



HAWAII PUBLIC HOUSING AUTHORITY

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GOVERNOR

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EXECUTIVE DIRECTOR

FOR IMMEDIATE RELEASE

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The Hawaii Public Housing Authority Will Announce the Selection of a Master Developer Team to Transform the Site of the Hawaii Public Housing Authority Administrative Offices Into a Mixed Use, Mixed Income Affordable Community

HONOLULU —The Hawaii Public Housing Authority (HPHA) will announce the selection of a Master Developer Team to creatively and sustainably transform the site of the HPHA administrative offices located at 1002 N. School Street, Honolulu, Hawaii. The redevelopment of the School Street site will provide much needed affordable housing, possibly commercial uses, and new administrative offices.

This redevelopment is an important opportunity for the State to respond to the dire need for more affordable housing units and to help to revitalize the surrounding neighborhood. For the benefit of its future tenants, the site is centrally located within the urban core and in close proximity to proposed rail stations. The redevelopment is intended to introduce creative physical designs, building and unit configurations and sustainable building materials that innovatively maximize the use of space and can be a model for future developments.

On January 13, 2015, the HPHA issued Request for Qualifications (RFQ) no. RFQ-OED-2015-05, to procure a master developer for redevelopment of the HPHA's Administrative Offices and the development of low income housing units on the Island of Oahu. In response to the RFQ, the HPHA received several submittals that were vetted by a review and selection committee to determine their ranking. The review and selection committee recommended the top ranked submittal to the HPHA Executive Director, who concurred with the recommendation.

“This announcement is the next step in our journey to redevelop and improve the HPHA's portfolio and improve the lives of our citizens,” HPHA Executive Director Hakim Ouansafi said. “The HPHA's partnership with the selected master developer team will catalyze public and private investment to create a vibrant mixed income community and increase affordable rental housing options in our State.”

The HPHA is the sole public housing agency for the State of Hawaii, providing safe, sanitary and temporary housing to low-income families. The agency administers more than 6,000 federal and state low-income public housing units on five islands, and just under 2,000 rental assistance vouchers on Oahu.

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Hawaii Public Housing Authority
RFQ OED-2015-05
Selected Master Developer Team: *Retirement Housing Foundation*



Through solicitation of RFQ OED-2015-05, the Hawaii Public Housing Authority (HPHA) has selected Retirement Housing Foundation (RHF) and their team of consultants as the master developer for the mixed income, mixed use redevelopment of the HPHA's administrative offices and the development of low income public housing units on the Island of Oahu.

RHF is a 501(c)(3) corporation, mission driven, affordable housing developer and property management organization based in Long Beach, California. RHF has developed and manages more than 180 facilities in 28 states, Washington D.C., Puerto Rico and the U.S. Virgin Islands. The communities include apartments for seniors, low-income families, and persons with special needs, as well as assisted living and skilled nursing facilities. RHF has significant experience with mixed use, mixed income affordable housing projects utilizing a variety of funding sources including low-income housing tax credits, tax-exempt bonds, HUD 202 funding and a myriad of soft money sources. Over the last 25 years, RHF has sponsored and managed two, affordable housing communities for low-income seniors in Honolulu (Harry & Jeannette Weinberg – Phillip Street Apartments & Pauahi Kupuna Hale) financed by HUD 202 loans.

RHF's team for the project includes:

- RHF, Long Beach, CA, *Master Developer*
- Design Partners, Inc., Honolulu, HI, *Architecture*
- Imata Engineering, Honolulu, HI *Civil Engineering*
- PBR, Honolulu, HI, *Landscape Architecture*
- Avalon Development Corp., Honolulu, HI, *Office Development*
- Jon Pang, Honolulu, HI, *Legal Counsel*
- Concordia, New Orleans, *Community Outreach*

RHF is honored to have been selected to develop and provide more affordable housing in Hawaii, said Dr. Laverne Joseph, President and CEO. "There is a critical and growing need for more affordable housing in Hawaii and across the country and we are committed to addressing the need."

The proposed role of the Master Developer, RHF, will be to assemble, fund, manage and execute the complete scope of the HPHA redevelopment plan from HPHA/client predevelopment planning, community outreach, conceptual land plan, lease-up, and management of the completed residential buildings and relocation of HPHA Staff. RHF intends to creatively develop the property to include mixed income, mixed use development that includes new administrative offices, innovative affordable housing units and minor commercial uses.

RHF proposes to introduce creative physical designs, building and unit configurations and sustainable building materials that innovatively maximize the use of all space while protecting and preserving Hawaii's precious natural resources. Further, RHF intends to work with the community to develop a land-use program that seamlessly integrates within the existing fabric of the community by acknowledging existing uses, promoting pedestrian friendly pathways and offering connections to surrounding services that will enhance the standard of living for the HPHA campus residents and workers.