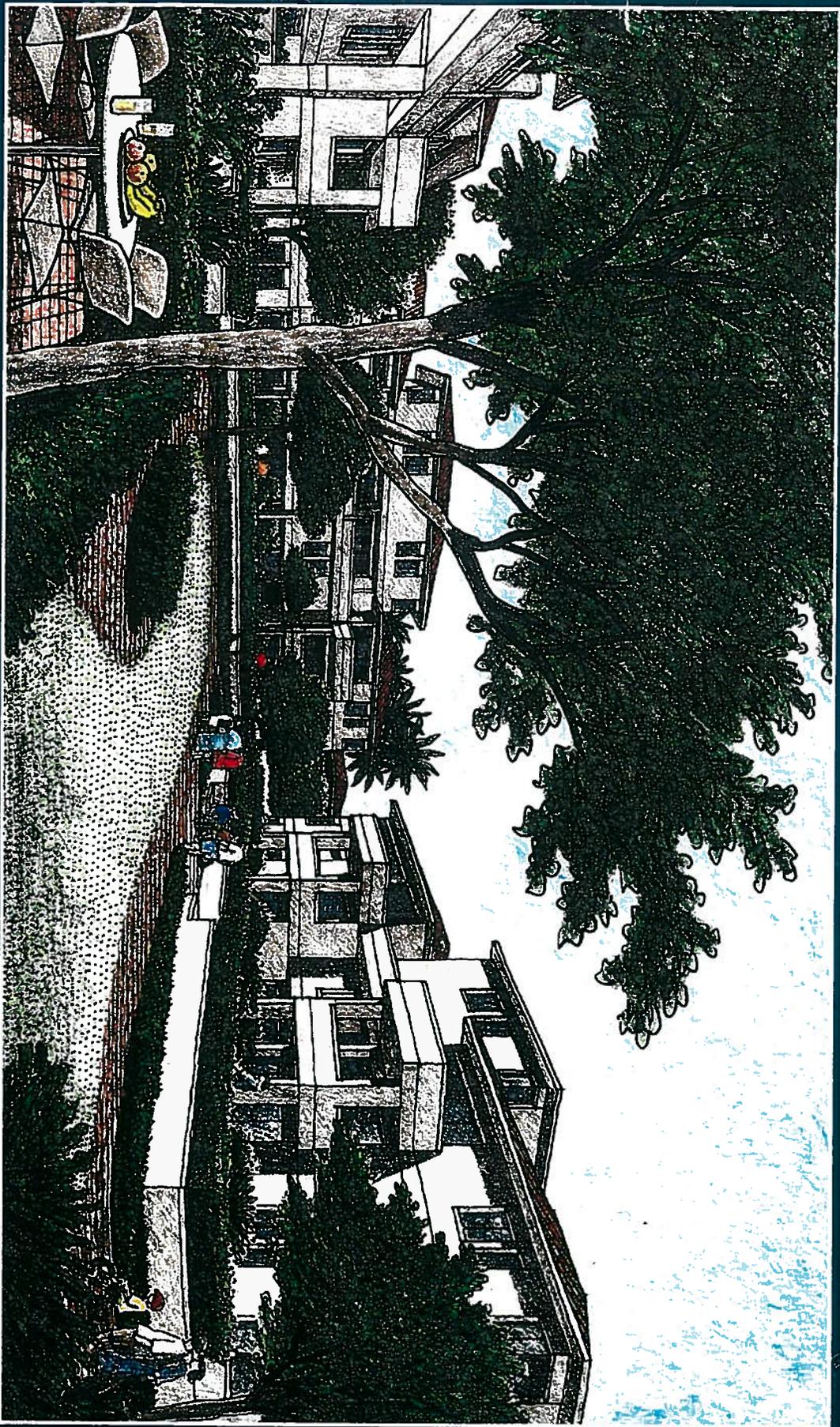


Kuhio Park Terrace/Kuhio Homes Master Plan Report



Housing and Community
Development Corporation of Hawaii

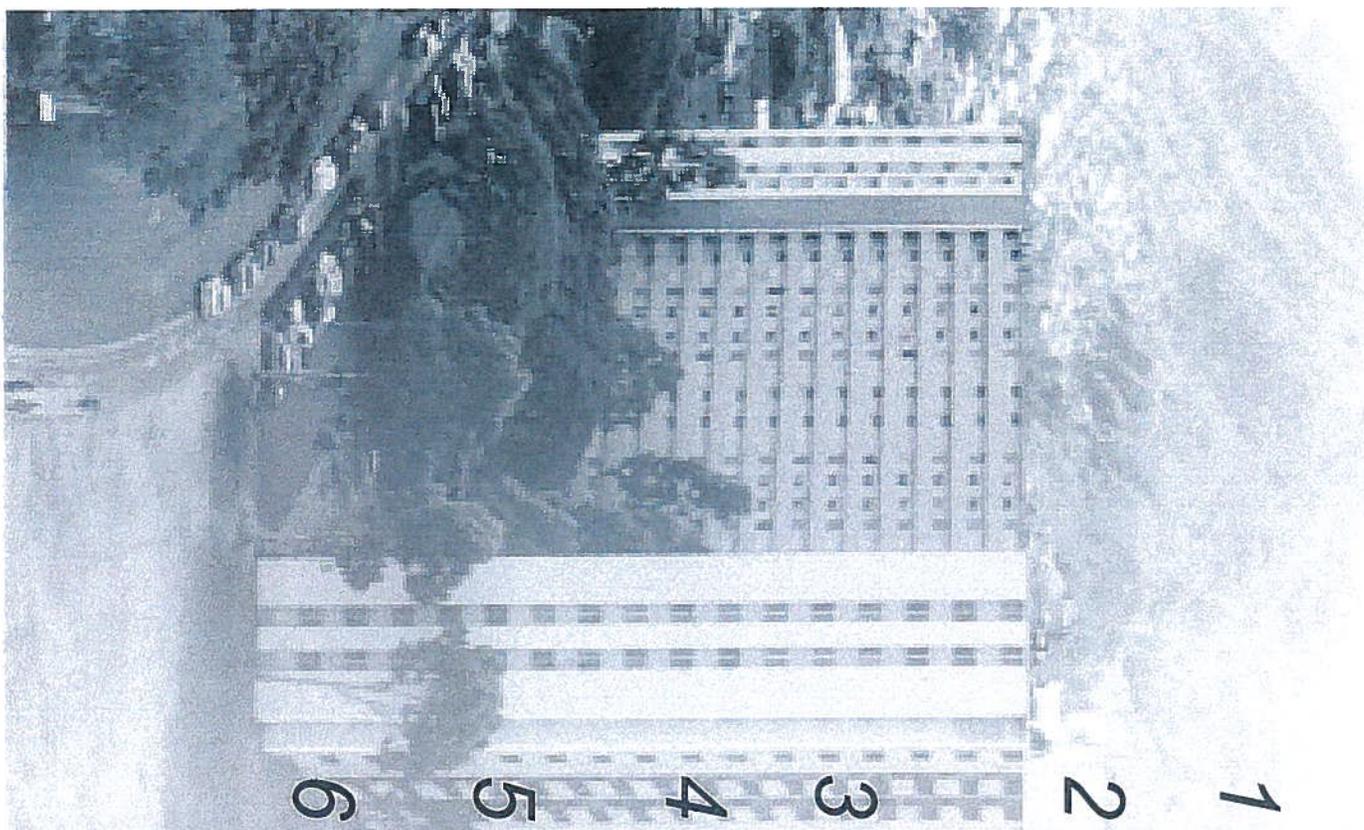
AM
Partners, Inc.



Pacific Architects, Inc.

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The VISION for KPT/KH

The vision for Kuhnio Park Terrace/Kuhnio Homes is the development and preservation of a **vibrant, supportive, self-sustaining community** incorporating programs which are socially, economically, and physically **innovative**. This vision is intended to **strengthen residents' positive attitudes** about living in KPT/KH and in turn achieving **positive public perception** of KPT/KH.

Fig. 0.10

Key Elements of KPT/KH VISION

- *Developing a convenient, efficient and livable environment supported by increased amenities.*
- *Developing a safe, clean and secure community.*
- *Providing economic, educational and social programs and opportunities.*
- *Promoting economic and housing diversity*

Fig. 0.11

Executive Summary

The purpose of this Master Plan is to organize and guide the future of Kuhnio Park Terrace and Kuhnio Homes. The Office of the Governor-Special Assistant for Housing, and the Housing and Community Development Corporation of Hawaii (HCDCH) are sponsors of this report. Driving the need for this planning effort is a core group of concerned residents who are seeking to improve the quality of life for all the residents. The need for the master plan is also spurred by the approval of funding for a new Community Resource Center, by the physical deterioration of the buildings, and by reforms in public housing at the national level.

In May of 1999 a steering committee was formed under the auspices of HCDCH including members of the Resident Associations, representatives from HCDCH, Office of the Governor, and professional consultants. Over the past six months the committee has worked to develop this Master Plan.

The vision guiding the Master Plan is summarized in the statement at the left. Figures 0.10 and 0.11.



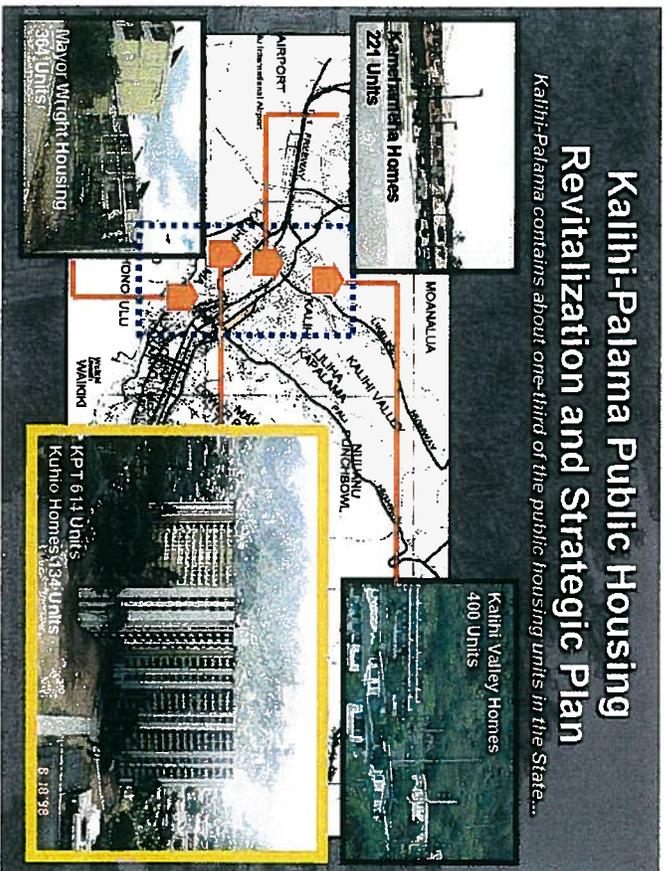


Fig. 0.12



Fig. 0.13

This master plan for Kuhio Park Terrace / Kuhio Homes (KPT/KH) is part of HCDC's overall public housing revitalization plan for Kailhi-Paloma. **Figure 0.12**. This area of Honolulu has the highest concentration of public housing in the State; over one third of the total housing units in the State are located here. KPT/KH share a 24-acre site in Kailhi, near downtown Honolulu. They are Hawaii's largest public housing site; together they house 748 families.

Existing Conditions

KPT/KH is set in an area of single family houses in Kailhi. See **Figure 0.13** (also see page 10). The site is accessible from North School Street, and Kamehameha IV Road. Linapuni Street bisects the site and makes a connecting loop to these two streets. Visible in the aerial photograph are:

- KPT: Two high rise buildings; 572 units
- KPT: Low rise; 42 units
- Kuhio Homes consists of 20 low rise buildings; totalling 134 units
- Linapuni School for KPT/KH residents; K-2nd grades

The Aging of KPT



Corrosion

Falling Plumbing

Broken Elevators

56 Service calls a month
in the past year

“Over \$7 Million spent on maintenance since 1994...”

Fig. 0.14

The committee looked at the difficulties facing the residents: Even with the dedication and effort of the managers, backed up by concerned and involved residents the problems of living in the aging high rise towers are becoming overwhelming. It became clear that high rise living is neither convenient, efficient nor livable for many KPT residents (Figures 0.14 & 0.15).

The physical deterioration of the high rise buildings has reached the turning point; the towers require complete rehabilitation and replacement of electrical, mechanical systems, upgrading to present life-safety codes, and compliance with accessibility laws.

Problems Caused by Hi-Rise Living



Security Bars
at
terraces and ground floors

Cracking and Abandon Courts

Constant Accumulation at
Rubbish Chute Areas

Fig. 0.15

The committee examined the cost effectiveness of renovation in compared to new high rise or new low rise construction. See **Figure 0.16** It is not a financially sound idea to spend so much for renovation and end up with old buildings.

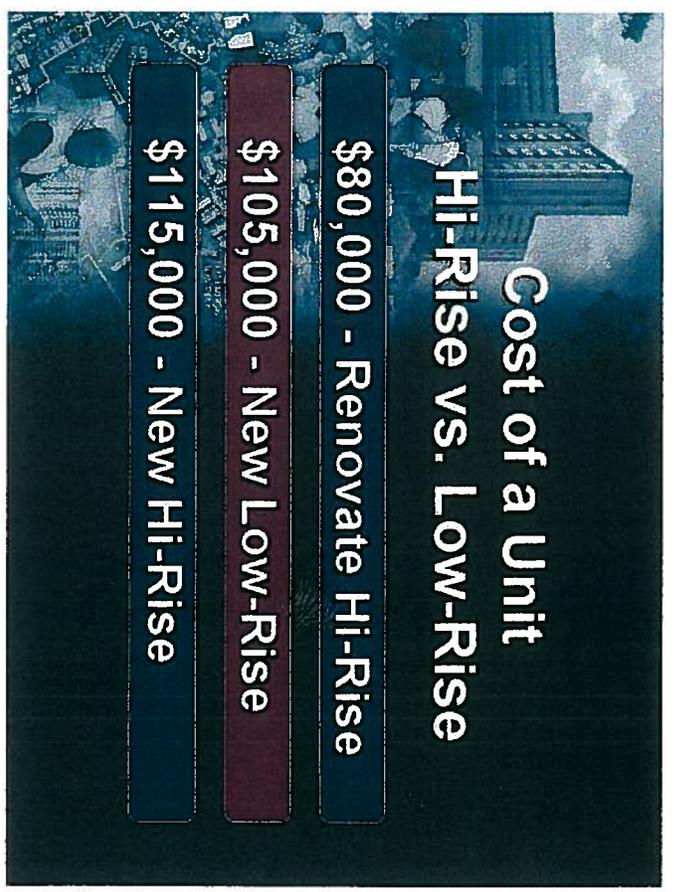
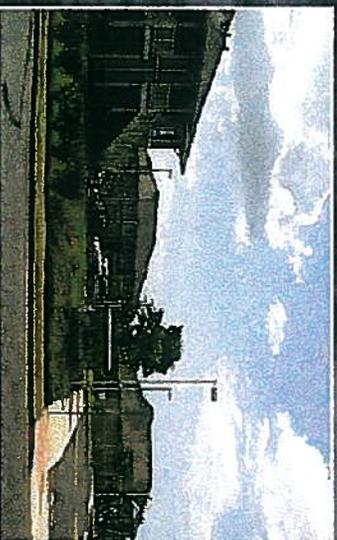
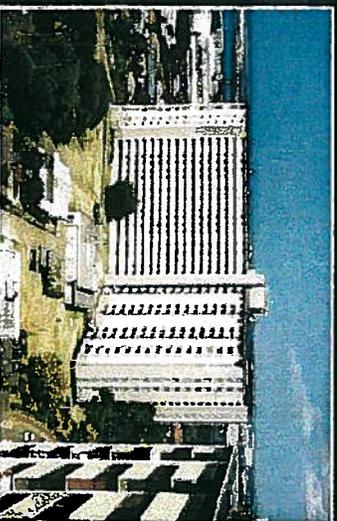


Fig. 0.16

Quality of Life Hi-Rise vs. Low-Rise

Transform obsolete Hi-Rise institutional buildings into secure attractive homes...



Today's residents live in Towers, isolated from their neighbors and community

Individual homes with private entries and yards in a neighborhood setting

Fig. 0.17

Quality of Life
The committee dug deeply into what factors effect the resident's the quality of life. The resident's greatest concerns focused on **safety and security**. Two important factors impact safety and security: the need for more defensible space and the need to promote the family's self-sufficiency with appropriate and conveniently located social service programs.

High rise towers, with unattended, impersonal corridors, set far apart in empty, unsupervised, open spaces does not reflect the vision. The committee realized it had to "think big" and consider nothing less than the complete transformation of the obsolete high rise, institutional buildings into attractive, convenient homes in a secure neighborhood setting. Retaining the existing high rise is not an option because of the life cycle costs of renovation and maintenance. **Figures 0.17, 0.18, & 0.19.**

The key to bringing about greater self-sufficiency for the residents is the new Community Resource Center. Funding for the Center was secured by U.S. Senator Daniel K. Inouye. Here is an opportunity to provide new office and classroom space for service providers, child-care, a teen center, multipurpose recreation and ceremonial spaces in the heart of a revitalized neighborhood.

Quality of Life Hi-Rise vs. Low-Rise *Security through Design*



- Public Corridors
- No visibility beyond the lobby
- Blank Building Walls
- Elevators used by all



- Private Entry ways
- Visibility from street
- Clear sight lines into common areas
- Strangers are noticed

Fig. 0.18

Quality of Life Hi-Rise vs. Low-Rise *Mirror the attributes of the surrounding neighborhood*



- Under used open space
- Unsupervised areas
- Institutional Anonymity

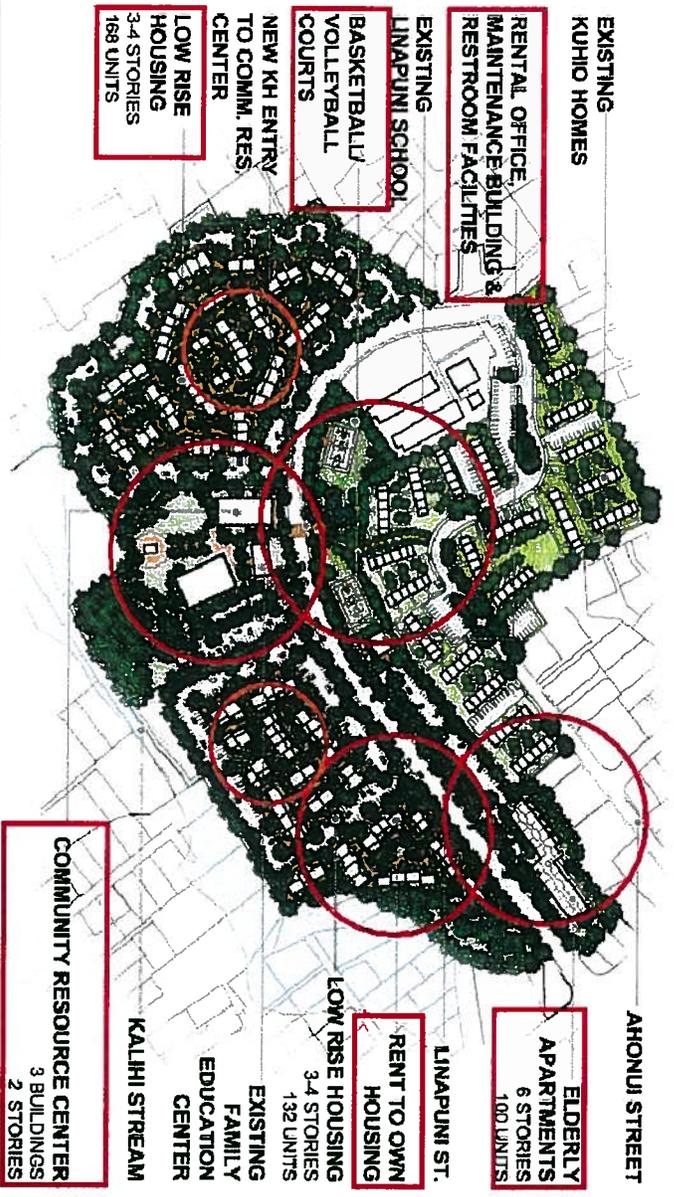


- Human scale
- Child Friendly
- Neighborhood Character

Fig. 0.19

The Master Plan will revitalize KPT/KH by creating an improved community of high quality, mixed income, multi-age public housing, and on-site services. Key parts of the plan are shown highlighted in **Figure 0.20**. The vision to create a livable environment with increased amenities can be accomplished with this plan.

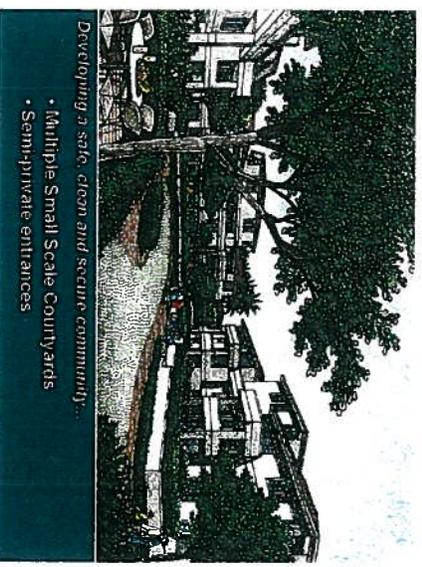
- A clean and secure community will be achieved with multiple small scale courtyards and individual entrances. Children's play areas will be under watchful eyes of the residents (**Figure 0.21**).
- Economic, educational, and social programs and opportunities will be improved and integrated into The Community Resource Center (**Figure 0.22**).
- Economic and housing diversity will be possible with the development of a mix of family low rise housing, elderly apartments, and a rent-to-own program (**Figure 0.23**).



Developing a convenient, efficient and livable environment supported by increased amenities...

- A Plan to Fulfill the Vision

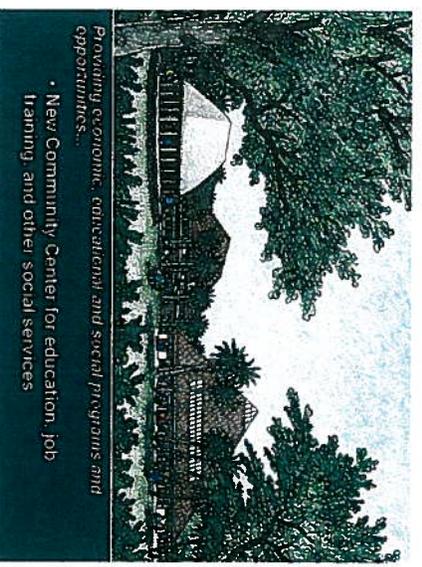
Fig. 0.20



Developing a safe, clean and secure community...

- Multiple Small Scale Courtyards
- Semi-private entrances

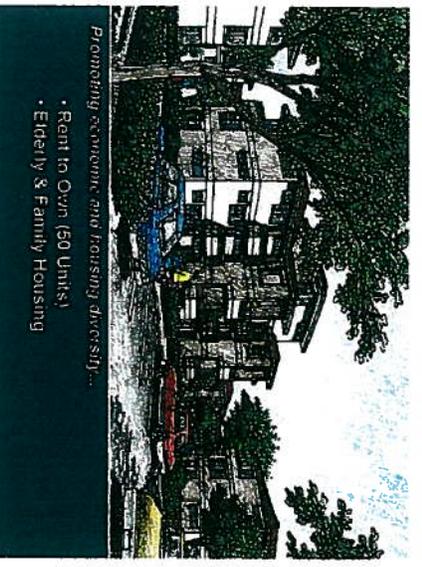
Fig. 0.21



Providing economic, educational and social programs and opportunities...

- New Community Center for education, job training and other social services

Fig. 0.22



Promoting economic and housing diversity...

- Rent to Own (50 Units)
- Elderly & Family Housing

Fig. 0.23

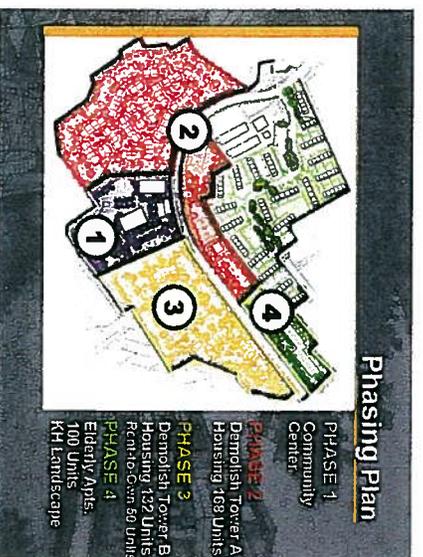


Fig. 0.24

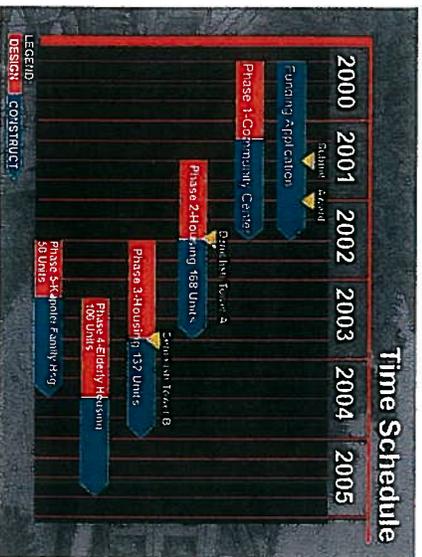


Fig. 0.26

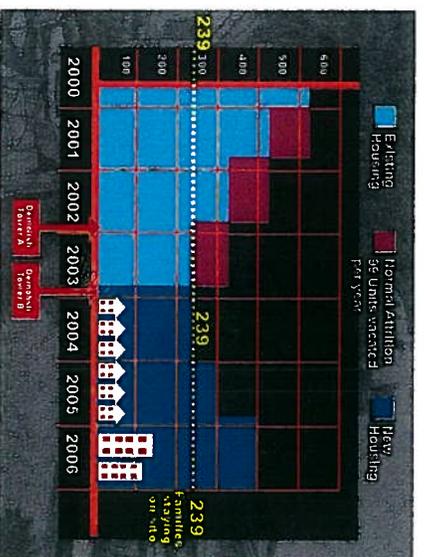


Fig. 0.25

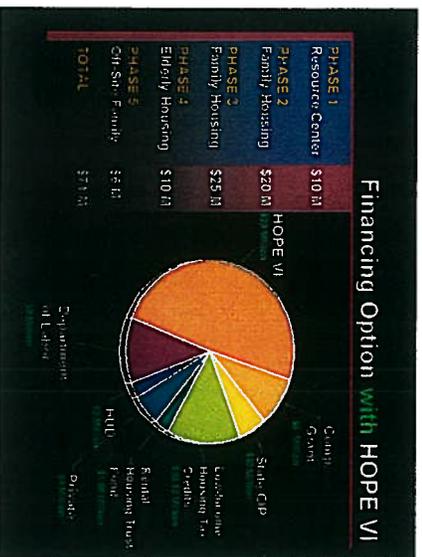


Fig. 0.27

Implementation of Plan
 The Master Plan will need to be phased over 5 or 6 years. See Figure 0.24. In this phasing plan the important milestones are:

- Break ground on the community center in year 2001.
- Demolish tower A and break ground on new housing in year 2002.
- Demolish tower B and build the next increment of housing in year 2003.
- Complete project with elderly housing and Kuhio Homes landscaping.

An important part of the master plan is how to relocate residents if that is necessary during the phased construction of the project (Figures 0.25 & 0.26). As shown in the preliminary relocation plan the resident population declines to a core group of longer term residents through normal attrition, i.e. families moving away. This process of normal attrition will reduce the resident population from the present 614 KPT families to about 239 families. Construction of new housing will bring the final number of residents up to 400 families.

Financing for the project is largely dependent on the HUD Hope VI program. The balance of funding will come from various other sources as indicated in the Figure 0.27. Without Hope VI the project is dependent on State of Hawaii CIP (capital improvement funds) for the major share of funding.



Purpose
Methodology
Participants



Introduction

Purpose

The Office of the Governor-Special Assistant for Housing and the Housing and Community Development Corporation of Hawaii recognized the future of Kuhio Park Terrace and Wrights Homes was hanging in the balance. The buildings are aging fast and keeping up with the annual repair bill is a costly burden. Federal policy is pushing all public housing authorities to innovate and move in new directions. A new Community Center for KPT/KH is funded and ready to go forward but the site for it is undetermined. Decisions about the future of KPT/KH had to be made now, and an overall master plan was needed to organize and guide the effort.

In May of 1999, a Master Plan Steering Committee was formed to plan the future of KPT/KH. The committee included members of the resident associations, interested individuals from the *We Care Coalition*, WCA4X, the Governor's Special Assistant for Housing, and staff from the Housing and Community Development Corporation of Hawaii along with professional consultants.

The purpose of this Master Plan document is to report the findings of the Steering Committee. The members efforts over the past six months have led to the ideas and conclusions found in this report. The committee's thinking was guided from the start by a simple but challenging idea: ***Dare to Dream; and out of the best ideas create a vision for the future.***

The agency sponsoring the KPT/KH Master Plan is the Housing and Community Development Corporation of Hawaii, the state's public housing agency. The broad mission of HCDCH is to:

- Serve as a catalyst to provide Hawaii's residents with affordable housing and shelter opportunities in a balanced and supportive environment...
- Revitalize existing rental projects while promoting healthy neighborhoods and strong communities....
- Develop an integration and revitalization plan for public housing projects starting with Mayor-Wrights Homes, Kuhio Park Terrace, and Kalihi Valley Homes.
- Assist persons in housing programs and facilities to achieve higher levels of economic independence.

Methodology

This Master Plan documents the work of the KPT/KH steering committee over a period of six months. The background research and designs prepared by the professional consultants are shown throughout this report in parallel with the committee's meetings. The information in this document is organized in chronological order. See illustration below for a guide to the graphics in this report.

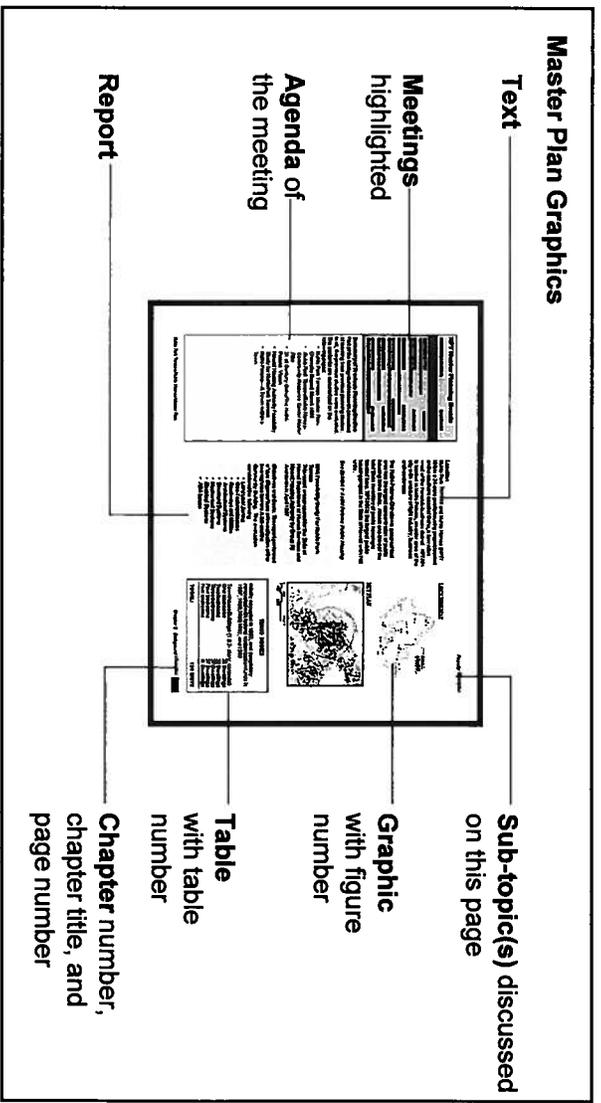


Figure 1.01

KPT/KH Master Planning Events

Organizational Meeting

July 28, 1999

Steering Meeting 1
"Identifying the dream and the stakeholders"

June 10, 1995

Steering Meeting 2

"Identifying the values and needs..."

