



# Hawaii Public Housing Authority

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School Street

Administrative Offices

Redevelopment



# Project Overview

## Existing

- 13-building Campus
- Under utilized land, sprawling, inefficient, outdated facilities
- Built in 1953 – 65 Years Old
- Proximity to PUC
- Convenient public transportation
- Kapalama and Iwilei HART stations  $\frac{3}{4}$  of a mile away
- Lanikila Senior Center on site

## Proposed

- Consolidate HPHA's operations
- Free up remaining site for development of affordable housing
- 800 new age-restricted units
- All units affordable, 30-60% AMI
- No market rate, no public housing
- 10,000 sf retail/commercial space



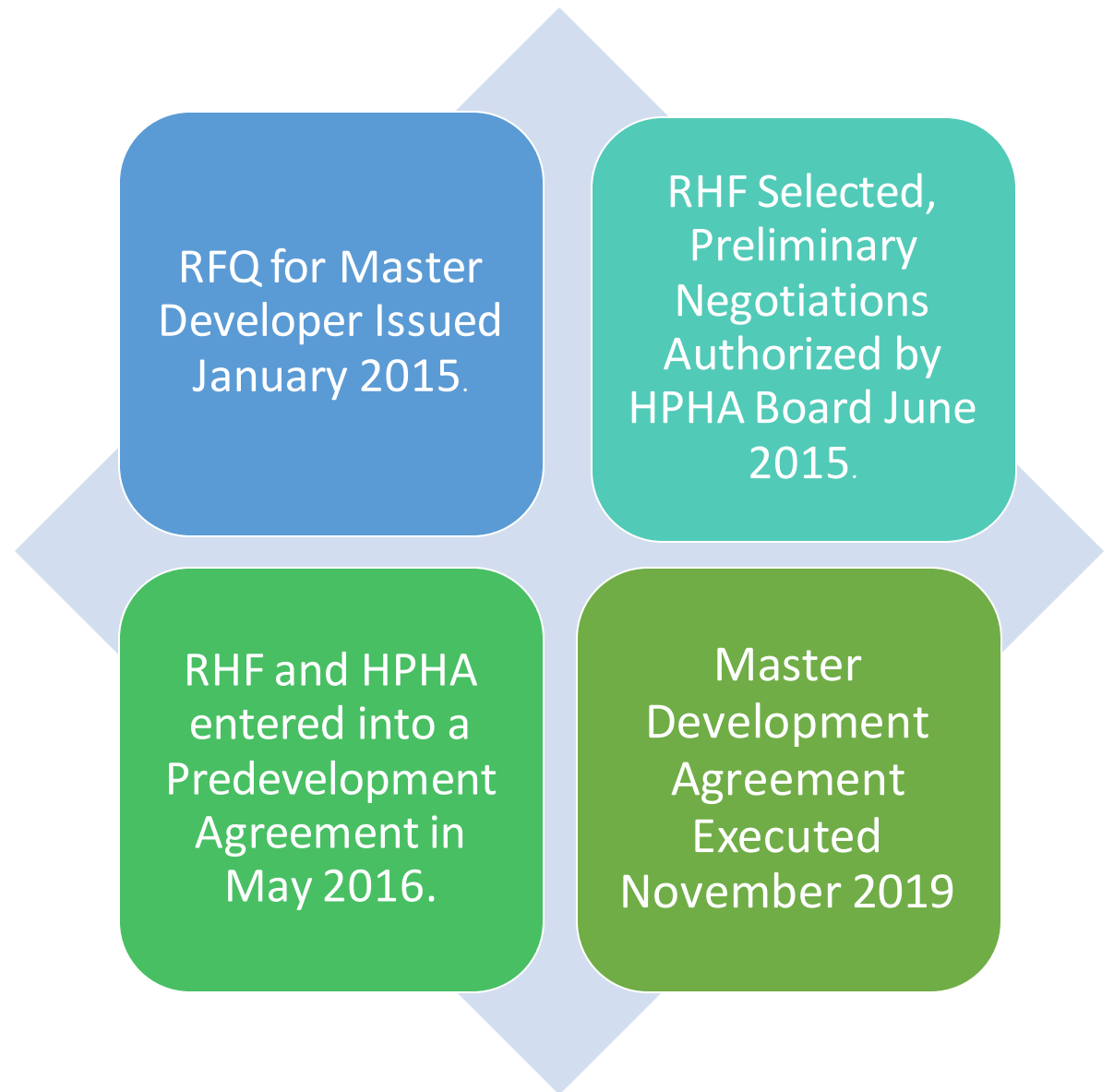
## Development Partner

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- Retirement Housing Foundation is a 501(c)(3) Non-Profit Corporation (tax ID# 95-2249495)
- Mission driven, affordable housing developer based in Long Beach, California
- One of the largest organizations in the US devoted to building and preserving affordable housing
- Founded in 1961, RHF has developed and now manages 197 communities with a work force of nearly 2,900 employees located in 29 states,
- RHF facilities are home to more than 22,500 older adults, low-income families, and persons with disabilities.



