

EXHIBIT A

Nohona Hale (630 Cooke Street): – Project Update:

The micro unit affordable rental housing project, Nohona Hale, at 630 Cooke Street is nearing a project milestone as the project developer, Bronx Pro Group, plans to submit its 201H application this month.

Design:

Presented as an innovative and environmentally sustainable micro-unit housing project, Nohona Hale is poised to redefine affordable housing design in Honolulu. The project's proposed sustainable design elements include: vertical and building integrated photovoltaic panels, an urban farm, LED light fixtures, low-flow water fixtures, controlled natural daylighting and ventilation, cool roofs, low-e glazing, and solar hot water. The developer also proposes to include innovative design elements such as: micro-units with generous high-quality community space, prefab/modular kitchen and baths, prefab lanai and shading elements, transit oriented design features, a street level community room, amenities typically available only in market or luxury projects, and design integration of art and culture. These are all elements not typically seen in low-income housing in Honolulu.

Nohona Hale Project Information	
Building Height	Approx. 168'
Gross Floor Area	57,736 SF
Site Area	10,409 SF
Floor Area Ratio (FAR)	5.5
Total Micro-Units	110 micro units + 1 Resident Manager Unit
Priced for 60% AMI or Below	99 units (90% of total)
Priced for 30% AMI or Below	11 units (10% of total)
Recreation Space & Open Space:	6,944 SF
Garden	856 SF
Lobby/Gathering Space	671 SF
Covered Lanai	318 SF
Community Room	2,009 SF
Gym (Lvl 2)	386 SF
Exterior Community Room	1,260 SF
Community Lanai	591 SF
Urban Farm	853 SF
Parking	5 Stalls

The HCDA Design Advisory Board (DAB), met on May 18, 2017 to review the design and provided comments. The DAB included Authority Member Beau Basset and Authority Member Wei Fang; Mr. Anthony X. Ching from City & County of Honolulu, Department of Planning & Permitting, Urban Design Section; and Mr. Joseph Ferraro, AIA of Ferraro and Choi, Inc.

Financing:

The Hawaii Housing Finance & Development Corporation (HHFDC) has approved allocation of \$20,698,716 in Low Income Housing Tax Credit (LIHTC) and \$21,881,809 in Rental Housing Revolving Fund (RHRF) for the project.

Schedule:

In addition to securing project financing, the developer spent significant resources in preparing the project for the 201H application approval process. The 201H process allows the project to be exempted from Mauka Area Rules HCDA approval process.

The developer's team completed both Phase I and II environmental site assessments, prepared a draft environmental assessment (EA), as well as an archaeological inventory survey (AIS) that was reviewed and approved by the Hawaii State Historic Preservation Division.

The 201H approval is expected in early October, the building permit approval is anticipated in March 2018, which will allow the developer to close on construction financing and advance toward ground breaking.

NOHONA HALE

05 . 18 . 2017



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Kaka'ako Yesterday

EXCERPT FROM
KAKA'AKO: HISTORICAL & CULTURAL BRIEF | MAY 2016



Pohukaina Elementary School, date unknown

Pohukaina Elementary School (demolished in 1980), located on Pohukaina Street between Keawe and Coral Streets. Margaret Waldron, better known as Mother Waldron, was a fourth grade teacher there from 1913 until her retirement in 1934. Her after-school headquarters were at the nearby Atkinson Park, now Mother Waldron Park. Tough and respected, she kept the neighborhood gangs in line, and organized barefoot football teams, sewing classes, and cooking clubs.

Tenements, Commerce, and Politics

One block to the west of the subject property were two residential hubs, known as Magoon Block and Kumalae Block. Many of the interviewees described them as the center of community life.

Magoon Block consisted of a two-story building with a cluster of cottages in the back. In 1930, approximately twenty families lived there. The main building extended along Queen Street



Magoon Block, date unknown

from the corner of Coral Street up to South Street. The street-level units housed restaurants, a barber shop, and grocery, hardware, and furniture stores. Upstairs were apartments and a common lanai where the residents would gather and socialize. Magoon Block's most notorious residents were the coin-diving boys, a loose gang of a dozen or so boys that shared the second-floor apartments. To make ends meet, they would dive for coins that visitors would toss into the water from the boats and piers along the harbor.

Across from Magoon Block was a smaller block called Kumalae. Mostly Hawaiian families lived there. The main building had a laundry store with a poi factory in the back and apartments on the second floor. It was smaller than Magoon, but it was where political rallies were held. The rallies were big, festive events with music and hula. Politicians, like Johah Kūhiō and William Paul Jarrett, would stand on the second floor porch, covered in lei, and speak at length on the issues of the day. Kaka'ako was an influential district, and it was said, "as Kaka'ako went, so went the election."

