

# KA LEI MOMI

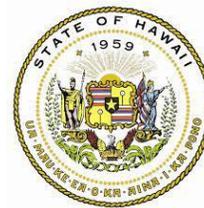
Mayor Wright Homes Resident's Meeting

Project Update

October 14, 2025



CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA



# AGENDA

- Our Team
- Relocation
- Relocation Services & Support
- Relocation Schedule
- Right to Return
- Master Plan Design Update
- Q&A

# OUR TEAM



# KA LEI MOMI – THE PEARL GARLAND

- HPHA issued a Request for Qualifications in Jan 2023 to develop over 10,000 new units across nine sites on four islands.
- HPHA's Selection Committee consisted of independent community stakeholders to review the qualifications of developers.
- Both the Selection Committee and the HPHA Board unanimously approved the selection of HCDC as the developer.
- HCDC and HPHA executed agreements to redevelop nine HPHA sites, inclusive of Ka'ahumanu Homes in June 2023.





Creating a place for our community to call home.

We are committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low-income families and individuals, free from discrimination.

The Hawai'i Public Housing Authority  
1002 North, School Street, Honolulu  
Hawai'i 96817

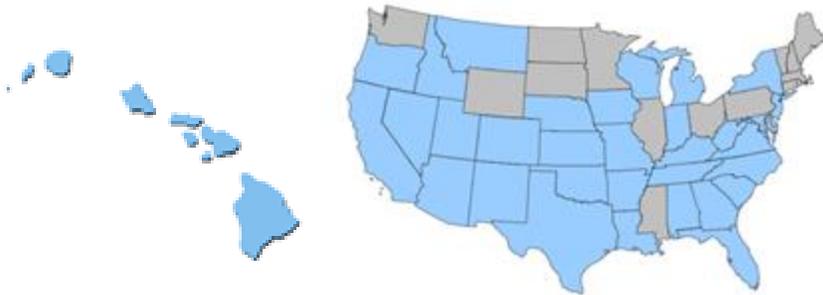




## Mission Statement “Changing Lives”

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