# Facts and Timeline



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## Project Consulting Team:

- Architecture - Design Partners, Inc.
- Planning - PBR of Honolulu
- Civil Engineering – Hida, Okamoto & Associates, Inc.
- Community Outreach – Concordia
- Office Development – Avalon Development Corp.



# Facts and Timeline

- Final Environmental Impact Statement accepted by July 17, 2018.
- Phase I does not anticipate using federal funding, not subject to NEPA.

# Affordable Rental Housing

- 797 units targeted as long-term affordable rentals, age-restricted to seniors
- Restricted for those earning between 30% AMI\* and 80% AMI\*\*, with an average of no more than 60% AMI
- Three (3) units reserved for on-site property managers
- No public housing

# Affordability

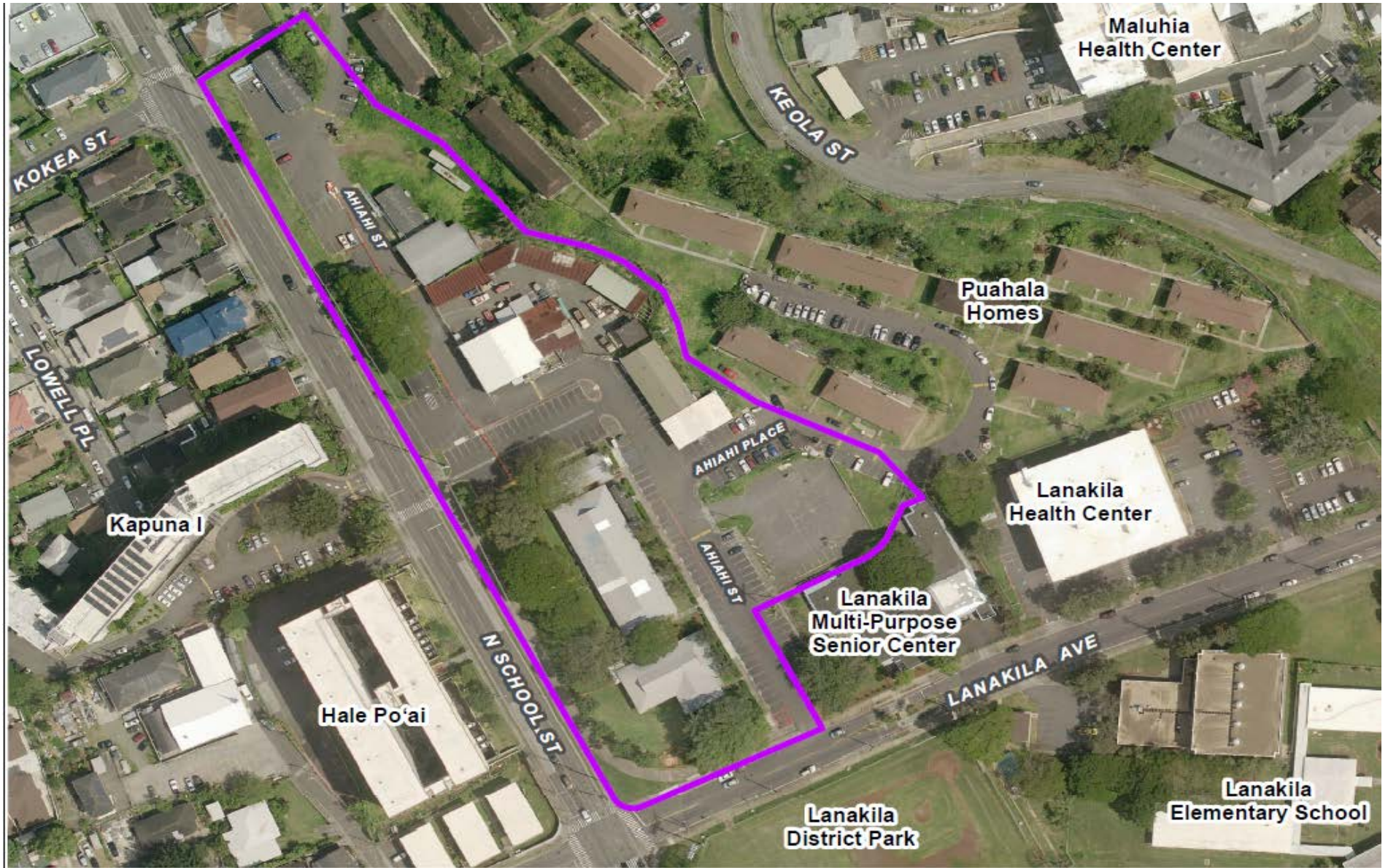
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- \* These maximum rents are based on 2020 data and are subject to change.
- \*\* 80% AMI is only included as an example should HHFDC adopt income averaging.