Industry In, Residents Out

When Kaka'ako was rezoned for industrial use in the 1950s, it completely transformed the character of the neighborhood. Residents moved out as their leases expired and apartments and cottages torn down and replaced with warehouses and mechanic shops. Many of the Squattersville residents relocated to Papakōlea. In the 1970s, Kaka'ako was known for its small businesses and urban industrial establishments and was viewed as a rough, run-down, and underused neighborhood.

In 1976, state lawmakers created the Hawai'i Community Development Authority (HCDA). The HCDA was tasked with developing and implementing plans and programs for areas that the lawmakers designated as "community development districts." Kaka'ako was selected as the HCDA's first community development district.

In 1982, after a five-year planning process, the HCDA released the very first plan for Kaka'ako, now known as the Mauka Area Plan and Rules. The original planning vision called for a mixed-use community, with a focus on large lot development through land consolidation.

After a comprehensive review of the plan, a revised version was adopted by the HCDA in 2005. A key objective of the revised Mauka Area Plan is "to encourage the development of 'urban village' neighborhoods . . . where people can live, work, shop and recreate within their neighborhood."

It is in many ways a return to the spirit of Kaka'ako's past, where working families built and sustained a community buzzing with connectivity, commerce, ideas, and action.

HISTORICAL CONTEXT

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KAKA'AKO





TOTANG (CORRUGATED METAL PANELS),
METAL RAFTERS, MOM & POP SHOPS



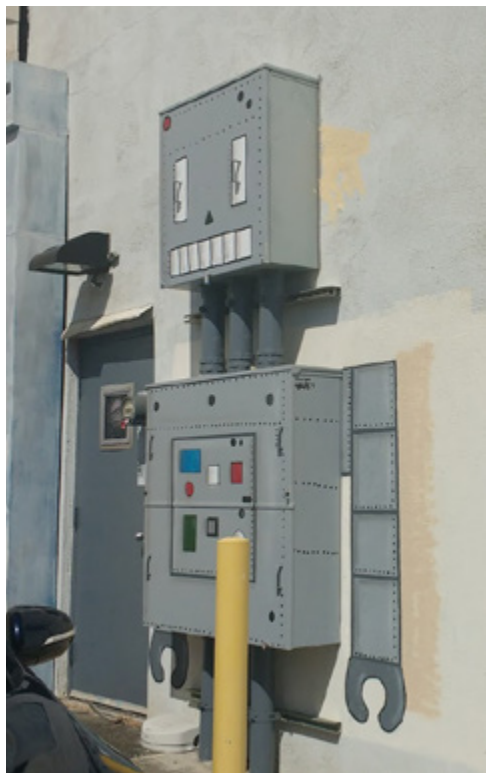
ART MURALS, CMU WALLS, DEEP AWNINGS



HIP ROOFS, 2ND STORY TERRACES



INDUSTRIAL ELEMENTS,
COLORFUL PALETTE



STREET ART,
ELEC/INDUSTRIAL
ELEMENTS



VERTICAL WOOD SIDING
NEUTRAL COLORS



SHED ROOFS, HORIZONTAL
WOOD SIDING, COLORFUL
PALETTE

NEIGHBORHOOD CONTEXT



UNIQUE BUILDING PROFILES, SURFACE
ARTICULATION



STOREFRONTS, SIGNAGE,
LIGHT METAL AWNINGS



CONCRETE AWNINGS, METAL PANEL SIDING



TEXTURED AND ARTICULATED
PLASTER WALLS



RESIDENTIAL SCALE & DETAILS



WOOD SIDING AND TRIM, VIBRANT COLORS



STANDING SEAM ROOFS, BAY WINDOWS,
ARTICULATED PARAPETS

NEIGHBORHOOD PRECEDENTS



VIEW FROM QUEEN AND COOKE STREETS



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KAKA'AKO

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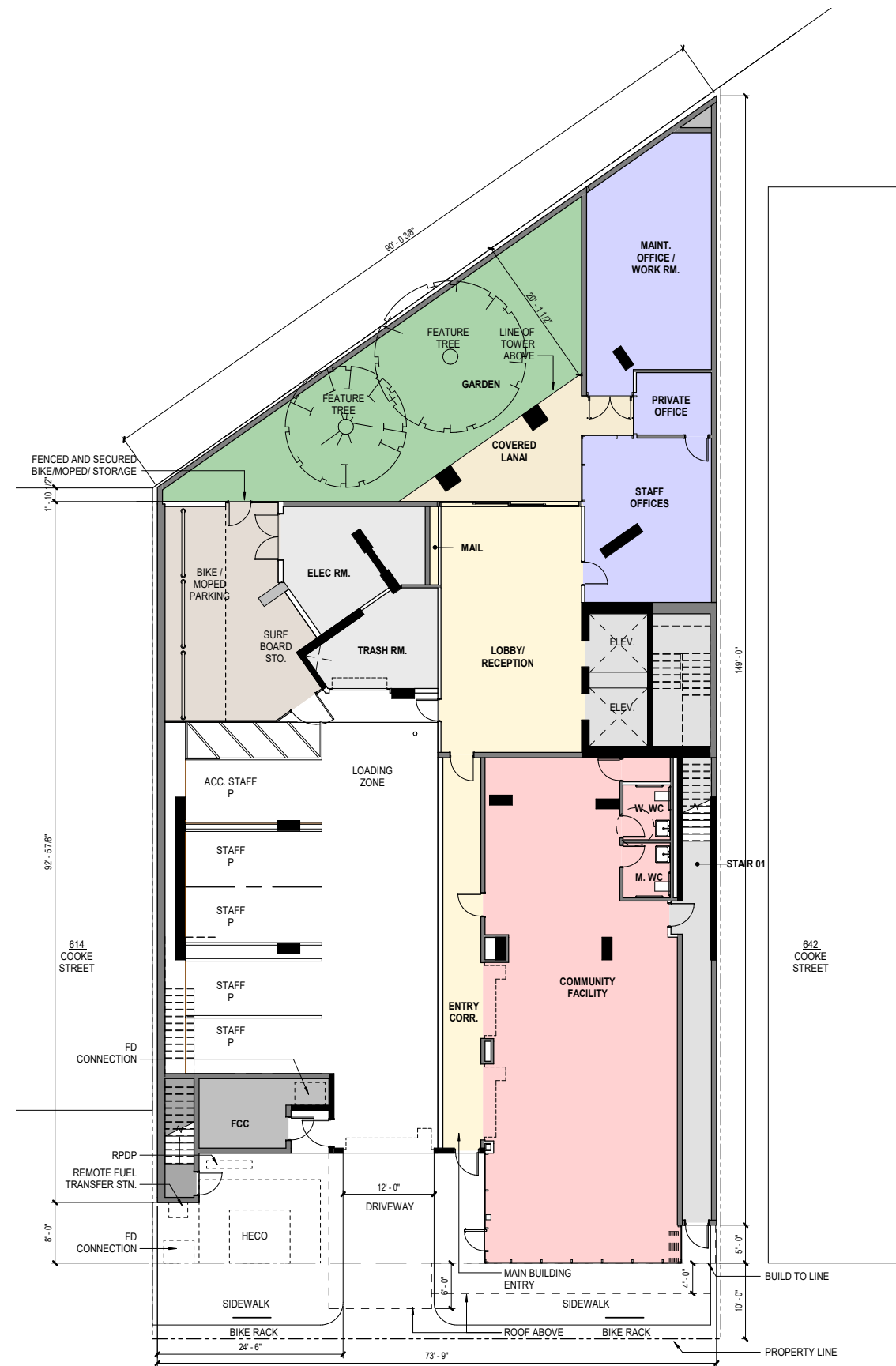
VIEW FROM ILANIWAI AND COOKE STREETS



