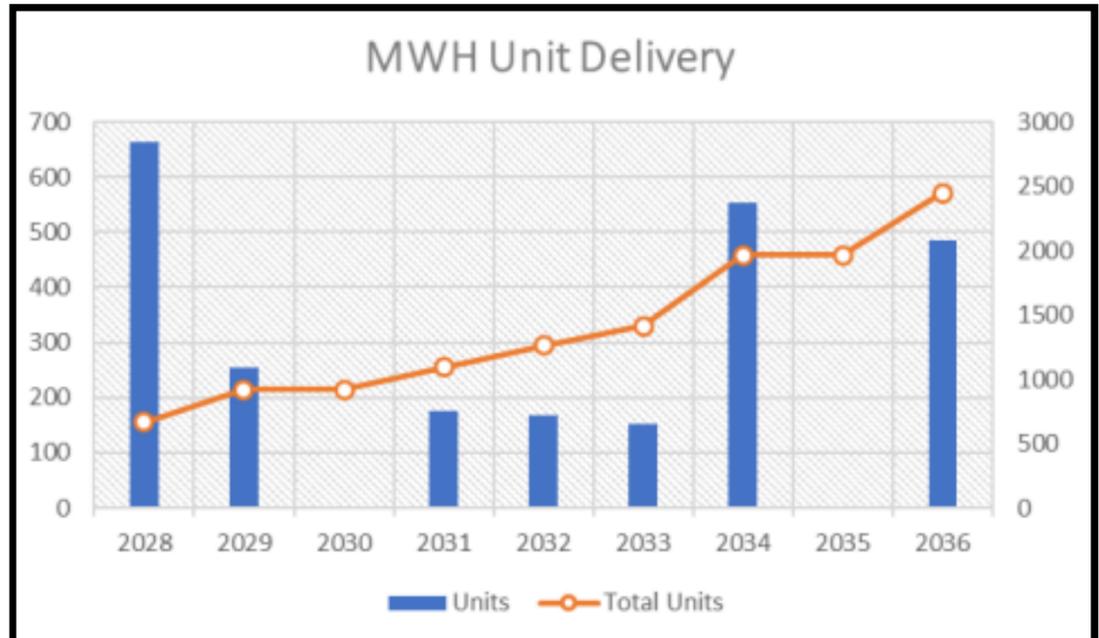
2025 – GAP Financing (RHRF Tier 1 or Other)	Funding Needs
Mayor Wright Homes Building 1A	\$56,000,000
2025 – HMMF Bonds	Total Funding Needs
Mayor Wright Homes Building 1A	\$105,000,000

02

Project Description -Phase 1A

Total Affordable Rental Homes	Unit Types
308	Studios, 1-BR, 2-BR, 3-BR, 4-BR, 5-BR
Parking	Amenities
Vehicle – 382 Bicycle—194	Laundry, Community Rooms, Playground, Gym, Outdoor Garden, Pool (shared with Phase 1B)

Studios = 36
1 BR = 139
2 BR = 88
3 BR = 28
4 BR = 10
5 BR = 5
Manager unit = 2
Total of 308 units.



PREDEVELOPMENT PROGRESS

MAYOR WRIGHT HOMES

Studies/Reports	Consultant	Status
Preliminary Site Planning/Massing Study	Lowney Architecture	Completed
Geotechnical Area Review	NOVA	Completed
Environmental TSA	Partner	Completed
Phase I ESA	D3G	Completed
Property Needs Assessment	D3G	Completed
Initial Archaeological Analysis	Honua	Completed
Traffic Impact Assessment Report	Fehr and Peers	Completed
Conceptual Design Set	Lowney Architecture	Completed
Conceptual Landscape Design	PBR Hawaii	Completed
Preliminary Engineering Report	Bowers & Kubota	Completed
Power Feasibility Study	Ron N. S. Ho & Associates	Completed
Will Serve Letters/Commitments	Bowers & Kubota	Completed
Community, Resident, & Town Hall Meetings	HPHA/Developer	Ongoing
Obtained Letters of Support	HPHA/Developer	Completed
Preliminary Relocation Plan	Seneca Real Estate Services	Completed
Market Study	Novogradac	Completed
Third Party Cost Estimate	Hawaiian Dredging	Completed/Ongoing
NEPA Update	PBR Hawaii	In Process
Section 106	Mason Architects	In Process

Financing Activities		
Funding Applications. LIHTC, RHRF 2025	HPHA/Developer	Resubmittal in February
HUD Highrise Waiver Request	HPHA/HCDC	Approved
HUD Prelim Architectural Review	HUD/Lowney Architects	Completed
Architectural Schematic Design Set	Lowney Architects	Completed
Preliminary Elevations	Lowney Architects	Completed
Civil Master Plan (Grading, Roads, Utilities)	Hawaiian Dredging	In Process
Construction Management Plan	Hawaiian Dredging	In process
Ongoing Items		
Construction Documents – Architecture (30%)	Lowney Architects	In process
Construction Documents – Civil (30%)	Bowers & Kubota	In process
Demolition Plan – (80%)	Bowers & Kubota	In process
Traffic Management Plan	Fehr and Peers	In process
Construction Management Plan	Hawaiian Dredging	In process
NEPA Update/Section 106 Compliance	PBR/Mason	In Process
Environmental Site Assessment Phase II	Weston Solutions	In Process
Section 18/RAD Application	HPHA/HCDC/D3G	In process

201H		
Receipt of full Entitlements	PBR Hawaii	Completed
Reconfirm Existing EIS	PBR Hawaii	Completed

MAYOR WRIGHT HOMES

MILESTONES COMPLETED

- Initial HUD review of Schematic Drawings for Building 1A are complete
- Phase 1A/1B boundary areas and demo areas are confirmed
- Land Court deregistration in progress
- Phase II testing initiated by Weston
- The ONLY Highrise justification report approved by HUD in the nation



MAYOR WRIGHT HOMES

TIMELINE

- **Design Development Plans - May 2025**
Completion
- **Submit for Demo Permit - May 2025**
- **Submit Civil Drawings - July 2025**
- **Submit for Building Permit - October 2025**
- **Building Permit**
(12-month review period, but working with DPP to shorten the period)
- **Section 18/HUD Approval**
(expected submission - May 2025)
- **Construction Loan Closing and Demo end of 2026**





**SCHOOL STREET AFFORDABLE
HOUSING COMMUNITY
CONSTRUCTION IS ON GOING**



**KUHIO PARK TERRACE LOW-RISE &
KUHIO HOMES REDEVELOPMENT
CONSTRUCTION IN 2025**



H Hawai'i
Public
Housing
Authority



Hawai'i Public Housing Authority

Mahalo!