July 1, 1999

Steering Meeting 3

"Looking at what others have done..."

July 28, 1999

Steering Meeting 4

"Creating ideas for the site and alternative plans"

August 18, 1999

Steering Meeting 5

"Creating the master plan, relocation & financing plans..."

September 21, 1999

Steering Meeting 6

"Sharing the dream with the residents..."

Future

Steering Meeting 7

"Sharing the dream with the larger community..."

Future

AGENDA

What is the vision for KPT?

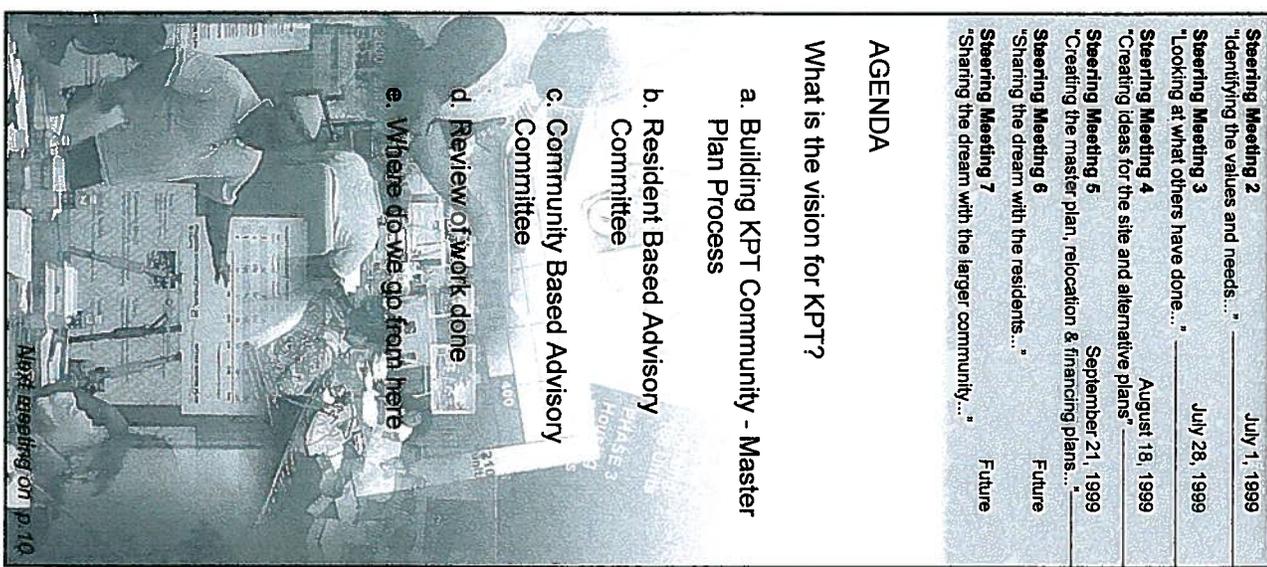
- a. Building KPT Community - Master Plan Process

- b. Resident Based Advisory Committee

- c. Community Based Advisory Committee

- d. Review of work done

- e. Where do we go from here



Meeting room p. 10

The Steering Committee methodology for researching and assembling the Master Plan:

Chapter 1 Introduction

Identify the Stakeholders within KPT/KH and the Larger Community

- Research community stakeholders
- Develop the tasks and methodology

Chapter 2 Background Information

Dare to Dream: Identify the community's values and needs

- Participate in brainstorming session to identify the values and needs
- Research previous planning studies
- Site Investigations
- Identify the neighborhood context

Chapter 3 Preliminary Master Plan and Concept Studies

Look at what other communities are doing

- Research mainland and local public housing projects and trends
- Identify HUD policy changes
- Research costs for maintenance and renovation of existing buildings
- Prepare program of uses

Create ideas for the site and alternative plans

- Design alternative conceptual site plans
- Evaluate alternatives and create preferred scheme

Chapter 4 Master Plan

Combine the ideas into a vision and a Master Plan

- Compare High-Rise and Low-Rise Housing
- Prepare Site Plan
- Prepare Visual Character Images

Chapter 5 Implementation Plan

Look at phasing and relocation

- Prepare relocation plan
- Prepare phasing plan

Chapter 6 Financial Plan

Look at costs and financing

- Prepare cost estimates
- Research funding alternatives

Future Chapters will include:

- Sharing the vision with the other residents
- Prepare presentations of Committee Findings
- Sharing the vision with the larger community
- Present findings to larger Community
- Coordination with other government agencies
- Working for funding and building the Dream
- Assist with Funding Applications

List of Steering Committee Members

KPT Residents Association

Rose Chun Lono, President
 Phil Roberts, Vice-President
 Mercky Chun, Secretary
 June Talia, Treasurer

Kuhio Homes Residents Association

Daisy Ho'opai, President
 Auguso Tuiotemoto, Vice President
 Thelma Lave, Secretary
 Uso Ki, Treasurer

We Care Coalition (WC4X)

Toelupe Toelupe, Chairperson
 Pele Lafaele
 Evelyn Millie Phillip
 Solialii Tuupe

Ron Lim, Governor's Office, Special Assistant for Housing
 Sandy Matsushina, Governor's Office
 Jennifer Goto Sabas, Senator Inouye's Office
 Wes Segawa, HCDCH Board Chairman
 Don Lau, HCDCH, Executive Director
 Sharyn Miyashiro, HCDCH, Executive Assistant
 Darrell Chun, HCDCH
 Bob Hall, HCDCH Maintenance Management Branch Chief
 Robert Faleafini, KPT/KH Manager
 Gordon Furutani, HUD-Senior Community Builder
 Mike Flores, HUD

Consultants

Brian Takahashi, AM Partners
 Dwight Mitsunaga, Pacific Architects
 Clifford Murakami, Pacific Architects
 Gary Lee, Pacific Architects

List of Community Resources and Stakeholders

Elected State Representatives

Senator Norman Mizuguchi
 Representative Jun Abinsay
 Council Member Donna Mercado Kim
 Senator Suzanne Chun Oakland
 Representative Romy Chachola

Government Agencies

HUD, U.S. Department of Housing and Urban Development
 HCDCH, Housing and Community Development of Hawaii
 HPD, Honolulu Police Department
 DPR, Honolulu Department of Parks and Recreation

Service Providers

PACT (Parents and Children Together) - Ruthann Quitquit, Executive Director
 Kokua Kalini Valley Medical Center
 Sarnoan Service Provider
 Adult Mental Health-Dept. of Health
 One-Stop Program-Dept. of Labor
 State Office - DHS Fiscal Management
 Susannah Wesley – Hui Kokua Center

Neighborhood Boards

Kalini-Palama Board #15
 Kalini Valley Board #16

Community At Large

Neighbors (within 2 block radius)

Schools

Linapuni Elementary (K-2)
 Kalihl-Waena Elementary
 Fern Elementary
 Dole Intermediate
 Farrington High
 Honolulu Community College

Other

ITOR (Island Tenants on the Rise)
 Kalini Valley District Park
 Kalini Library
 Kalini-Palama Community Council
 Kalini YMCA
 KBA (Kalini Business Association)
 Kalini-Palama Health Clinic
 Family Services Center
 Lanakila Public Health Nurse
 Ke Ola Momo Health
 Honolulu Community Action Program – Carl Sherry, Manager



Figure 1.02

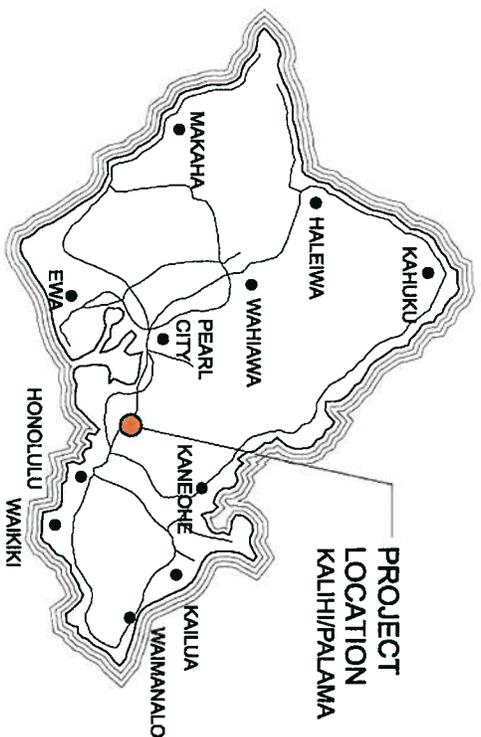
Brian Takahashi during the fifth steering committee meeting



Figure 1.03

Bob Hall and Ron Lim discussing the Relocation Plan

LOCATION MAP



Location

Kuhio Park Terrace and Kuhio Homes is a 24-acre public housing project located on the southern coast of Oahu, a few miles west of the Honolulu business district. KPT/KH is located in Kalihi-Palama, an older area of the city with a mixture of light industry, business and residences.

The Kalihi-Palama-Chinatown geographical area has the largest concentration of public housing in the State. Almost one-third of the total State inventory of public housing is located here. KPT/KH is the largest public housing project in the State of Hawaii with 748 units.

See exhibit next page: *Kalihi Palama Public Housing*

KEY PLAN

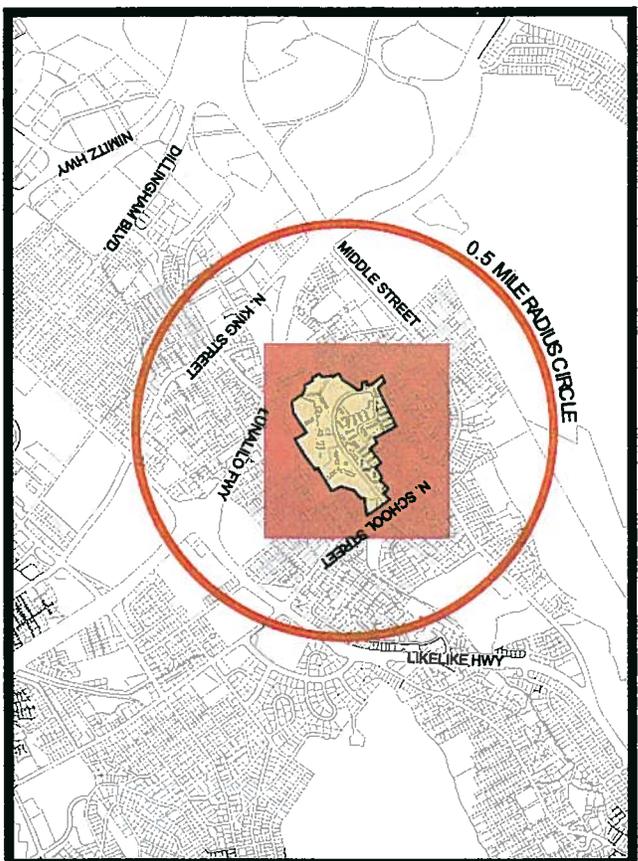


Figure 2.10



DATA TABLE 1

KPT/KH is in the middle of the largest concentration of public housing in the State:	
Kalihi Valley Homes (400 units) to the north, Hauiki Homes (46 Units) to the west, Pauhala Homes I to IV (128 Units) to the east, Kamehameha Homes (221 units) Kaahumanu homes (152 units) to the south Mayor Wright Homes (364 units) not too far way.	
Kuhio Park Terrace Constructed:	1962
Kuhio Homes Constructed:	1953
Tax Map Key:	1-3-99: 1,3,5,6, and 7
Lot Area:	24.6 ACRES
Zoning:	A-2 and P-2

Table 2.10

Kalihi-Palama Public Housing Revitalization and Strategic Plan

Kalihi-Palama contains about one-third of the public housing units in the State...

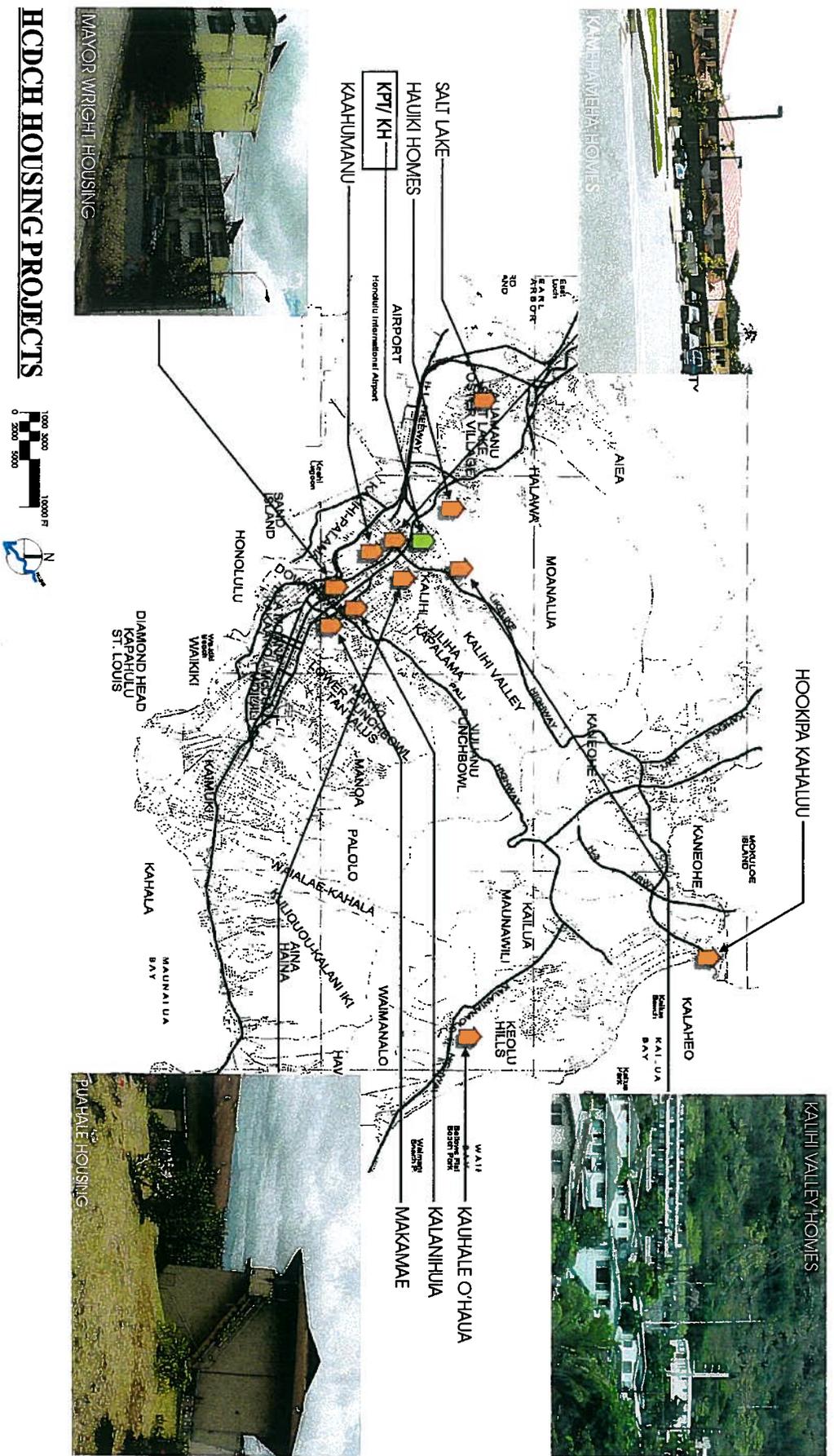


Figure 2.11

Property Description

Kuhio Park Terrace and Kuhio Homes are two public housing projects sharing the same site. Kuhio Homes was first occupied in 1953. This 44 year old complex is comprised of one and two-story concrete townhouses. Kuhio Homes has been renovated with federal modernization funds over the past 10 years. Adjacent to Kuhio Homes is Kuhio Park Terrace, a public housing development consisting of two high-rise buildings and fourteen townhouse buildings.

The site is situated in a single family residential neighborhood. Major vehicular access into the project is from North School Street at the east and Kamehameha IV Road at the west. The primary access to the site is via Linapuni Street which bisects the property.

Kalihi Stream runs east to west on the south side of the property. The site, which is generally flat, slopes gently past existing buildings and drops sharply with the approach of the stream's edge. Existing buildings include one and two-story concrete, townhouse-type buildings at Kuhio Homes and two 16-story high-rise structures and 14 low-rise townhouse-type buildings at Kuhio Park Terrace. The site also includes the following buildings:

- A community center building
- A family education center building
- A recreation (teen center) building
- Two PACT (headstart) building w/ot lot.
- Two basketball courts (two other courts are in disrepair and unused)
- A softball field.
- A community garden and picnic area
- Linapuni Elementary School

See Figure 2.12

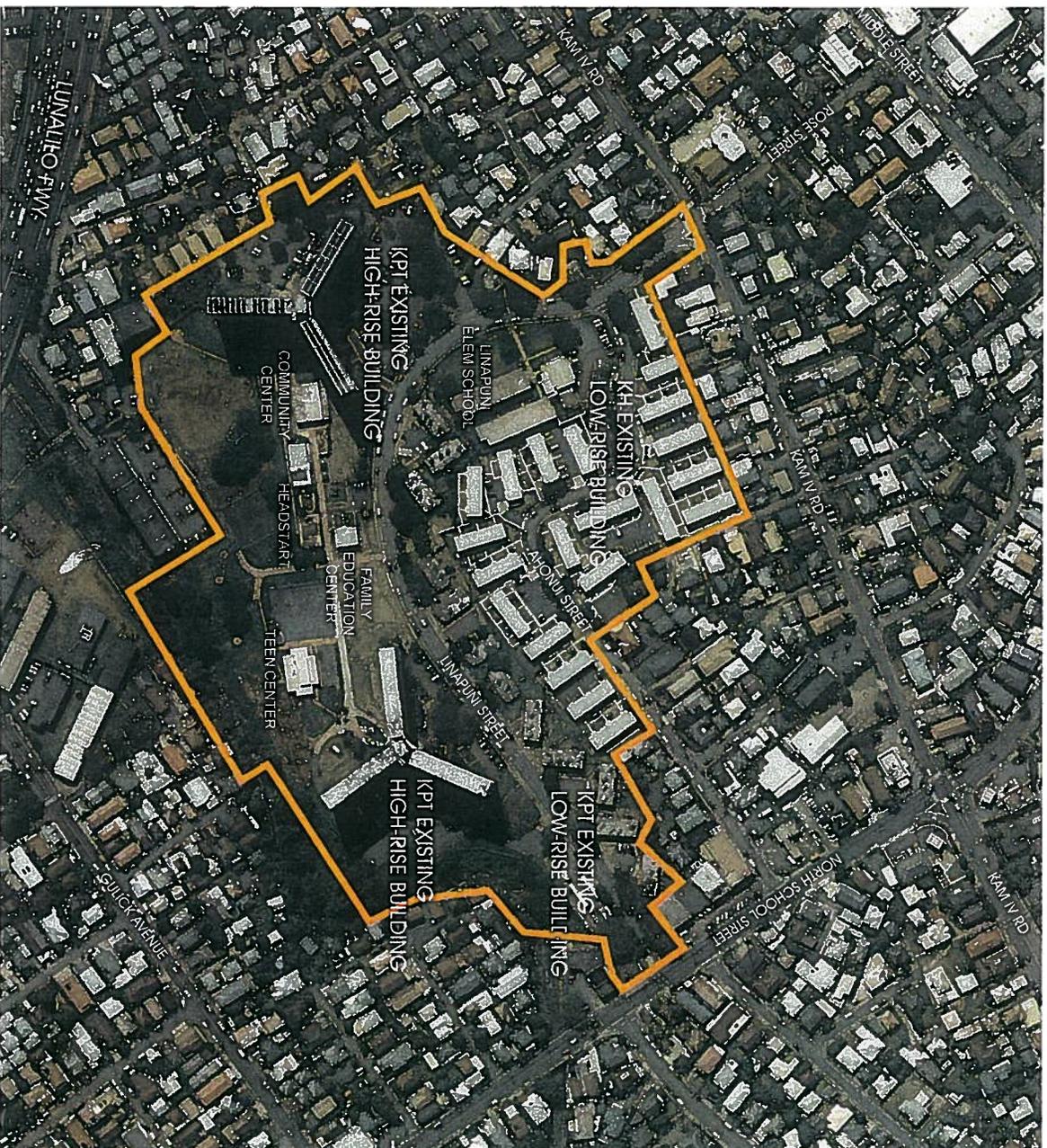


Figure 2.12



DATA TABLE 2

<p style="text-align: center;">Kuhio Park Terrace</p> <p>Building A (High Rise – 16 Stories) Two Bedroom 180 Apartments Three Bedroom 94 Apartments Total: 274 Apartments</p> <p>Building B (High Rise – 16- Stories) One Bedroom 48 Units Two Bedroom 138 Units Three Bedroom 112 Units Total: 298 Units</p> <p>Building C (Multi-Family Low Rise – 2 Stories) 4 Units Per Building, 8 Buildings Four Bedroom 8 Apartments Total: 8 Apartments</p> <p>Building D (Low Rise Duplex – 1 Story) 2 Units Per Building, 4 Buildings Four Bedroom 32 Apartments Total: 32 Apartments</p> <p>Building E (Single Dwelling – 1 Story) 2 Bldgs. Four Bedroom 2 Dwellings Total: 2 Dwellings</p> <p>TOTAL : 614 UNITS</p>	<p style="text-align: center;">Linapuni School</p> <p>Enrollment for Kuhio Park Terrace and Kuhio Homes Residents is approximately 240 students Grades K through 2nd.</p> <p>In addition to Linapuni School, there are in walking distance:</p> <ul style="list-style-type: none"> Kalihi Waena Elementary Ferr Elementary Kapalama Elementary Dole Intermediate School Farrington High School Kalihi Public Library <p style="text-align: center;">Other Building On Site</p> <ol style="list-style-type: none"> 1 Community Center with meeting space for approximately 200 people (1368 sq. ft.) 1 Family Education Center (2386 sq. ft.) 1 Recreation (Teen Center) building (2200 sq. ft.) 2 PACT (headstart) buildings 855 sq. ft. each) with tot lot 4 Basketball courts, a baseball field, and two volleyball courts 1 Garden and picnic area <p>There are controlled vehicle entrances with guardhouses at School Street and Kam IV Road.</p> <p>City Buses Stops nearby (#2 Waikiki/School – Middle Streets) run on School Street from 5am to 3am with intervals as frequent as five minutes during rush hours.</p>
<p style="text-align: center;">Kuhio Homes</p> <p>Initially occupied in 1953, and completely renovated with federal modernization funds in 1987, 1988, 1989, 1992, and 1993</p> <p>Townhouse Buildings (1 & 2- story, concrete) One bedrooms 20 Dwellings Two bedrooms 32 Dwellings Three bedrooms 37 Dwellings Four bedrooms 37 Dwellings Five bedrooms 8 Dwellings</p> <p>TOTAL: 134 UNITS</p>	<p style="text-align: center;">On Site Service Providers</p> <ul style="list-style-type: none"> Kalihi-Palama Health Clinic Family Services Center Lanakila Public Health Nurse Ke Ola Momo Health Kokua Kalihi Valley Medical Center Susannah Wesley Hui Kokua Center Honolulu Community Action Program



Figure 2.13 Kuhio Park Terrace



Figure 2.14 Kuhio Homes looking from of the KPT towers



Figure 2.15 Linapuni Elementary School

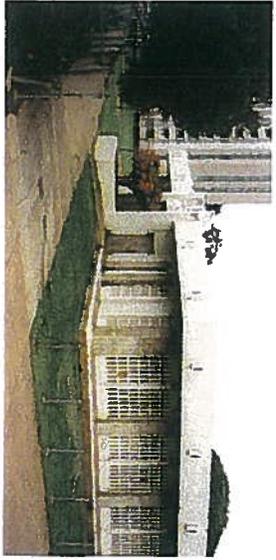


Figure 2.16 Family Education Center

Summary of Previous Planning Studies

Part of the background research consisted of learning from previous planning studies. In all, five previous studies were evaluated. The contents are summarized on the following pages:

- *Kuhio Park Terrace Master Plan- Charrette Report March 1999*
- *Kuhio Park Terrace/Kuhio Homes- Community Resource Center Master Plan*
- *21 st Century Oahu/The Kailhi-Palama Vision*
- *Hawaii Housing Authority Feasibility Study for Kuhio Park Terrace*
- *Kailhi-Palama—A Town within a Town*

Kuhio Park Terrace Master Plan- Charrette Report March 1999

Report prepared by Pacific Architects, Inc. based on two charrette workshops with residents and groups from the surrounding community.

Objectives: To identify improvements that will enhance the “Quality of Life” for residents
Sense of Place and Identity- physical

- improvements*
- Sense of Community- better recreation and meeting facilities for use by residents**
- Sense of Ownership- backyard plots, assigned parking, unit laundries**
- Sense of Security- improve lighting, personnel, and equipment**
- Sense of Governance- resident participation in rule making**
- Sense of Self Sufficiency- education and job training**

Outcome: Key Improvement categories cited

- Site - identity, parking, landscaping, drainage, and amenities
- High Rise Buildings- entries, laundromat, elevators, stairwells, trash chutes , and units
- Low Rise Buildings- improvements to exteriors, and interiors
- Recreation- new and repair equipment, tot lots/play areas, lighted courts, gym, and pool
- Security- two-way cameras at entries and common areas
- Community Awareness- resident association offices, participation in management, regular meeting
- Density- preference for low or mid-rise instead of high rise
- Other Facilities- expand community hall to 600 capacity, Head Start Center, and Resource Center

Status: Continuing as joint KPT/KH and Community Resource Center Master Plan

Kuhio Park Terrace/Kuhio Homes- Community Resource Center Master Plan

AM Partners prepared this Master Plan report for HCDCH in November 1997 for purposes of pursuing Federal funding.

Objective: To improve the opportunities for training and community services. and to provide an ideal setting for community activities.

- Facilities for Service Providers
- Self-sustaining facility with leasable commercial office space.
- Social and educational activity center
- Recreation facility for basketball and other multi-purpose uses.

Outcome: A charrette workshop was conducted to solicit input from the residents. Conceptual alternative site plans and building layouts were drawn and presented.

- A conceptual Master Plan for the Resource Center was selected and a cost estimate prepared.
- A conceptual program for the Center was defined— 50,000 square feet in six individual buildings (since reduced to 3 buildings, 40,000 s. f.) of various sizes for offices, classrooms, meeting rooms, storage, food preparation and recreation.
- A construction budget estimate of approximately \$9,000,000 was established.

Status: Further action pending funding and preparation of KPT/KH Master Plan

21st Century Oahu/The Kalihii-Palama Vision

Purpose: To develop a community-based vision to guide planning and decisions affecting the Kalihii-Palama community.

Outcome: The development of a vision statement expressed through thirteen values in the following categories:

- **Community Design**
- **Transportation**
- **Economic Activity**
- **Education**
- **Recreation**
- **Health, Safety, Welfare**
- **Housing**
- **History**
- **Natural Environment**
- **Youth**
- **Elders**
- **Community Pride**

The development of an action plan with strategies for implementing 12 projects.

A request for \$2,000,000 in CIP funding was submitted to the City Administration for the beautification of the North King Street corridor.

Status: The requested \$ 2,000,000 CIP funding was approved by the City Council in May.

HHA Feasibility Study For Kuhio Park Terrace

This report was prepared for the State of Hawaii Department of Human Services and Hawaii Housing Authority by Group 70 Architects in April 1997.

Objectives and Goals: The report performed a "due diligence" type of investigation of the two high rise towers A & B and the Community Building. The evaluation considered the following

- Land Use/Zoning
- Geo-Technical issues
- Roadways and Utilities
- Architectural Systems
- Structural Systems
- Mechanical Systems
- Electrical Systems
- ADA issues
- Environmental issues

Summary of Contents

A probable construction cost was prepared for two scenarios.

- Renovation: \$33,000,000
- Replacement: \$66,000,000

Kalihii-Palama- A Town Within A Town

This report was prepared for the City and County of Honolulu, Office of the Mayor, and Planning Department in October 1993 by Media Five Ltd.

Objectives and Goals: The purpose was to create an urban design plan for Kalihii to serve as a visual guide to strengthen the physical character and appearance and to further the identity of the community.