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KAKA'AKO

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GROUND FLOOR PLAN





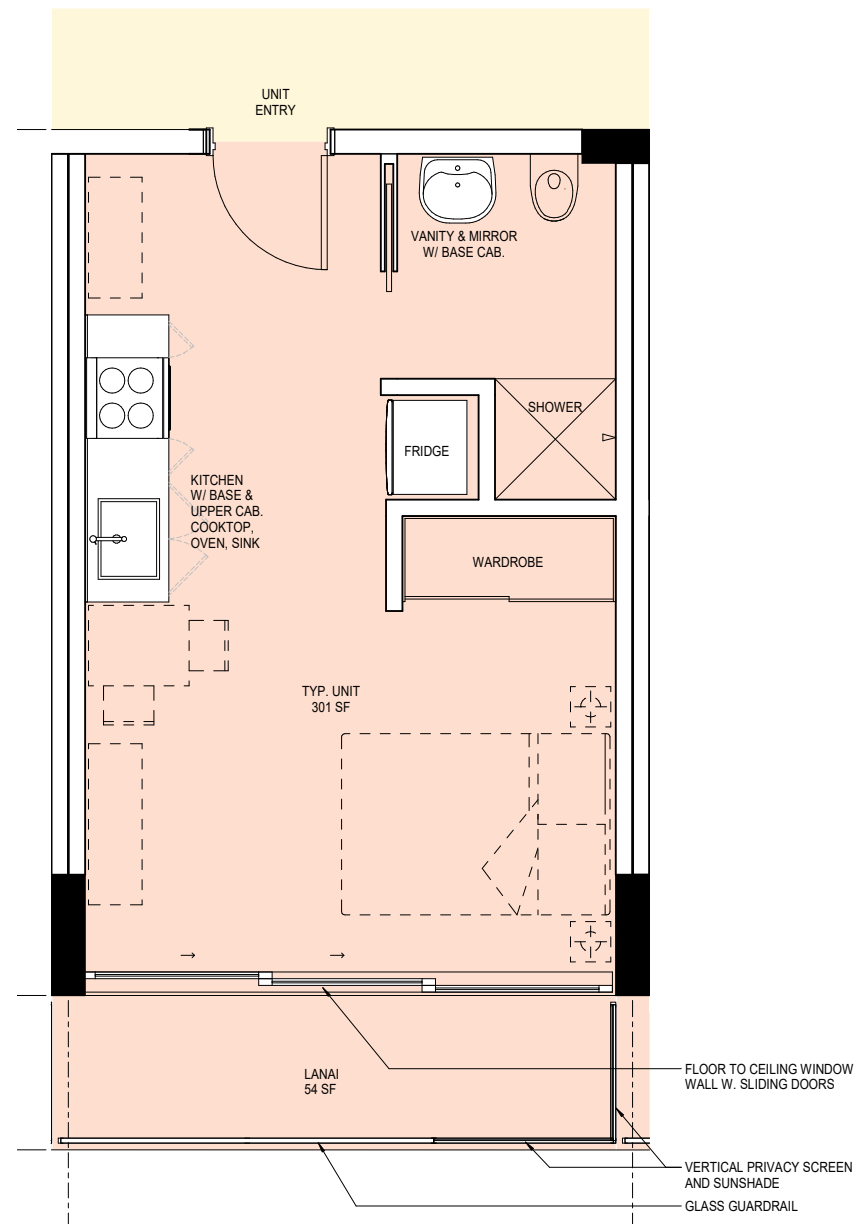
LEVEL 3 FLOOR PLAN

NOHONA HALE
KAKA'AKO

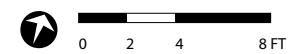


TYPICAL FLOOR PLAN (4-16)





TYPICAL UNIT PLAN





STREET LEVEL PERSPECTIVE LOOKING SOUTH FROM KAWAIHAO STREET.

PERSPECTIVE



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AERIAL PERSPECTIVE FROM A 65'-0" ELEVATION LOOKING EAST.

PERSPECTIVE



STREET LEVEL PERSPECTIVE LOOKING NORTH FROM ILANIWAI STREET.

PERSPECTIVE



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AERIAL PERSPECTIVE FROM A 65'-0" ELEVATION LOOKING NORTH.

PERSPECTIVE



AERIAL PERSPECTIVE FROM A 45'-0" ELEVATION LOOKING SOUTHWEST.