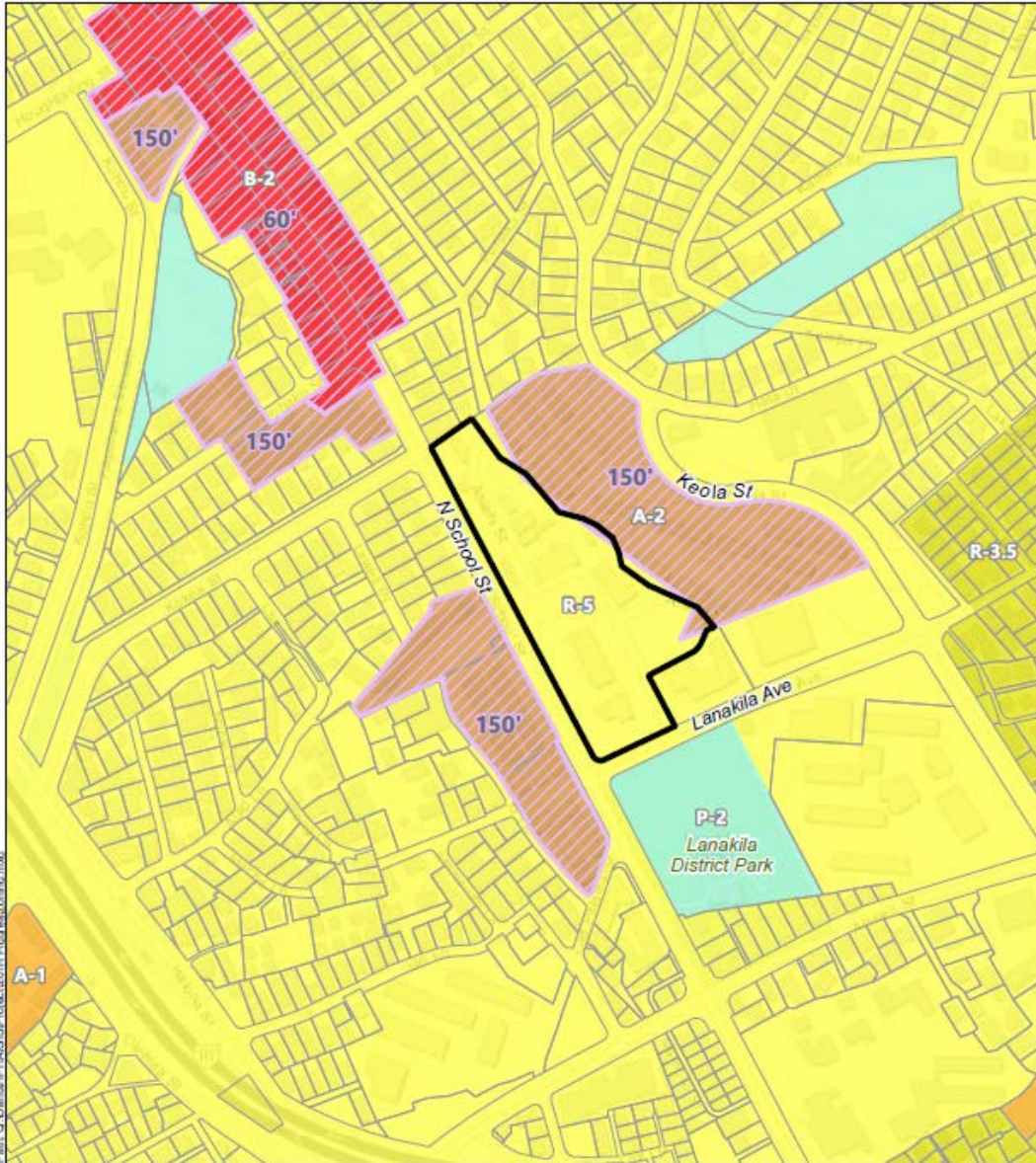
Unit Type	Affordability Set Aside	Gross Rent	Utility Allowance	Net Rent
1 Bedroom	30%	\$708	\$63	\$645
1 Bedroom	50%	\$1,181	\$63	\$1,118
1 Bedroom	60%	\$1,417	\$63	\$1,354
1 Bedroom	80%**	\$1,890	\$63	\$1,827
2 Bedrooms	30%	\$850	\$88	\$762
2 Bedrooms	50%	\$1,417	\$88	\$1,329
2 Bedrooms	60%	\$1,701	\$88	\$1,613
2 Bedrooms	80%**	\$2,268	\$88	\$2,180