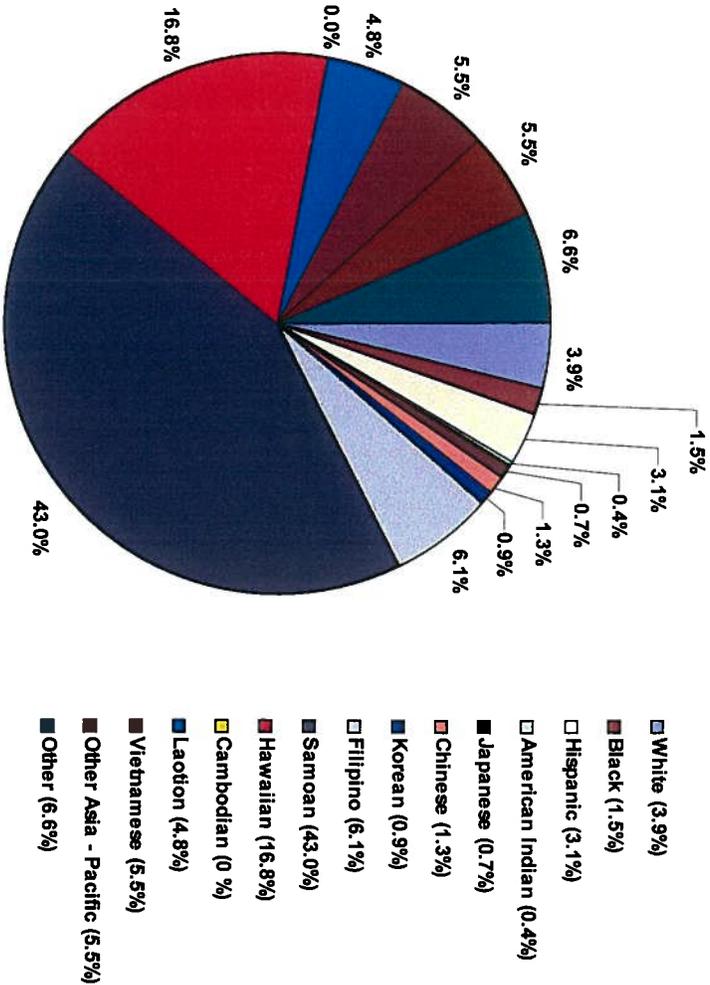
Summary of Contents

The report identifies the North King Street corridor as the "heart" of Kalihii. It describes Kalihii's history, existing conditions and significant features, and makes urban design recommendations:

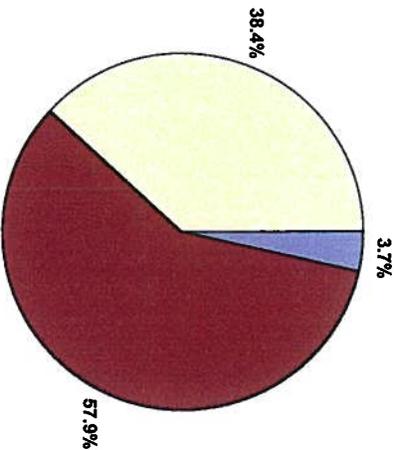
- Entry Gateway and park court
- Lighting and street furniture
- Bus Stops
- Signage
- Public Landscaping
- Private Landscaping
- Existing and New Buildings

Status: No further action taken

KPT/KH Demographic Charts



Population Ethnicity Mix



- Single Parents Male Head (3.7%)
- Single Parents Female Head (57.9%)
- Other (38.4%)

Head of Household

Table 2.12

Demographic Data

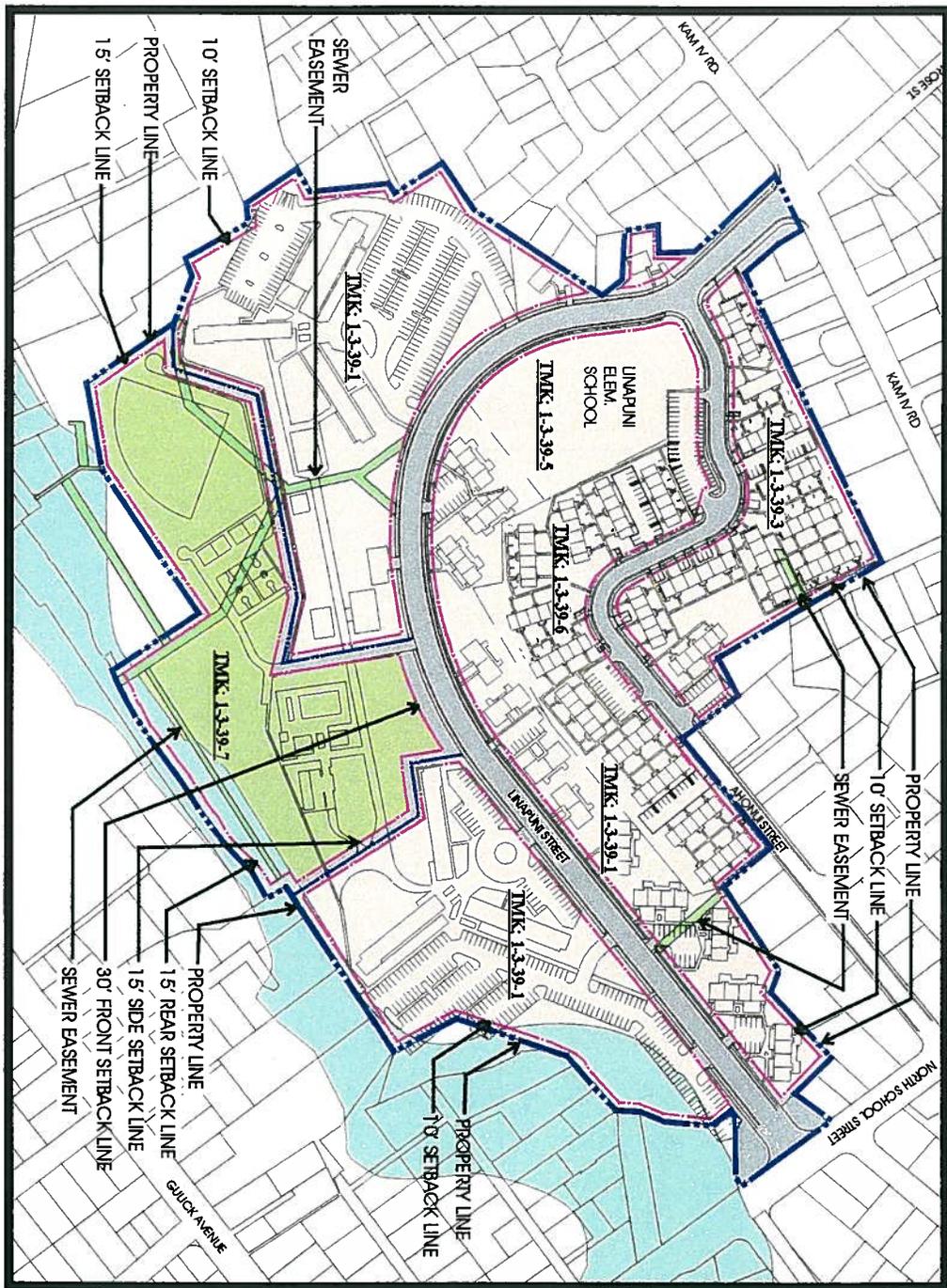
Here are some statistics about the resident population of KPT/KH. Knowing that behind the numbers are individual families, the committee's task was to find ways to create a better community for these families: The demographic data was provided by HCDCH.

- Over a third of the population are young children
- Most families are headed by single moms
- Many families come from cultural roots in the Pacific Islands
- Many families stay for only a few years but many others stay for 7 years or more.

Site Analysis Diagrams

The diagrams on the next few pages analyze the site in a number of different ways. The intent is a catalog of basic planning data about the site. Each diagram focuses on one or, at most, several aspects of the site at one time. The diagrams show conditions at the site today, before any proposed changes or new ideas for the site generated by the committee.

- Site Setback and Easement Plan
- Site Circulation Plan
- Land Use Development Plan
- Zoning Plan



SITE SETBACK AND EASEMENT PLAN

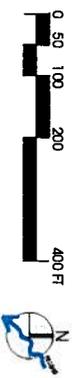
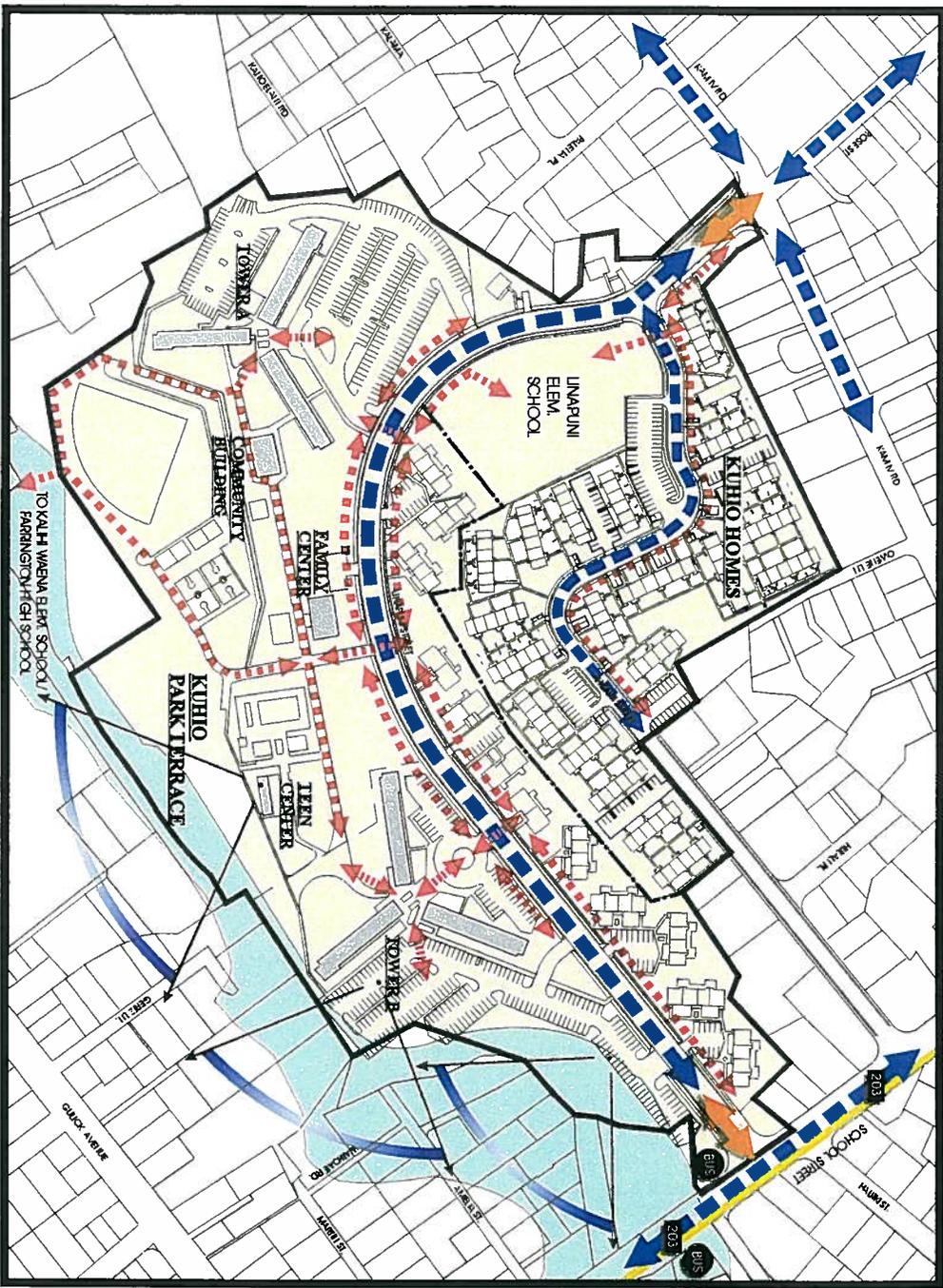


Figure 2.17

LEGEND

	PROPERTY LINE
	SETBACK LINE
	SEWER EASEMENT
	A-2 ZONE APARTMENT (MEDIUM DENSITY)
	P-2 ZONE PRESERVATION (GENERAL)
TMK	1-3-39-1, 3, 5, 6, 7



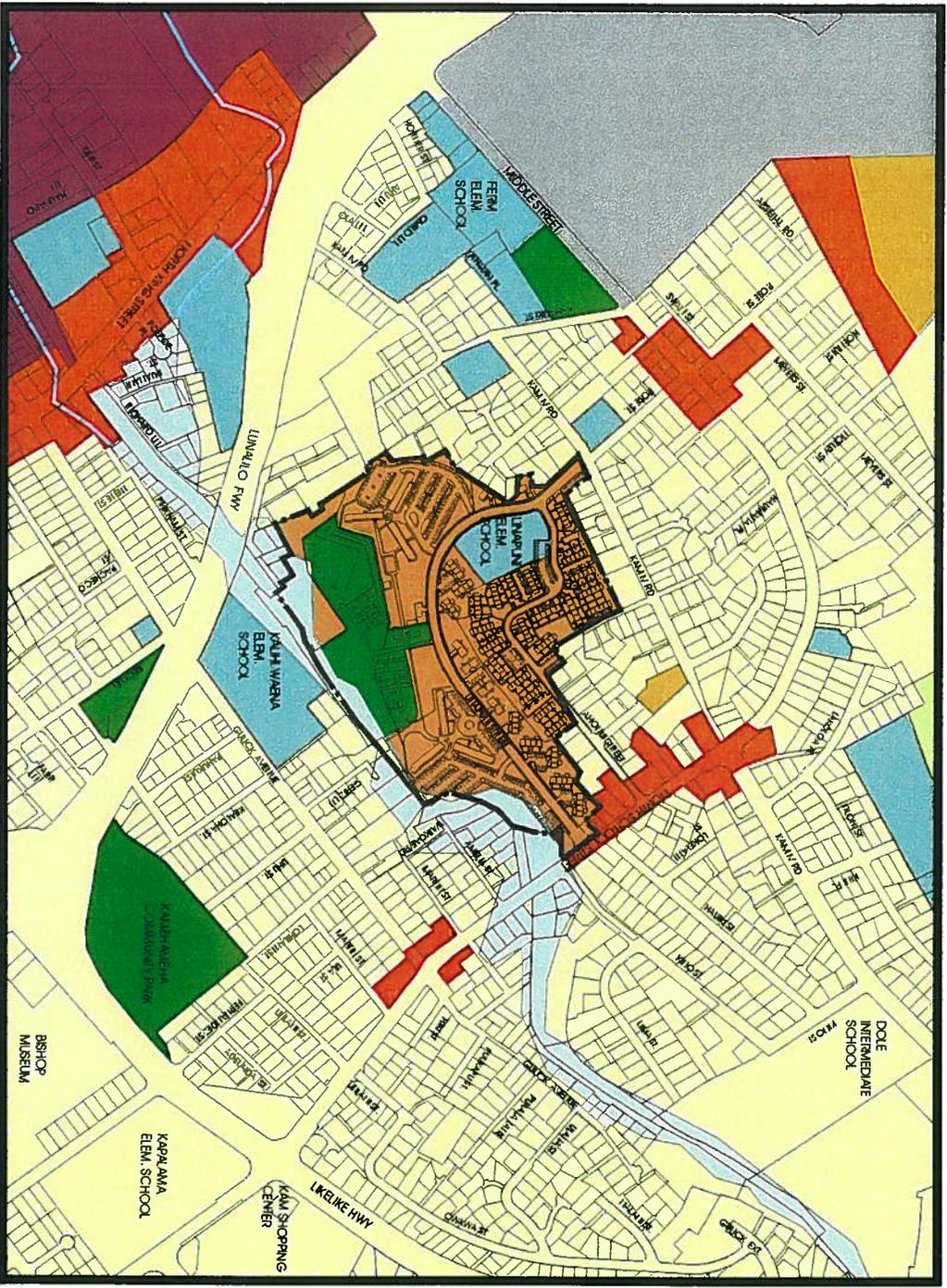
SITE CIRCULATION PLAN



Figure 2.18

LEGEND

- TWO WAY VEHICLE TRAFFIC
- LIGHT FOOT TRAFFIC
- PROJECT SITE ENTRY
- BIKE WAY
- BUS STOP
- BUS ROUTE
- PROJECT SITE
- STREAM VIEW



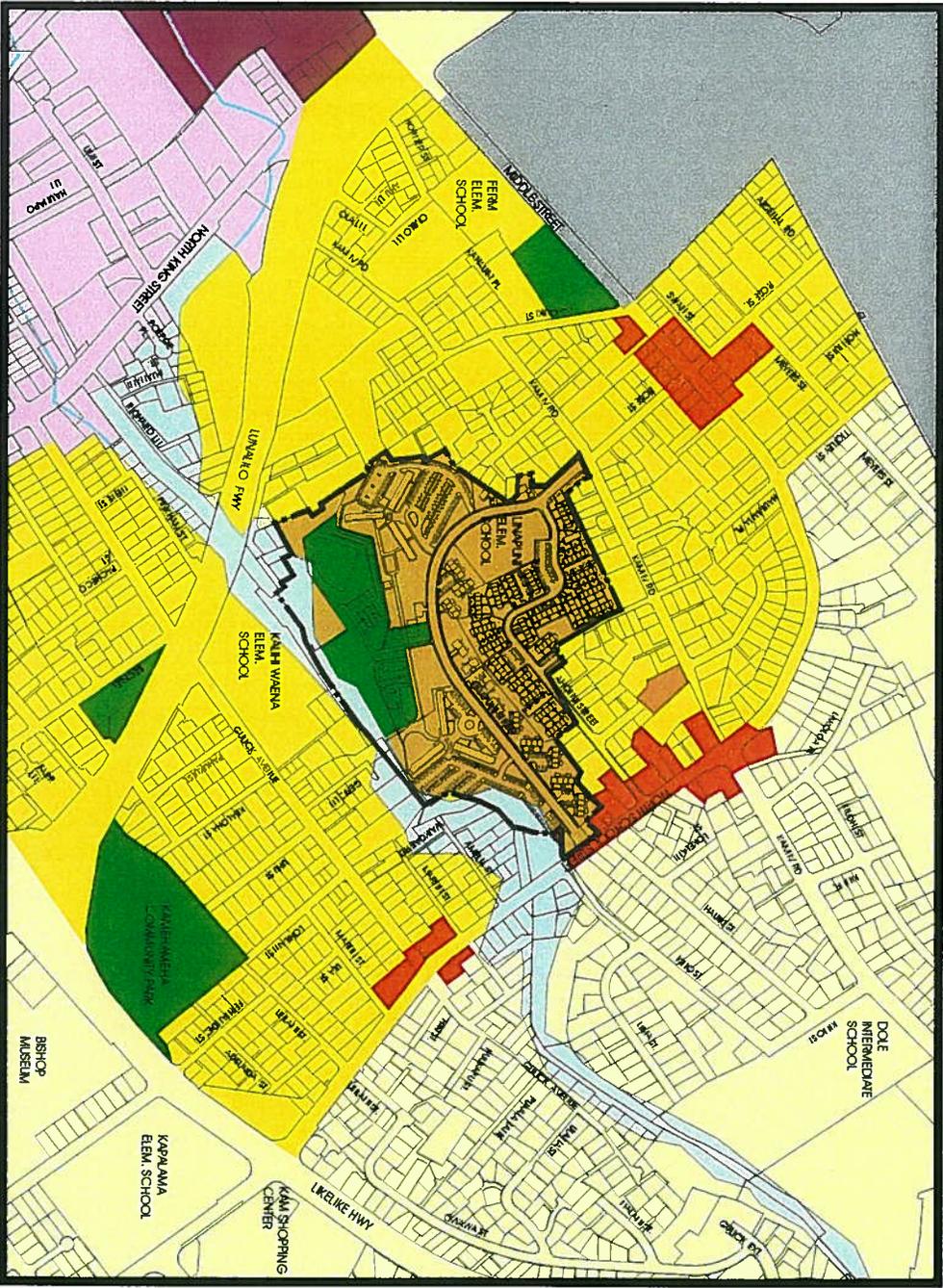
LAND USE DEVELOPMENT PLAN



Figure 2.19

LEGEND

- RESIDENTIAL
- PARK AND RECREATION
- COMMERCIAL
- MEDIUM DENSITY APARTMENT
- LOW DENSITY APARTMENT
- PUBLIC & QUASI-PUBLIC
- INDUSTRIAL
- MILITARY
- PRESERVATION
- PROJECT LIMITS



ZONING PLAN
 0 100 200 300 500 1000 FT
 N

Figure 2.20

LEGEND

- A-1, APARTMENT (LOW-DENSITY)
- A-2, APARTMENT (MEDIUM-DENSITY)
- P-2, PRESERVATION (GENERAL)
- B-2, BUSINESS (COMMUNITY)
- R-3.5, RESIDENTIAL
- R-5, RESIDENTIAL
- BMX-3, BUSINESS MIXED USE (COMMUNITY)
- I-2, INDUSTRIAL (INTENSIVE)
- F-1, PRESERVATION (MILITARY AND FEDERAL)
- PROJECT LIMITS



Neighborhood Context

The primary area of investigation was within a distance of half a mile of KPT/KH, or within a 10-minute walking distance. Some community facilities and resources are found at greater distances. The research cataloged major facilities and features according to the following themes:

- Transportation
- Neighborhood Housing
- Neighborhood Businesses
- Public Facilities
- Churches
- Schools
- Child Pathways
- Parks and Recreation
- Natural Features

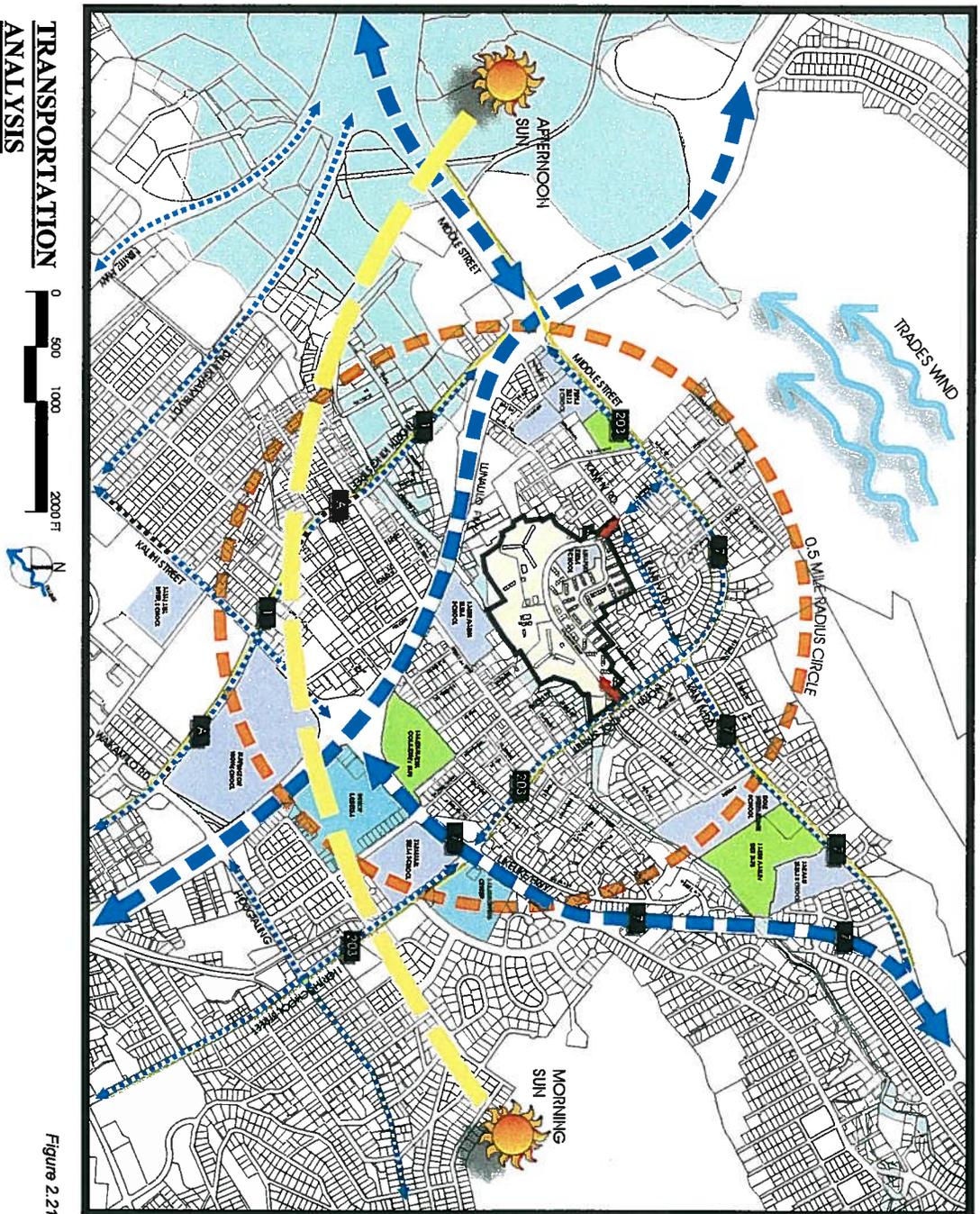


Figure 2.21

TRANSPORTATION ANALYSIS



LEGEND

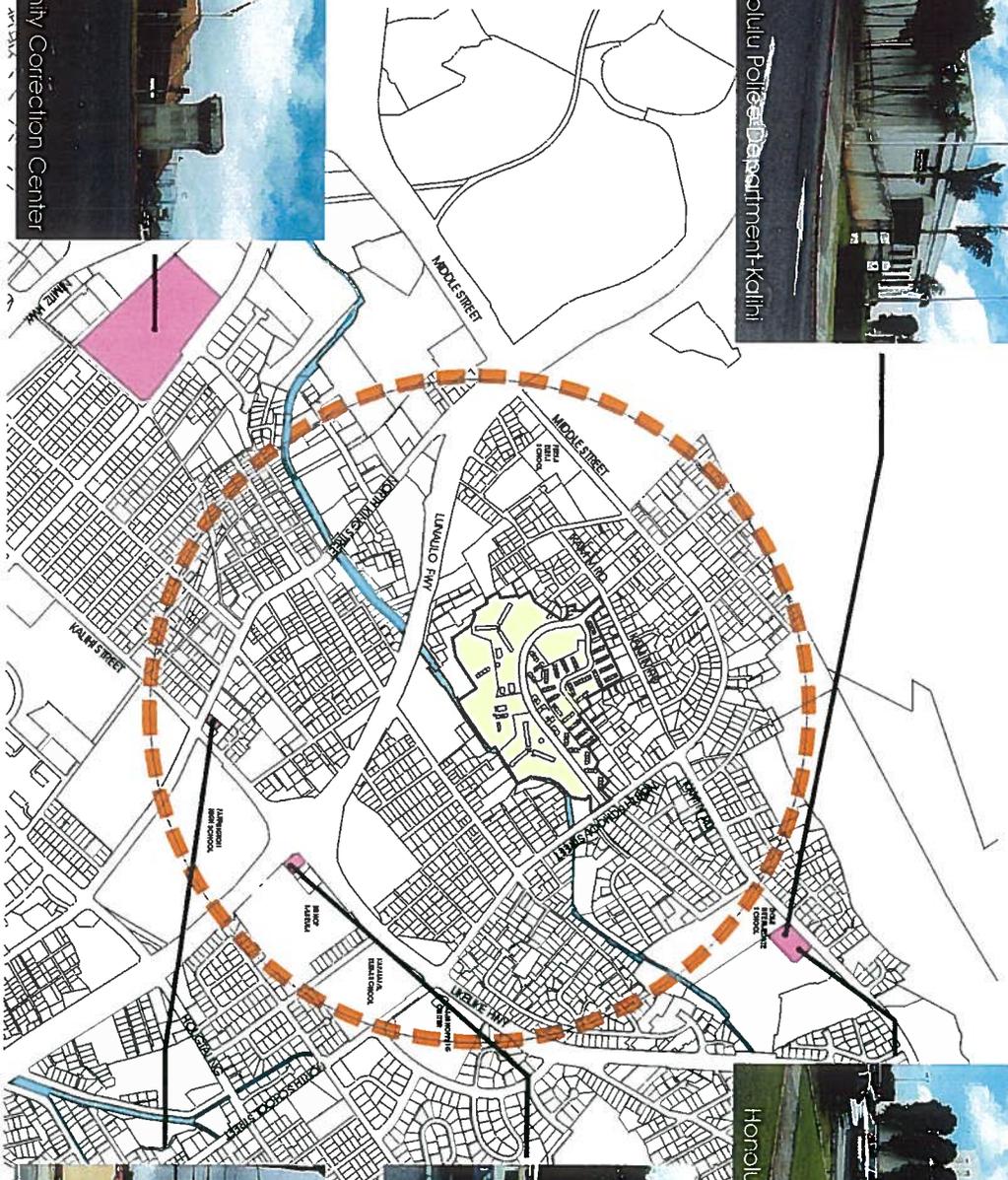
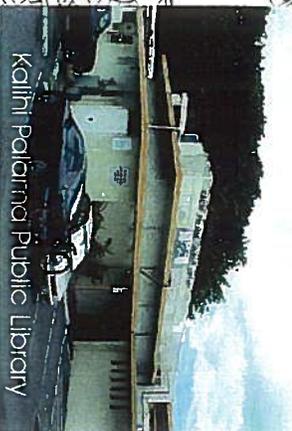
- PRIMARY TRAFFIC
- SECONDARY TRAFFIC
- PROJECT SITE ENTRY
- BIKE WAY
- BUS ROUTE
- SUN MOVEMENT
- SCHOOLS
- PUBLIC & QUASI-PUBLIC
- PARK & RECREATION
- PROJECT SITE



NEIGHBORHOOD HOUSING EXAMPLES



Figure 2.22



KALIHIAREA PUBLIC FACILITIES

Figure 2.24



KALIHI AREA CHURCHES



Figure 2.25



KALIA AREA SCHOOLS

Figure 2.26

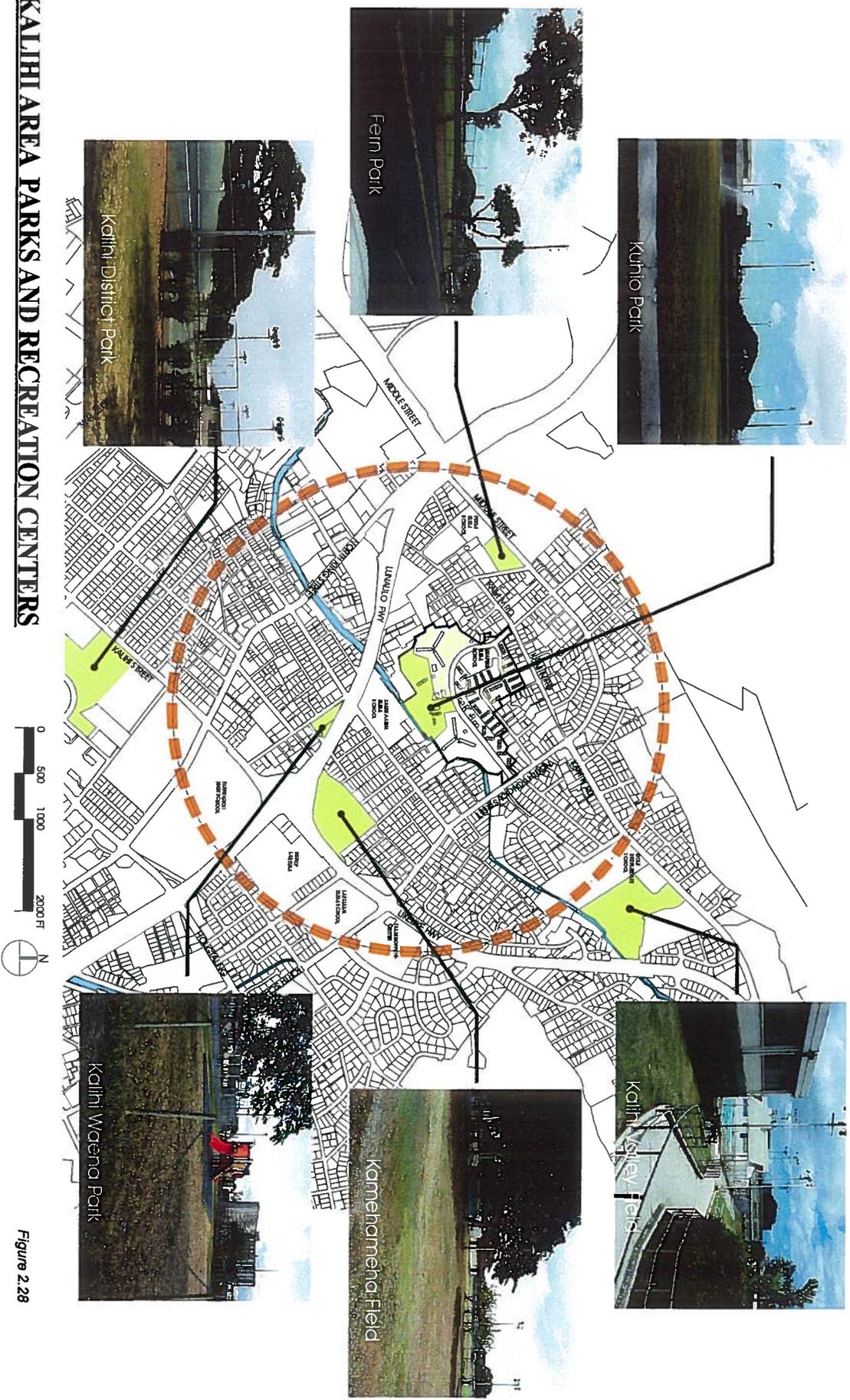


Figure 2.28

KALIHI AREA PARKS AND RECREATION CENTERS

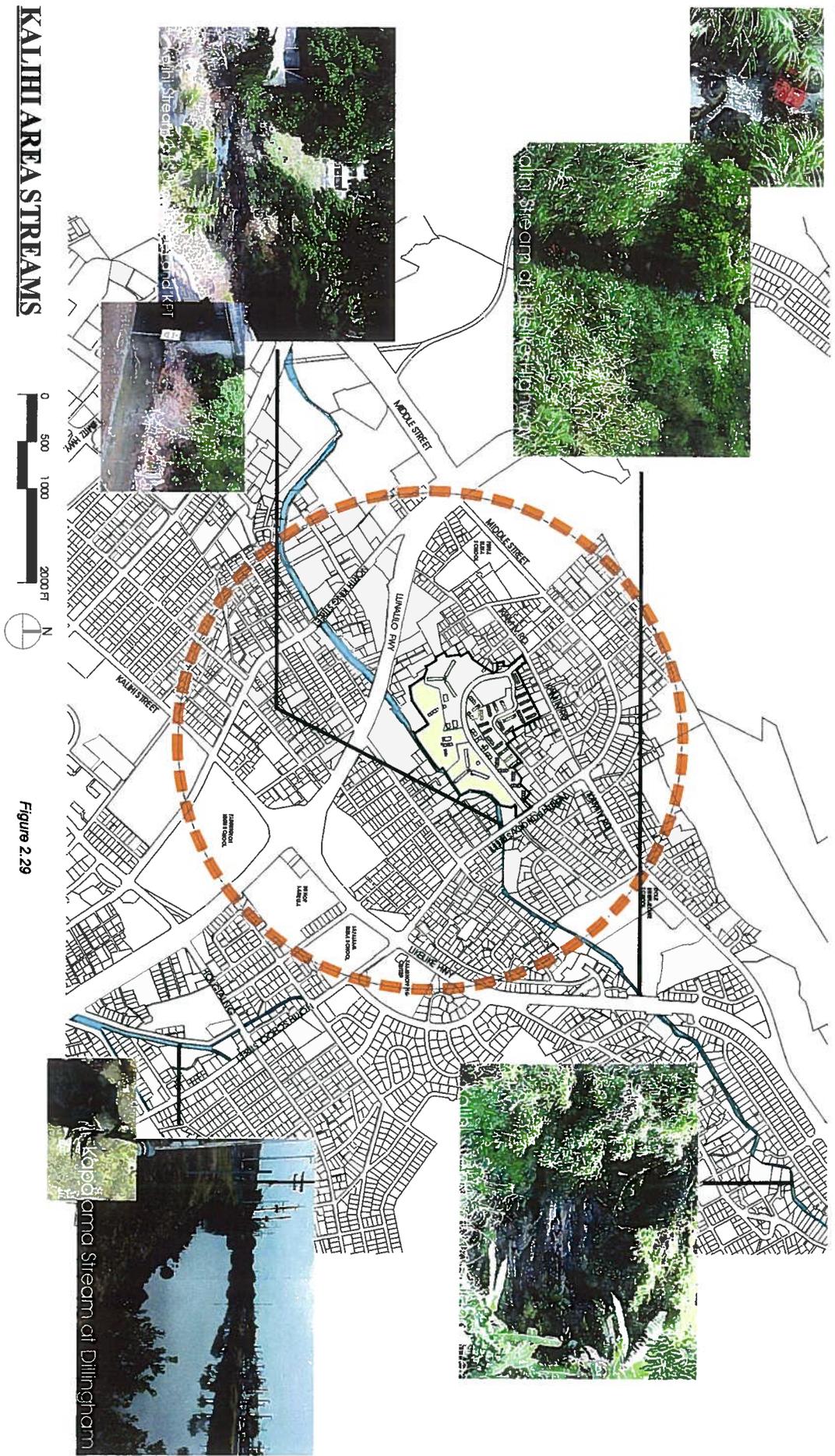


Figure 2.29

Values and Needs

During the Committee discussions many general wishes and detailed suggestions were expressed. Some ideas were about physical changes while others were desires for improved or new social service programs. The process to incorporate these values and needs into a master plan had begun. As the group worked, it realized its need to know more about public housing on the U.S. mainland and elsewhere in Hawaii. It also needed to know how to translate the community's values and needs into something more concrete, to create a master plan for the future.

