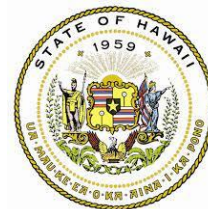


Mayor Wright Homes

City & County of Honolulu
Department of Planning and Permitting
Public Meeting
January 22, 2024



CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA





AGENDA

- Our Team
- The Master Plan
- Phase 1
- Redevelopment Process & Schedule
- Next Steps

OUR TEAM



HAWAII PUBLIC HOUSING AUTHORITY



HAKIM A. OUANSAFI
EXECUTIVE DIRECTOR | HPHA



ANDREW TANG
DEVELOPMENT SPECIALIST/ARCHITECT | HPHA



BENJAMIN PARK
CHIEF PLANNER | HPHA



SCOTT JEPSEN
PRINCIPAL | EJP CONSULTING GROUP



RYAM AKAMINE
CHIEF COMPLIANCE OFFICER | HPHA



RICK SOGAWA
PROCUREMENT OFFICER | HPHA



DALLIS ONTIVEROS
HOUSING INFORMATION OFFICER | HPHA



BENNETT LIU
CFO | HPHA



CARSON SCHULTZ
HOUSING DEVELOPMENT SPECIALIST | HPHA



BECKY CHOI
HOUSING DEVELOPMENT ADMIN. & CONSTRUCTION
MANAGEMENT BRANCH | HPHA



JENNIFER SUGITA
PROPERTY MANAGEMENT BRANCH CHIEF | HPHA



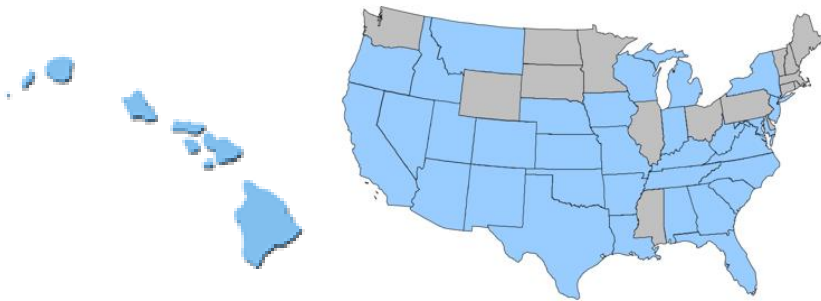
BARBARA ARASHIRO
EXECUTIVE ASSISTANT | HPHA



Mission Statement “Changing Lives”

To apply a long-term business approach to enhancing the lives of lower income family and Kupuna households through the development, preservation, ownership, and operation of affordable housing.

Geographic Range



HIGHRIDGE COSTA OFFICES
900 Fort Street Mall Honolulu, HI
330 West Victoria St. Gardena, CA

FORM PARTNERS

TRANSFORMING PLACES | SHAPING COMMUNITIES

Form Partners specializes in the development of multifamily residential, mixed-use, and commercial real estate projects in Hawai'i. Our team is dedicated to delivering excellence in all aspects of our business and is committed to creating long-term value for our partners as well as the communities we live and work in.

CHRIS DEUCHAR
Principal, Managing Partner



THE ILIKAI HOTEL
REDEVELOPMENT / ADAPTIVE REUSE



THE VANGUARD LOFTS
ADAPTIVE REUSE / GROUND-UP DEVELOPMENT



LIVE, WORK, PLAY - 'AIEA
MIXED-USE / T.O.D. ENTITLEMENTS & ZONING



THE COVE WAIKIKI
MARKET RESIDENTIAL / GROUND-UP DEVELOPMENT

OUR COMMITMENT TO HAWAII'