PERSPECTIVE



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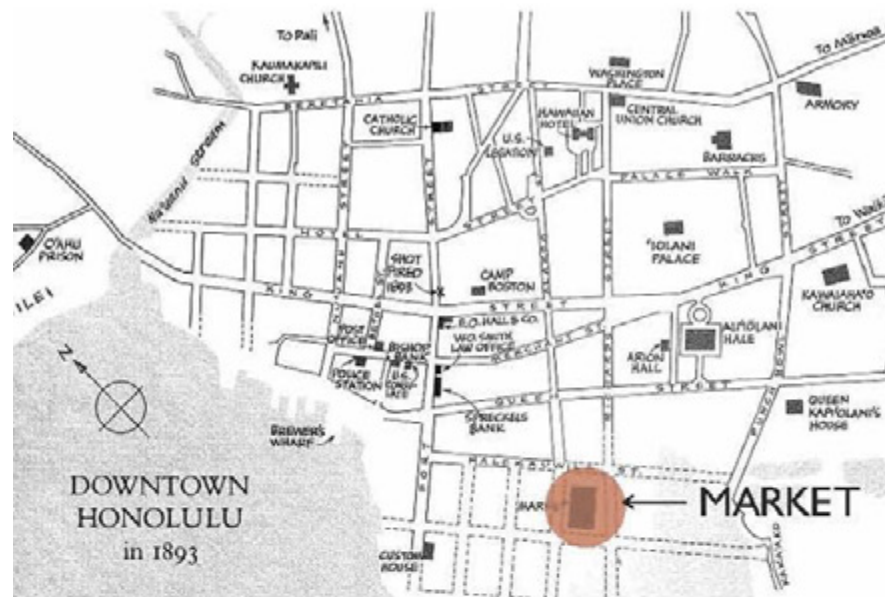
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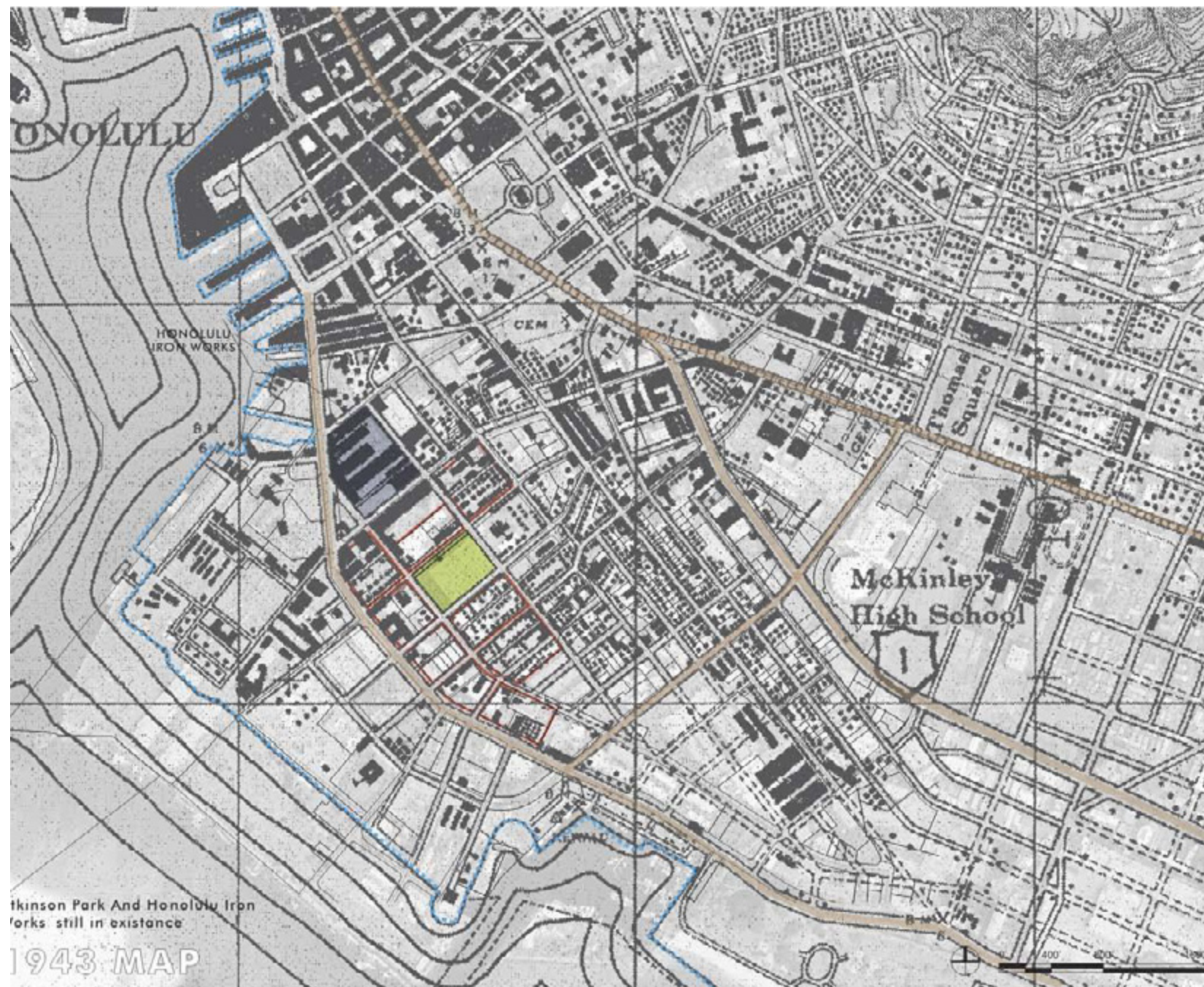
COOKE STREET FACADE