# Aerial View









# Zoning: R-5 Residential



## Legend

-  Project Site
-  Tax Map Key Parcels
-  Zoning Height Limits

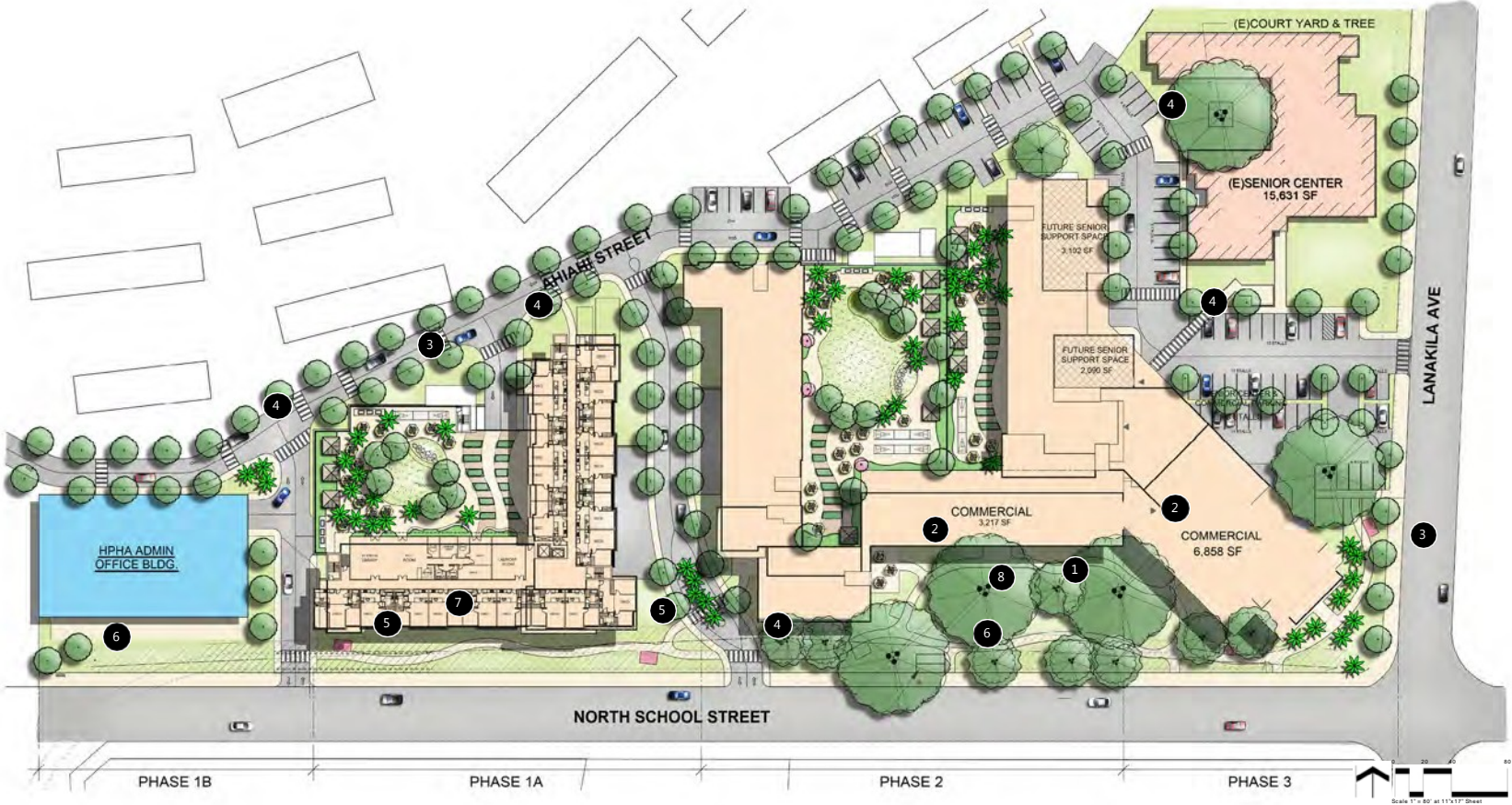
## Zoning

-  P-2: General Preservation District
-  R-5: Residential District
-  R-3.5: Residential District
-  A-1: Low-density Apartment District
-  A-2: Medium-density Apartment District
-  B-2: Community Business District

# Project Phasing

<b>Phase</b>	<b>Components</b>	<b>Anticipated Groundbreaking</b>
1A	250 units	Dec. 2021
1B	New Office Building	Dec. 2021
2	250 units; retail	Nov. 2023
3	300 units; retail/community	Nov. 2025