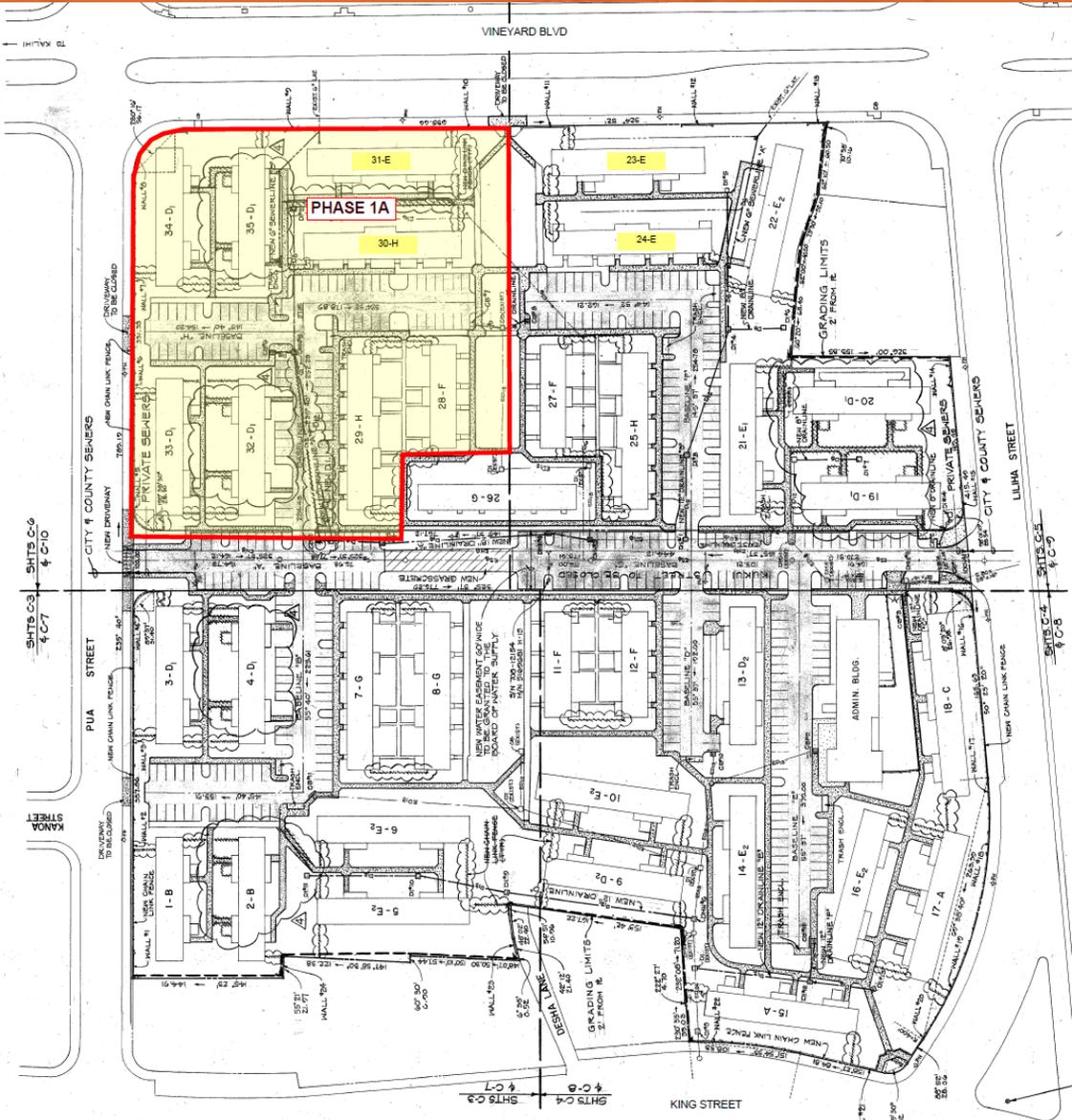


**HIGH RIDGE COSTA OFFICES**  
900 Fort Street Mall Honolulu, HI  
330 West Victoria St. Gardena, CA



# RELOCATION

# RELOCATION – WHO IS AFFECTED?



PHASE 1A RELOCATION		
Phase	Building Number	Total Units
1A	28	4
1A	29	6
1A	30	6
1A	31	12
1A	32	12
1A	33	12
1A	34	12
1A	35	12

Relocation Need:	Total
<b>TOTALS</b>	<b>76</b>

# RELOCATION SERVICES & SUPPORT

A third-party experience relocation consultant will be contracted to facilitate relocation for Phase 1, starting with the impacted units for Building 1A.



The relocation consultant will work with each impacted family, through one-to-one meetings, creating an individual plan tailored just for your family.



Representatives from the Relocation Company, Highridge Costa, and the HPHA will be available to address any questions or assistance needed.



# RELOCATION SCHEDULE

Task	Anticipated Timeline
Resident Meeting	October 2025
General Information Notice	December 2025
Relocation Information Meeting	December 2025
Resident Interviews & Consultation	December 2025-February 2026
Relocations Begin	March 2026
Relocations End	September 2026
Phase I Construction Start (Phase I)	4Q 2026
Phase I Completion & Move-In (Phase I)	3Q 2029