A graphic featuring a close-up of a woman's face with a yellow flower lei. Overlaid on the image is the text "Strengthening our Community" and a bulleted list of values.

“Strengthening our Community”

- Culture
- Quality of Life
- Housing
- Safety & Security
- Education
- Economic Activity
- Natural Environment
- Transportation
- Family
- Community Pride
- Community Design
- Health & Welfare
- Elders
- Youth

Figure 2.30

Master Plan Criteria
Preliminary Program
Preliminary Master Plan
Alternatives

3



Preliminary Master Plan & Concept Studies

KPT Master Planning Events

Organizational Meeting	July 28, 1999
Steering Meeting 1	June 10, 1999
"Identifying the dream and the stakeholders..."	
Steering Meeting 2	July 1, 1999
"Identifying the values and needs..."	
Steering Meeting 3	July 29, 1999
"Looking at what others have done..."	
Steering Meeting 4	August 18, 1999
"Creating ideas for the site and alternative plans"	
Steering Meeting 5	September 21, 1999
"Creating the master plan, relocation & financing plans..."	
Steering Meeting 6	Planning Stage
"Sharing the dream with the residents..."	
Steering Meeting 7	Planning Stage
"Sharing the dream with the larger community..."	

Agenda:

1. Strengthening Your Families: Needs, Values, Objectives
2. Resident "Likes" About KPT
3. Resident Dreams/Wist List
4. Cost For Renovation Compared to New Construction
5. HUD Requirements - Public Housing Reform
6. Rights of Tenants
7. Good Ideas From Other Places



Master Planning Criteria

The Committee discovered KPT/KH had many issues in common with other public housing projects across the nation; ideas with relevance to KPT/KH could be developed into criteria for the Master Plan. With the its values and needs in mind, the committee searched for good examples and ideas from other successful public housing projects. Attention focused on how to achieve greater security and on the national reform taking place in public housing.

Safety and Security

One of the most important community needs is **safety and security**. This value is shared universally by other communities. Like many other public housing projects, KPT/KH has experienced high rates of vandalism, drug abuse, and crime. In the 1980's the gang activities got so bad the Honolulu police had difficulty even going onto the site. But times are different at KPT/KH than they were just a few years ago. Thanks to the managers and concerned residents, like those of the We Care Coalition, WC4X. Entry gates and controls on cars entering the site have made a big difference and corridor patrols by concerned parents have done much to improve living conditions for everyone.

Can more be done to improve safety and security? The committee researched the national interest in "defensible space"—a set of ideas about how to create a safer and more secure built environment.

Defensible Space Principles

Defensible Space: Detering Crime and Building Community published by HUD

Highlights of Defensible Space Principles:

- Often public spaces are ill kept, abused and crime ridden... but the dwellings are clean and well maintained
- Most criminals look for high rewards with low risk of being caught
- To deter crime, spaces should be arranged so intruders are obvious, and make escape difficult.
- Outside spaces are more defensible if they are used by one household or a small number of households and are easily observable by neighbors.
- Good Lighting
- Removal of hiding places
- Windows onto open spaces

Single Family homes, row houses and duplexes are the most defensible:

- Two to Four-Story apartment buildings
 - Minimize number of apartments per entrance to 12 Units per entrance
 - Avoid long corridors
 - Divide up outdoor spaces and allocate to a limited number of families; For example play yards for small children observed from apartment windows.
- High-rise Apartments with large outside open spaces are:
- Hardest to make defensible
 - "No-man's Land"

Public Housing Reform

The committee heard from representatives of HUD concerning the reforms in public housing effecting KPT/KH. Because HUD provides most of the funding to public housing agencies, HCDC/H must pay special attention to the kind of improvement projects HUD will fund. See the report at the right about current HUD reforms in public housing.

HUD Requirements - Public Housing Reform

Looking at the changing policies of the U.S. Department of Housing and Urban Development...

Purpose of Public Housing Reform:

- Deregulate public housing authorities (PHAs)
- Provide more flexible use of Federal assistance to PHAs
- Facilitate mixed income communities
- Decrease concentrations of poverty in public housing
- Increase accountability and reward effective management of PHAs
- Create incentives and economic opportunities for residents assisted by PHAs to work and become self-sufficient
- Consolidate the Section 8 voucher and certificate programs into a single market-driven program
- Remedy the problems of troubled PHAs
- Replace or revitalize severely distressed public housing projects

Income Targeting:

- Every fiscal year, each PHA must reserve a minimum of 40% of its public housing new admissions for families whose incomes do not exceed 30% of the area median income.
- Limit the Section 8 program to 75% of new admissions whose incomes are at 30% or below the median income.

Deconcentration of Poverty:

- PHAs are required to avoid concentrating very low-income families in certain public housing projects or in certain buildings. In addition, PHAs must work to deconcentrate poverty in public housing. To achieve this goal, the

law requires PHAs to bring "higher income tenants into lower income projects and lower income tenants into higher income projects." PHAs are permitted to offer incentives to families to achieve deconcentration and income mixing.

Flat Rents:

- PHAs must establish a flat rent for each unit. The flat rent must be based on the value of the unit and designed so that it does not discourage families working towards economic self-sufficiency. Each year, each public housing family may choose to have their rent based on the formula method or a flat amount.

Community Service:

- Each adult resident must contribute 8 hours of community service per month to the community in which the family resides. Employed, elderly, disabled, participants in an economic self-sufficiency program, those excluded from the state's work requirements, and those enrolled in a qualifying state program are exempt.

Residents on PHA Board:

- The PHA governing board shall contain not less than one member who is directly assisted by the PHA and who may be elected by the residents.

Pets in Public Housing

- A resident may own one or more common household pets in a public housing unit subject to reasonable requirements.

Hud Requirements continue...

Mixed-Finance Public Housing:

- PHAs may provide capital fund or operating fund assistance to mixed-finance projects in the form of loans, grants, guarantees, or other investments. Units assisted by these funds must be operated and maintained as public housing units.

5-Year Plan:

- PHAs are to develop a 5-year plan that states the PHAs mission and goals and objectives.

Resident Advisory Board

- PHAs must establish a resident advisory board to make recommendations for the annual plan.

Rights of Tenants

The housing authority is obligated to accommodate all residents (as long as they fulfill the terms and conditions of the rental agreement).

All residents will have return rights.

Temporary relocation could possibly be to other units within the same project or to other projects in Cahu and/or the neighbor islands. Another option is to utilize Section 8 vouchers providing opportunities to rent outside market units.

Examples of what other communities have done

Knowing improvements need to be made and national public housing policies are changing, the steering committee examined other communities to see what solutions they are trying. Most wanted a more family oriented neighborhood that gave them a sense of community and security. To achieve this typically these communities chose to:

- spread out the buildings more (lower density)
- create more personal spaces (and increase safety)
- include community centers with places for people to gather,
- provide more services such as day care and job training on site
- blend the development into the existing community with similar style housing
- use a mixture of housing types and sizes (increase mix of incomes on site).

Bernal Dwelling

San Francisco, California

4 Acres
160 Units (40 units/acre)
Townhouses
1, 2, 3 Bedroom



After



Before

Figure 3.10

Plaza East

San Francisco, California

193 Townhouses & Flats
Approx. 40 units/acre
1, 2 & 3 Bedrooms



Before



After

Figure 3.11

Summary of what we could use from other projects

Here is a summary of ideas the committee learned from other public housing projects. These ideas could be used to create a more ideal community at KPT/KH.

- Reduce Density
- Increase Safety and Security by creating defensible spaces
- Blend better with the surrounding neighborhood
- Create family friendly housing
- Give more individual control over spaces-inside & outside
- Create usable and observable recreation areas
- Increase self-governance by residents
- Increase self-sufficiency of residents through education and job training
- Provide community services on-site

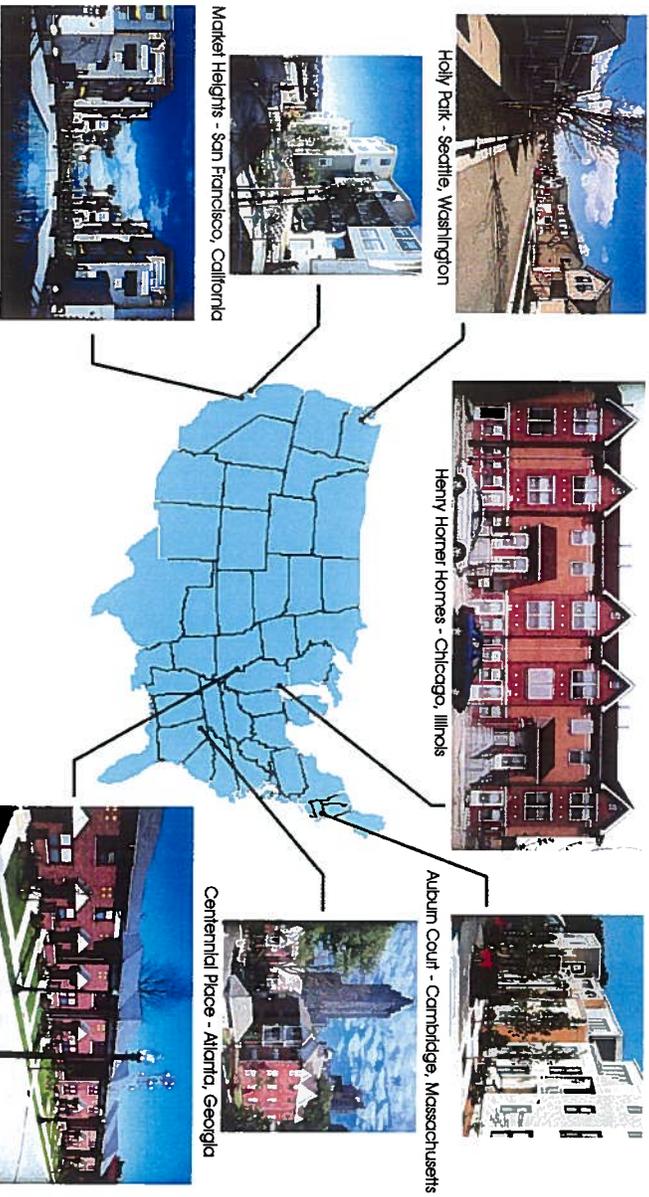


Figure 3.12

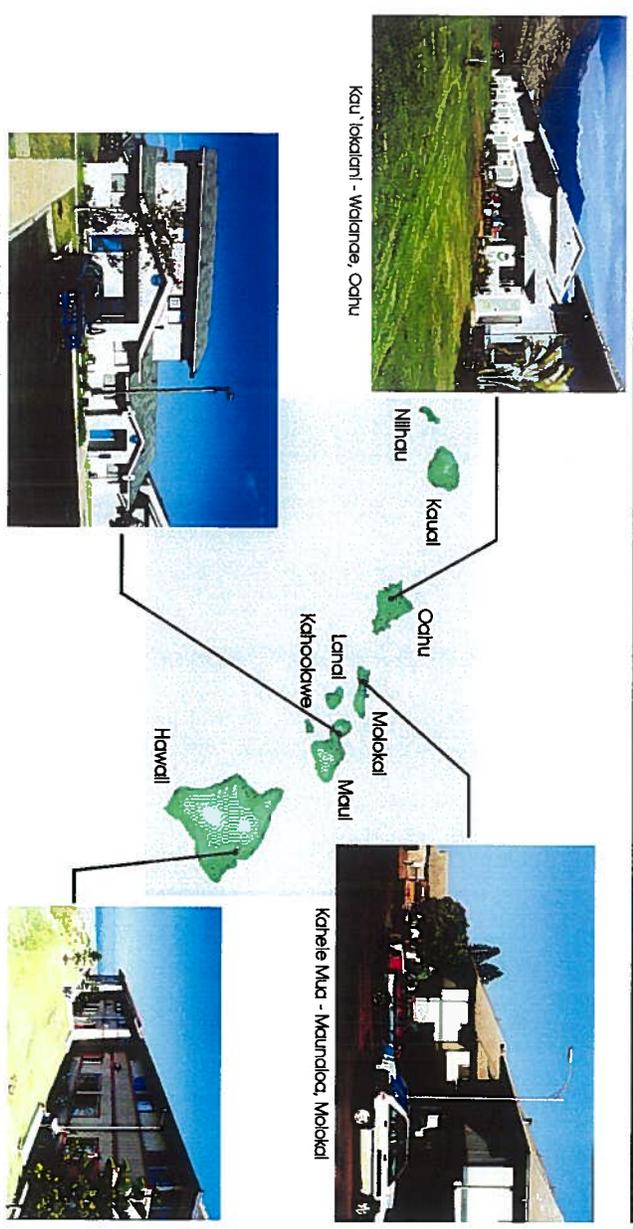


Figure 3.13

HAWAII PUBLIC HOUSING

The Aging of KP/TKH

The committee members are well aware of the physical problems with the current buildings. The towers and grounds are deteriorating. They have maintenance problems, mechanical and electrical problems, they lack fire sprinklers and other safety systems, accessibility code violations, and so on.

To fix these problems will require a lot of money, effort, and disruption. Despite everyone's best efforts, each year the maintenance problems get a little worse. Unfortunately, the towers are at an age where major reconstruction is needed to tear out and replace the plumbing, electrical, and bring the buildings up to speed with today's codes. If the towers are repaired, it will cost nearly \$80,000 per family and this construction will mean shutting down the building until the work is completed.

With costs to repair such as this, it is time to ask if the money would be better spent replacing the towers and at the same time getting a better type of housing.

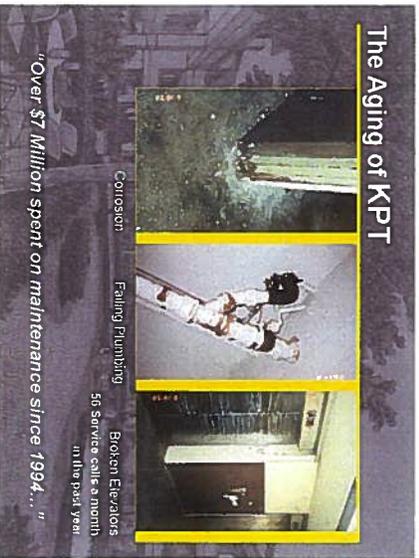


Figure 3.14

List of Renovations and Costs
10 September 1999

Date	Contract Title (Description)	Final Contract Amount
6/22/99	KPT Building "A" - Install 3" and 2" Hot Water Pipes	\$54,429.00
10/30/98	KPT Buildings "A" and "B" - Elevator Maintenance	\$30,499.00
5/18/98-6/4/98	KPT Multi-Purpose Community Facility Renovation	\$213,992.00
5/18/98-6/21/99	KPT Building "B" Exterior Dwelling Improvements (Paint Reroofing, Etc.)	\$3,256,074.00
12/15/94-6/17/96	KPT Building "B" Elevator	\$599,850.00
9/12/95-9/26/97	KPT Buildings "A" and "B" - Site and Dwelling	\$3,141,605.91
6/22/97	KPT Building "B" - Replace 3" Hot Water Pipes	\$42,000.00
3/8/98	Install clamp to stop slow leak	\$675.00
	Total	\$7,339,124.91

Table 3.10

Cost of a Unit	
\$80,000	Renovate Hi-Rise
\$115,000	New Hi-Rise

Table 3.11

Preliminary Program

Elderly Apartments 100 Units	1 Bedroom
KPT Low Rise Housing 300 Units	2, 3, & 4 Bedrooms
Community Resource Center	25-30,000 S. F.
• Building A- Office	
• Building B- Multi-Purpose	
• Building C- Pavilion	
Existing Family Education Center	2,400 S. F.

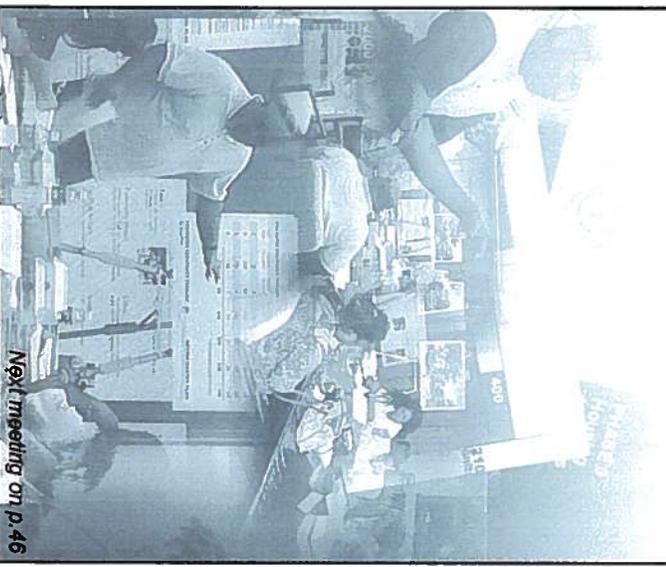
Table 3.12

KPT Master Planning Events

Organizational Meeting	July 28, 1999
Steering Meeting 1 "Identifying the dream and the stakeholders..."	June 10, 1999
Steering Meeting 2 "Identifying the values and needs..."	July 1, 1999
Steering Meeting 3 "Looking at what others have done..."	July 28, 1999
Steering Meeting 4 "Creating ideas for the site and alternative plans"	August 13, 1999
Steering Meeting 5 "Creating the master plan, relocation & financing plans..."	September 21, 1999
Steering Meeting 6 "Sharing the dream with the residents..."	Planning Stage
Steering Meeting 7 "Sharing the dream with the larger community..."	Planning Stage

Agenda:

1. Program Uses for the Site
2. Development Alternatives
3. Resident Concerns



Status Report
Here is a brief overview of the opportunities and realities facing the future of KPT/KH prepared by the professional consultants.

Summary

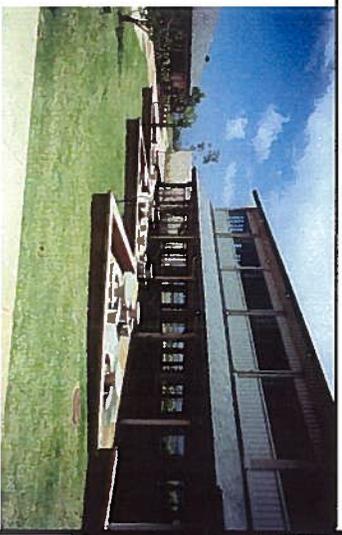
- The purpose of this report is to review the status of the research and planning criteria developed by the Steering Committee. The reasoning behind the planning includes:
- Recognition the Towers need a major renovation at significant cost, just to prolong their life at no gain in the quality of the housing. Maybe something other than the Towers would be better?
 - Past consultant studies estimated renovation costs of Towers A and B at approximately \$80,000 per family apartment unit. The consultant team should identify the cost for new or replacement apartment/flat/townhouse units
 - Federal funding requirements have changed the way the nation must plan its public housing projects.
 - A new Community Resource Center has been promised and the funds are available. The best location for this been Center has not been coordinated with a comprehensive plan for the future of KPT/KH.
 - It is important early in the Master Plan process to address the concern most KPT/KH residents will feel over being relocated or displaced by the proposals being discussed
 - A phasing plan and implementation plan should be worked out early in the Master Plan process and the results shared with the residents. Residents will be concerned to know if the changes are immediate or two, three years or more in the future
 - The active participation of the managing agents and the steering committee will help communications and avoid misunderstandings about the planning process and its objectives



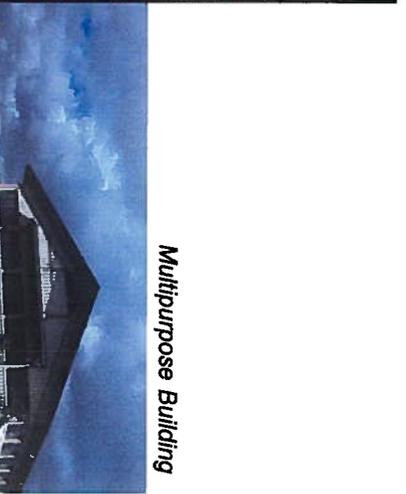
Polynesian Pavilion Ceiling Detail



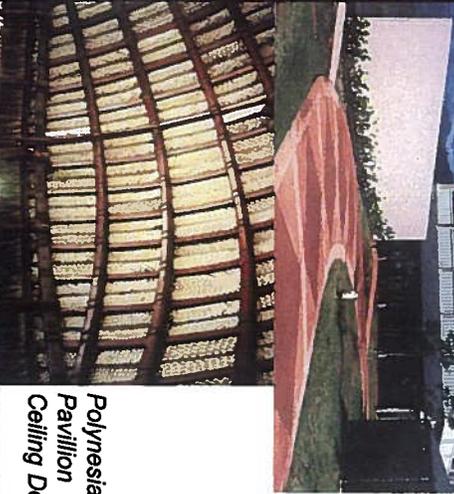
Community Resource Center



Multipurpose Building



Multipurpose Building



Polynesian Pavilion Ceiling Detail



Multipurpose Building

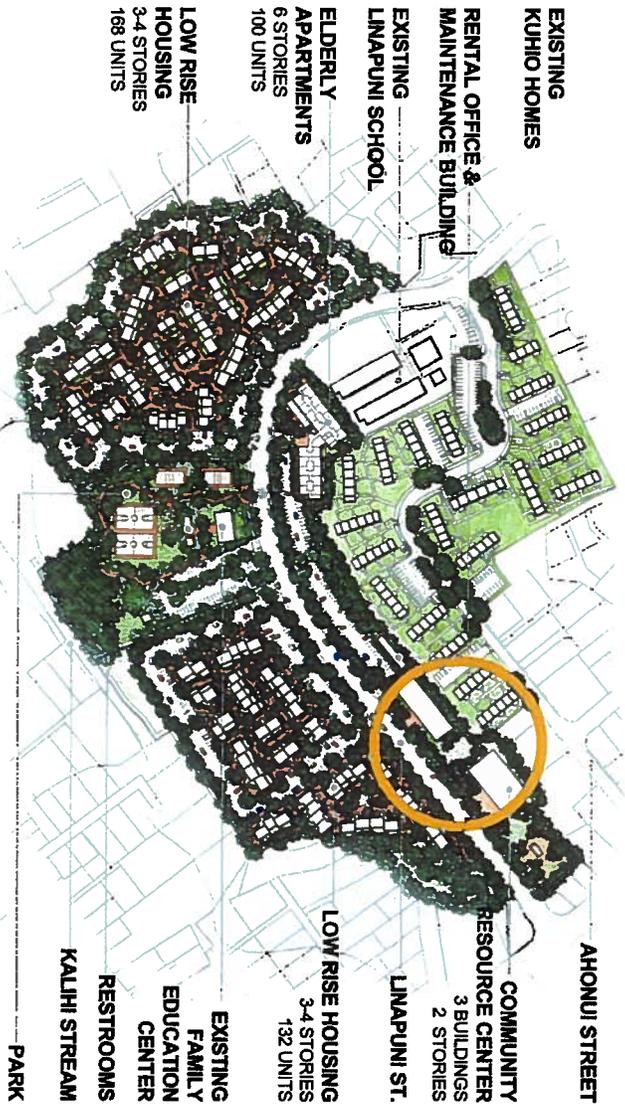
Funding for the Community Resource Center
Funding for the Center has been obtained by U.S. Senator Daniel K. Inouye through the Department of Labor and the Department of Housing and Urban Development. Preliminary plans have been reviewed by the KPT/KH residents. Final plans are contingent on choosing the best location for the Center—an important task of the master plan steering committee.

An important function of the center will be to increase the economic self-sufficiency of the residents through education and job training programs. Different service providers will offer job counseling, job placement, training, day care, and health services, to support the residents, both parents, and children.

Site Planning Studies

The consultants prepared number of site plan alternatives incorporating the KPT/KH values and needs and what was learned from other revitalized public housing projects. The committee met to discuss four alternatives, Schemes A through D. After evaluating the pros and cons of the first four schemes, three more alternatives were generated, and evaluated. Finally a preferred low rise housing scheme was identified along with an alternative high rise scheme. See figures on the following pages.

Figure 3.15



SCHEME A

Figure 3.16



SCHEME B

Figure 3.17

- Pros**
- Recreation is centrally located
- Cons**
- Community Resource Center is not centrally located
 - Elderly Housing is located close to Linapuni School
 - Kuhio Homes is not integrated well with KPT

- Pros**
- Recreation is centrally located
- Cons**
- Community Resource Center is too close to Linapuni School
 - Hard courts are located away from Kuhio Homes

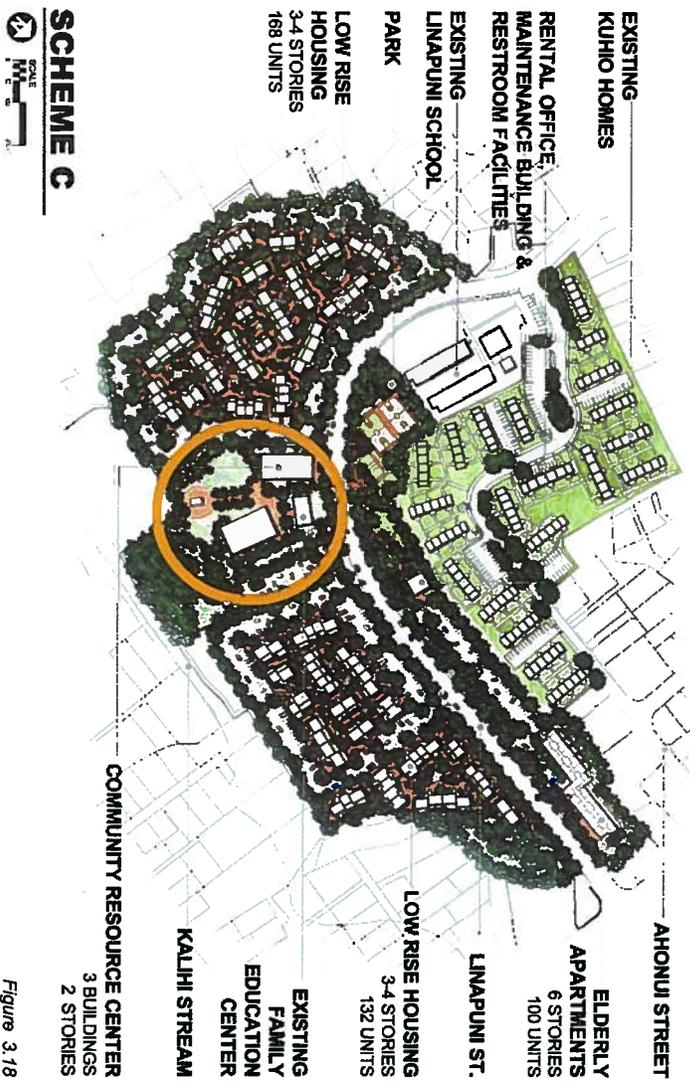


Figure 3.18

- Pros**
- Community Resource Center is centrally located
- Cons**
- Kuhio Homes is not integrated with KPPT



Figure 3.19

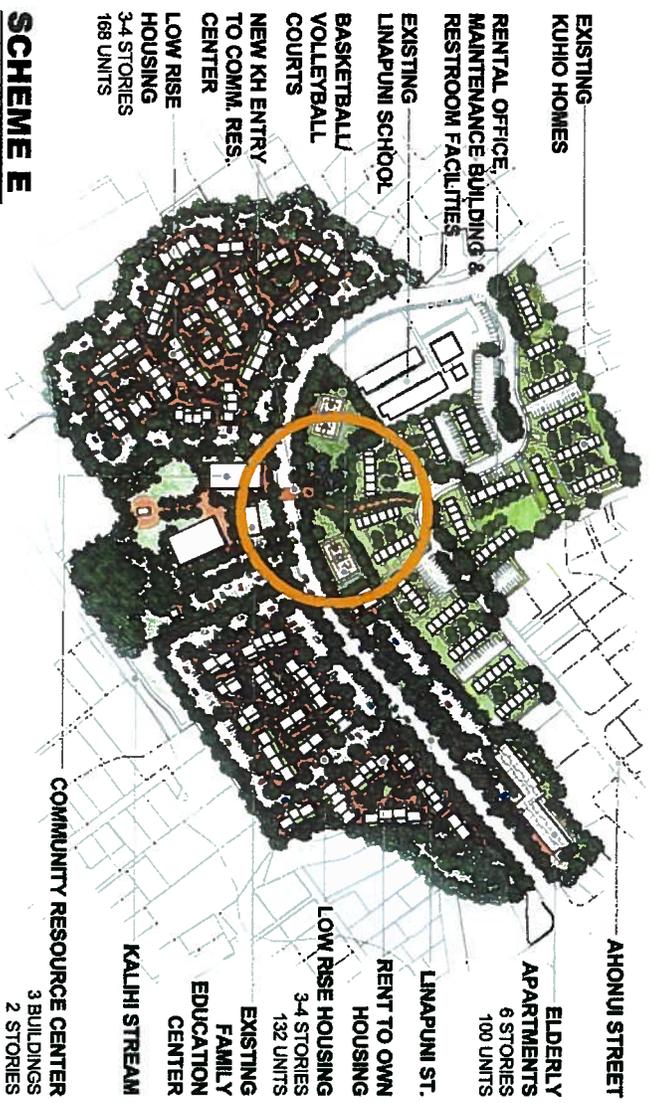
- Pros**
- Community Resource Center is centrally located
 - Mini parks instead of hard courts
- Cons**
- Kuhio Homes is not integrated with KPPT

Preliminary Site Plan Evaluation

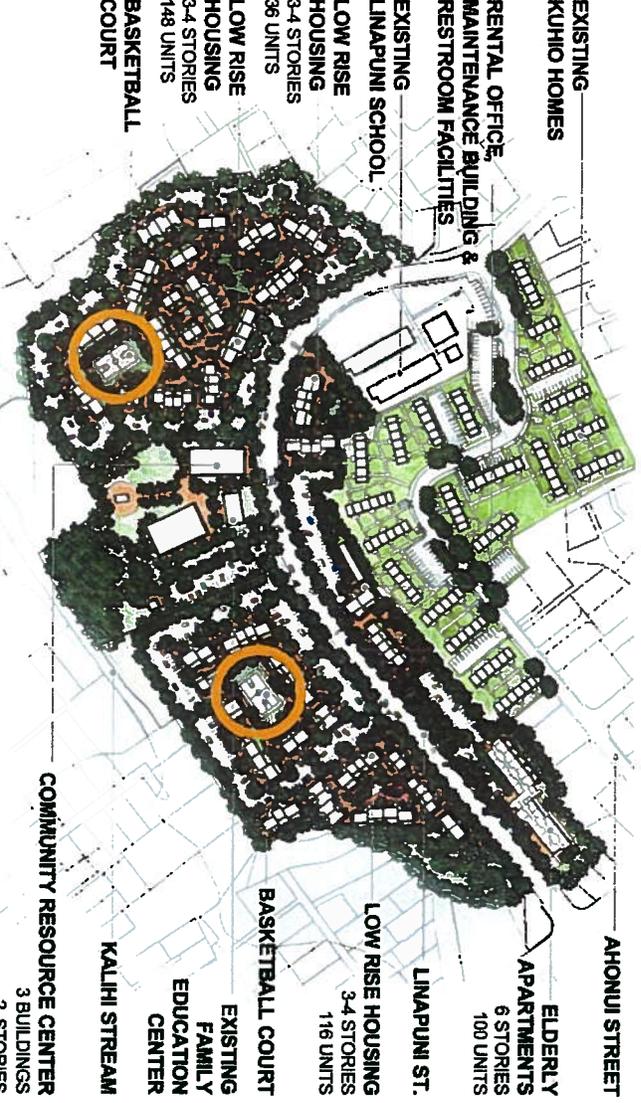
The committee discussed the pros and cons of each scheme and developed a rating for each of the four site plans. See table at left. Each scheme was rated on a scale from 1(best) to 3 (not so good). The scheme with the lowest total number was Scheme C; considered to be the most successful. Based on this analysis however, several more schemes were suggested and produced.