HALE MOENA
I, II, III, IV
Kapolei, HI
545 Units | Kupuna/'Ohana



KEAWALAU I, II, III
Waipahu, HI
537 Units | Kupuna/'Ohana



KAHOAPILI
Salt Lake, HI
190 Units | 'Ohana



KŌKUA HALE
Honolulu, HI
224 Units | Kupuna



POHUKAINA I, II
Honolulu, HI
625 Units | 'Ohana/ Workforce



PĀHOA RIDGE
Honolulu, HI
182 Units | 'Ohana



PARKER RANCH I, II, III
Waimea, HI
260 Units | Kupuna/'Ohana



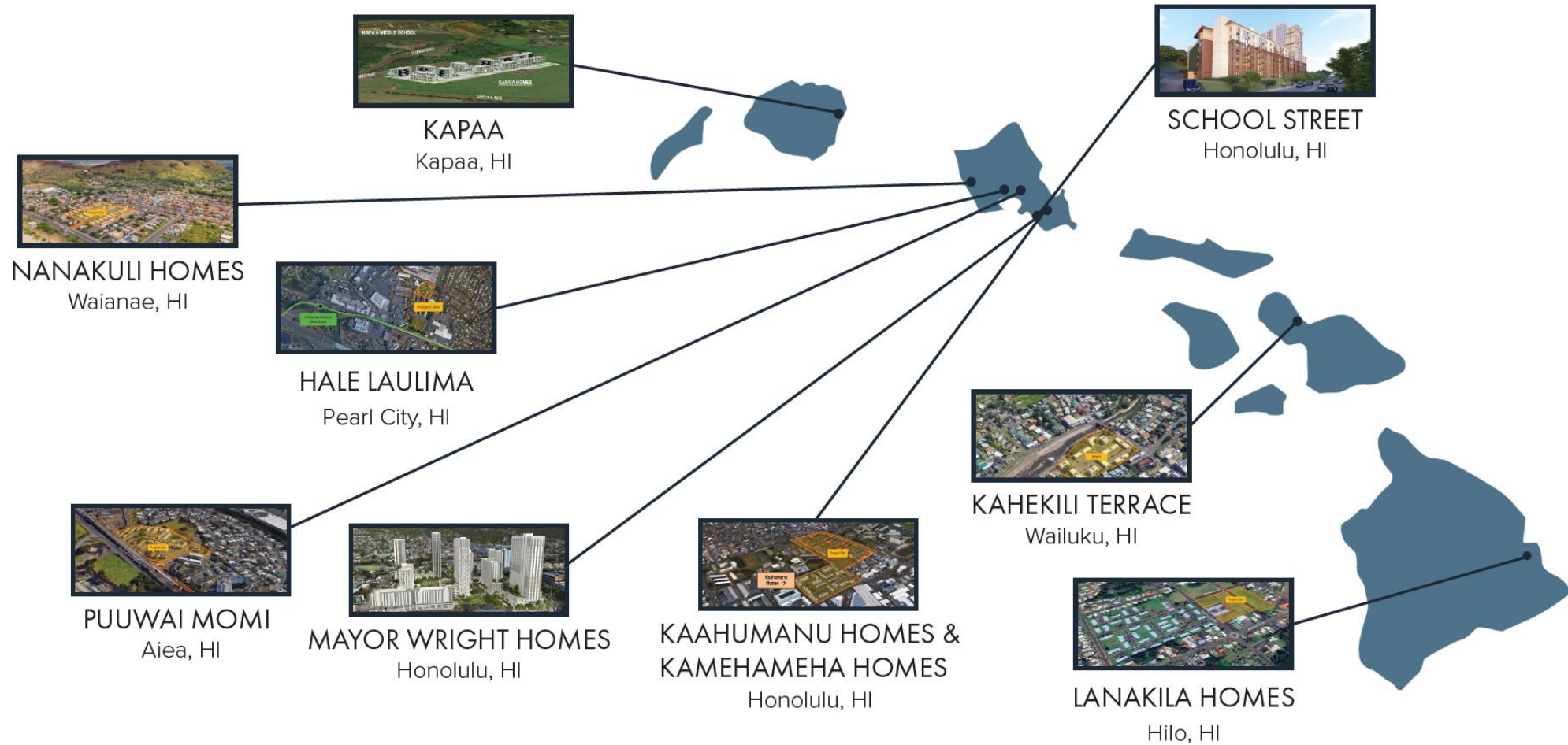
HALE MAHAOLU KE KAHUA
Waiehu, HI
120 Units | 'Ohana



LILOA HALE
Kihei, HI
117 Units | Kupuna

Total 'Ohana:	1,497 Units
Total Kupuna:	872 Units
Total Workforce:	431 Units
Total Units:	2,800 Units

HPHA/Ka Lei Momi Portfolio



COLLECTIVE DEVELOPMENT TEAM



INFORMED MASTER PLANNING

WITH RESIDENTS

Input on vision, design, and programming

WITH NEIGHBORHOOD BOARD & COMMUNITY

through presentations, meetings, and interviews

WITH CITY & STATE LEADERS

for feedback, consultation and support



MASTER PLAN RECAP

MAJOR MILESTONES

- Extensive impact analyses and studies
- Acceptance of Final Environmental Impact Statement **(2018)**
- Acceptance of Federal National Environmental Protection Act (NEPA) **(2020)**
- Submission of 201H Application to HHFDC **(Nov 2023)**
- HHFDC EIS Determination Letter published in TEN **(12/23/23)**
- HHFDC EP/201H For-Action approved **1/11/24**



