

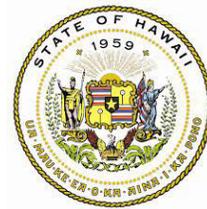
KA LEI MOMI

Mayor Wright Homes Phase 1
Resident Relocation Kickoff Meeting

January 28, 2026



CHANGING LIVES FOR GENERATIONS OF KAMA'ĀINA

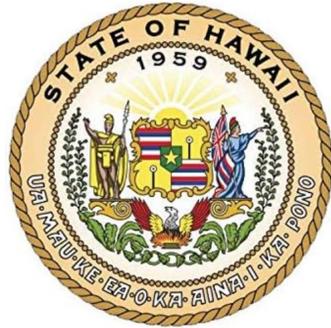


The background of the slide features a repeating pattern of stylized flowers and leaves in a light, sketchy line-art style. A solid orange rectangular area is positioned on the left side, containing the word 'AGENDA' in white, bold, uppercase letters. To the right of this area, a light orange rectangular box contains a bulleted list of four items.

AGENDA

- Relocation Team
- Redevelopment Update
- Relocation Expectations and Process
- Q&A

RELOCATION TEAM



TRANSFORMING PLACES | SHAPING COMMUNITIES



AN EQUAL OPPORTUNITY AGENCY
Providing Housing Assistance and Programs Free from Discrimination