Preliminary Site Plan Alternatives				
PICKING THE BEST ALTERNATIVES (August 18, 1999)				
DESCRIPTION	ALT. A	ALT. B	ALT. C	ALT. D
1. Elderly Apartments will be located close to bus Stops markets and main street	3	2	1	1
2. KPT/KH residences can access Community Center easily and conveniently.	3	2	1	1
3. Family Education Center will be included.	2	2	1	1
4. Ability for the development to be phased.	2	2	1	1
5. Linapuni Street will not need to be shifted which will saves time and money.	1	1	1	1
6. Shared Parking will be maximized.	1	1	1	1
7. Park will be located next to school.	2	2	1	3
8. Pedestrian link to the surrounding community.	1	1	1	1
9. Link/Access Kuhio Homes to Linapuni Street.	2	1	1	2
10. Smaller neighborhoods and better identities.	2	2	2	1
TOTAL	19	16	11	13

Table 3.13



SCHEME E
 Figure 3.20



SCHEME F (PARK ALTERNATE NO.2)
 Figure 3.21

This is the Preferred Scheme.

- Pros**
- Based on improved Scheme C
 - Better pedestrian access between Kuhio Homes and Resource Center
 - Community Resource Center is centrally located
- Cons**
- Non

- Pros**
- Community Resource Center is centrally located
- Cons**
- Hard courts mixed into housing areas

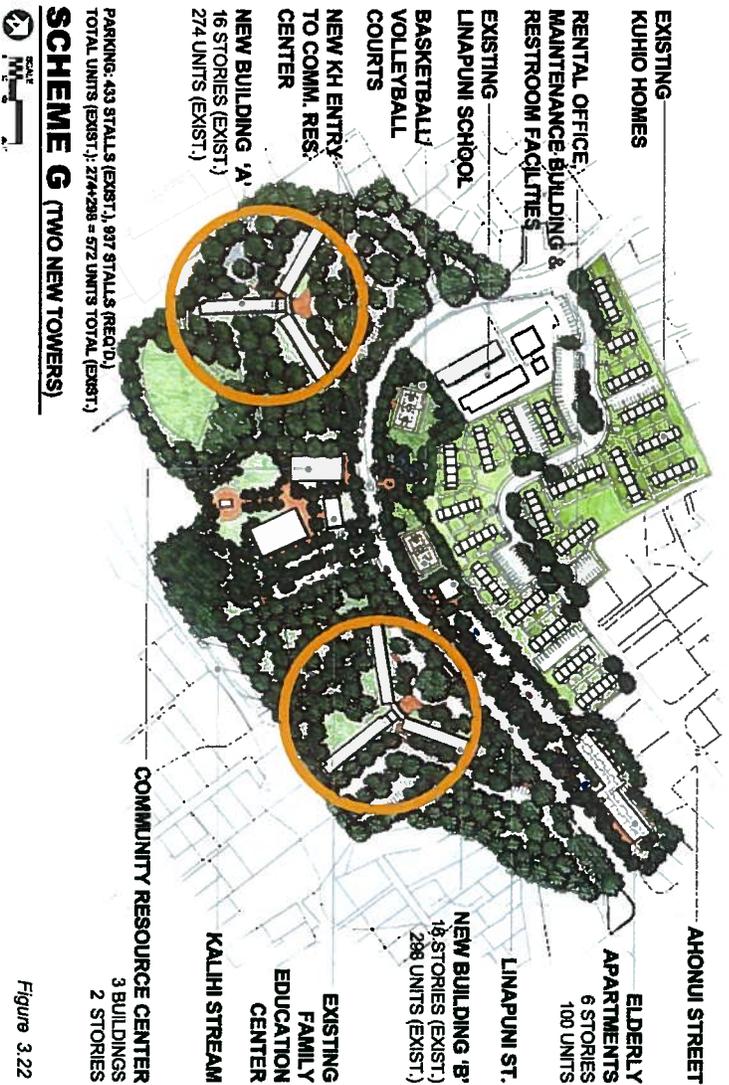


Figure 3.22

Comments from Advisory Committee

1. Develop a tenant relocation and construction phasing plan for the project.
2. Develop new high rise scheme alternative to the low rise housing plan which was presented.
3. Explanation from HCDCH on why money was spent in repairing the two towers.
4. Determine the number of units that are actually needed for the project. Are the 400-500 units which were mentioned in the presentation meeting adequate?
5. Sketch of exterior elevation of the front of the low rise housing.
6. Study a possible location of a pedestrian walkway which would connect Kpt building 'b' to Kallhi waena school.
7. Develop alternates for the park and basketball court locations.

- Hi-Rise Alternative Scheme**
- Replacing or renovating existing high-rise towers
- Pros**
- Better pedestrian access between KH and KPT
 - Community Resource Center is centrally located
- Cons**
- High-rise quality of life



The Master Plan Vision

Master Plan Program

Master Site Plan

Conceptual Architectural
Designs

4



Master Plan

KPT Master Planning Events

Organizational Meeting	July 28, 1999
Steering Meeting 1 "Identifying the dream and the stakeholders..."	June 10, 1999
Steering Meeting 2 "Identifying the values and needs..."	July 1, 1999
Steering Meeting 3 "Looking at what others have done..."	July 28, 1999
Steering Meeting 4 "Creating ideas for the site and alternative plans"	August 18, 1999
Steering Meeting 5 "Creating the master plan, relocation & financing plans..."	September 21, 1999
Steering Meeting 6 "Sharing the dream with the residents..."	Future
Steering Meeting 7 "Sharing the dream with the larger community..."	Future

Agenda:

1. Questions and Discussions
2. Project Phasing Plan and Scheduling
3. Residents Concerns



The VISION for KPT/KH

The vision for *Kuhio Park Terrace/Kuhio Homes* is the development and preservation of a vibrant, **supportive, self-sustaining community** incorporating programs which are **socially, economically, and physically innovative**.
This vision is intended to **strengthen residents' positive attitudes** about living in KPT/KH and in turn, achieving **positive public perception** of KPT/KH.

Figure 4.10

Key Elements of KPT/KH VISION

- Developing a convenient, efficient and livable environment supported by increased amenities.
- Developing a safe, clean and secure community.
- Providing economic, educational and social programs and opportunities.
- Promoting economic and housing diversity

Figure 4.11

The Vision

At this stage in the planning process the staff at HCDCH created a bold master plan vision statement. Here is the text of that statement:

The vision for *Kuhio Park Terrace/Kuhio Homes* is the development and preservation of a vibrant, supportive, self-sustaining community incorporating programs which are socially, economically, and physically innovative. This vision is intended to strengthen residents' positive attitudes about living in KPT/KH and in turn achieve a positive public perception of KPT/KH.

The key elements of the Vision are:

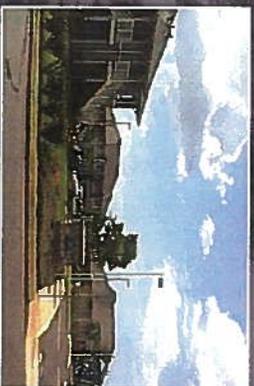
- Developing a convenient, efficient and livable environment supported by increased amenities.
- Developing a safe, clean, and secure community.
- Providing economic, educational, and social programs and opportunities.
- Promoting economic and housing diversity.

Quality of Life Hi-Rise vs. Low-Rise

*Transform obsolete Hi-Rise institutional buildings
into secure attractive homes...*



Today's residents live in Towers, isolated from their neighbors and community

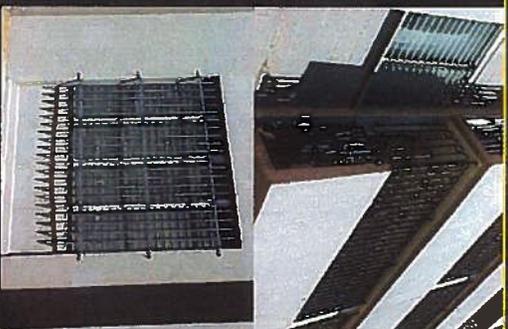


Individual homes with private entries and yards in a neighborhood setting

Figure 4.12

Quality of Life
The quality of life possible in high rise versus low-rise public housing emerged as a key point of debate within the steering committee. Clearly the experience of the mainland and HUD points to moving out of the high rises, except for the elderly; and moving into two, three, or four story housing that blends better with the surrounding neighborhood. Improvements in the quality of life at KPT/KH are being hampered by the age of the buildings and the less than high rise lifestyle.

Problems Caused by Hi-Rise Living



Security Bars at lanais and ground floors



Cracking and Abandon Courts



Constant Accumulation at Rubbish Chute Areas

Figure 4.13

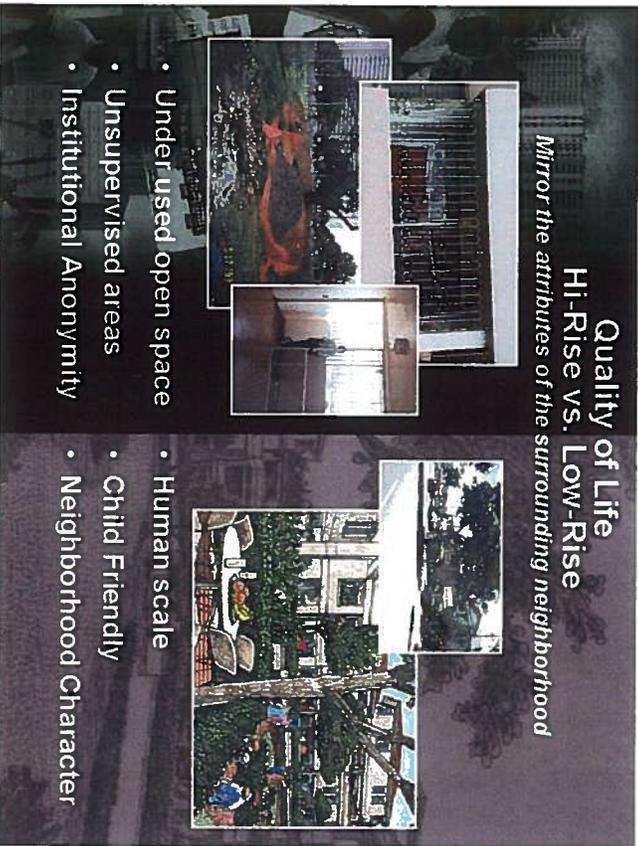


Figure 4.14

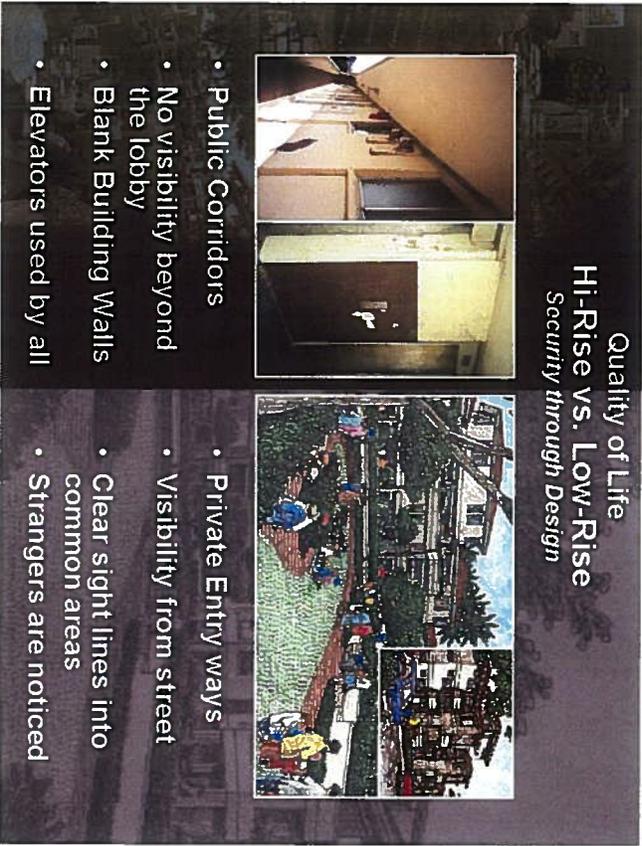


Figure 4.15

High-Rise vs. Low-Rise Housing
 Move out of high rises and into low rises?
 What would this do for the quality of life? The change is positive and necessary because it would end the isolated life style of the high rise resident, and produce a more child friendly, human scale, and defensible neighborhood with greater opportunity to mix resident income levels on the same site. The figures illustrate the key points in comparing quality of life in high rise versus low rise housing...

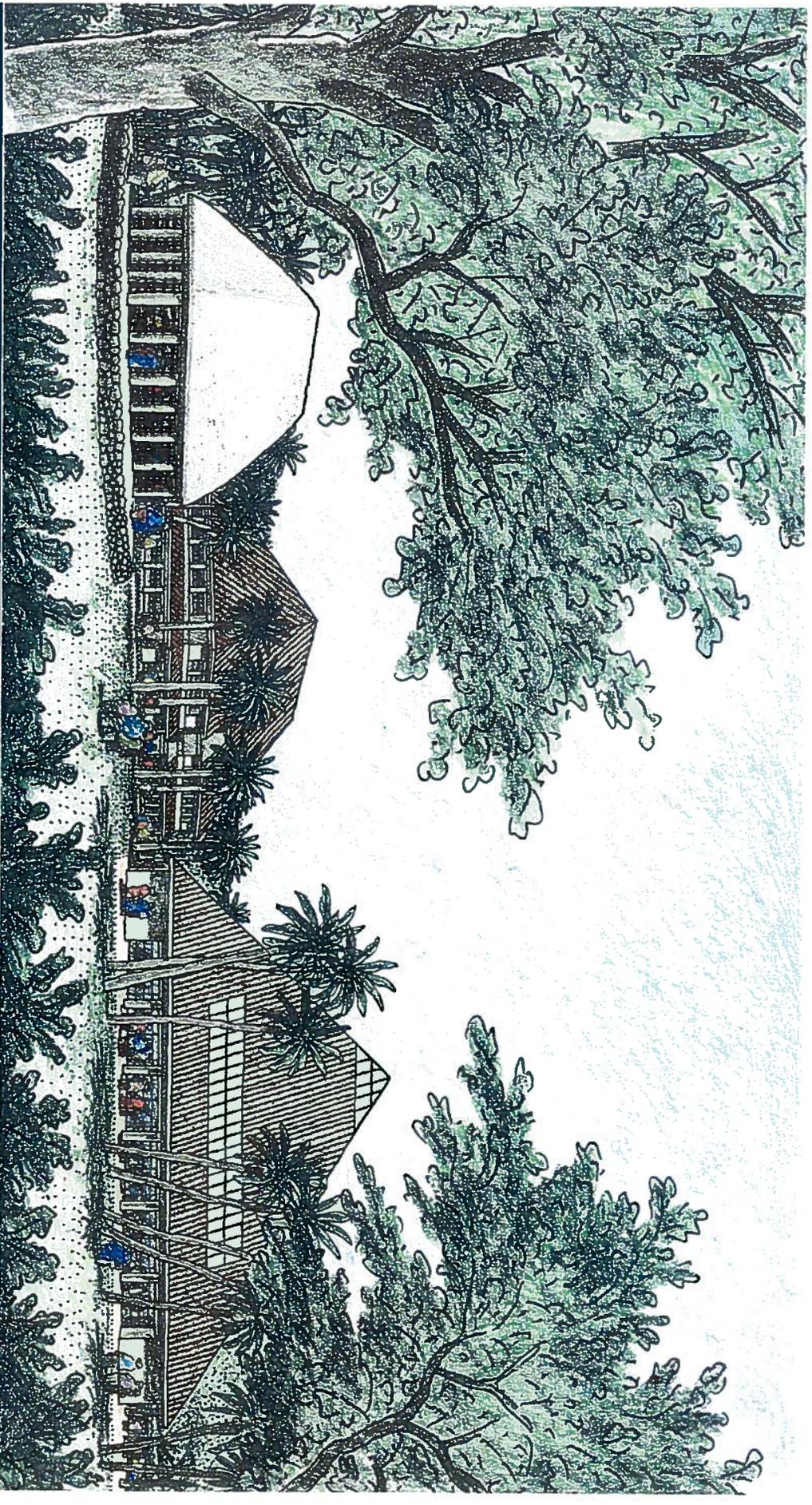
Fulfilling the Vision



SCHEME E



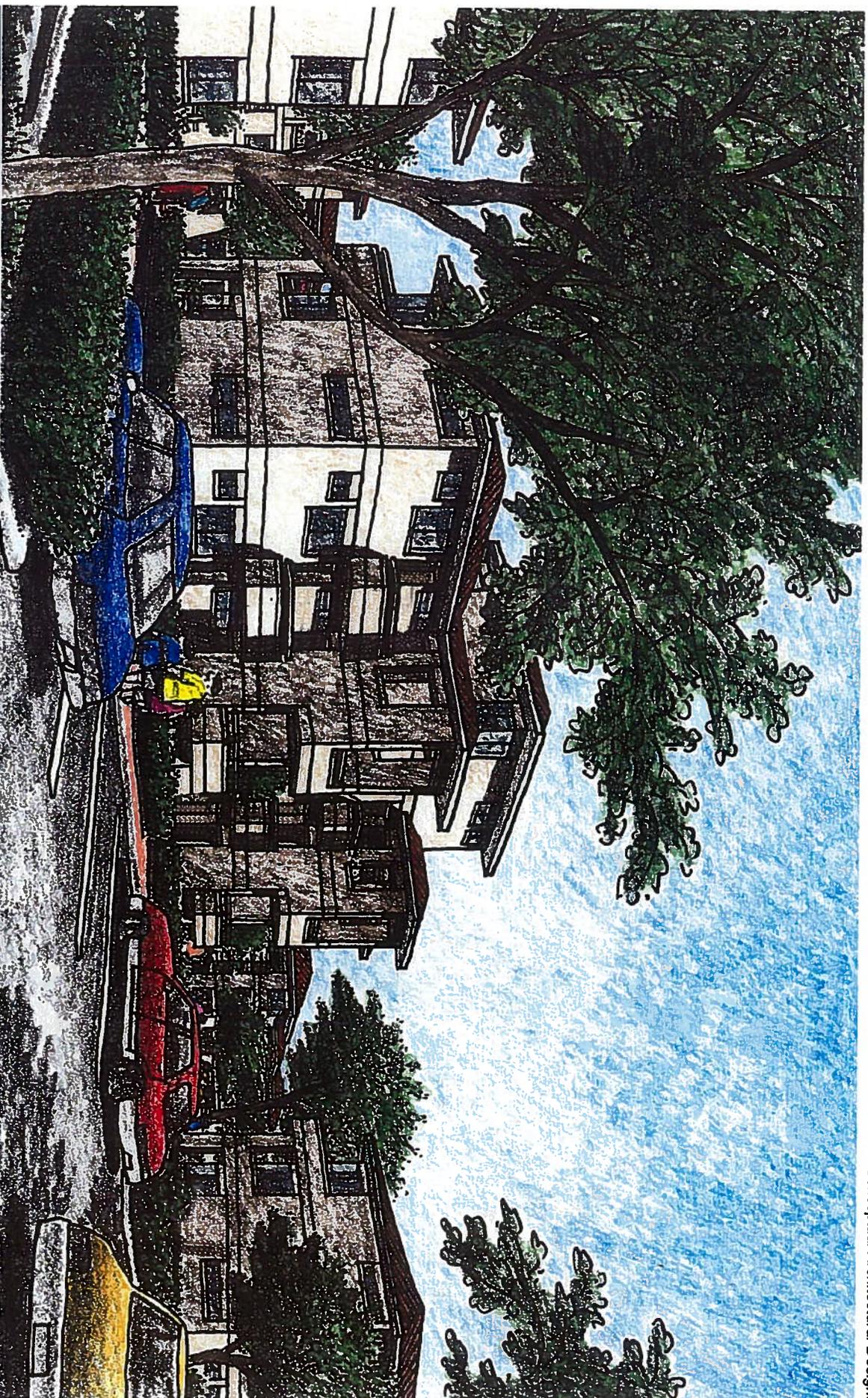
Figure 4.16



Community Resource Center

New Community Center for education, job training, and other social services.

Figure 4.17



Low-Rise Housing Entry Perspective

Rent to Own (50 Units)
Elderly Housing

Figure 4.18



Low-Rise Housing Courtyard Perspective

Multiple Small Scale Courtyards
Semi-private entrance

Figure 4.19

Relocation Plan
Preliminary Project
Schedule
Development Phasing
Agency Requirements

5



Implementation of Plan

Preliminary Phasing and Time Line

The Master Plan will take time to implement; probably five or six years with the work done in phases. The Community Center comes first; followed by a gradual replacement of existing buildings by new housing and finally, elderly housing and landscaping improvements for Kuhio Homes.

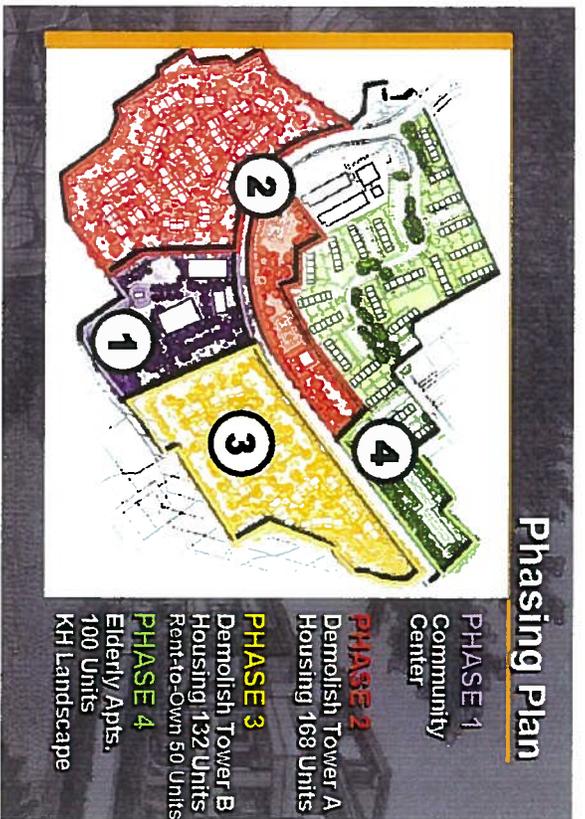


Figure 5.10



Figure 5.11

Preliminary Relocation Plan

During reconstruction of KPT/KH the natural concern of the resident is going to be: Will I lose my apartment? If I do, can I come back? Here is the goal of the Master Plan:

- No one who wants to stay will be forced to leave KPT/KH
- If you have to move temporarily during the phased construction, you will get HUD Section 8 Certificates to rent a private apartment.

The preliminary plan for relocation anticipates that a number of today's residents will move out over the coming years and months for a variety of reasons having nothing to do with the proposed Master Plan. This natural attrition will bring the resident population from the present 614 families down to about 239 families. Construction of new housing will gradually bring the final number up to 400 families.

Relocation Plan		Annual Attrition	Occupancy July 2000	Occupancy 7/1/2001*	Occupancy July 2002	Occupancy July 2003
BR Size	Current Occupied					
1	36	8	28	21	13	5
2	266	54	212	159	105	52
3	194	34	160	127	93	59
4	38	3	35	31	28	24
	534	99	435	338	239	140

**Projected starting year for project*

Table 5.10

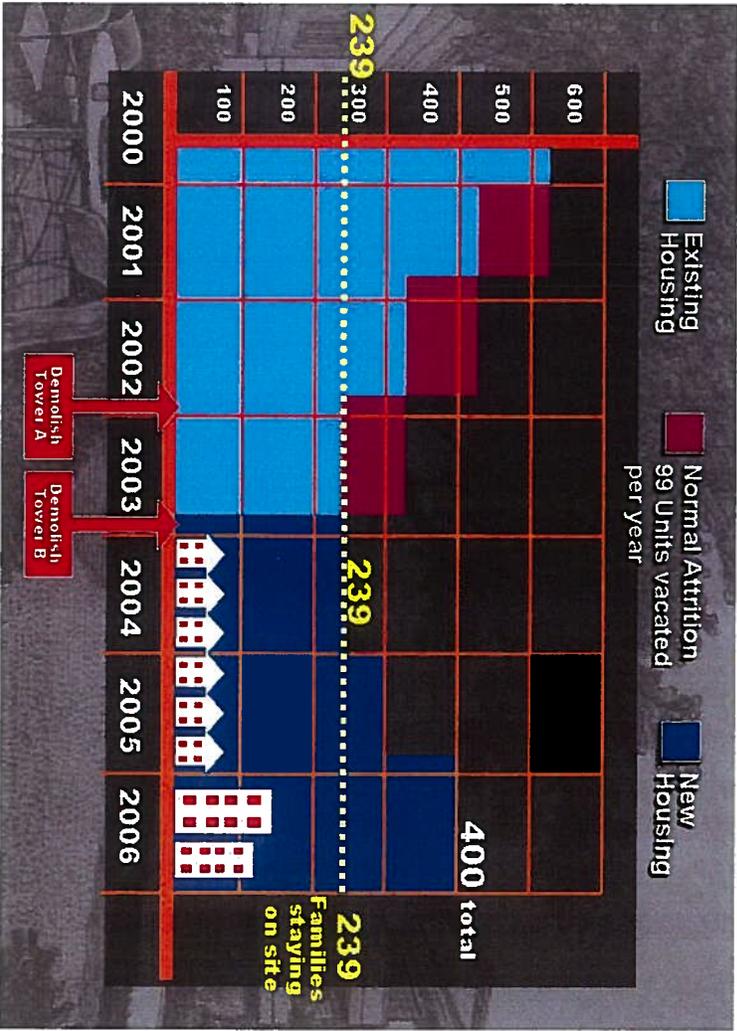


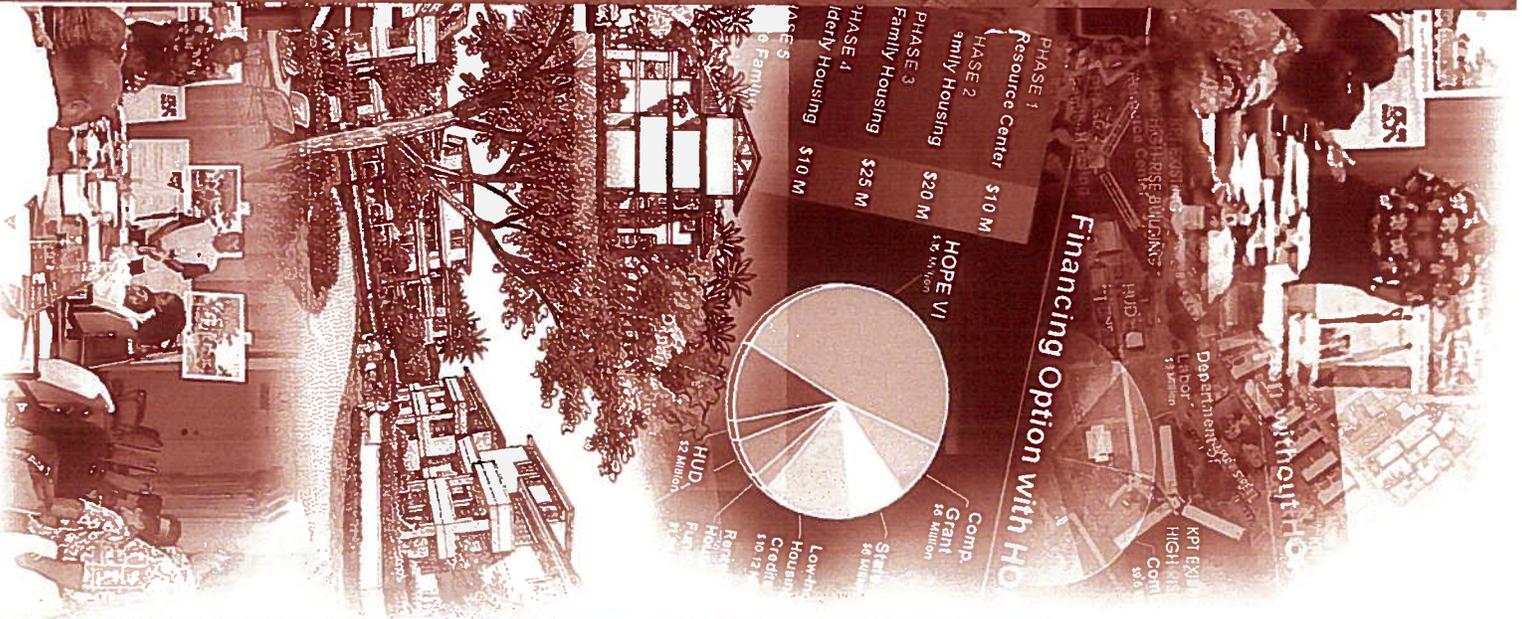
Figure 5.12

Agency Requirements

The master planning process is going to include extensive reviews by government agencies. The necessary agency review and coordination will take place during the next phase of implementation.