PERSPECTIVE

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KAKA'AKO



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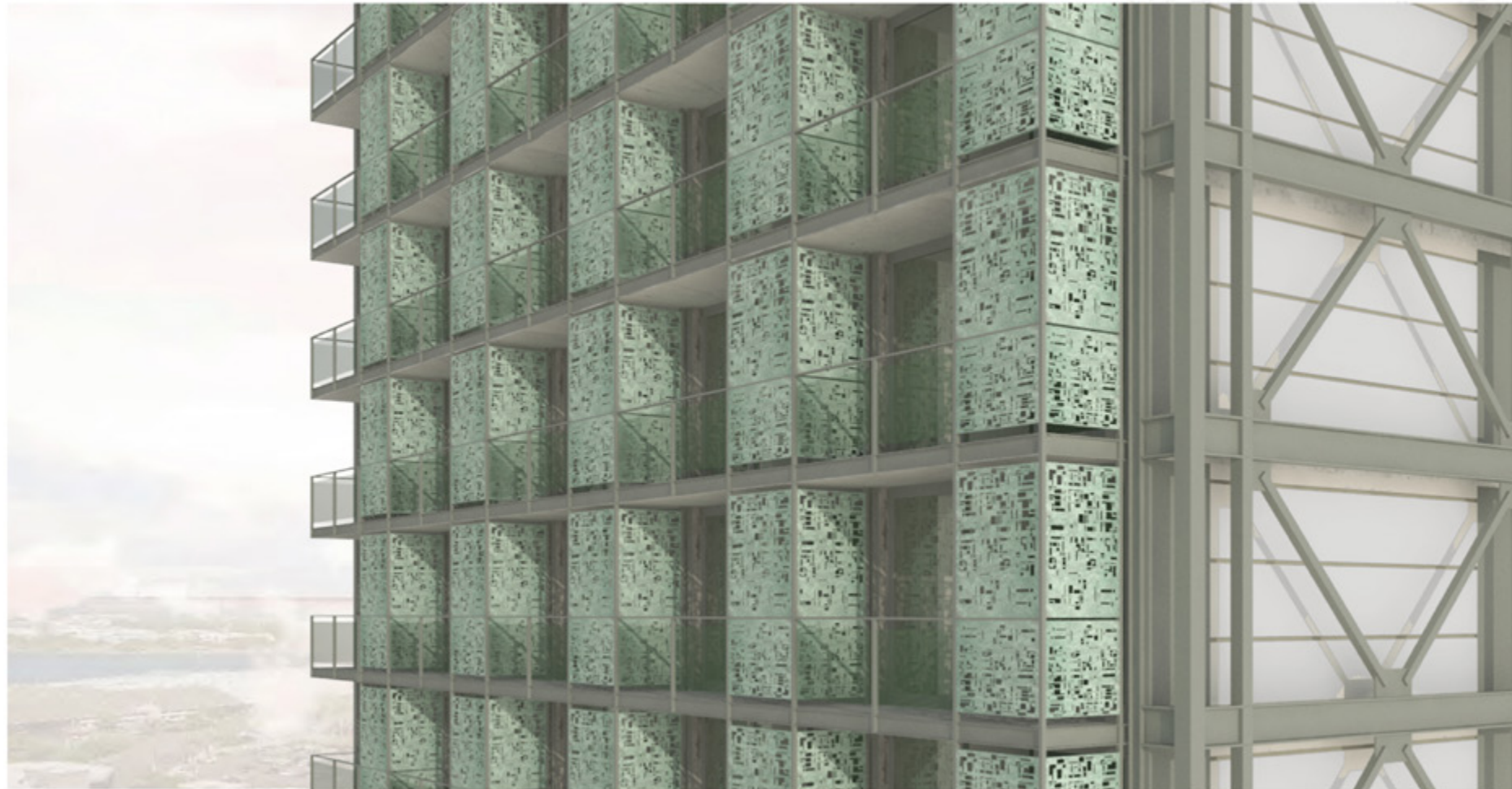
KAKAAKO HISTORIC MAPS

NOHONA HALE
KAKA'AKO