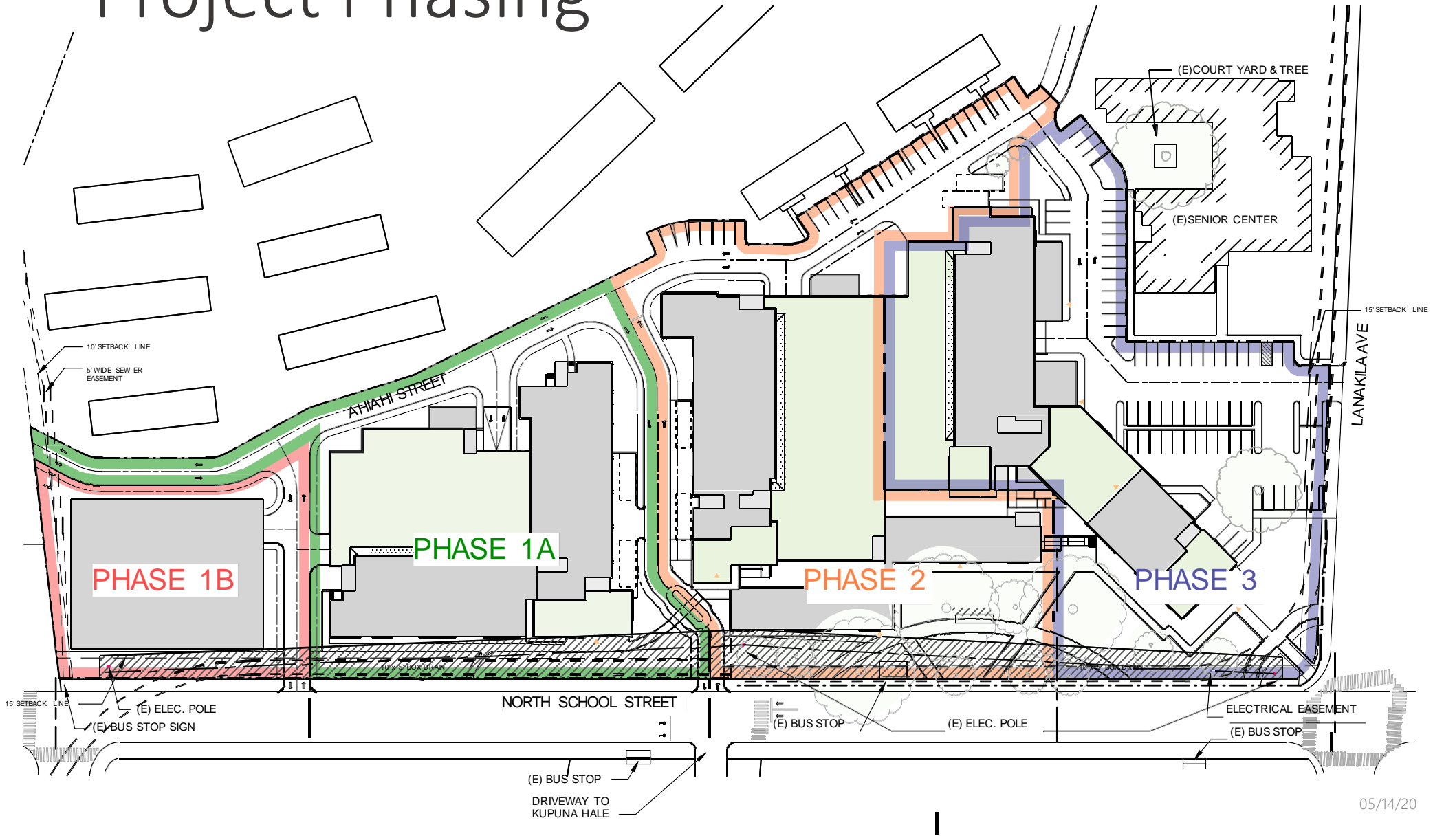
# Landscape Site Plan



**LEGEND**

- 1 Multi-Use Open Lawn Area for Yoga, Hula, Dancing, Tai Chi, & Farmers Market
- 2 Outdoor Seating & Dining Area with Tables and Chairs, Shade Covered Umbrellas
- 3 Street Trees
- 4 Marked Crossings for Connectivity & Safe Accessibility (Typ.)
- 5 Exercise Stations along Walking Path
- 6 Existing Bus Stop
- 7 Meandering Walking Path
- 8 Existing Trees to be Preserved

# Project Phasing



05/14/20

# Community Engagement



# Community Engagement

	Date	Meeting	Meeting Location	Number of Flyers/Postcards Sent Out	Mailout Extent	Number of Mailouts
1	Oct. 12, 2016	Community Meeting #1, Kick-off Meeting	HPHA Offices	200 (approx.)	300 ft. radius + Community Stakeholders List	1
2	Nov. 29, 2016	Community Meeting #2	HPHA Offices	200 (approx.)	300 ft. radius + Community Stakeholders List	1
3	Nov. 30, 2016	Community Meeting #2/Workshop	LMPSC <sup>1</sup>			
4	Jan. 26, 2017	Community Meeting #3/ Two-day Charrette #1	HPHA Offices	1,368	¼-mile radius + Community Stakeholders List	1
5	Jan. 27, 2017	Community Meeting #3/ Two-day Charrette #1	LMPSC			
6	Jan. 30, 2017	Community Meeting #4/ Two-day Charrette #2	HPHA Offices			
7	Jan. 31, 2017	Community Meeting #4/ Two-day Charrette #2	LMPSC			
8	Oct. 18, 2017	Community Meeting #5	HPHA Offices	1,400 (approx.)	¼-mile radius + Community Stakeholders List	1 (9/19/17)
9	Oct. 19, 2017	Community Meeting #5	LMPSC			
10	Jan. 14, 2020	Community Meeting #6	LMPSC	3,989 (approx.)	¼-mile radius + Alewa Heights + Community Stakeholders List	1 (12/27/19)
11	Jan. 14, 2020	Community Meeting #6	HPHA Offices			
(12)	Mar. 19, 2020	Community Meeting #7 CANCELLED DUE TO COVID-19 <sup>2</sup>	HPHA Offices	3,970	¼-mile radius + Alewa Heights + Community Stakeholders List	1 (2/19/20)
(13)	Mar. 20, 2020	Community Meeting #7 CANCELLED DUE TO COVID-19	LMPSC			
14	Apr. 30-May 6, 2020	Virtual Community Meeting #1	Online	3,917	¼-mile radius + Alewa Heights + Community Stakeholders List	1 (4/27/20)
15	Oct. 23-Nov. 5, 2020	Virtual Community Meeting #2	Online	3,920	¼-mile radius + Alewa Heights + Community Stakeholders List	1 (10/19/20)