PLANNING & DEVELOPMENT STUDIES COMPLETED

- ✓ Climate
- ✓ Geology & Topography
- ✓ Soils
- ✓ Groundwater Resources
- ✓ Surface Water Resources
- ✓ Nearshore Marine Resources
- ✓ Flood Hazards
- ✓ Tsunami
- ✓ Sea Level Rise
- ✓ Hurricanes
- ✓ Wildfires
- ✓ Earthquakes
- ✓ Flora and Fauna
- ✓ Archaeological Resources
- ✓ Historical Resources
- ✓ Cultural Resources
- ✓ Noise
- ✓ Vibration
- ✓ Air Quality
- ✓ Visual Resources
- ✓ Population and Housing
- ✓ Economic Impacts
- ✓ Employment
- ✓ Resident Concerns
- ✓ Social Impacts
- ✓ Environmental Justice
- ✓ Public Health
- ✓ Multimodal Transportation
- ✓ Traffic
- ✓ Water
- ✓ Wastewater
- ✓ Drainage
- ✓ Solid Waste
- ✓ Gas Utility
- ✓ Public Schools
- ✓ Police, Fire and Medical
- ✓ Recreational Facilities
- ✓ Community and Social Services

MASTER PLAN REFINED (2023/2024)

HIGHLIGHTS

- 2,448 homes
- Community & building amenities in each phase
- Parks, outdoor recreation, gardens, and public gathering areas (~1.8 acres)
- Connectivity with the neighborhood
- Enhanced visibility and safety
- On-site shopping and services
- Transit-Oriented-Multimodal, public transportation (rail/bus), pedestrian, bicycle.
- Community Center in building G



MASTER PLAN REFINED (2023/2024)

HIGHLIGHTS

BUILDING	TOTAL UNITS	AMI RANGE	HEIGHT
A	306	30%-60%	285'
B	352	80%-100%	330'
C	253	100%-140%	240'
D	175	30%-60%	258'
E	170	30%-60%	231'
F	156	30%-60%	186'
G	200	30%-60%	177'
H	352	80%-100%	303'
I	126	30%-60%	87'
J	358	80%-100%	330'

Total LIHTC	1,133
Total 501c3	1,062
Total For-Sale*	253
Total Units	2,448

KEY
LIHTC
501c3
For-Sale



*May be developed as a LIHTC rental depending on the availability of financing

Exemption Requests

City & County:

- Plan Review Fees
- Building Permit Fees
- Grading and grubbing Permit Fees
- Fire Department Plan Review Fees
- Wastewater System Facility Charges (Exemptions $\leq 80\%$ AMI, Deferrals $\geq 80\%$ AMI)
- Water System Facility Charges (Deferrals $\leq 140\%$)
- Water Meter, Irrigation Meter Fees & Installation Fees
- Park Dedication Requirements
- Permitted Uses: expansion of limited A-2 commercial uses to BMX-3
- Max Building Area
- Max Heights
- Yards, Side and Rear
- Transitional Height Setbacks
- Maximum Density
- Bicycle Parking
- ROH Ch. 29 (City Affordable Housing Requirements)

State of Hawai'i:

- School impact fees
- General Excise Tax
- City Council approval of 201H-38 Exemptions

Traffic & Multi-Modal Transportation

Fehr & Peers (F&P) completed a Multimodal Traffic Assessment (MTA), as part of the 2018 accepted EIS.

MTA Proposed Mitigations: Liliha/Dillingham/N. King Street

- Restripe the N. King St. 'ewa-bound through/left lane to an exclusive left-turn lane (city completed)
- Without significant right-of-way land acquisitions roadway capacity enhancements are limited, however proposed DTS-recommended improvements include:
 - Realignment of traffic lanes, new bicycle lane, straightening of crosswalks, new bus refuge in compliance with Complete Streets guidelines
 - Install Leading Pedestrian Interval (LPI) at crosswalks
 - Pedestrian Refuge

Liliha/N. Vineyard Intersection:

- Construct a second eastbound left-turn lane turning mauka on N. Vineyard to accommodate additional vehicle demand during peak hours