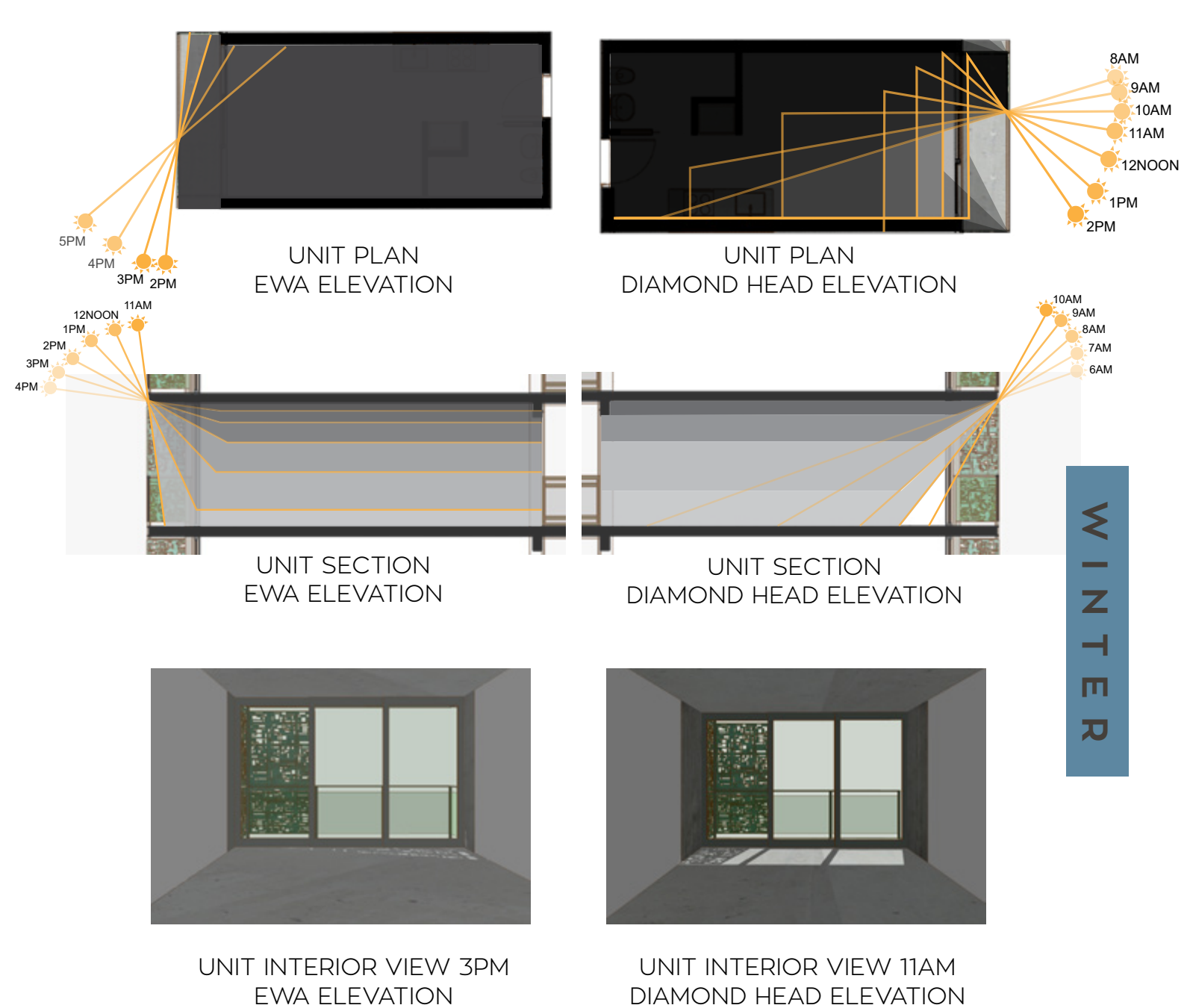
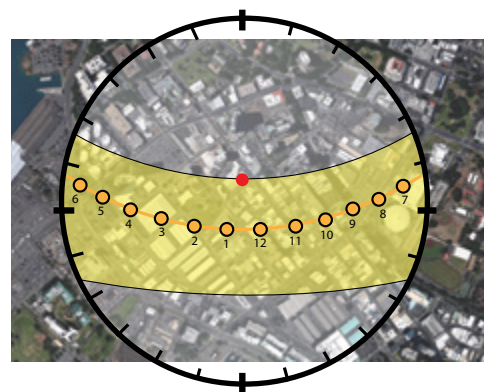
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SHADE SCREENS ARE A CANVAS TO ILLUSTRATE A STORY
OF KAKA'AKO'S YESTERDAY, TODAY AND TOMORROW