# Community Engagement

## UPDATE OF THE HPHA ADMINISTRATIVE OFFICES REDEVELOPMENT AT SCHOOL STREET

Come learn about updates to the Hawai'i Public Housing Authority (HPHA) Administrative Offices Redevelopment at their School Street campus and offer your comments.

For more information, please contact  
Anders Plett, Retirement Housing Foundation (RHF) at [anders.plett@rhf.org](mailto:anders.plett@rhf.org)

If you require special assistance, auxiliary aid, and/or service to participate in this event, please email your request to [anders.plett@rhf.org](mailto:anders.plett@rhf.org) at least three business days prior to the event.

### PUBLIC MEETINGS

Tuesday, January 14, 2020

11:00 AM - 12:30 PM

Lanakila Multi-Purpose Senior Center  
1640 Lanakila Avenue

Tuesday, January 14, 2020

6:00 PM - 7:30 PM

HPHA Administrative Offices  
1002 N. School Street

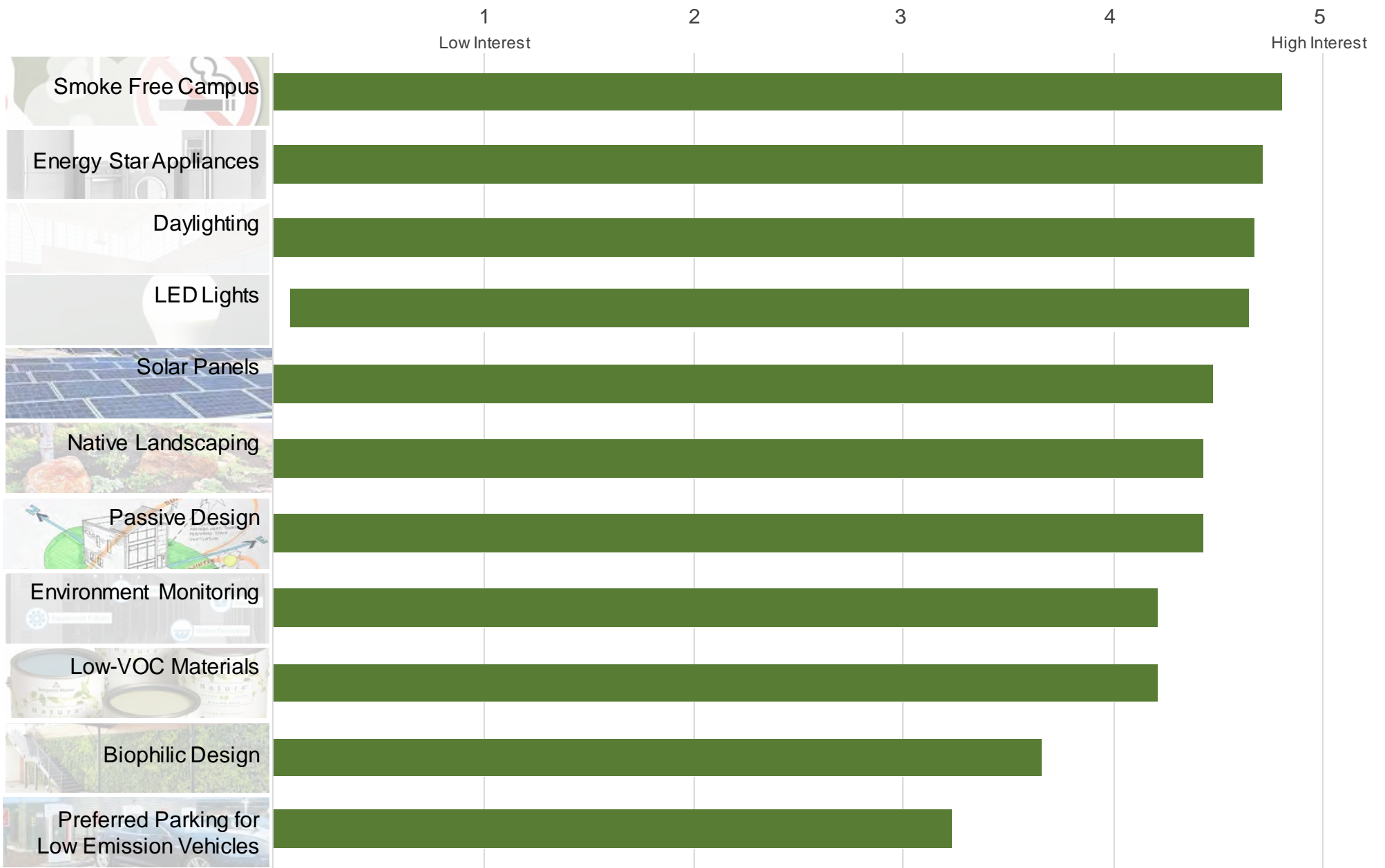


Retirement  
Housing  
Foundation









# Sustainability

# Elevations : Phase 1A South Facade (Makai)



Preliminary Schematic Design Only; Subject to Change

# Elevations: Phase 1A East Façade -Diamond Head



Preliminary Schematic Design Only; Subject to Change

# Elevations : Phase 1A West Facade ('Ewa)



Preliminary Schematic Design Only, Subject to Change

# Elevations : Phase 1A North Facade (Mauka)



Preliminary Schematic Design Only; Subject to Change

# Perspective View: Makai/Diamond Head



Preliminary Schematic Design Only; Subject to Change

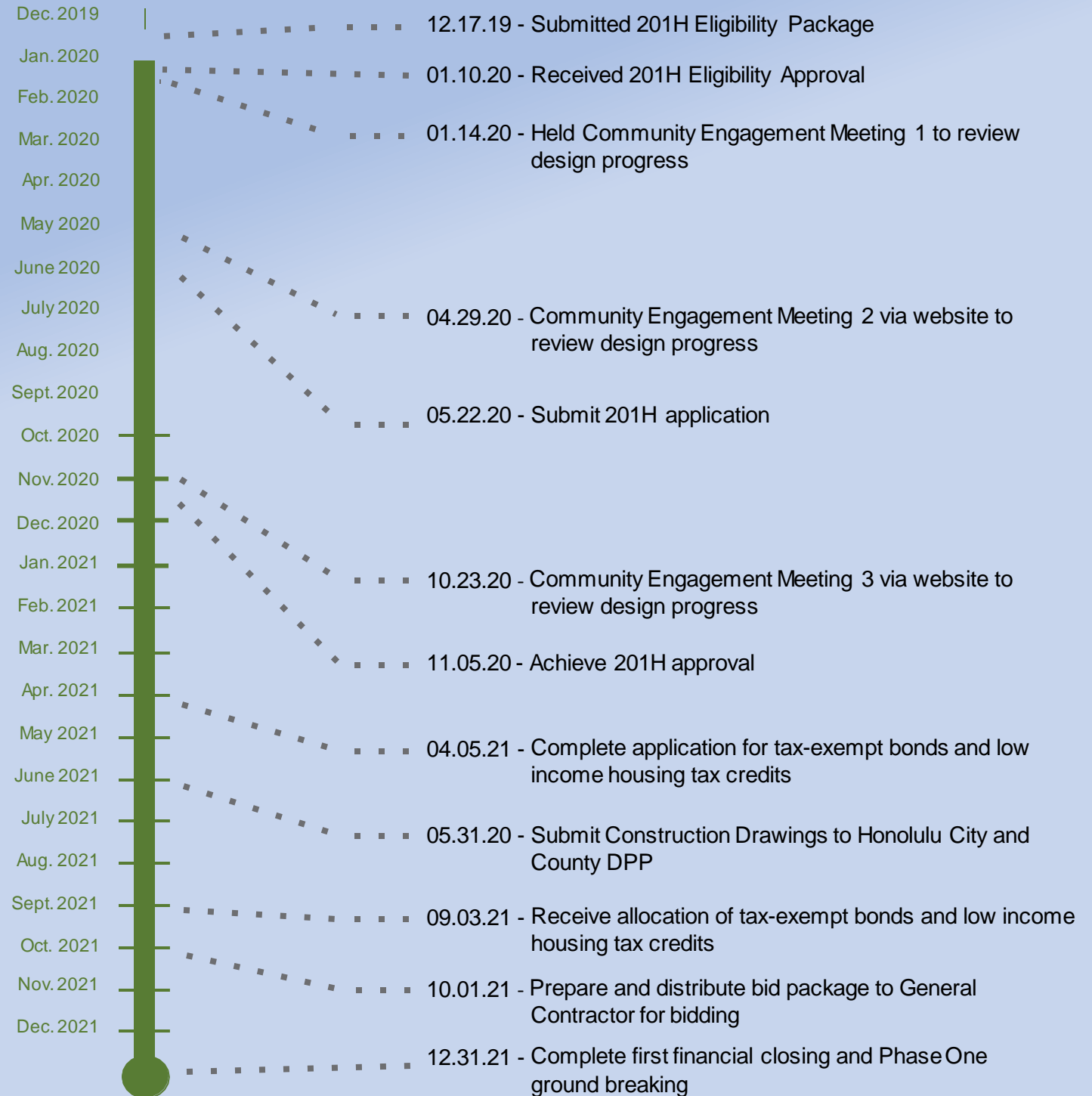
# Perspective View: Makai/‘Ewa



Preliminary Schematic Design Only; Subject to Change



# Project Timeline





UNIT 1A FLOOR PLAN (1ST THRU 17TH FLR)