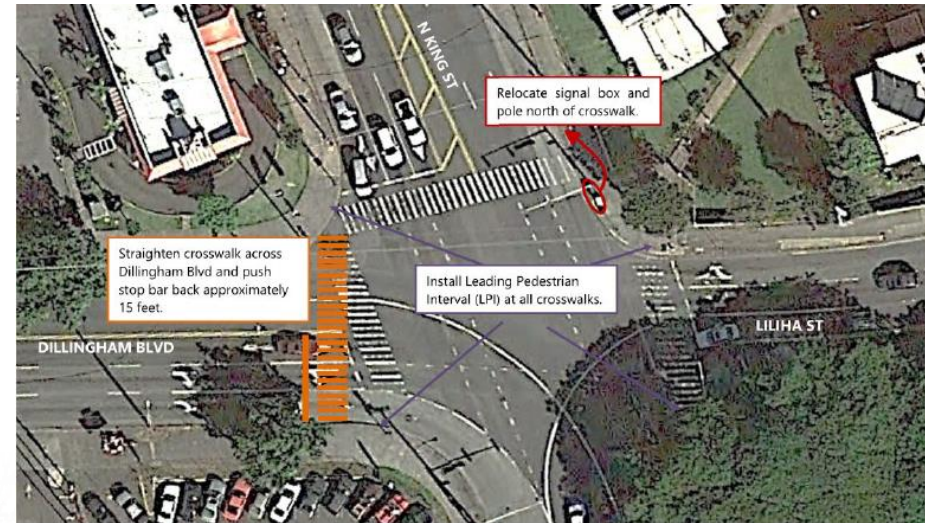
Potential Travel Demand Management (TDM) Strategies:

- Provision of a transportation kiosk and online portal for information on ride-sharing, transit, bicycling, walking, and options for accessing the site without using an automobile.
- Bicycle racks next to retail, parks, and residential buildings

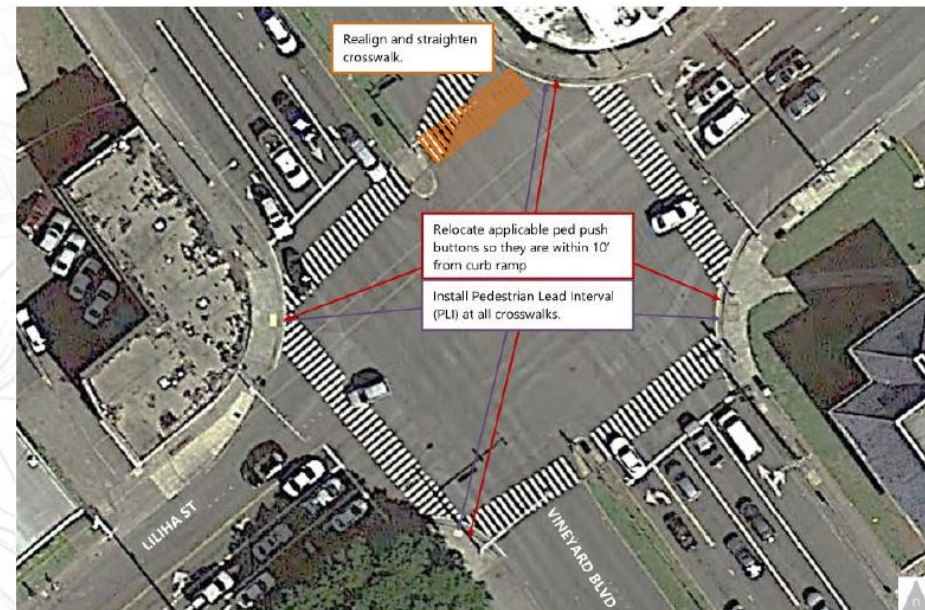
Traffic Management Plan with TDM Strategies and Construction Management Plan to be submitted at time of permitting for each development phase.

The development team will update the MTA and provide supplemental traffic studies as necessary after the completion of each development phase.

Team to consult with DOT, DTS, and TRB to ensure best practices related to the development of multimodal transportation solutions as the community grows and rail service commences.



Liliha Street/Dillingham Blvd./N. King Street Intersection



Liliha Street/N. Vineyard Blvd. Intersection



Master Plan - Mauka View from King Street



Master Plan - 'Ewa-Makai View from Vineyard Ave.



Master Plan – Diamond Head View from Pua Lane



Master Plan – Mauka/‘Ewa View from Liliha Street



Master Plan – Internal Street View Looking Makai at Park



Master Plan – Internal Park View Looking Mauka



Master Plan – Internal Park View Facing Kanoa St.



Master Plan – Aerial View Looking Mauka-Downtown



Master Plan – Aerial View Looking Makai-Downtown



Master Plan – Aerial View from Downtown Looking 'Ewa



Master Plan – Aerial View from Punchbowl Looking 'Ewa



Master Plan – Aerial View Looking Makai

RESIDENTS FIRST

RELOCATION

- Professional relocation company to help existing residents move.
- Relocation agent will guide them through the process.
- Paid relocation costs.
- First right-to-return for qualifying residents.