ARTWORK SHADE SCREENS



630 Cooke Street
Honolulu, Hawaii

March 21
Solar Azimuth = 101.95
Solar Elevation = 28.29

June 21
Solar Azimuth = 76.13
Solar Elevation = 37.32

September 21
Solar Azimuth = 103.79
Solar Elevation = 32.43

December 21
Solar Azimuth = 125.97
Solar Elevation = 19.21

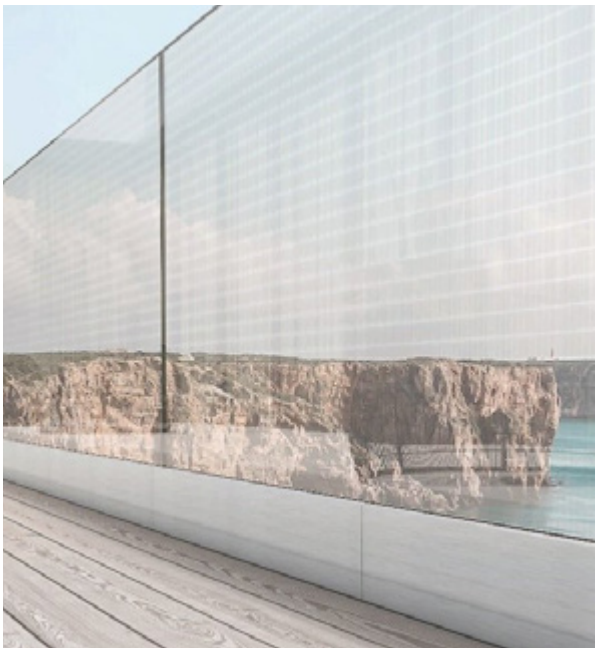
SOLAR SHADING ANALYSIS
SUSTAINABLE DESIGN ELEMENTS

SUSTAINABLE DESIGN ELEMENTS

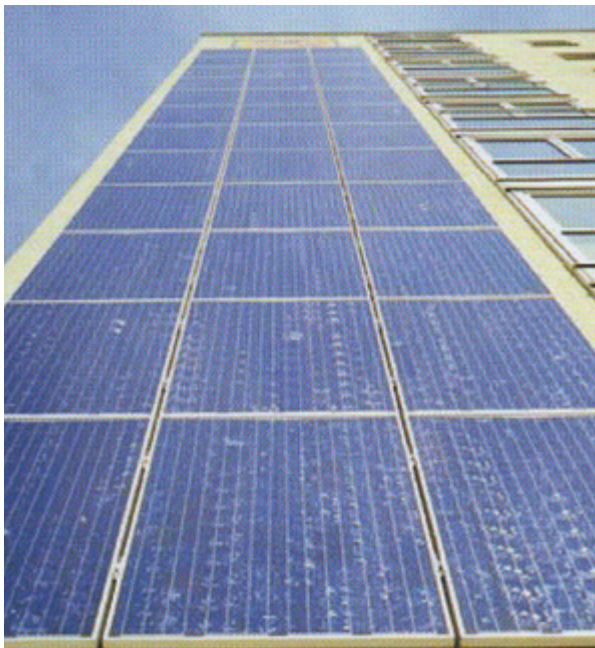
- HORIZONTAL SHADING ELEMENTS
- VERTICAL PV PANELS
- URBAN FARM
- LED FIXTURES
- LOW FLOW FIXTURES
- DAYLIGHTING
- VERTICAL SHADING ELEMENTS
- BUILDING INTEGRATED PV PANELS
- NATURAL VENTILATION
- COOL ROOFS
- LOW E GLASS
- SOLAR HOT WATER