Budgetary Cost Estimates
 Financing Options
 Funding Sources

6



Financial Plan

Budgetary Cost Estimates

The professional consultants to the steering committee provided budget cost estimates for the proposed master plan program. The costs and assumptions are preliminary and provide an order of magnitude estimate of the probable construction costs. The costs are summarized in the table below.

Kuhio Park Terrace / Kuhio Homes Master Plan

AMP Job No. 99051.20
September 23, 1999



Cost Comparison Worksheet

SCHEME E: 400 Units (New Low-Rise Housing/300 Units & New Mid-Rise Elderly Housing/100 Units)

Phase	Escalation		Demolition		Shelwork		Construction		Parking					
	Factor	Subtotal Cost	Area (sq.ft.)	Unit Cost	Sub Total	Area (sq.ft.)	Unit Cost	Sub Total	No. of Stalls	Unit Cost	Sub Total			
Phase 1 (YR 2001)	1	\$9,431,500	0	\$0	\$0	161,300	\$5	\$806,500	50,000	\$165	\$8,250,000	50	\$7,500	\$375,000
Phase 2 (YR 2002)	1.025	\$11,342,650	4,000	\$6	\$24,000	154,400	\$5	\$772,000	71,000	\$140	\$9,840,000	44	\$7,500	\$330,000
Phase 3 (YR 2002)	1.025	\$19,945,004	300,000	\$6	\$1,800,000	320,650	\$5	\$1,603,250	121,546	\$115	\$13,977,790	277	\$7,500	\$2,077,500
Phase 4 (YR 2003)	1.05	\$24,821,155	300,000	\$6	\$1,800,000	280,400	\$5	\$1,402,000	154,693	\$115	\$17,789,695	363	\$7,500	\$2,647,500
Kuhio Homes	1	\$0	0	\$0	\$0	286,600	\$5	\$1,433,000	0	\$0	\$0	0	\$0	\$0
Total Unescalated Cost		\$63,585,235	604,000		\$3,624,000	1,203,350		\$4,583,750	397,239		\$49,957,485	724		\$5,430,000
Total Escalated Cost		\$65,540,308			\$3,759,600			\$4,713,231			\$51,444,915			\$5,622,563

Renovation: 600 Units (Existing Towers)

Phase	Escalation		Demolition		Shelwork		Renovation		Parking					
	Factor	Subtotal Cost	Area (sq.ft.)	Unit Cost	Sub Total	Area (sq.ft.)	Unit Cost	Sub Total	No. of Stalls	Unit Cost	Sub Total			
Phase 1 (YR 2001)	1	\$9,431,500	0	\$0	\$0	161,300	\$5	\$806,500	50,000	\$165	\$8,250,000	50	\$7,500	\$375,000
Phase 2 (YR 2002)	1.025	\$1,816,300	0	\$0	\$0	154,400	\$5	\$772,000	4,000	\$85	\$340,000	88	\$7,500	\$660,000
Phase 3 (YR 2002)	1.025	\$32,623,956	0	\$0	\$0	320,650	\$5	\$1,603,250	300,000	\$85	\$25,500,000	630	\$7,500	\$4,725,000
Phase 4 (YR 2003)	1.05	\$33,208,350	0	\$0	\$0	280,400	\$5	\$1,402,000	300,000	\$85	\$25,500,000	630	\$7,500	\$4,725,000
Kuhio Homes	1	\$1,433,000	0	\$0	\$0	286,600	\$5	\$1,433,000	0	\$0	\$0	0	\$0	\$0
Total Unescalated Cost		\$76,081,750	0		\$0	1,203,350		\$6,016,750	654,000		\$59,580,000	1,398		\$10,485,000
Total Escalated Cost		\$78,513,106			\$0			\$6,146,231			\$61,511,000			\$10,855,875

Note: Costs are for construction not including design/engineering fees, project administration, or contingencies.

Table 6.10

Financing Option with HOPE VI

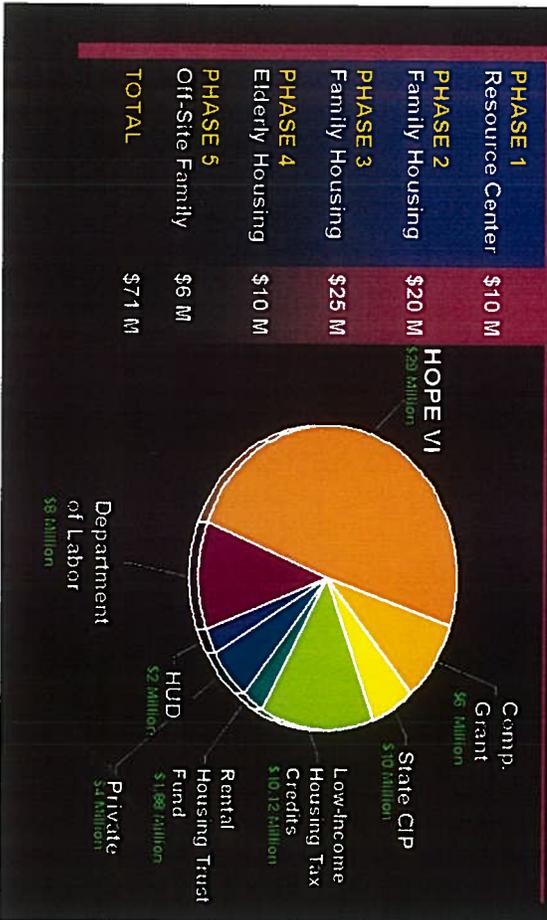


Table 6.10

Financing Options
 Two options are shown: Financing with HOPE VI and Financing with State of Hawaii CIP (capital Improvement Funds). The preferred option uses funds from HUD's HOPE VI program to revitalize distressed public housing projects. Each figure shows the phasing of the project and a pie chart describing the source and amount of funds in millions of dollars.

Financing Option without HOPE VI

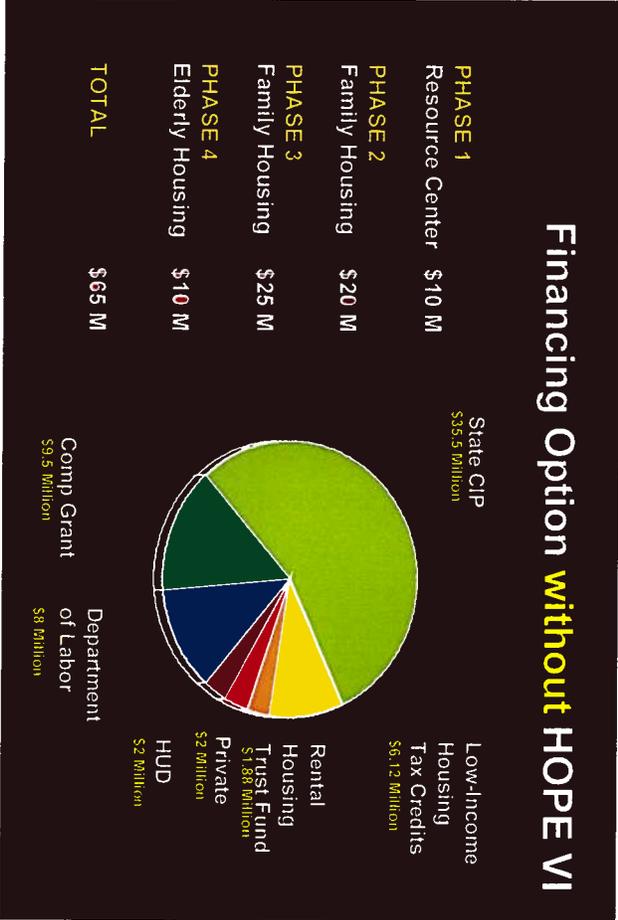


Table 6.11

Sources of Funding

The sources for financing a public housing project are varied. With respect to KPT/KH the most promising sources are those provided by the Department of Housing and Urban Development; in particular, the HOPE VI program offers financial assistance to public housing agencies to revitalize distressed public housing projects.

A summary description of the various funding sources is provided on the right.

Funding Sources

HOPE VI (Grants up to \$35 million)
 HUD funds for planning, revitalization implementation and demolition grants for public housing authorities. Funds can be used in conjunction with other funding obtained from municipal and State agencies.

Comprehensive Grant Program (CPG)
 (Grants total \$14 million per year for Hawaii)
 Allocated by HUD and generally used for federal housing projects requiring major renovations, emergency repair and new construction, subject to resident input.
 (However, when compgrant dollars are used, HOPE VI grant funding is reduced accordingly)

The Rental Housing Trust Fund Program (BUF 231)
 Equity-gap low-interest loans and grants to owners and developers constructing rental housing where at least 50% of the proposed unit mix is affordable to persons making less than 60% of the area median income with the remaining units affordable to persons making less than 100% of the area median income.

The Low-Income Housing Tax Credit Program (BUF 227 The Housing Finance Program)
 HFDC program for private developers and nonprofit organizations for the construction or rehabilitation of affordable rental units. Tax credits, federal and state, may be used to obtain a dollar-for-dollar reduction in income tax liability for 10 years or syndicated to generate substantial project equity.

The Rental Assistance Program (BUF 227 The Housing Finance Program - RAP)
 Rental subsidies and low interest rate construction loans for units with rent that is

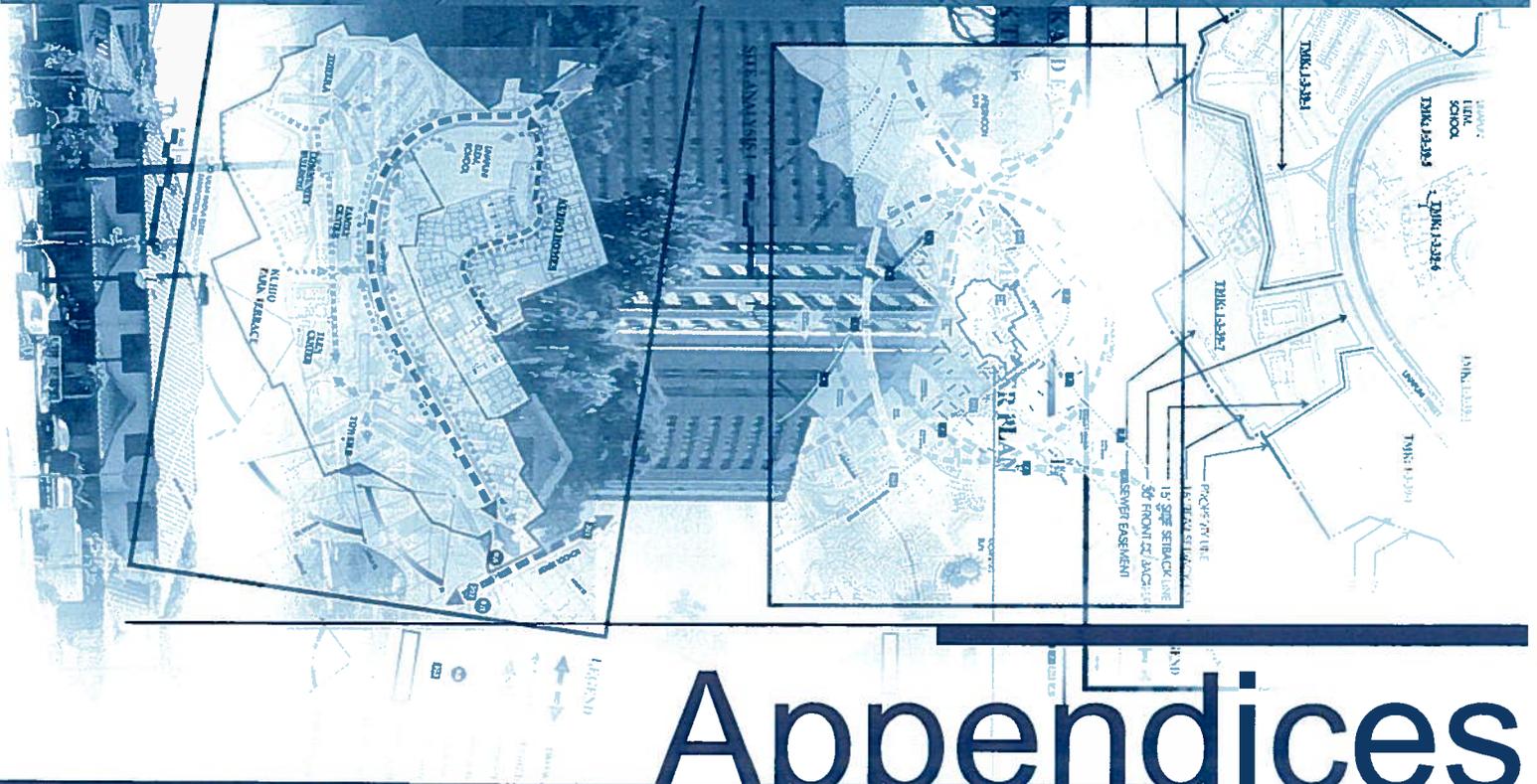
affordable to renters who earn 80% or less of the area median income.

The Hula Mae Multi-Family Revenue Bond Program (BUF 227 The Housing Finance Program)
 Interim and permanent financing at below-market interest rates through the sale of tax exempt revenue bonds granted to developers/owners who reserve 20% of the units for renters whose incomes are 50% or less of the area median income. Must keep units affordable for term of the loan and a minimum of 15 years.

Rental Housing Systems (RHS)) (BUF 227 The Housing Finance Program) and State of Hawaii Affordable Rental Housing Program (SHARP)
 Financially secured by multi-family rental housing projects that are acquired and then owned by HFDC. Financed through proceeds of tax-exempt revenue bonds issued by HFDC, which are payable from the net revenues of the entire system. A minimum of 60% of units rent to people whose incomes are less than 80% of the area median income.

Dwelling Unit Revolving Fund (DURF) and Homes Revolving Fund (HRF) (BUF 225 The Private Housing Development and Ownership Program)
 Provides interim construction equity loans and below-market rate construction and permanent financing. DURF is capitalized through sale of general obligation bonds and provides interim construction loans. HRF provides interim construction loans and advance equity capital for HFDC's Rental Housing System.

Appendices



Workshop Meeting Minutes
and Agendas

Examples of "Revitalized
Communities"

Building Code Analysis

Background Information

KPT Project Meeting
Governor's Conference Room 408
May 28, 1999
9:30 a.m.

Present:

Mike Flores, HUD
 Gordan Furutani, HUD
 Jennifer Goto Sabas, Senator Inouye's Office
 Daisy Hoopai, Kuhio Homes
 Harold Kurihara, HCDC
 Pele Lafaale, KPT
 Donald Lau, HCDC
 Ron Lim, Governor's Office
 Sandy Matsushima, Governor's Office
 Dwight Mitsunaga, Pacific Architects
 Sharyn Miyashiro, HCDC
 Eryner Millie Phillip, KPT
 Brian Saito, HCDC
 Eric Sakanashi, HCDC
 Wesley Segawa, HCDC
 Brian Takahashi, AM Partners
 Toelupe Toelupe, KPT
 Solialii Tuupe, KPT

Purpose / Priority / Vision

Building KPT Community - Master Plan Process

- Current ongoing projects - Community Resource Center and KPT Revitalization
- Need to master plan the on-going projects together to get the maximum benefits. The residents, HCDC, and HUD need to plan together their ideas, vision, values, needs of the Kuhio Homes/KPT community.
- Think of the big picture; overall community. No decision has been determined to rebuild or renovate. Don't be restricted by the physical planning stages yet (structures, etc.).

- Planning the entire site; landscaping, parks, housing facilities, taking advantage of the environment and surroundings.
- Tenants' safety/security; assurance of residency; minimize the moving in/out time; displacement; affordability; guaranteed low rent formulas must be addressed satisfactorily.
- Proposed design for Community Resource Center is completed but nothing is fixed/set.
- Options: Possibly adding a senior component (currently no senior element there); relocate the Resource Center from the proposed planned site; the trend of mixing income groups; family housing; low rents; mixed community of public housing and for-sale or rental market units on site.

Resident Based and Community Based Advisory Committee

- Community Based Advisory Committee should include KPT and KH residents, members from the larger Kalihii community, elected officials, neighborhood board, etc.

Brian Takahashi stated that they have a proposed master plan for the Community Resource Center which was based upon ideas from their resident workshop. Visually, the project would be situated between the twin towers and consists of service providers, meeting/training rooms and a state office component to generate income. The Polynesian type layout will represent their culture and nationalities. The cost is \$10-12 million.

Dwight Mitsunaga stated that utilizing the towers in a different manner, providing office spaces, meeting rooms, etc. were ideas gathered from the charrette and also the residents who had other concerns. The vision is to create a better lifestyle and to preserve the quality of life there.

Consultants' role

- Accelerate the process; plan, coordinate, work with each other; schedule meetings and provide updates on the progress.
- Discuss the big picture first; the design will come in after they have documented ideas.
- Both consultants need to plan and begin working together within the next two (2) weeks and could possibly conduct the next meeting.
- Consultants should identify tenants' rights and displacement issues after the next meeting.
- Possibly hold an on-site meeting at KPT to hear other residents' concerns.
- After receiving the information, the master plan alternatives could be taken out to the entire community; what are the objectives; what's feasible, etc.
- HCDCH technical staff can assist the consultants.

Gordan Furutani stated that HUD's role will be to support the facilities/ activities and determine funding. The Resource Center will benefit training and job opportunities and the Teen Center program is a required component.

Jennifer Goto Sabas stated that the Resource Center has a maximum of \$10 million in funding and requires the job training and educational center component to justify the labor funds.

Residents' Concerns:

- Initial desire to keep the buildings and renovate.
- Residents' return rights/relocation/displacement.

- Eliminate elevator problems.

The residents indicated that they have a volunteer group which patrols the project 24 hours a day for their safety and security.

Relocation Options

- temporary relocation to other projects during renovation
- relocation to another unit within the project
- voucher programs that provide subsidy to market units

Be optimistic - keep an open mind.

The residents will be reminded of the next scheduled meeting.

The next scheduled meeting will be on Thursday, June 10, 1999, 2:30 p.m., Governor's conference room 408.

Meeting adjourned at 10:45 a.m.

KPT Project Meeting
Governor's Conference Room 408
June 10, 1999
2:30 p.m.

Present:

Darrell Chun, HCDCH
Mike Flores, HUD
Gordan Furutani, HUD
Robert Hall, HCDCH
Daisy Hoopai, Kuhio Homes
Mike Kelso, AM Partners
Harold Kurihara, HCDCH
Pele Lafaele, KPT
Donald Lau, HCDCH
Ron Lim, Governor's Office
Sandy Matsushima, Governor's Office
Dwight Mitsunaga, Pacific Architects
Clifford Murakami, Pacific Architects
Pat Orishi, AM Partners
Erlvner Millie Phillip, KPT
Wesley Segawa, HCDCH
Brian Takahashi, AM Partners
Toelupe Toelupe, KPT
Soialiii Tuupe, KPT
Sharon Williams, AM Partners

Introduction

Review of Minutes

- Master Plan the Resource Center and Revitalize KPT together to maximum benefits and synergy.
- Resident Based and Community Advisory Committee.
- Resident Input / Resident Concerns: displacement; minimize relocation; relocation options; no physical planning stages yet.

- Meeting concluded that consultant return to next meeting to present tentative Master Plan scope and schedule.

Consultants Input

To prepare for the types of changes that are possible; to dream. Process intended to take 7 to 8 months.

Phase I

The technical staff needs to provide the background information, identify the legal constraints, analysis related to infrastructure, gather social and demographic data and take this information to the workshops in Phase II.

Phase II

Workshops involving the various interest groups (Steering Committee, Resident Associations, Community Resource group)

- Workshop No. 1. Meet with the Resident Associations; provide exhibits to inspire the group; prepare to discuss the vision, possibilities, outline; how to get there.
- Workshop No. 2. Take the information from Workshop 1 and lay out the alternatives. How to utilize / develop the site; the advantages and disadvantages; steer the consultants in the right direction.
- Workshop No. 3. Include more specific information; explain the advantages and disadvantages; review the scenario.
- Workshop No. 4. The draft master plan.
- Workshop No. 5. Refine the draft master plan; develop / finalize the master plan.

Phase III

Finalization of the Master Plan

- Develop the final plan and report / coordinate direction with the government agencies.
- Work towards the big picture; how to achieve it; meet with the various committees to draw out their input and ideas.
- Go through this Steering Committee first before moving on to the other committees.
- Include more residents, Robert Faleafine (management),

the Resident Association officers, PACT.

Steering Committee

- "x-group" coalition members, Resident Association officers, enthusiastic residents, Robert Faleafine (management), PACT
- Governor's Office - Ron Lim
- HCDDCH - Darrell Chun, Bob Hall, Don Lau, Sharyn Miyashiro
- HUD - Gordan Furtani, Mike Flores
- Senator Inouye's office - Jennifer Goto Sabas
- Meetings to be held monthly, preferably in the evenings.
- All participants will be invited and kept abreast via meeting minutes /notes.

Community Resources Group

- Lead contact / coordinator - Darrell Chun; Bob Hall will assist.
- HCDDCH, HUD, KPT/KH residents, business leaders, school principals, PACT, ITOR, HCAP, elected officials, community at large, Susannah Wesley Community Center, Kalihī YMCA, Kokua Kalihī Valley (KKV), HCC, HPD, community policing groups, neighboring churches, business, etc. within a 1 to 2 block radius.
- Prior to these meetings, the consultants could possibly speak to the participants, individually, to have their input / concerns.

Resident Meetings

- KPT/KH residents; more resident participation if coordinated through Robert Faleafine (management).

Workshop Agenda Items

- Values: dreams
- Components: schools, housing, support services (community center, child care)
- Issues: quality of life issues, types of housing (elderly, mid-rise, low-rise, etc.)
- Transportation: cars, bus lines, pedestrian movement
- Recreation: fields, playing courts, playground equipment

- Image: taking advantage of the environment; neighboring stream

- Economic: program costs, maintenance costs
- Time: assurance that the process is flowing
- Safety / security

Kalihī Community Values

- Working together; improving the community
- Treasure the elderly
- Provide a bright future for their youth; more opportunities in sports, education, job training
- Health / safety / welfare issues

Discussion

- Residents need to be open; speak what's on their minds, it will be rewarding; facilitators can assist.
- Need some vision / plans / closure within the next 6 months (by December).
- Previous projects / plans were proposed to the residents; need to bring these projects and ideas to the table. Bob Hall will inform Brian Takahashi of these projects.
- There are technical HUD program requirements. Gordan Furtani and Mike Flores will oversee and should be kept abreast as they report to HUD San Francisco.

The consultant will coordinate the next meeting to include the Steering Committee, KPT/KH Resident Association officers, and PACT. The meeting date has not been determined.

The residents indicated their preference is the School Street site (former Hawaii Housing Authority Boardroom) in the evenings.

The meeting adjourned at 4:00 p.m.

Kuhio Park Terrace and Kuhio Homes Meeting
 HCDDCH School Street Boardroom

July 1, 1999
 7:15 p.m.

Present:

- Darrell Chun, HCDDCH
- Merle Chun, KPT
- Robert Faleafine, Urban Management
- Gordan Furtani, HUD
- Robert Hall, HCDDCH
- Daisy Hoopai, Kuhio Homes
- Mike Kelso, AM Partners
- Pele Lafaele, KPT
- Donald Lau, HCDDCH
- Gary Lee, Pacific Architects
- Ron Lim, Governor's Office
- Sandy Matsushima, Governor's Office
- Dwight Mitsunaga, Pacific Architects
- Clifford Murakami, Pacific Architects
- Janice Okubo, HCDDCH
- Pat Onishi, AM Partners
- Elyner Millie Phillip, KPT
- Wesley Segawa, HCDDCH
- Brian Takahashi, AM Partners
- Toelupe Toelupe, KPT
- Sollalii Tuupe, KPT
- George White, HCDDCH

Introduction

Master Plan Journey Revisited

- Target date for Master Plan completion is November, 1999.
- Three planning stages. Research and analysis, conceptual master planning, and four basic workshops. The steering committee will be the key group in all workshops.

Dare to Dream: Community Values and Needs

- FAMILY: Headstart and Respite Care programs, playground, family center workshops

- COMMUNITY PRIDE: Clean community, safety/security in the buildings, school bus for their children
- COMMUNITY DESIGN: Safety for children, gathering places, lobby, security cameras/lights/gates, manpower, pedestrian safety, sidewalks, jogging paths, aerobic classes
- HEALTH & WELFARE: Access to clinic
- ELDERS: On-site programs, convenient living (low rise units), separate secured elderly housing, safe gathering places
- YOUTH: PACT, job training, expanded teen center
- EDUCATION: Job training, educational facilities on-site, Community Learning Center for all age groups, expand video store, job training through PACT, children's safety to and from school (Fern School students need more traffic lights and currently there are no sidewalks)
- ECONOMIC ACTIVITY: Bank, convenience store where the residents could work and use as training grounds
- NATURAL ENVIRONMENT: More trees
- TRANSPORTATION: Bus stop (Rose St. & Kam IV Rd.), bus shuttles/special routes through Linapuni Street, traffic calming around KPT, bridge access for students walking to Kailhi Waena and Farrington Schools
- CULTURE: Cross educate, community celebration, yearly cultural gathering, stage for cultural performances
- QUALITY OF LIFE: Vegetable gardens
- HOUSING: Rent-to-own, affordable housing, elderly housing
- SAFETY/SECURITY: Elevators, gathering places for young children, gathering places for elderly, in buildings or surrounding

streets, for children going to and from school

It was suggested that the residents gather pictures of what they envision; their dreams. Also, compare with the design of Kamehameha Homes (which has a community center, bar-b-que area, gathering places, etc.) for ideas.

RESIDENT "LIKES" ABOUT KPT

- Job Training
- Computer Learning Center
- Variety of different cultures
- Mixture of all ages
- Various agencies and programs on site (Hui Kokua, Susannah Wesley, KKV, PACT, One Stop)
- Security; entry gates
- High-rise; good views and breezes

RESIDENT "DIS-LIKES" ABOUT KPT

- Sanitation problems; garbage chutes
- Elevators; down time; better maintenance

RESIDENT DREAMSWISH LIST

- Car wash/repair area
- Increased security
- Increased maintenance/manpower
- Laundry facilities (possibility of washer/dryer in each unit)
- Refuse removal (old appliances, etc. at A Tower)
- Expanded teen center

Need to dream; envision; not get in to the physical planning stages yet.

Darrell Chun will conduct a short overview showing examples of HCDC's new construction housing projects at the next meeting.

The next scheduled meeting will be on Tuesday, July 20, 1999 at 6:30 p.m., School Street Boardroom.

The meeting adjourned at 9:00 p.m.

Kuhio Park Terrace/Kuhio Homes Meeting
HCDCH School Street Boardroom

July 28, 1999
6:30 p.m.

Present:

- Darrell Chun, HCDCH
- Merky Chun, KPT
- Robert Faleafine, Urban Real Estate Co.
- Mike Flores, HUD
- Jay Gaspar, Pacific Architects
- Robert Hall, HCDCH
- Daisy Hoopai, Kuhio Homes
- Mike Kelso, AM Partners
- Pele Lafaele, KPT
- Donald Lau, HCDCH
- Ron Lim, Governor's Office
- Sandy Matsushima, Governor's Office
- Dwight Mitsunaga, Pacific Architects
- Clifford Murakami, Pacific Architects
- Pat Onishi, AM Partners
- Eryner Millie Phillip, KPT
- Wesley Segawa, HCDCH
- Brian Takahashi, AM Partners
- June Talia, KPT
- Toelupe Toelupe, Kuhio Homes
- Solialii Tuupe, KPT
- Brett Yamashita, AM Partners

INTRODUCTION

MASTER PLAN JOURNEY REVISITED

- Strengthening Your Families: Needs, Values, Objectives
 - FAMILY: Headstart and Respite Care programs, playground, family center workshops
 - COMMUNITY DESIGN: Safety for children, gathering places, lobby, manpower, pedestrian safety, sidewalks, jogging paths, aerobic classes

- RECREATION: Playground, weight room, swim pool
- ELDERS: On-site programs, convenient living (low rise units), separate secured elderly housing, safe gathering places
- YOUTH: PACT, job training, expanded teen center
- EDUCATION: Job training, educational facilities on-site, Community Learning Center for all age groups, expand video store, job training through PACT, children's safety to and from school (Fern School students need more traffic lights and currently there are no sidewalks)
- ECONOMIC ACTIVITY: Bank, convenience store where the residents could work and use as training grounds
- TRANSPORTATION: Bus stop (Rose St. & Kam IV Rd.), bus shuttles/special routes through Linapuni Street, traffic calming around KPT, bridge access for students walking to Kailhi Waena and Farrington Schools
- CULTURE: Cross educate, community celebration, yearly cultural gathering, stage for cultural performances
- HOUSING: Rent-to-own, affordable housing, elderly housing
- SAFETY/SECURITY: Elevators, security cameras/lights/gates, gathering places for young children, gathering places for elderly, in buildings or surrounding streets, for children going to and from school

RESIDENT "LIKES" ABOUT KPT

- Job Training
- Computer Learning Center
- Variety of different cultures
- Mixture of all ages
- Various agencies and programs on site (Hui Kokua, Susannah Wesley, KKV, PACT, One Stop)
- Security; entry gates
- High-rise; good views and breezes

RESIDENT "DIS-LIKES" ABOUT KPT

- Sanitation problems; garbage chutes
- Elevators; down time; better maintenance

RESIDENT DREAMS/WISH LIST

- Car wash/repair area
- Increased security
- Increased maintenance/man-power
- Laundry facilities (possibility of washer/dryer in each unit)
- Refuse removal (old appliances, etc. at A Tower)
- Expanded teen center

The residents indicated that presently there is a shortage of elevators in the building and suggested that future plans include more elevators.

COST FOR RENOVATION COMPARED TO NEW CONSTRUCTION

Estimated costs (per unit):
\$80,000 for renovation / \$115,000 for replacement

The project was built in 1962 and the buildings are 37 years old. Renovation will require new plumbing and electrical systems, new roofing, etc. and this cost may add up to the same amount versus replacement of new buildings.

Recent experience indicate change orders of 30% average on renovated projects because of unforeseen contingencies.

HUD REQUIREMENTS - PUBLIC HOUSING REFORM

Purpose of Public Housing Reform:

- Deregulate PHAs
- Provide more flexible use of Federal assistance to PHAs
- Facilitate mixed income communities
- Decrease concentrations of poverty in public housing
- Increase accountability and reward effective management of

PHAs

- Create incentives and economic opportunities for residents assisted by PHAs to work and become self-sufficient
- Consolidate the Section 8 voucher and certificate programs into a single market-driven program
- Remedy the problems of troubled PHAs
- Replace or revitalize severely distressed public housing projects

Income Targeting

- Every fiscal year, each PHA must reserve a minimum of 40% of its public housing new admissions for families whose incomes do not exceed 30% of the area median income.
- Limit the Section 8 program to 75% of new admissions whose incomes are at 30% or below the median income.

Deconcentration of Poverty

- PHAs are required to avoid concentrating very low-income families in certain public housing projects or in certain buildings. In addition, PHAs must work to deconcentrate poverty in public housing. To achieve this goal, the law requires PHAs to bring "higher income tenants into lower income projects and lower income tenants into higher income projects." PHAs are permitted to offer incentives to families to achieve deconcentration and income mixing.

Flat Rents

- PHAs must establish a flat rent for each unit. The flat rent must be based on the value of the unit and designed so that it does not discourage families working towards economic self sufficiency. Each year, each public housing family may choose to have their rent based on the formula method or a flat amount.

Community Service

- Each adult resident must contribute 8 hours of community service per month to the community in which the family resides. Employed, elderly, disabled, participants in an economic self-sufficiency program, those excluded from the state's work requirements, and those enrolled in a qualifying state program are exempt.