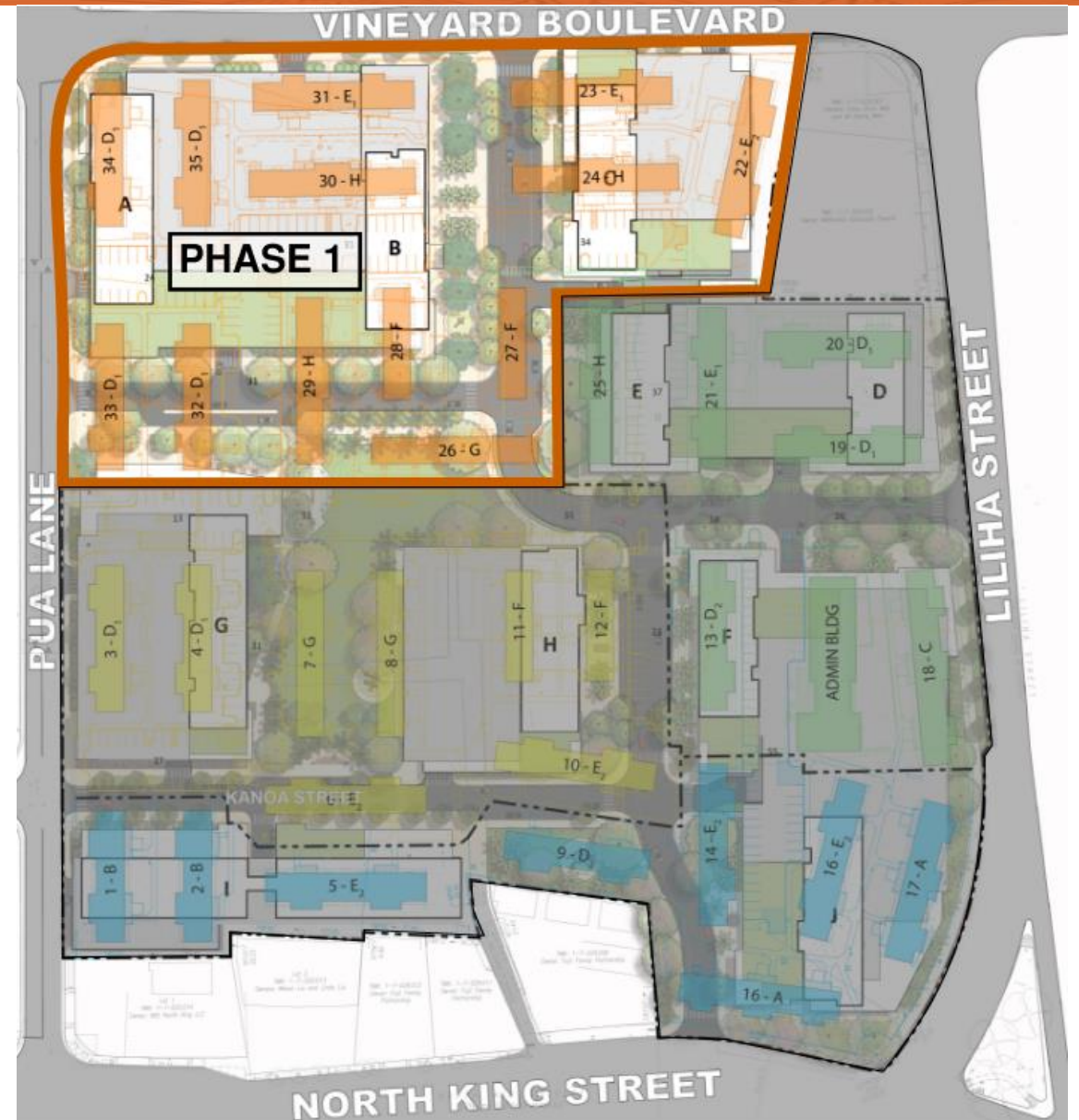
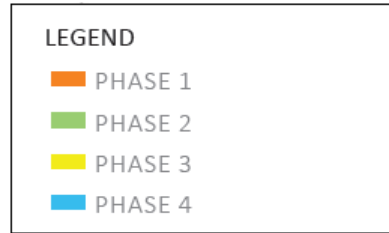


MWH PHASING PLAN

PHASE 1

- **Demo:** 13 Buildings, 116 Units
- (22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35)
- **Add:** 3 Buildings, 911 Units
- **Construction Start:** 3Q-4Q 2025
- **Construction End:** 3Q-4Q 2028