# Preliminary Floor Plans



UNIT 1ADA FLOOR PLAN (2ND THRU 11TH FLR)



1st Floor Lobby and Office

Draft Only; Subject to Change



Amenity Space

Draft Only; Subject to Change



One Bedroom A Floor Plan (1st thru 17th floor)

Draft Only; Subject to Change



One Bedroom B Floor Plan (1st thru 17th floor)

Draft Only; Subject to Change



ADA One Bedroom Floor Plan (2nd thru 12th floor) Draft Only; Subject to Change



Two Bedroom A Floor Plan (1st thru 17th floor)

Draft Only; Subject to Change





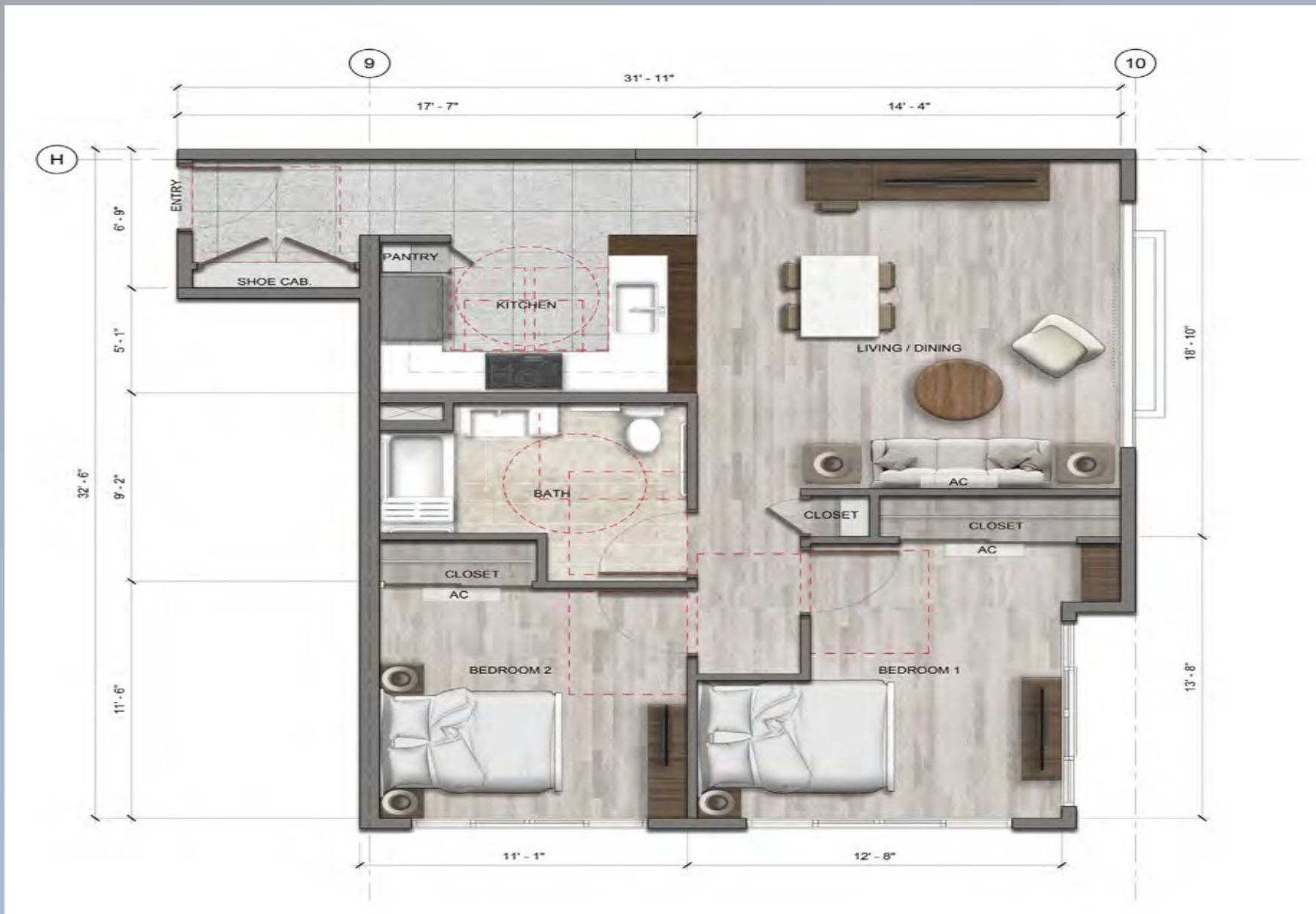
Two Bedroom Floor Plan (3rd thru 17th floor)

Draft Only; Subject to Change



Two Bedroom B Floor Plan (3rd & 4th floor)

Draft Only; Subject to Change



ADA Two Bedroom Floor Plan (5th thru 7th floor)

Draft Only; Subject to Change



Two Bedroom C Floor Plan (Alternative)

Draft Only; Subject to Change

# Mahalo Nui!!

## Hawaii Public Housing Authority

AN EQUAL OPPORTUNITY AGENCY

*Providing Housing Assistance and Programs Free  
from Discrimination*