SOLAR HOT WATER



BUILDING INTEGRATED
PV GUARDRAILS



VERTICAL PV PANELS



VERTICAL SHADING



URBAN FARM

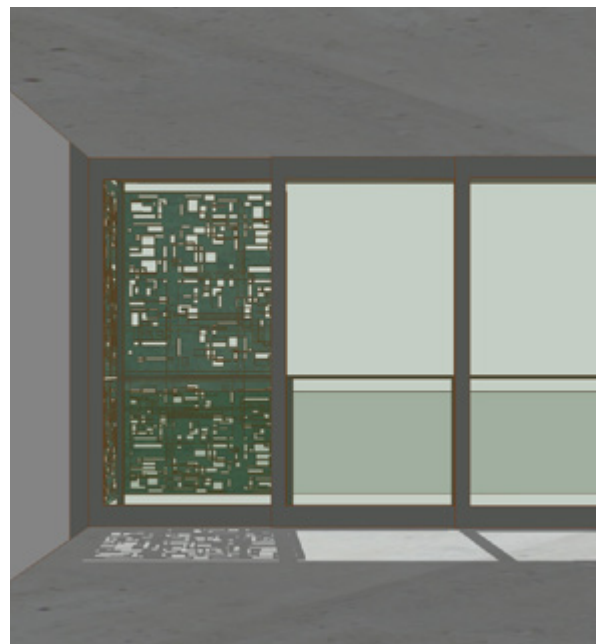
SUSTAINABLE DESIGN ELEMENTS

INNOVATIVE DESIGN ELEMENTS

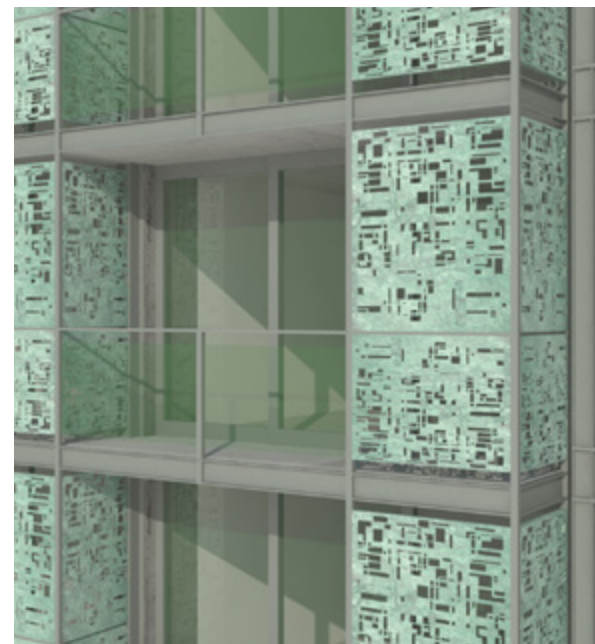
- AFFORDABLE MICRO-HOUSING
- PROJECT INCLUDES FEATURES SIMILAR TO MARKET AND LUXURY TOWERS
- COMMUNAL SPACES ON EACH FLOOR
- NATURALLY VENTILATED CORRIDORS
- MAXIMIZED DAYLIGHT
- STREET LEVEL COMMUNITY FACILITY ENGAGES WITH KAKA'AKO COMMUNITY
- INDUSTRIAL AND STEEL AESTHETICS
- URBAN FARM
- PREFAB/MODULAR KITCHEN & BATHS
- PREFAB LANAI AND SHADING ELEMENTS
- VERTICAL AND HORIZONTAL SHADING
- INTEGRATION OF SOLAR PV TECHNOLOGY
- COMMUNITY ROOM AMENITIES
- TRANSIT ORIENTED DESIGN EMPHASIZE BIKE, MOPED AND PEDSTRIAN MOBILITY
- INTEGRATION OF HISTORY, CULTURE AND ART



MAXIMIZED DAYLIGHTING
AND NATURAL VENTILATION
- FLOOR TO CEILING GLASS
DOORS



VERTICAL AND HORIZONTAL
SHADING



PREFABRICATED
ELEMENTS



COMMUNAL SPACES



URBAN FARM

ARCHITECTURAL STUDIES