Future phases to begin construction every 2-3 years



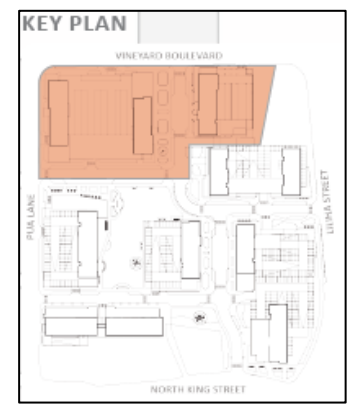
MAYOR WRIGHT HOMES – PHASE 1 PROGRAM

PROGRAM HIGHLIGHTS

- 658 Affordable & Workforce rental apartments
- 253 For-sale condominiums (alt. LIHTC rentals)
- 3 buildings
- Generous setbacks
- Amenities and public spaces
- Enhanced pedestrian experience
- 9,000 square feet of community retail space



PHASE 1	Bedrooms						Total Units	Amenities
	Studio	1-BDR	2-BDR	3-BDR	4-BDR	5-BDR		
Building A (For Rent)	30	138	93	30	10	5	306	Community room, laundry room, pool deck, BBQ area
Building B (For Rent)	65	178	95	14	NA	NA	352	Community room, laundry room, pool deck, BBQ area
Building C (For Sale)	37	135	68	13	NA	NA	253	Community room, laundry room, pool deck, BBQ area
TOTALS	132	451	256	57	10	5	911	



MAYOR WRIGHT HOMES – PHASE 1 AFFORDABILITY

		LIHTC		
		30% AMI	50% AMI	60% AMI
PHASE 1	<i>% Mix</i>	10.1%	10.1%	79.7%
Building A	306	31	31	244

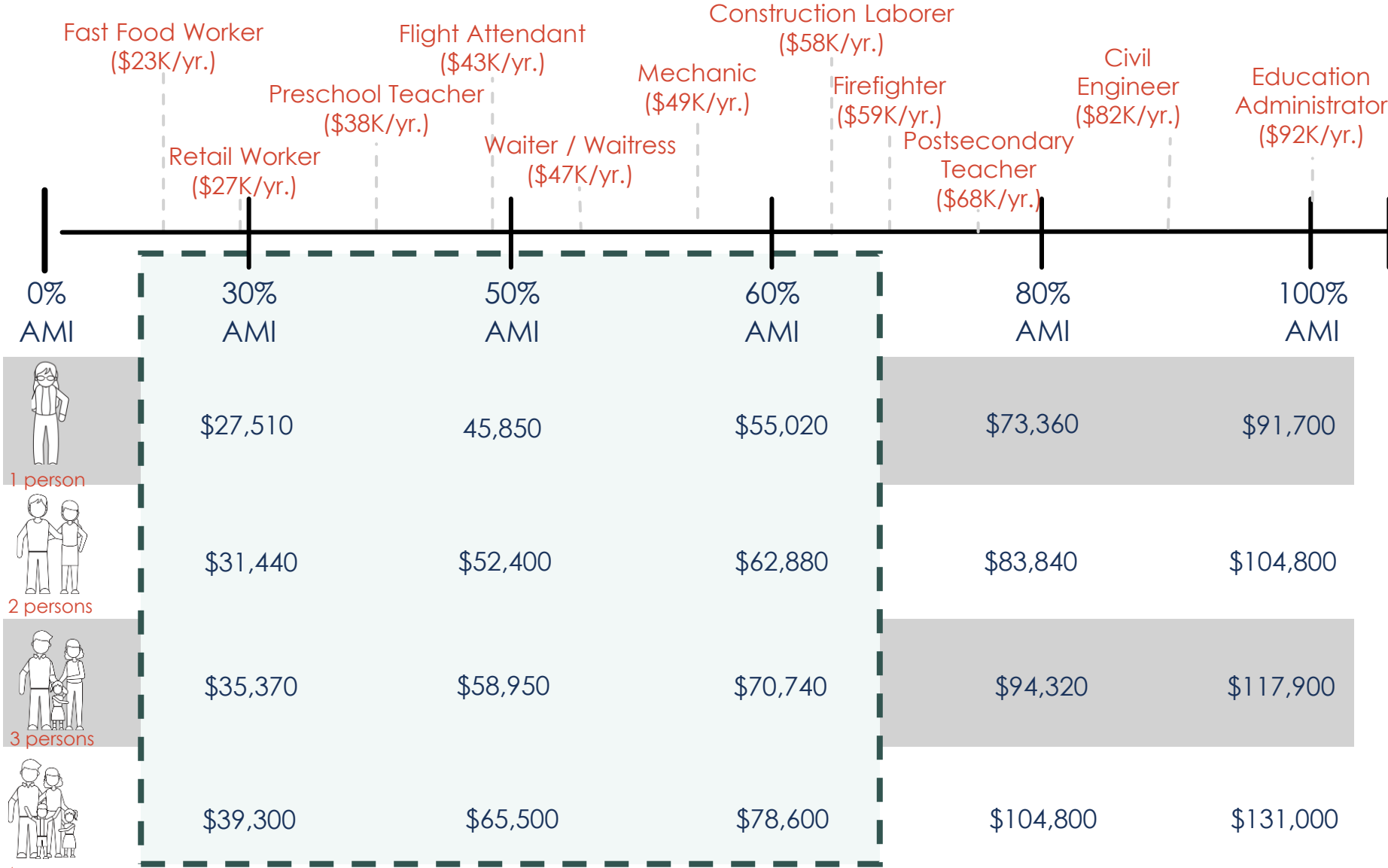
		501c3 "Missing Middle"	
		80% AMI	100% AMI
PHASE 1	<i>% Mix</i>	20.2%	79.8%
Building B	352	71	281