Residents on PHA Board

- The PHA governing board shall contain not less than one member who is directly assisted by the PHA and who may be elected by the residents.

Pets in Public Housing

- A resident may own one or more common household pets in a public housing unit subject to reasonable requirements.

Mixed-Finance Public Housing

- PHAs may provide capital fund or operating fund assistance to mixed-finance projects in the form of loans, grants, guarantees, or other investments. Units assisted by these funds must be operated and maintained as public housing units.

5-Year Plan

- PHAs are to develop a 5-year plan that states the PHAs mission and goals and objectives.

Resident Advisory Board

- PHAs must establish a resident advisory board to make recommendations for the annual plan.

RIGHTS OF TENANTS

The housing authority is obligated to accommodate all residents (as long as they fulfill the terms and conditions of the rental agreement).

All residents will have return rights. Temporary relocation could possibly be to other units within the same project or to other projects in Oahu and/or the neighbor islands. Another option is to utilize Section 8 vouchers providing opportunities to rent outside market units.

CHANGE CAN BE GOOD

- High cost to fix existing buildings
- Build new instead

- Towers are 38 years old
- Have to move any way
- A better place for the kids and family
- HUD conditions on housing

GOOD IDEAS FROM OTHER PLACES

- Changes similar to KPT changes
- Spread out the buildings
- Mixture of different housing types
- Community places for people to gather
- Traditional neighborhoods, streets, and yards

Dream....

Examples of Public Housing in Hawaii

Kalihi Valley Homes example

- Secure community
- Community built on relationships
- Pride and spirit
- Economic opportunities
- Beautiful community

NEXT TIME

- Share your ideas with us to create the new KPT; see what opportunities/needs there are.
- Different alternatives for how to develop the land.
- Maximize good locations for the Community Resource Center, housing and other buildings; how they relate to each other.

Keep up the momentum; the excitement - *DARE TO DREAM!*

The next scheduled meeting will be on Wednesday, August 18, 1999 at 6:30 p.m., School Street Boardroom.

The meeting adjourned at 8:15 p.m.

Kuhio Park Terrace/Kuhio Homes Meeting
HCDDCH School Street Boardroom

August 18, 1999
6:30 p.m.

Present:

- Darrell Chun, HCDDCH
- Merky Chun, KPT
- Ioasa Faletofo, KPT
- Gordan Furtani, HUD
- Jay Gaspar, Pacific Architects
- Robert Hall, HCDDCH
- Daisy Hoopai, Kuhio Homes
- Kristine Kanemoto, AM Partners
- Pele Lafaefe, KPT
- Gary Lee, Pacific Architects
- Ron Lim, Governor's Office
- Sandy Matsushima, Governor's Office
- Dwight Mitsunaga, Pacific Architects
- Paul Niiyama, AM Partners
- Pat Onishi, AM Partners
- Elyner Millie Phillip, KPT
- Wesley Segawa, HCDDCH
- Brian Takahashi, AM Partners
- June Talla, KPT
- Toelupe Toelupe, Kuhio Homes

INTRODUCTION

PROGRAM USES FOR SITE

- Elderly Apartments
- KPT Low Rise Housing
- Community Resource Center
 - Building A – Office
 - Building B – Multi-Purpose
 - Building C – Pavilion
- Existing Family Education Center

DEVELOPMENT ALTERNATIVES

- Elderly apartments will be located close to bus stops, markets and main street.
- KPT/KH residents can access Community Center easily and conveniently.
- Family Education Center will be included.
- Ability for the development to be phased.
- Linapuni Street will not need to be shifted which will save time and money.
- Shared Parking will be maximized.
- Park will be located next to school.
- Pedestrian link to the surrounding community.
- Link/access Kuhio Homes to Linapuni Street.
- Smaller neighborhoods and better identities.

Four schemes were created through the residents' ideas emphasizing on two main areas of housing units and the Community Resource Center. Each housing structure, approximately three to four stories high, include a courtyard and play/grass area. Other components include elderly apartments, the existing Family Education Center, a park, and basketball/volleyball courts.

RESIDENT CONCERNS

- The number of housing units will be reduced from 600 to 400; will the lesser amount accommodate all the returning residents?

- Possibility of planning smaller or less courtyard/grass areas to increase the number of additional housing units.
- Two (2) outdoor volleyball/basketball courts will be sufficient.
- The elderly apartments should include elevators.
- Development of a comprehensive relocation plan.
- Why were monies previously spent to repair the towers?
- Architect's scheme of a high-rise structure and scheme of the low-rise structure (front view).
- Possibility of a bridge/pedestrian overpass to Kalihni-Waena School from Building "B" area.
- The Community Resource Center should be situated in the middle of the project and easily accessible to both KPT and KH residents.

NEXT MEETING

- Bob Hall to discuss relocation issues regarding phasing, vacancies, certificates, tenant return-rights, seniority, etc., to explore all relocation options.
- Address above resident concerns.

Keep up the momentum; the excitement - **DARE TO DREAM!**

The meeting adjourned at 8:45 p.m.

Kuhio Park Terrace/Kuhio Homes Meeting
HCDCH School Street Boardroom
September 21, 1999
6:30 p.m.

Present:

Darrell Chun, HCDCH
Merky Chun, KPT
Robert Faleafine, Urban Management
Michael Flores, HUD
Robert Hall, HCDCH
Daisy Hoopai, Kuhio Homes
Pele Lafaele, KPT
Gary Lee, Pacific Architects
Ron Lim, Governor's Office
Sandy Matsushima, Governor's Office
Eryner Millie Phillip, KPT
Sharyn Miyashiro, HCDCH
Clifford Murakami, Pacific Architects
Wesley Segawa, HCDCH
Brian Takahashi, AM Partners
Mike Kelsom AM Partners
Benjamin Candari, AM Partners

INTRODUCTION

LIST OF ITEMS DISCUSSED

- Develop a tenant relocation and construction phasing plan for the project.
- Develop new high rise scheme in lieu of the low rise housing plan which was presented.
- Explanation from HCDCH on why money was spent in repairing the two towers.
- Determine the number of units that are actually needed for the new KPT project. Are the 400-500 units which were

mentioned in the presentation meeting adequate?

- Sketch of exterior front of the low rise housing.
- Study a possible location of a pedestrian walkway that would connect KPT Building "B" to Kalihi Waena School.
- Develop alternates for the park and basketball court locations.
- Date of the next presentation meeting in about 2 ½ weeks will be confirmed.

The cost for repairs (since 1994) is approximately \$7.3 million for health and safety concerns on elevator repairs, hot water heaters, etc.

The study of an additional pedestrian bridge indicated that this would not be feasible as it is too costly and will concentrate on the existing bridge.

Frontal view schemes of the low-rise housing and of the Community Resource Center were presented.

PROJECT PHASING PLAN AND SCHEDULING

Based on historical data from the last three years, the average vacancies, estimated annual attrition factor and the projected occupancy time line were presented.

The three year average vacancy is 116 vacancies per year or 98 vacancies using a 15% adjustment. The Start Project Occupancy date of July 2002 indicates 239 remaining residents, based on an average of 98 vacancies per year.

Presently, there are 614 units; of which, 534 are occupied by residents, 66 are vacant, and the remaining 14 units are utilized by office staff and resident programs. Based on normal attrition and historical data, there will be 338 vacant units within a two-year period once management stops placing applicants.

Phasing Plan

- Resource Center – 2 stories/3 buildings
- Park area/Elderly housing
- Low rise Housing A
- Low rise Housing B

RESIDENT CONCERNS

- Other residents have voiced their concerns and want to attend these meetings also. The Steering Committee intends to wrap up the first phase of meetings soon and will go out to the residents and the community.
- Low rise design is too spread out and may be easier to do drugs. In the high rise, residents can see the drug activity below and report it.
- Low-rise tenants at Kuhio Homes pay their own utilities after given an allowance; utilities are included in the rent at KPT.
- Coordinate a site tour of other projects on Oahu to gather ideas/vision.

NEXT MEETING

- Further explanation on costs, utilities, high-rise vs. low-rise, why monies were spent on repairs, modernization vs. reconstruction.
- A more defined time line and funding.
- A breakdown of units by bedroom sizes.

The purpose is to build homes and strengthen the community. The community has grown stronger and will become even stronger.

Keep up the momentum; the excitement - **DARE TO DREAM!**

The next scheduled meeting will be in approximately three weeks.

The meeting adjourned at 8:05 p.m.

Kuhio Park Terrace Meeting
Governor's Conference Room 408
May 28, 1999
9:30 a.m.

AGENDA

Introduction

Purpose / Priority: "What is the vision for KPT"

- a. Building KPT Community - Master Plan Process
- b. Resident Based Advisory Committee
- c. Community Based Advisory Committee (Resident Advisory Committee also a member)
- d. Review of work done
- e. Where do we go from here

Attendees:

- Gordan Furutani
- Mike Flores
- Jennifer Goto
- Brian Takahashi
- Charles Lau (may be out of town)
- Dwight Mitsunaga
- Ron Lim
- Wes Segawa
- Don Lau
- Sharyn Miyashiro
- Bob Hall
- Darrell Chun
- Harold Kurihara

- Kuhio Homes:
- Ms. Daisy Hoopai
- Mr. Toelupe Toelupe

KPT:

- Ms. Pele Lafaele
- Ms. Solialii Tuupo
- Ms. Merky Chun

Kuhio Park Terrace Meeting
Governor's Conference Room 408
June 10, 1999
2:30 p.m.

AGENDA

Introduction

Review of Minutes: May 28, 1999

- a. Building A Community - Master Plan
- b. Resident Advisory Committee
- c. Community Advisory Committee
- d. Resident Concerns
- e. Relocation Options
- f. Be Optimistic - DARE TO DREAM!

The Master Planning Journey

Kuhio Park Terrace Meeting
Housing and Community Development Corporation of Hawaii
1002 North School Street

Boardroom
July 1, 1999
7:15 p.m.

AGENDA

Introduction

- I. Review of Minutes: June 10, 1999
- II. The Master Planning Journey Revisited
- III. Remember: *DARE TO DREAM!*

Kuhio Park Terrace and Kuhio Homes Meeting
Housing and Community Development Corporation of Hawaii
1002 North School Street

Boardroom
July 20, 1999
6:30 p.m.

AGENDA

Introduction

- I. *DARE TO DREAM*: KPT and KH Community Values and Needs
- II. How Other Communities Have "*Dared to Dream*"
- III. Other

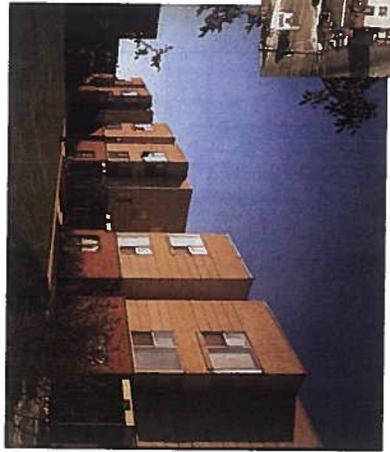
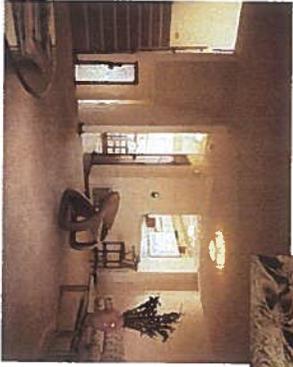
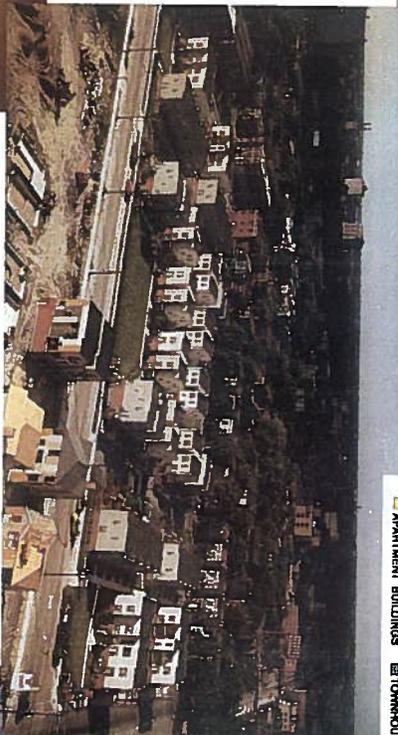
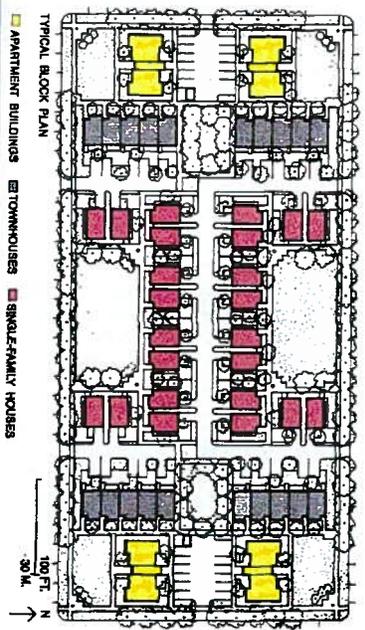
Kuhio Park Terrace and Kuhio Homes Meeting
Housing and Community Development Corporation of Hawaii
1002 North School Street

Boardroom
July 28, 1999
6:30 p.m.

AGENDA

Introduction

- I. *DARE TO DREAM*: KPT and KH Community Values and Needs
- II. How Other Communities Have “*Dared to Dream*”
- III. Other



HOMAN SQUARE - CHICAGO, ILLINOIS

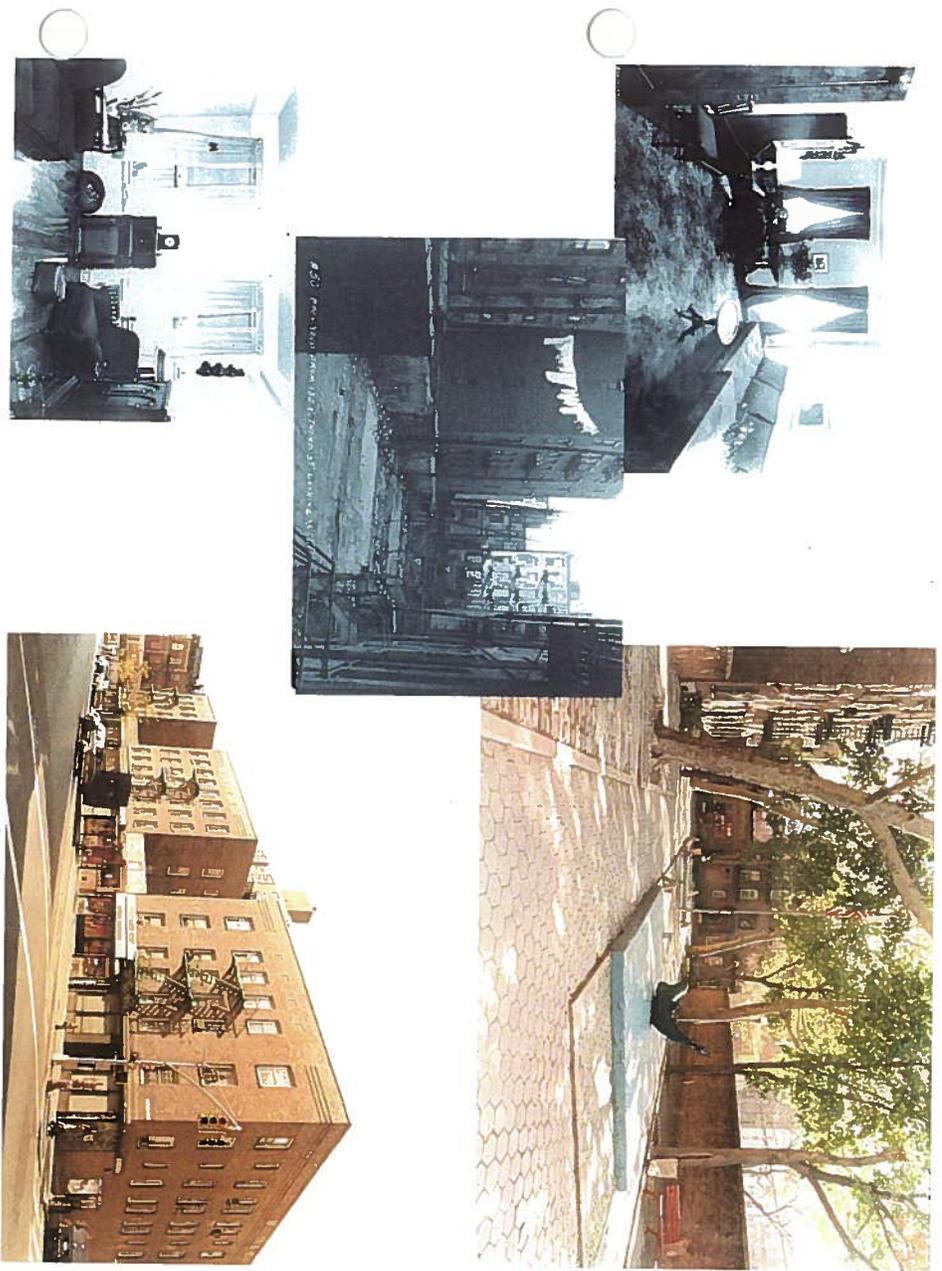
- Mixed-income housing
- Conforms to existing street grid
- Scale of buildings mimics surrounding area
- Defensible open green spaces
- Maintains unique neighborhood identity
- All new construction for housing
- Converted existing tower into a community center



- Variety of styles of single-family homes
- Tree-lined streets
- Designs complement surrounding area
- Project incorporates retail area
- Usable open spaces
- Integrated into existing city street grid



AGGIE VILLAGE - DAVIS, CALIFORNIA



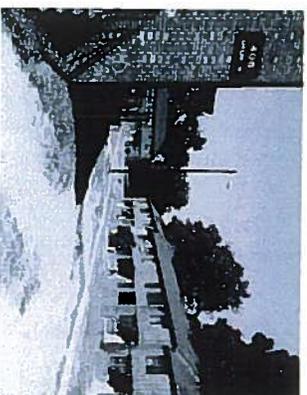
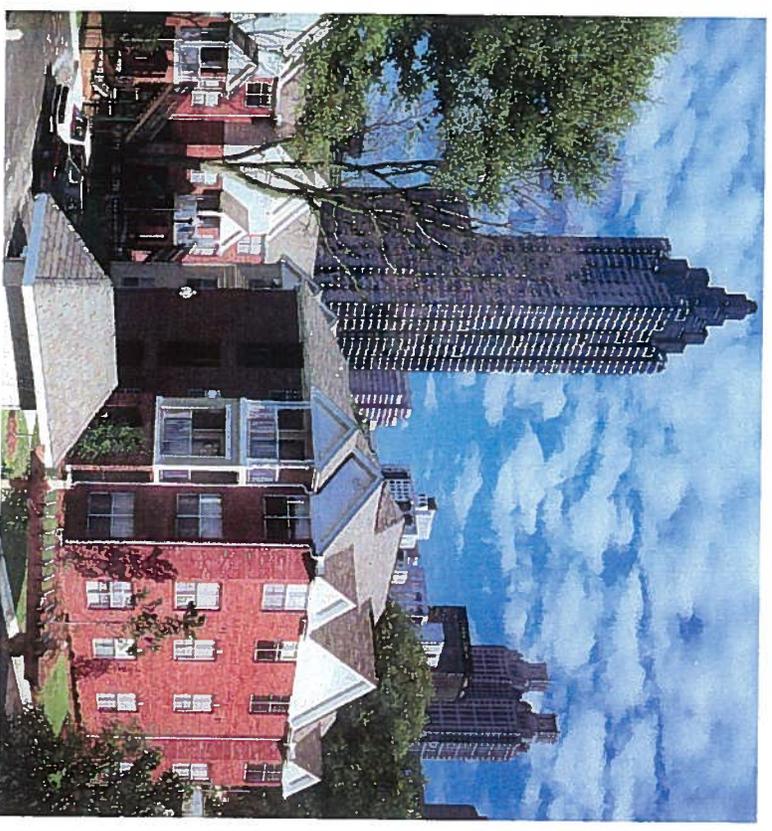
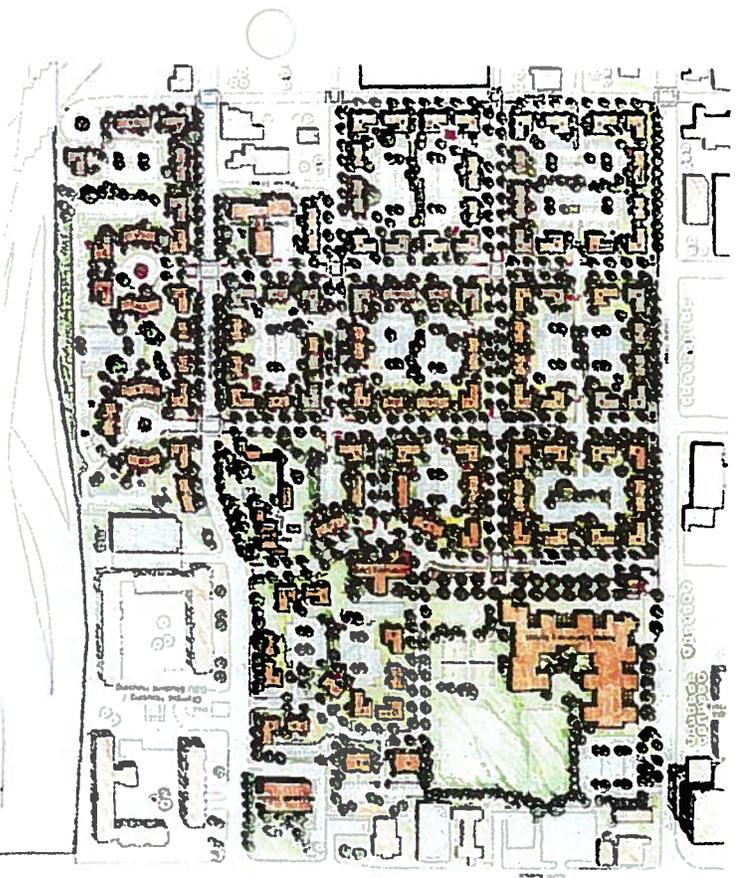
- First public housing project in the U.S.
- Built in 1934 are still used as low-income housing
- Four- and Five- story apartment buildings
- Funded by the federal government
- Minimum requirements included sunlight, ventilation, privacy, adequate space, play facilities for children

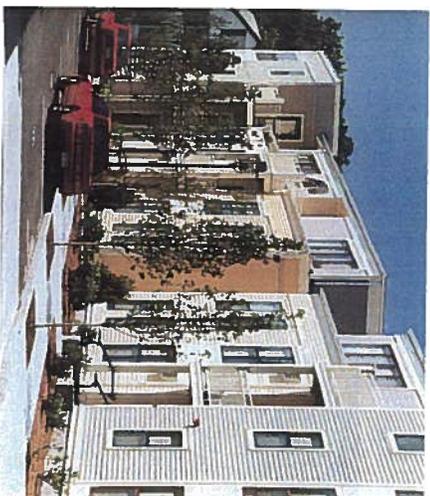
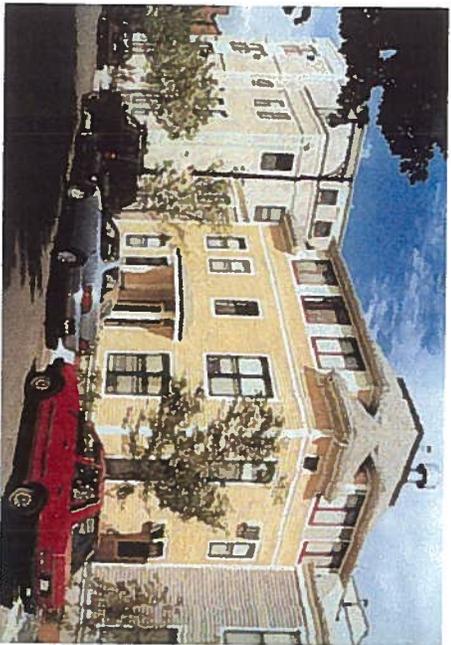
FIRST HOUSES - NEW YORK, NEW YORK

Centennial Place

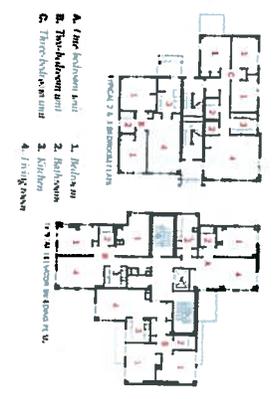
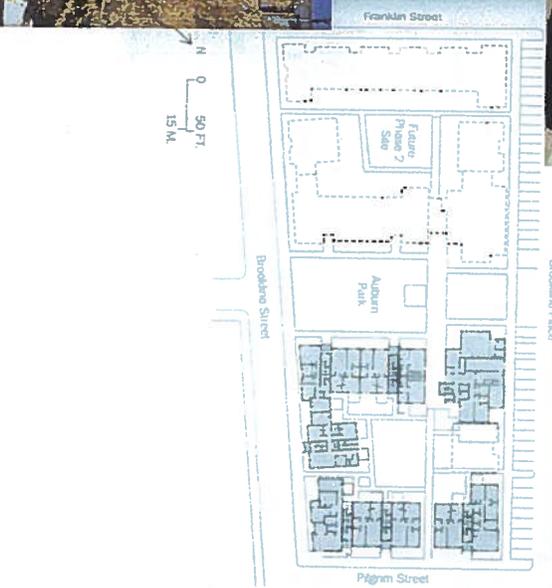
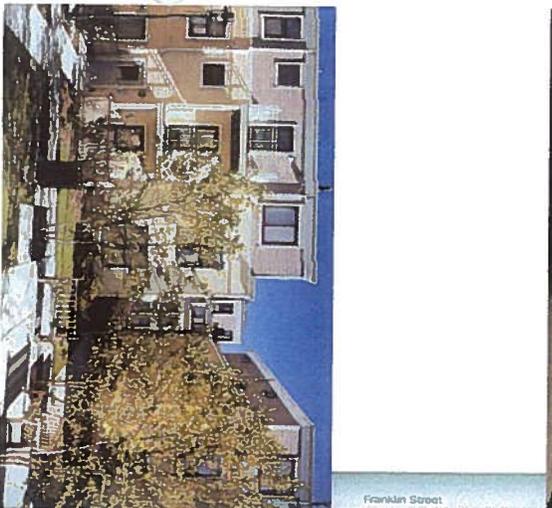
Atlanta, Georgia

- 49 acres
- 900 Units (18 Units per acre)
- 3 Story Buildings
- 1, 2 Bedroom Flats
- 2, 3 Bedroom Townhomes





- Mimics the scale, rhythm, and color of the surrounding area
- Various building types
- Central courtyards
- Three-story buildings include one, two, and three bedroom units
- Density: 40 units per acre

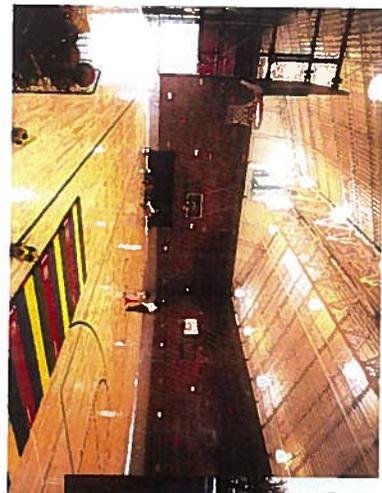


- A. Four bedroom unit
- B. Two-bedroom unit
- C. Three bedroom unit
- D. Two bedroom unit

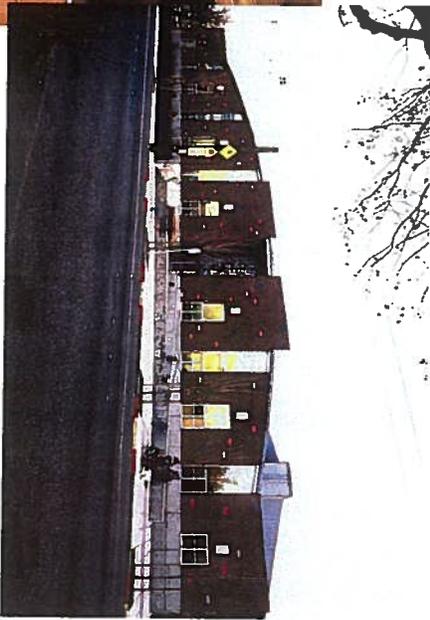
AUBURN COURT - CAMBRIDGE, MASSACHUSETTS



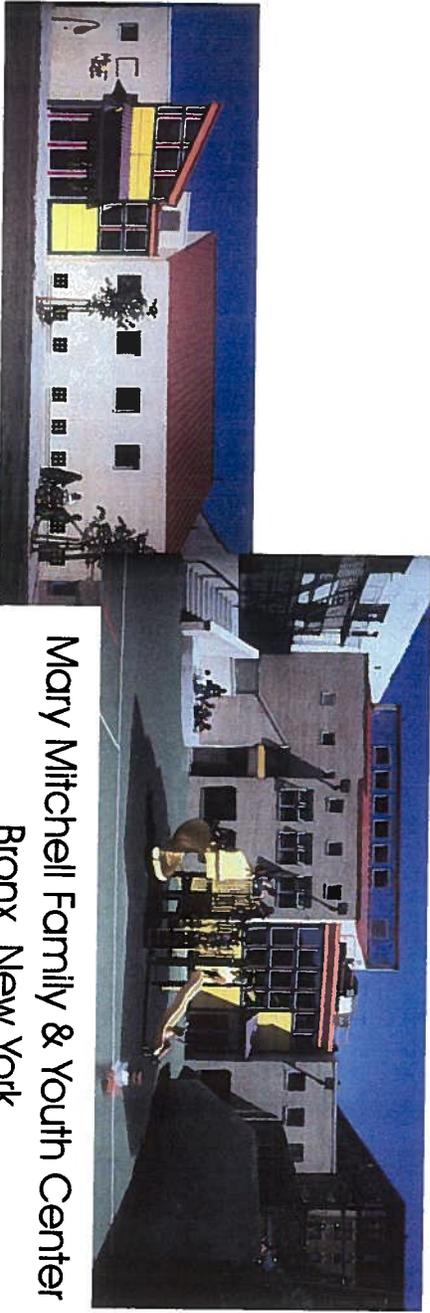
Sherman Heights
Community Center
San Diego, California