# RIGHT TO RETURN

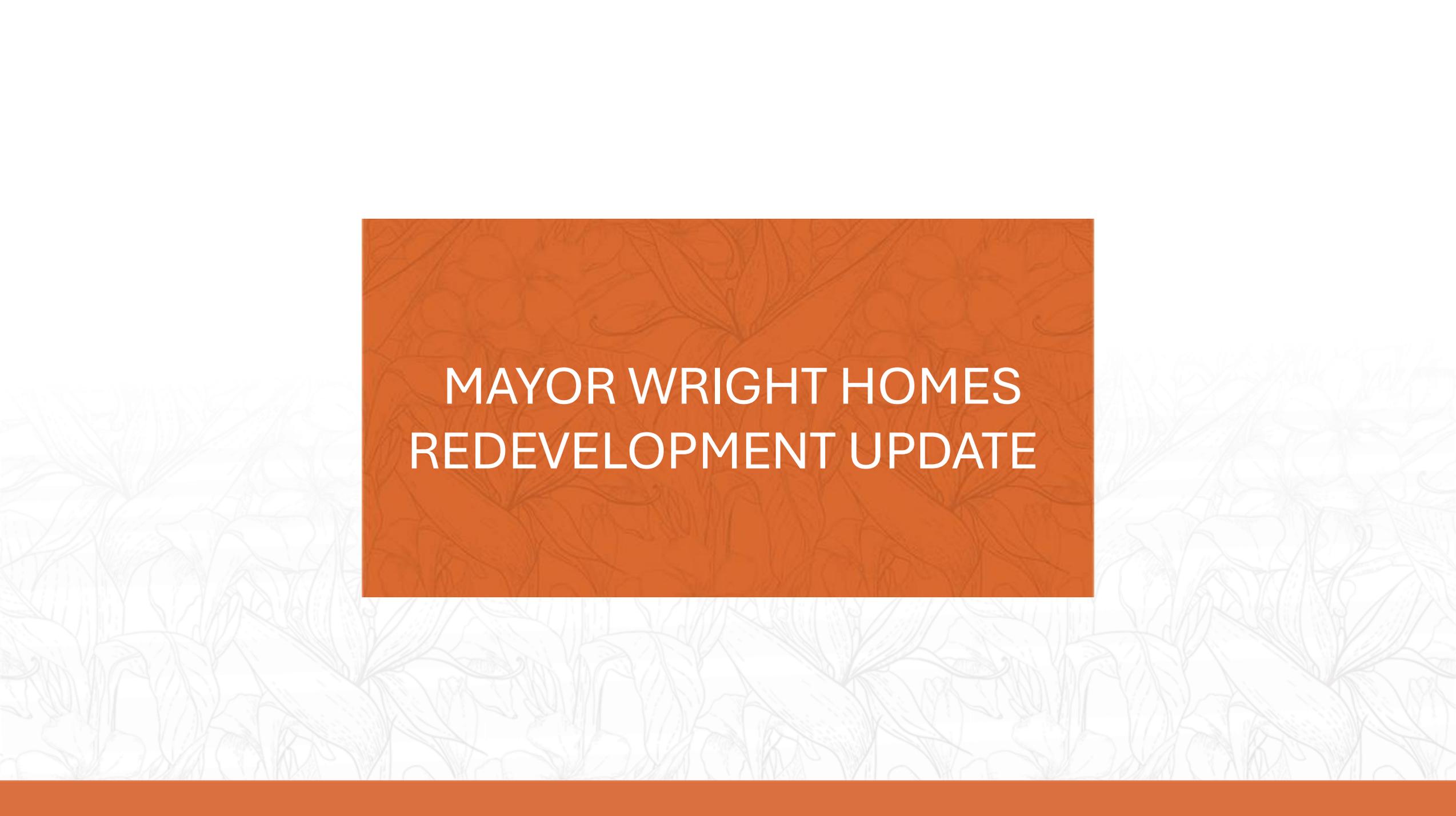


- All residents in good standing will have the right to return to the new units in the completed redevelopment.
- Depending on the unit mix for a phase, a resident may not be able to return to the exact geographic location of their former unit. They may need to wait for a later phase to return to the Site
- The right to return preference remains available until the initial lease-up of the entire redevelopment is complete and is retained even though residents received comparable replacement housing when they moved from the Site.
- While residents have the right to return, they are not required to do so. Residents who prefer the unit they were relocated to can choose to stay where they are.

# RELOCATION QUESTIONS

- What are my choices for relocation?
- What is the difference between a HCV and TPV?
- How will tenants be relocated?
- Will my rent change as a result of relocation?
- Do I have to continue to pay rent during relocation?
- Can language access, including translation of my individual relocation plan be provided?
- Will moving costs be covered?
- How does a tenant remain in good standing?





MAYOR WRIGHT HOMES  
REDEVELOPMENT UPDATE

# MAYOR WRIGHT HOMES MASTER PLAN

## PROGRAM

- 2,448 homes, Studios, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom units for qualifying kama'āina
- Mixed-income community: Includes replacement of 364 public housing units, Affordable Rentals (30-60% AMI), Workforce Housing (80-100% AMI), and an Affordable For-Sale Component
- 50,000 SF of community retail and services
- Over 1.8 acres of parks, gathering areas, and public open space
- Building amenities include fitness centers, rec rooms, barbeque areas, and community gathering areas

## PROJECT UPDATES

- The financing application for building A was submitted on 2/14/25
- Finalizing unit plans, amenity levels, and exterior designs for 1A/1B
- Submit Buildings 1A and 1B Civil Permit Sets (3Q 2025)
- Submit Buildings 1A and 1B Building Permit Set (3Q 2025)
- Relocation Begins 2Q 2026 (Projected)
- Construction Start 2H 2026/Complete 1H 2029 (Projected)