		For-Sale		
		110% AMI	140% AMI	Market
PHASE 1	<i>% Mix</i>	11.1%	49.0%	39.9%
Building C	253	28	124	101

AMI Levels		Up to 60% AMI	Up to 100% AMI	Up to 140% AMI	Market
TOTALS	911	33.6%	38.6%	16.7%	11.1%



Honolulu Residents



*2023 income guidelines as established by the U.S. Department of Housing and Urban Development



MWH CONTINUUM OF AFFORDABLE HOUSING

30%-60% & 80%-100% AMI

Unit Type	Estimated Avg. Unit S.F.	LIHTC 30 – 60% AMI Rent Range (2023 Guidelines)	RHRF Tier 2 Missing Middle 80 – 100% AMI Rent Range (2023 Guidelines)
Studio	360	\$687 - \$1,375	\$1,834 - \$2,292
1 – Bdrm.	550	\$736 - \$1,473	\$1,965 - \$2,456
2 – Bdrm.	850	\$884 - \$1,768	\$2,358 - \$2,947
3 – Bdrm.	1,100	\$1,021 – \$2,043	\$2,725 - \$3,406
4 – Bdrm.	1,500	\$1,140 - \$2,043	NA
5 – Bdrm.	1,800	\$1,258 - \$2,516	NA

*2023 rent guidelines as established by the U.S. Department of Housing and Urban Development



Phase 1 – Makai View from Vineyard Blvd.



Phase 1 – Corner of Vineyard Blvd and Pua Lane



Phase 1 – Streetscape View from Vineyard Blvd.



Phase 1 – Streetscape View from Vineyard Blvd.



Master Plan – Internal Street View

SCHEDULE AND OUTREACH

ENTITLEMENT AND FINANCING SCHEDULE (LIHTC)



Outreach	Date
Resident Meeting #1	10/4/23
Neighborhood Board Meeting (Kalihi-Palama)	11/15/23
Resident Meeting #2	12/13/23
Town Hall Meeting #1	12/14/23
DPP Public Meeting	1/22/24
Various Agency and Community Stakeholder Meetings	August 2023 - Ongoing



