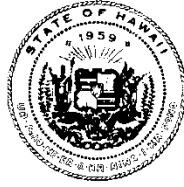


**JOSH GREEN, M.D.**  
GOVERNOR  
KE KIA'ĀINA



**HAKIM OUANSAFI**  
EXECUTIVE DIRECTOR

**BARBARA E. ARASHIRO**  
EXECUTIVE ASSISTANT

STATE OF HAWAII  
KA MOKU'ĀINA O HAWAI'I  
**HAWAII PUBLIC HOUSING AUTHORITY**  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

IN REPLY PLEASE REFER TO:

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Statement of  
**Hakim Ouansafi**  
Hawaii Public Housing Authority  
Before the

**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
REGULAR BOARD OF DIRECTORS MEETING**

**Thursday, January 11, 2024  
9:00 am  
677 Queen Street, Suite 300, Boardroom  
Honolulu, Hawaii 96813**

In consideration of  
**Agenda Items III. C and III. D**

Aloha Chair Mackler, Vice-Chair Reimann, and Members of the HHFDC Board of Directors. On behalf of the Hawaii Public Housing Authority (HPHA), we thank you for the opportunity to provide testimony in strong support of Agenda Item III. C and III D. – Relating to the Kuhio Park Low-Rise & Homes Redevelopment – Phase 1 Project Located in Honolulu, Oahu, TMK No.: (1) 1-3-039:006(por.), 008(por.).

HPHA has partnered with the Michaels Development Corporation (MDC), an affordable housing developer to redevelop the Kuhio Park Low Rises and Kuhio Homes (KPLR) which is located between Linapuni and Ahonui Streets in the Kalihi neighborhood of Honolulu. The three-phase redevelopment will provide approximately 650 affordable housing units within eight new buildings. The first phase of development will provide 304 affordable housing units in four mid-rise buildings.

HPHA and MDC have maintained constant communication with the residents and the surrounding community throughout the year. In January 2023, MDC's relocation consultant completed a resident survey which solicited feedback from families who will be relocated during the initial phase of KPLR redevelopment. In May 2023, HPHA hosted an event focused on providing information on future relocation efforts. HPHA has also been coordinating with the State Department of Education to minimize disruptions to education for public housing youth who will be affected by the redevelopment.

MDC continued to provide periodic updates to the Kalihi-Palama Neighborhood Board and facilitated several “talk-story” sessions and community town hall meetings this year. The most recent town hall meeting was held on August 31, 2023, and offered residents and the surrounding community the opportunity to ask questions of HPHA, area legislators, property management, and MDC.

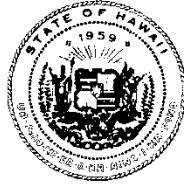
MDC is actively preparing a relocation plan for residents who will be impacted by the first phase of construction. Additionally, MDC is drafting a request for U.S. Department of Housing and Urban Development (HUD) approval of the demolition and disposition of existing public housing units under Section 18 of the Housing Act of 1937.

The environmental assessment needed to comply with historical preservation requirements set forth under Section 106 of the National Historic Preservation Act and related federal environmental review processes (i.e., NEPA) was drafted and is currently with the Governor’s Office for final review.

Permit drawings have been submitted to the City Department of Planning and Permitting (DPP) and are currently under a third-party review process which should help to expedite permitting approval. KPLR redevelopment is expected to break ground in late 2024, subject to financing, resident relocation, and building permit approval.

This project is important for the community and the state as it will not only help alleviate the desperate need for affordable housing but will also generate hundreds of jobs during construction. I thank you for the opportunity to testify and humbly request that the HHFDC Board of Directors approve these For Action items.

**JOSH GREEN, M.D.**  
GOVERNOR  
KE KIA'ĀINA



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**Thursday, January 11, 2024  
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677 Queen Street, Suite 300, Boardroom  
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In consideration of  
**Agenda Items III. G and III. H**

Aloha Chair Mackler, Vice-Chair Reimann, and Members of the HHFDC Board of Directors. On behalf of the Hawaii Public Housing Authority (HPHA), we thank you for the opportunity to provide testimony in strong support of Agenda Item III. G and III H. – Relating to the HPHA School Street Redevelopment Phase 1 A Project Located in Honolulu, Oahu, TMK No.: (1) 1-6-009:003 (por.).

During the HPHA Board of Directors meeting in November 2023, the HPHA Board approved Retirement Housing Foundation's request to transfer the development to Highridge Costa Development Company to redevelop its administrative 1002 North School Street location on the island of Oahu. The project will deliver 800 affordable housing units for elderly families and individuals over the course of three development phases.

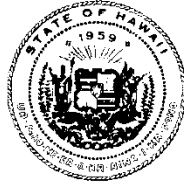
On October 14, 2021, the HHFDC approved a financing application with the intent to issue \$71,500,000 in HMMF Bonds; reserve \$5,257,493 in annual federal LIHTC over a 10-year period; and \$5,257,493 in annual State LIHTC over a five-year period. The HHFDC Board of Directors also approved a RHRF Loan of \$40,000,000 for this project. Due to unforeseen delays caused by the COVID-19 pandemic, supply shortages, and other factors, the HPHA sought and later received approval from the HHFDC to extend the deadline to commence construction to May 5, 2024.

The HPHA has already received a site subdivision approval from the DPP to create a separate lot to accommodate Phase 1A of the project. Applications for a super-structure permit and building

permit were submitted to the DPP and have received and undergone several rounds of comments and revisions. The HPHA anticipates final approval of the building permit in early 2024.

This project is important for the community and the state as it will not only help alleviate the desperate need for affordable housing but will also generate hundreds of jobs during construction. I thank you for the opportunity to testify and humbly request that the HHFDC Board of Directors approve these For Action items.

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677 Queen Street, Suite 300, Boardroom  
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In consideration of  
**Agenda Items III. I**

Aloha Chair Mackler, Vice-Chair Reimann, and Members of the HHFDC Board of Directors. On behalf of the Hawaii Public Housing Authority (HPHA), we thank you for the opportunity to provide testimony in strong support of Agenda Item III. I. – Relating to Mayor Wright Homes.

As one of the nine project sites included in the Ka Lei Momi Project, the HPHA and HCDC have prioritized Mayor Wright Homes as one of the first sites to be redeveloped.

The proposed master plan for redevelopment envisions approximately 2,448 new rental units which will include a one-for-one replacement of existing public housing unit. The majority of the remaining units shall be affordable units or families earning between 30% to 140% of the Area Median Income. In addition to these residential units, the project will feature around 55,000 square feet of commercial space. The mix of retail, office, and community service space will support the new residential units and complement the surrounding neighborhood.

The master plan was developed with extensive input from residents, community leaders and stakeholders, elected officials, and service providers who have all participated in a series of ongoing community meetings beginning in 2016.

The redevelopment approach builds on research gathered on its historical, physical, social, and geographic context and technical information provided by consultants performing various site analyses. The Mayor Wright Homes redevelopment would not only improve housing conditions

for its current residents, but will fundamentally transform an existing, six-decade old, state-owned land asset, into a new, mixed-income, mixed-use, transit-oriented development enhancing the existing vibrant Kalihi, Liliha, Kapalama, and Iwilei communities.

This project is important for the community and the state as it will not only help alleviate the desperate need for affordable housing but will also generate hundreds of jobs during construction. I thank you for the opportunity to testify and humbly request that the HHFDC Board of Directors approve this For Action item.