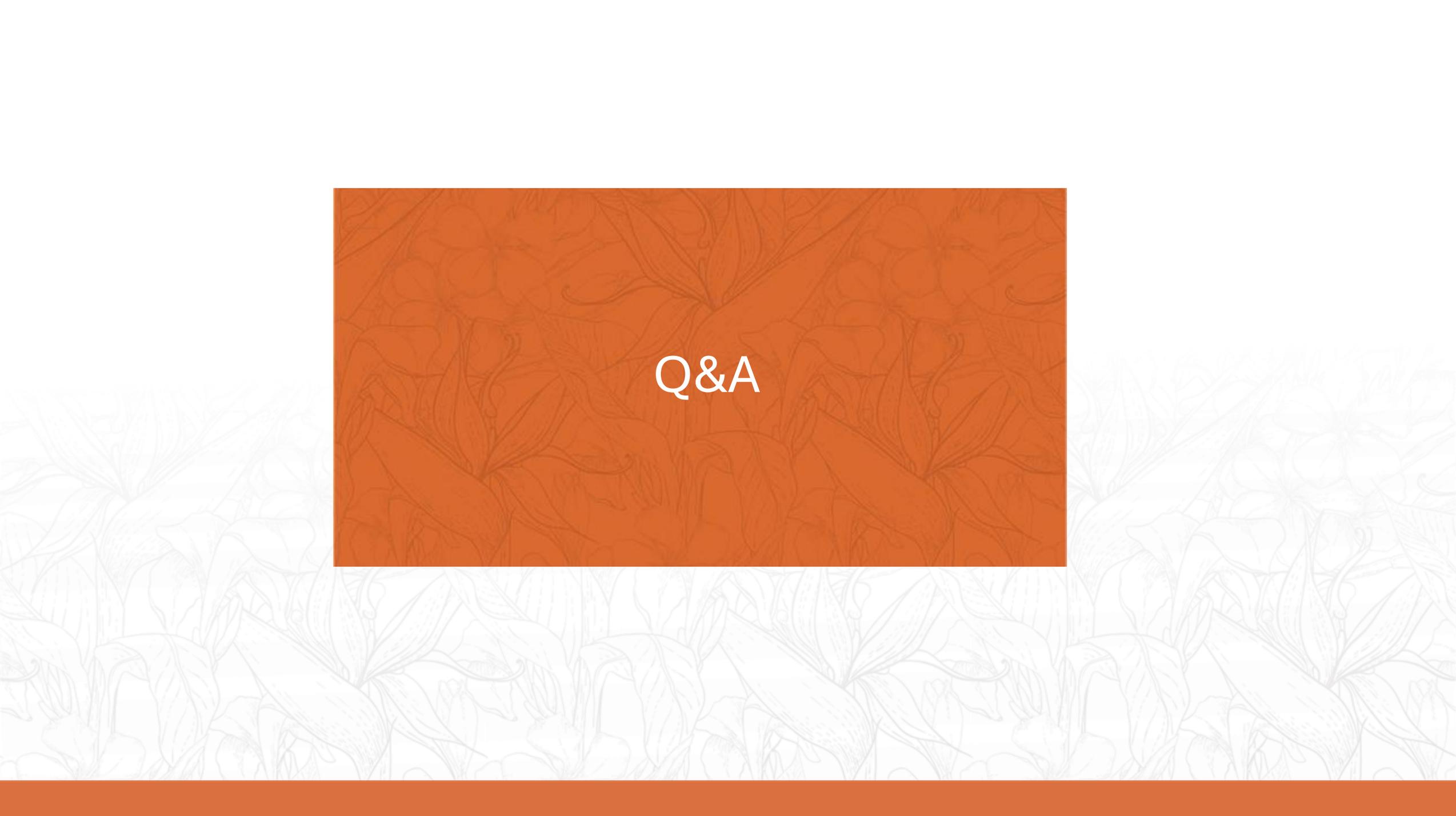
Master Plan – Internal Park View Looking Mauka

# EXTERIOR ELEVATIONS – PHASE IA



# EXTERIOR ELEVATIONS - PHASE IA



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Q&A

# CONTACT US



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MAHALO

CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA