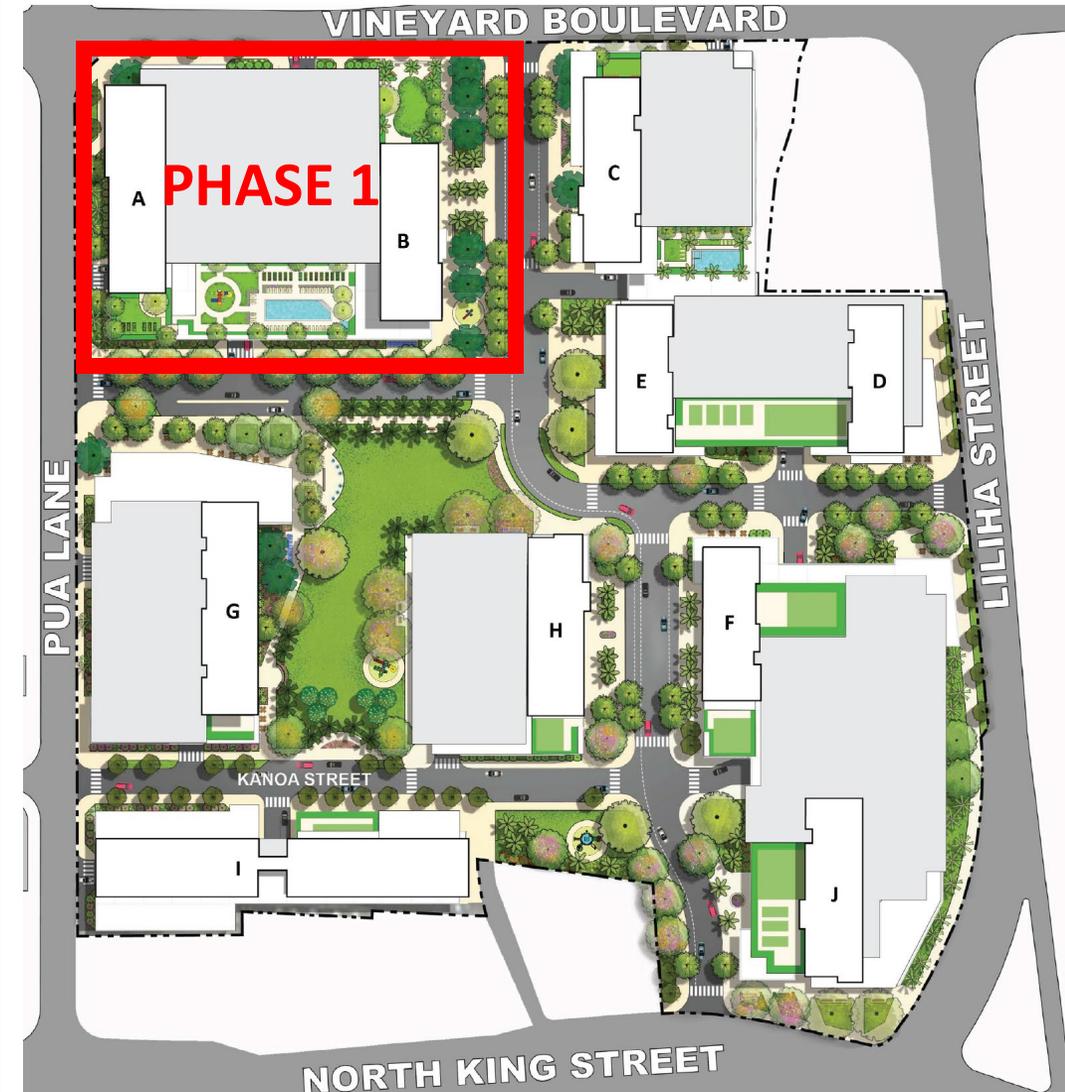
REDEVELOPMENT UPDATE

MAYOR WRIGHT HOMES MASTER PLAN

What will be included in the new redevelopment?

- **2,448 homes**, studios, 1, 2, 3, 4, and 5-bedroom units
- **Mixed-income community:** Includes 1 for 1 replacement of 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

Task	Est. Timeline
Phase I Construction Start	4Q 2026
Phase I Completion & Move-In	3Q 2029





Master Plan – Internal Park View Looking Mauka

EXTERIOR ELEVATIONS – PHASE IA



CONDITIONAL RIGHT TO RETURN

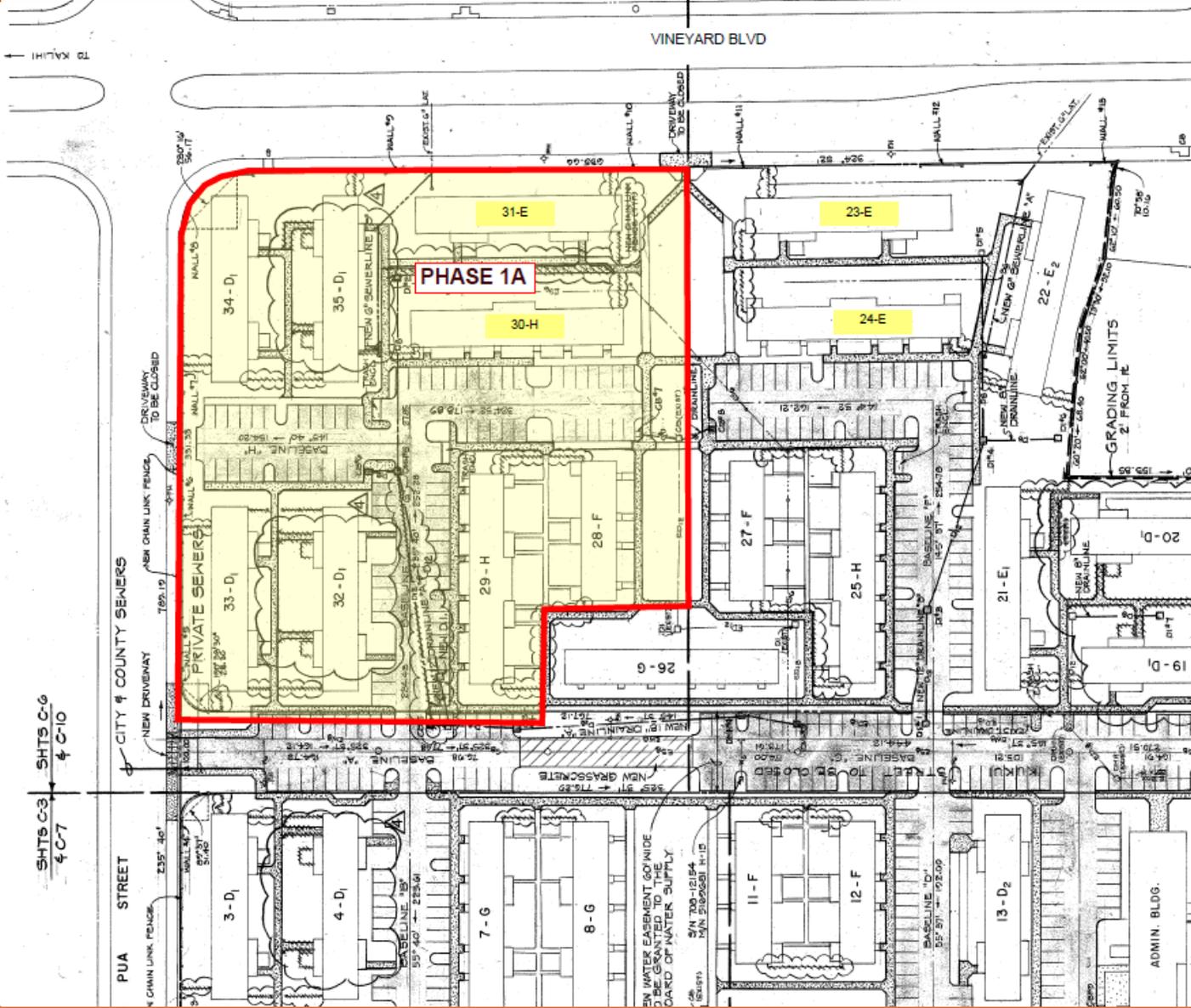


- All **residents in good standing** will have the **conditional right to return** to the redevelopment.
- The conditions for the right to return will be provided to tenants in a **right to return certificate** that they will receive prior to relocation.
- The right to return option **applies to all phases of redevelopment** and remains available until the entire redevelopment is initially leased up.
- While residents have the right to return, they are **not required to return**. Residents who prefer the unit they were relocated to can choose to stay where they are.



RELOCATION OVERVIEW

RELOCATION – WHO IS AFFECTED RIGHT NOW?



You're affected if you live in the Phase 1A area.

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
TOTALS	76

RELOCATION SERVICES & SUPPORT

HPHA will facilitate relocation for Phase 1, starting with the impacted units for Building 1A.



HPHA will work with each impacted family, through one-on-one meetings, creating an individual plan tailored just for your family.



HPHA will be available to address any questions or assistance needed.



RELOCATION UPDATE: What to Expect - Process



What the Relocation Team will provide:

- HPHA will assist with coordinating tenant moves
- Advance notice will be provided at each stage of the relocation process, prior to any required move
- HPHA will meet one-on-one with the head-of-household of each impacted family
- Language access will be provided upon request
- You will be provided a comparable housing option and the percentage of rent you pay will stay the same
- All eligible and reasonable costs associated with your move will be covered by the relocation team

RELOCATION UPDATE: What to Expect - Process



What residents need to do:

- You must relocate out of your unit
- Keep a look out for and review all relocation notices
- Work with HPHA to schedule a one-on-one meeting
- Continue to submit work orders for repairs and maintenance, as necessary
- **All residents must continue to pay rent and remain in good standing to be eligible for relocation benefits**

RELOCATION UPDATE: What Notices to Expect

- **General Information Notice** (Previously Sent)
- **Notice of Relocation Eligibility**
- **90-Day Notice w/ Comparable Unit**
- **30-Day Notice**



All notices will be mailed and hand delivered, and the notices will be made available in the languages spoken by residents

One-on-One Resident Interviews

What to expect during the interview:

- Update **household information** – number of adults/children/seniors, persons with reasonable accommodations, etc.
- Discuss **household needs and preferences** – proximity to work and school, proximity to public transportation, etc.
- Discuss relocation **process and timing**
- **Answer your questions**



RELOCATION UPDATE: Move Preparation

What to expect when preparing to move:

- Confirm your move date with HPHA
- Packing assistance and materials can be provided
- Residents are responsible for preparing their home for move-out
- **Eligible moving costs** will be covered by the relocation team
- Residents are required to move out of their current unit on the same day that they move-in to their new unit





Where can you move?

(1) Public Housing

(including Mayor Wright Homes)

or

(2) Section 8 Voucher

- HPHA Section 8 site with a Project Based Voucher
- Private market sites with a Tenant Protection Voucher (TPV)

Note:

- All options are based on availability at the time of relocation
- Tenants are provided 60 days to use a TPV



What is a Tenant Protection Voucher (TPV)?

- **TPVs are Section 8 rental assistance**, which allows you to choose housing in the private market
- **Issued by HUD specifically to protect tenants** like you who may need to move due to redevelopment
- Similar to public housing, with a TPV tenants are generally responsible to **pay 30% of their monthly income towards rent.**

RELOCATION SCHEDULE

Task	Anticipated Timeline
Resident Relocation Meeting	January 2026
Resident 1-on-1 Interviews	January/February 2026
90 Day Notices Sent Out*	February 2026
Residents Relocate**	May-June 2026

* Schedule is estimated based on the delivery of notices

** Residents will only relocate after receiving formal notice

Note: Schedule may be subject to change

CONTACT US



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MAHALO Q&A?

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