Questions
&
Closing Remarks

MAHALO

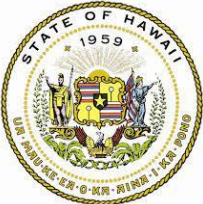
mayorwright@hcosta.com

www.mayorwrighthomes.com

808-977-4036

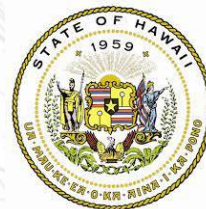


CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



APPENDIX

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



Appendix A: Exemptions Requested from the City & County

Description	Permitted/ Required	Proposed [Difference]	Description	Permitted/ Required	Proposed [Difference]
PERMIT AND PLAN REVIEW FEES			LAND USE ORDINANCE		
1. Plan Review Fees and Building Permit Fees ROH §18-6.1, 18-6.2	\$25,000 per Plan Review • Phase I - \$75,000 (3 Plan • Phases II-IV – \$175,000 (7 Building Permit Fees: • Phase I - \$2,558,489 • Phase II-IV -	Exemption	A-2 Zoning		
2. Grading and Grubbing Permit Fees ROH §18A-2.4	Phase I: \$1,440 Phase II-IV: \$2,375	Exemption	8. Permitted Uses		Exemption
3. Fire Department Plan Review Fees ROH §20-1.1(3)	Phase I - \$255,849 Phase II-IV – \$433,567	Exemption	ROH Table 21-3 (Master Use Table), §21-3.80-1(a)	A-2 zoning allows for limited commercial use and other uses	Approximately 54,000 sf of commercial space is included as part of the project. Uses in the commercial space will be consistent with uses allowed in the BMX-3 zoning district as listed in ROH Table 21-3 (Master Use Table). At this time, it is not known exactly what uses will occupy the commercial space however the uses will be consistent with uses permitted under §15-307-31, Hawaii Administrative Rules, such as uses that: <ul style="list-style-type: none"> • Provide employment opportunities for the community • Provide necessary and convenient amenities to the residents within the development; and • Affect the economic feasibility of the development.
UTILITY FEES			Development Standards:		
4. Wastewater System Facilities Charge ROH §43-10.1, §43-10.2, and §43-10.3	Units <= 80% AMI (Exempt) Phase I: \$358,142 Phase II-IV: \$918,338 All Phase: \$1,276,480 All of units >80% AMI plus Phase I: \$2,486,954 Phase II-IV: \$2,676,834 All Phase: \$5,163,788	Exemptions for units <=80% AMI Deferrals for units >80%AMI, Manger’s Units	9. Maximum Building Area ROH §21-3.80-1(b), Table 21-3.3	258,662 SF	Exemption Up to 400,000 SF [+141,338 SF]
5. Water System Facility Charges BWS Rules Sections 1-102, 2-202(2), and 2-202(3)	Phase I <=140% AMI - \$2,467,811 Other Units - \$321,489 (no Phase II-IV <=140% AMI - \$4,663,121 Other Units - \$42,865 (no	Deferral for Units <= 140% AMI No Deferral for all other units	10. Maximum Height ROH §21-3.80-(b), Table 21-3.3, Zoning map	150’	Exemption Up to 350’ [+200’]
6. Water Meter, Irrigation Meter and Installatio BWS Rules Section 2-202	Phase I Water Meters (3): \$150,000 Irrigation Meters (3): \$60,000 Phase II-IV Water Meters (7): \$350,000 Irrigation Meters (7): \$140,000	Waiver	11. Yards, Side and Rear ROH §21-3.80-1(b), Table 21-3.3	10’ 0” Side & Rear	Exemption 5’ 0” Side & Rear [-5’ 0”]
SUBDIVISION/PARK DEDICATION REQUIREMENTS			12. Height Setbacks ROH §21-3.80-1(c)(2), Table 21-3.3	Any portion of a structure over 40 feet in height, additional side	Exemption Certain building(s) may have no height setback
7. Park Dedication Requirements ROH Chapter 22, Article 7	Land Value: \$139.53/SF Rule Applied: 10% of Max PHASE I <120% AMI: 73,738 SF 121%-140% AMI: 24,760 SF Total requirement: 98,498 SF Less area provided: 23,128 SF -75,369 SF PHASES II-IV <120% AMI: 149,913 SF 121%-140% AMI: 1,378 SF Total requirement: 151,291 SF Less area provided: 110,974 SF -40,317 SF	Exemption Phase I -75,369 SF [\$10,468,000] Exemptions Phase II-IV -40,317 SF [\$5,626,000]	13. Maximum Density (FAR) ROH §21-3.80.1(b), Table 21-3.3	LUO – 1.9 FAR Downtown TOD Neighborhood	Exemption Up to 4.0 FAR (2,578,752 SF) [+ 1,353,845 SF (+2.1 FAR)]
			14. Bicycle Parking — Residential ROH §21-6.40 and Table 21-6.3	270 Short-term 1,347 Long- term	Exemption 245 Short-term [-25 stalls] 1,224 Long-term [-123 stalls]
			15. Bicycle Parking — Commercial ROH §21-6.40 and Table 21-6.3	30 Short-term 4 Long-term	Exemption 27 Short-term [-3 stalls] 4 Long-term [no exemption]
			City and County of Honolulu Affordable Housing Requirements		
			16. Building C (For-Sale) ROH Chapter 29	Required	Exemption If Building C developed as For-Sale project, Building C will be developed, marketed, and sold in accordance with HHFDC affordable housing requirements, including HRS §201H-47, §201H-49, and §201H-50, in lieu of the City’s affordable housing requirements.

2018 vs. 2024 MASTER PLAN COMPARISON



Prior Master Plan (2018)



Refined Master Plan (2024)

EXISTING CONDITIONS