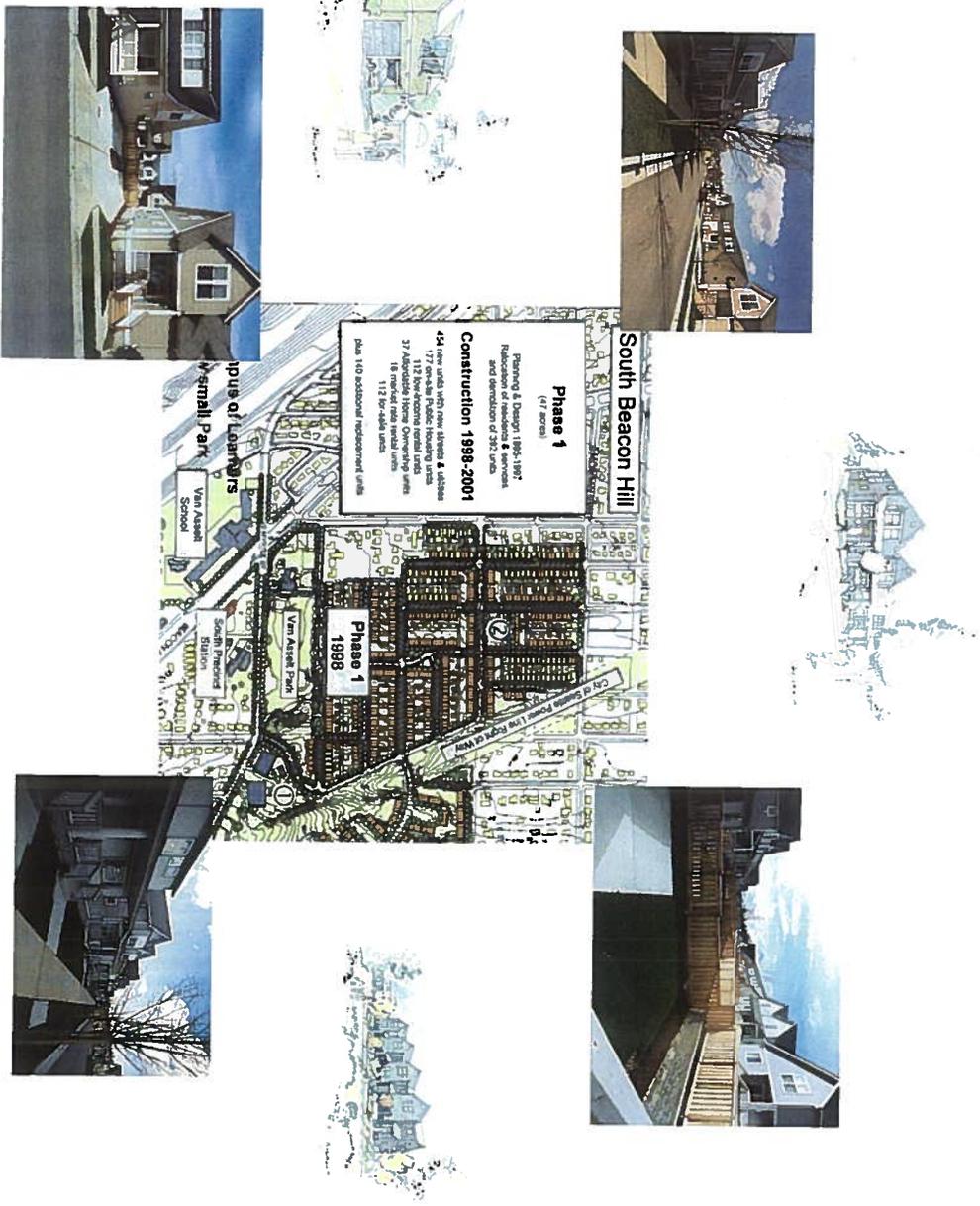
Garfield Community Center
Seattle, Washington



Mary Mitchell Family & Youth Center
Bronx, New York

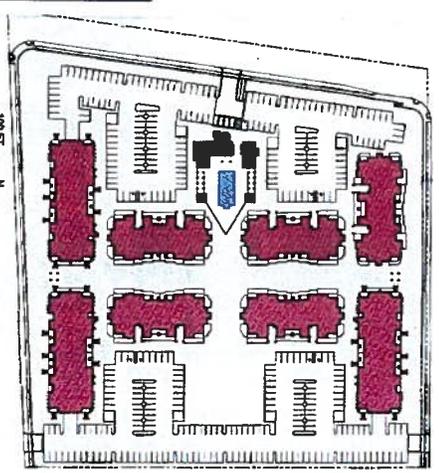
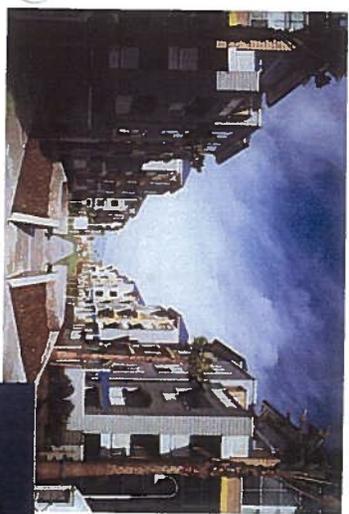


MAINLAND COMMUNITY CENTERS

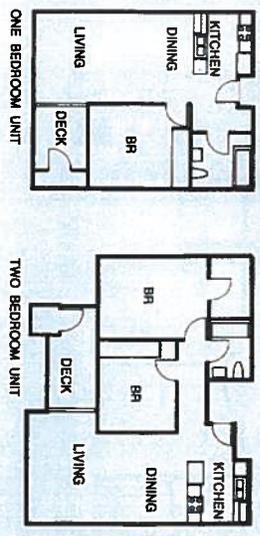


- Razed existing housing
- Designed neighborhood to blend in with surrounding community
- Mixed-income housing
- Funds from the city, state, and federal government
- Residents assisted with planning
- Multiple small green spaces dispersed through the neighborhood
- Community facilities include:
 - Head start
 - Child care
 - Youth tutoring
 - Small business loans
 - Employment programs

HOLLY PARK - SEATTLE, WASHINGTON



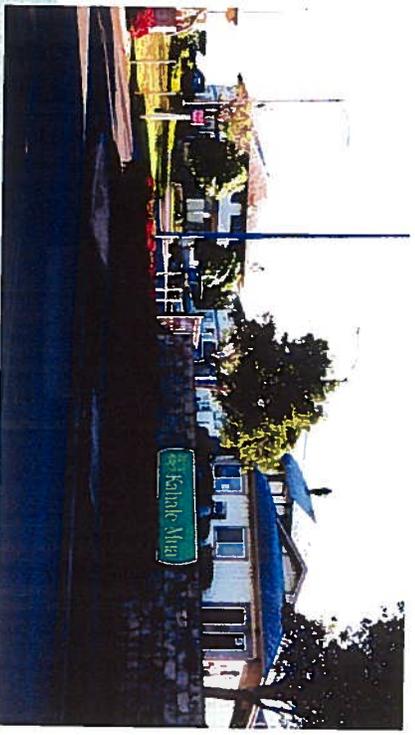
- New construction
- Four-story structures built by a local non-profit organization
- Designed to create a sense of community
- Includes a clubhouse, swimming pool, playground, and green spaces
- Incorporated a variety of exterior materials
- Density: 32 units per acre



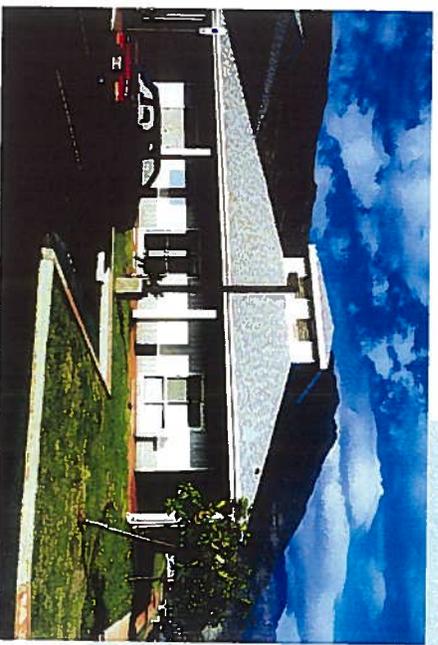
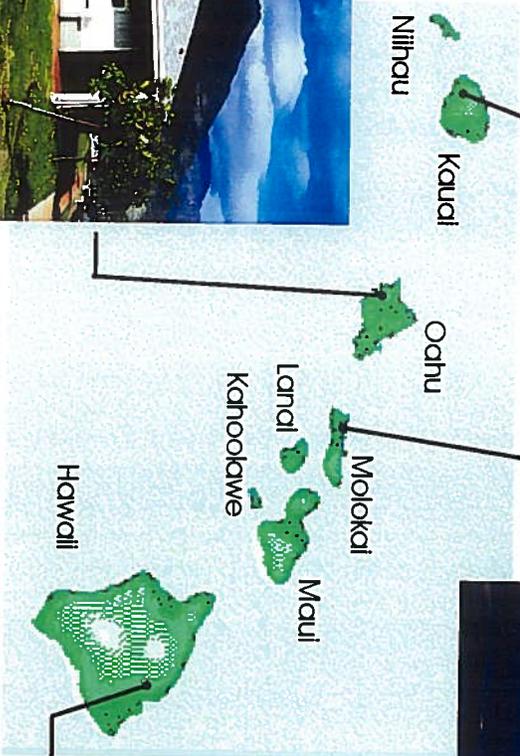
LOS ESTEROS APARTMENTS - SAN JOSE, CALIFORNIA



Kawallehua - Koloa, Kauai



Kahale Mua - Maunaloa, Molokai



Kaunale O Hanakahi - Hilo, Hawaii



HAWAII PUBLIC HOUSING

REPORT ON REQUIRED RENOVATIONS**KUHIO PARK TERRACE
BUILDING A & B****I. ARCHITECTURAL**

- A. Replace all windows
- B. Replace all doors
- C. Replace all kitchen cabinets
- D. Replace all flooring
- E. Repaint all interiors
- F. Replace shower enclosures
- G. Install new bath vanities
- H. Replace trash chutes, provide vestibule
- I. Replace room numbers, floor identification, etc.
- J. Repair/replace elevators at building b
- K. Repair/replace expansion joint covers at each floor
- L. Provide accessible units
- M. Construct new fire pump enclosure

II. STRUCTURAL

- A. Repair all concrete spalls
- B. Construct new fire pump enclosure

III. MECHANICAL

- A. Install new fire sprinkler system
- B. Provide gas operated fire pumps (increase capacity or add new propane gas tank.)
- C. Replace all water closets to low flow type
- D. Replace all wall-hung lavatories with vanity bath counters
- E. Replace all shower enclosures
- F. Replace kitchen sinks
- G. Add kitchen range hood (recirculating)
- H. Replace all waste lines
- I. Add solar heating and hot water storage for building b
- J. Pressurize interior stair

- K. Repair/replace fire hose cabinets

IV. ELECTRICAL

- A. Replace all light fixtures with energy efficient fixtures
- B. Provide additional convenient outlets per code (bath, bedrooms, etc.)
- C. Provide GFI outlets where required
- D. Repair/replace lighted exit signs
- E. Provide smoke detectors (hardwired) at bedrooms and hallways, trash areas, storage rooms, electrical rooms, etc. per code.
- F. Replace all exposed electrical conduits and re-pull wiring.
- G. Repair/replace non-operational emergency engine generator at building b
- H. Delete check meters for each unit.
- I. Adjust heights of all fire alarm pull stations and visual alarms (too high)

V. CIVIL

- A. Install new sewer system for towers
- B. Provide new water line for fire sprinkler system
- C. Repair tree root damage driveway and parking pavement
- D. Install new storm drain inlet for ponding water
- E. Repair/replace concrete walkways cracked due to settlement or tree roots
- F. Provide handicap parking stalls with accessible walks to buildings

BUILDING CODE COMPLIANCE REPORT

**KUHIO PARK TERRACE
BUILDING A & B**

I. BUILDING CODE COMPLIANCE

Existing building was constructed in 1962 under the existing building codes of the period. The current 1994 building code, as adopted by the City and County of Honolulu, has revised the design requirements which has created deficiencies in the existing building construction. Under current county policies, all new and renovation work to an existing structure shall comply with current codes, however, it is not required to upgrade existing conditions to meet current codes.

II. BUILDING CODE REQUIREMENTS

A. Fire sprinkler system - buildings over 75 ft high are required to have an approved fire sprinkler system.

B. Interior exit stairways under current codes shall be provided with a pressurized entrance vestibule and also be pressurized.

C. Exterior exit stairways shall have three (3) sides unenclosed. Existing exterior stairways do not meet requirements and would be classified as interior stairways under current codes.

D. Opening in exterior walls within 10 feet horizontally of an exit stair shall be protected by a fixed, self-closing, or automatic-closing fire assembly.

E. Elevator lobby should be separated from the exit corridor with a fire rated separation. May be possible to provide roll-down fire door at elevator openings.

F. Trash chutes shall be protected with a fire rated "ante" room. May construct fire rated door in front of trash chute doors.

III. ACCESSIBILITY REQUIREMENTS

A. BUILDING A - 274 UNITS

EXISTING UNITS
Two bedroom 180 units
Three bedroom 94 units

ACCESSIBLE UNITS

6 units (2 w/ RIS)
4 units (1 w/ RIS)

B. BUILDING B - 298 UNITS

One bedroom 48 units
Two bedroom 138 units
Three bedroom 112 units

2 units
5 units (2 w/ RIS)
5 units (2 w/ RIS)

(RIS - ROLL-IN SHOWERS)

**KUHIO PARK TERRACE
BUILDING A & B**

I. OCCUPANCY (TABLE 3-A)

A. Ground Floor: r-1/b (apartment/offices)
B. 2ND FLR - 17TH R (Apartment)

II. OCCUPANCY SEPARATION (MINIMUM) (TABLE 3-B, 3-C)

a. R-1 - B 1-hr
b. Laundry (100+ SF) 1-hr
c. Maint. Shop 1-hr
d. Storage (100+ SF) 1-hr
e. Trash Room 1-hr

III. TYPE OF CONSTRUCTION

A. Type I FR.

IV. MAXIMUM ALLOWABLE FLOOR AREA (TABLE 5-B)

A. Unlimited

V. BASIC ALLOWABLE BUILDING HEIGHT (TABLE 5-B)

A. Unlimited

VI. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (TABLE 6-A)

A. Exterior bearing walls 4-hr
B. Interior bearing walls 3-hr
C. Ext. non-bearing walls 4-hr
D. Struct frame 3-hr
E. Permanent partitions 1-hr
F. Shaft enclosures 2-hr
G. Floors and fir/ceiling 2-hr

VII. RUBBISH CHUTE TERMINATION ROOM (711.5)

A. Chutes shall terminate in rooms separated from the remainder of the

building by an occupancy separation having the same fire resistance as required for shaft enclosures.

VIII. AUTOMATIC FIRE-EXTINGUISHING SYSTEM (904.2.8)

A. An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing 16 or more dwelling units.

IX. SPRINKLER SYSTEM MONITORING AND ALARMS (904.3)

A. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler Building Code Analysis systems shall be electrically monitored where the number of sprinklers are 100 or more.

X. MEANS OF EGRESS (CHAPTER 10)

A. DEFINITIONS (1001.2)

1. Exit balcony, is a landing or porch projecting from the wall of a building and which serves as a required exit. The long side shall be at least 50 percent open, and the open area above the guardrail shall be so distributed as to prevent the accumulation of smoke or toxic gasses.

2. Exit is a continuous and unobstructed means of egress to a public way and shall include intervening aisles, doors, doorways, gates, corridors, exterior exit balconies, ramps, stairways, pressurized enclosures, horizontal exits, exit passageways, exit courts and yards.

3. Exterior stairway is a stairway that is open on two adjacent sides, except for required structural columns and open-type handrails and guardrails. The adjoining open areas shall be either yards, courts or public ways; the other two sides may be enclosed by the exterior walls of the building.

4. Interior stairway is any stairway not meeting the definition of an exterior stairway.

5. Public way is any street, alley or similar parcel of land essentially unobstructed from the ground to the sky which is deeded, dedicated or otherwise permanently appropriated to the public use and having a clear width of not less than 10 feet.

6. Travel distance is the total length of the exit path and occupant must travel from any point within the occupied portions of a building to reach and exterior exit door, horizontal exit door, exit passageway door or and enclosed exit stairway door.

B. TRAVEL DISTANCE (1003.4)

1. In a building equipped with an automatic sprinkler system throughout, the maximum travel distance may be 200 feet.

C. CORRIDORS AND EXTERIOR EXIT BALCONIES (1005)

1. CONSTRUCTION (1005.7)

Walls of corridors serving a group r, division 1 occupancy having an occupant load of 10 or more and walls of corridors serving other occupancies having an occupant load of 30 or more shall be of not less than one-hour fire-resistive construction and the ceilings shall not be less than that required for a one-hour fire resistive floor or roof system.

Exceptions: Exterior sides of exterior exit balconies need not be one-hour fire resistive construction.

2. OPENINGS (1005.8)

Protection of openings in the interior walls of exterior exit balconies is not required when it is possible to exit in two directions.

3. ELEVATORS (1005.10)

Elevators opening into a corridor serving a group R, Division 1 occupancy having an occupant load of 10 or more shall be provided with an elevator lobby at each floor containing such a corridor. The lobby shall completely separate the elevators from the corridor by construction conforming to sect. 1005.7 and all openings into the lobby wall contiguous with the corridor shall be protected as required by sect. 1005.8.

Elevator lobbies shall comply with section 3002.

D. STAIRWAYS (1006)

1. WIDTH (1006.2)

The minimum stairway width shall be determined as specified in 1003.2, however shall not be less than 44 inches.

Handrails may project into the required width a distance of 3-1/2 inches from each side of a stairway.

2. HANDRAILS (1006.9)

Stairways shall have handrails on each side. Top of handrails shall be placed not less than 34 or more than 38 inches above the nosing of treads and landings. Handrails shall be continuous the full length of the stairs and at least one handrail shall extend in the direction of the stair run not less than 12 inches beyond the top riser nor less than 12 inches beyond the bottom riser. Ends shall be returned or terminated in newell post.

3. PROTECTION OF EXTERIOR WALL OPENINGS (1006.11)

All openings in the exterior wall below and within 10 feet, measured horizontally, of an unprotected opening in an interior exit stairway serving a building over two stories in height or a floor level having such openings in two or more floors below shall be protected by fixed, self-closing, or automatic-closing fire assemblies having a three-fourths-hour fire protection rating.

Openings may be unprotected when two separated exterior stairways serve an exterior exit balcony.

4. INTERIOR STAIRWAY CONSTRUCTION (1006.12)

All required interior stairways which extend to the top floor in any building four or more stories in height shall have, at the highest point of the stair shaft, an approved hatch openable to the exterior not less than 16 square feet in area with a minimum dimension of 2 feet.

Hatch need not be provided on pressurized enclosures or on stairways that extend to the roof with an opening onto that roof.

Stairways existing directly to the exterior of a building four or more

stories in height shall be provided with means for emergency entry for fire department access.

5. STAIRWAYS TO ROOF (1006.14)

In buildings four or more stories in height, one stairway shall extend to the roof surface.

6. STAIRWAY IDENTIFICATION (1006.16)

Approved stairway identification signs shall be located at each floor level in all enclosed stairways in buildings four or more stories in height.

E. STAIRWAY ENCLOSURE (1009)

1. ENCLOSURE CONSTRUCTION (1009.2)

Enclosure walls shall not be less than two-hour fire-resistive construction.

2. OPENINGS INTO ENCLOSURES (1009.3)

All exit doors in an exit enclosure shall be protected by a fire assembly having a fire-protection rating of not less than 1-1/2 hour. Doors shall be maintained self-closing or shall be automatic closing.

3. PRESSURIZED ENCLOSURE (1009.7)

In a building having a floor used for human occupancy which is located more than 75 feet above the lowest level of fire department vehicle access, the entire required enclosure shall be pressurized in accordance with section 905. Pressurization shall occur automatically upon activation of an approved fire alarm system.

The upper portion of such enclosures shall be provided with controlled relief vent capable of discharging a minimum of 2,500 cubic feet per minute of air at the design pressure difference.

Such enclosures shall be provided with a pressurized entrance vestibule.

Copy of Physical Needs Assessment
Comprehensive Grant Program (CGP) for
Kuhio Park Terrace.

The total preliminary estimated hard cost for
needed physical improvements totals
\$47,402,171.

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No.
2077-0187 (exp. 7/2/04)
APPENDIX 4-2

HA Name HOUSING & COMMUNITY DEVELOPMENT CORPORATION OF HAWAII		Development Number H19P001010		Development Name KUHIHO PARK TERRACE		DOFA Date 04/01/1995		Original <input checked="" type="checkbox"/> Original Revision Number	
Development Type: Rental Turnkey III - Vacant Turnkey III - Occupied Mutual Help Section 23, Bond Financed		Occupancy Type: <input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Mixed		Structure Type: <input checked="" type="checkbox"/> Detached / <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Row Walk-Up Elevator		Number of Buildings 18 + 3 COMMUNITY CENTER BLDGS		Number of Vacant Units 43	
General Description of Needed Physical Improvements		Construction Date		Current Bedroom Distribution 0 1 48 2 318		Total Current Units 614		Urgency of Need (1-5)	
<p>SITE IMPROVEMENTS:</p> <ul style="list-style-type: none"> Roads/Paving Areas 3 Concrete Walkways 3 Elevator Shafts/Stops 4 Fencing/Retaining Walls 4 Ground Work 4 On-site Infrastructure 4 Electrical Distribution Systems 3 Site Lighting 3 Landscaping 4 Miscellaneous Site Work 3 <p>DWELLING STRUCTURES</p> <ul style="list-style-type: none"> Roofing 3 Heating/Cooling Systems 3 Exterior Structural Work 5 Waterproofing/Coating 2 Wallpaper/Laminate 2 Elevator Shafts 3 Elevator 4 Electrical Systems 2 Resident Protection 2 Mechanical Systems 2 Termite Control 4 Doors 1 Windows 1 Accessibility Work 1 Building Miscellaneous Appliances 1 Appliances 1 Kitchen Work 1 Interior Stairs 1 Flooring 1 Security 1 Utilities 2 Bathroom Work 3 Hazardous Material Abatement 3 <p>NONDWELLING STRUCTURES</p> <ul style="list-style-type: none"> Nondwelling Structures 3 <p>NONDWELLING EQUIPMENT</p> <ul style="list-style-type: none"> Nondwelling Equipment 1 <p>DEMOLITION</p> <ul style="list-style-type: none"> Demolition 4 <p>TENANT RELOCATION</p> <ul style="list-style-type: none"> Tenant Relocation 1 		Total Preliminary Estimated Hard Cost for Needed Physical Improvements Per Unit Hard Cost		3 \$ 47,402,171 3 \$ 17,202		Physical Improvements Will Result in Structural / System Soundness at a Reasonable Cost?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Assessment Prepared		16 June 1995		Development Has Long-Term Physical and Social Viability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

Source(s) of Information:
Field survey of existing conditions (on data shown immediately above);
Discussion of problem areas with project manager or maintenance superintendent;
Review of 1997 project inspection reports; Review of hazardous materials test reports.

Copy of Program Cost Worksheet to determine cost of Elderly Mid -Rise Apartments

The total estimated cost for Elderly Mid-Rise Apartments is \$8,466,250.

PROGRAM/COST WORKSHEET

615 Units Existing
 (.66) (615) 406 Units Target Goal

20 Units/Floor = 5 Floors
 Elderly - Mid Rise Apartments

100 Units = 1 Bedroom	-	500 sf	50,000 sf
Parking @ 1.3	-	34 Stalls	
1 to 10 Guest	-	10 Stalls	
	-	44 Stalls	
Loading	-	2 Stalls	
12' x 35'			
8.5' x 19'			
Managers Office	-	150 sf	150 sf
Laundry per floor	-	300 sf	300 sf
Storage per floor	-	400 sf	400 sf
Manager's 2 Bedroom Unit	-	750 sf	750 sf
Meals/Multi-purpose	-	5,000 sf	5,000 sf
(include storage, serving area, restroom, janitor closet)			56,600 sf (Net)
(Circ.)	25%		14,150 sf
			70,750 sf (Gross)
Cost/sf = \$100.00 sf x 70,750 sf			\$7,075,000.00
Cost/ sf = \$115 sf			8,136,250.00
Parking on Grade 44 x \$7,500/Stall			330,000.00
Total Cost Elderly			\$8,466,250.00

Copy of Program Cost Worksheet to determine cost of Low Rise Apartments/Townhomes

The total estimated cost for Low Rise Apartments/Townhomes is \$28,205,400.

Low Rise Apartments/Townhomes (3 - 4 Story 4 - 6 Plex Building)

300 Units - "Match Existing KPT Mix" *

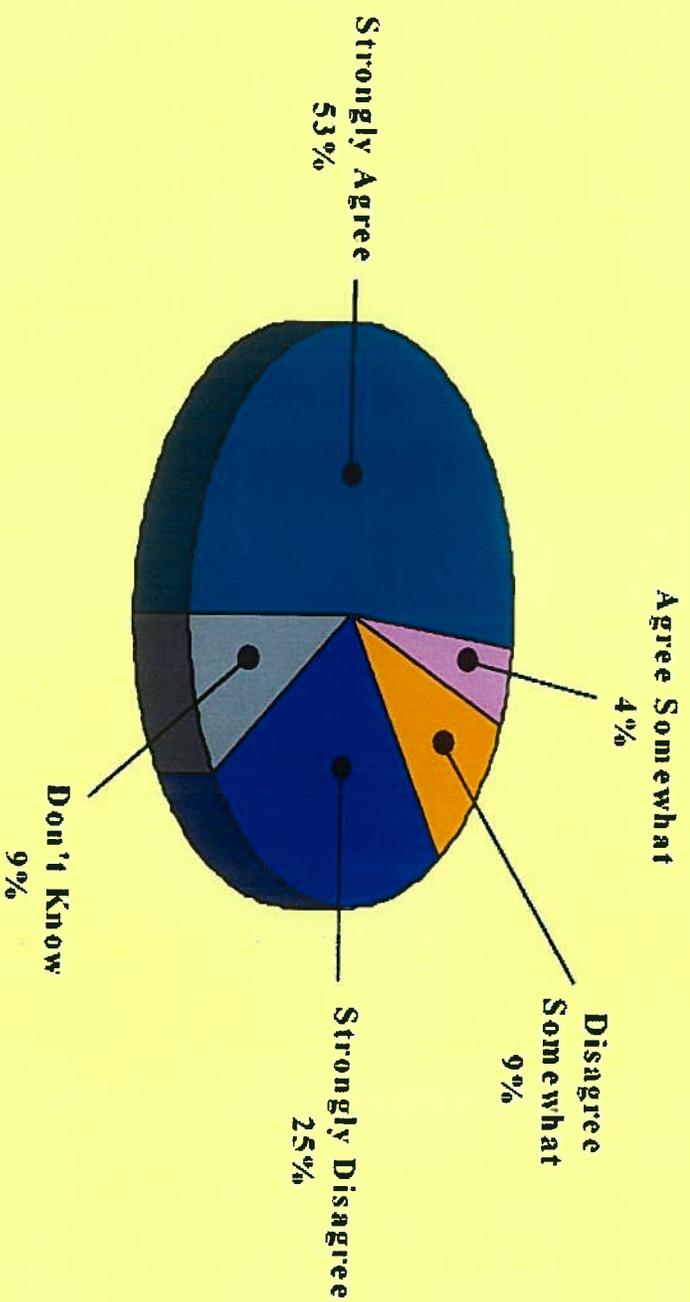
Existing %	No.	Mix	Size	SF	Parking	
					Ratio	Stalls
56%	168	2 Bedroom	800 sf	134,400 sf	2	336
36%	108	3 Bedroom	980 sf	105,840	2	216
8%	24	4 Bedroom	1,500 sf	36,000 sf	2	48
Total	300			276,240 sf		600

Guest (1:10) 30 Stalls
 TOTAL 630 Stalls

* Exception - Does not include 1 bedroom units. See attached floor plans.

Low Rise/Townhouse Cost	
Cost/sf \$85.00 sf x 276,240 sf	\$23,480,400.00
Parking On Grade 630 x \$7,500/stall	4,725,000.00
Total Cost	\$28,205,400.00

Towers should be replaced with low-rise

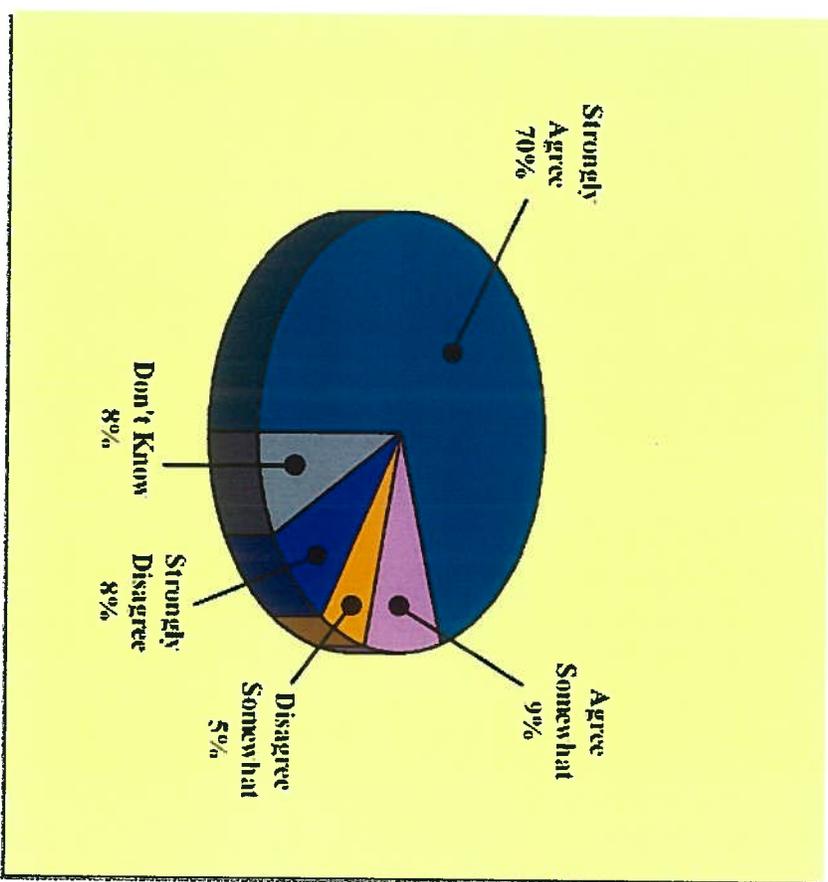


Kuhio Park Terrace/Kuhio Homes Survey Summary

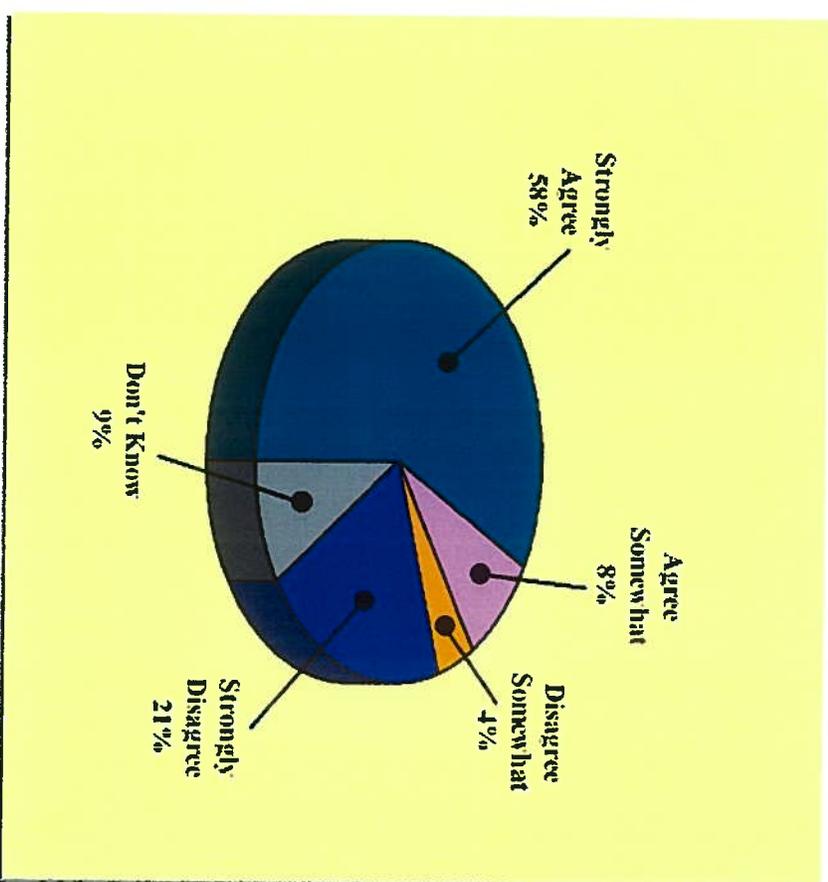
HCDCH

March 2000

Home ownership should be provided on site



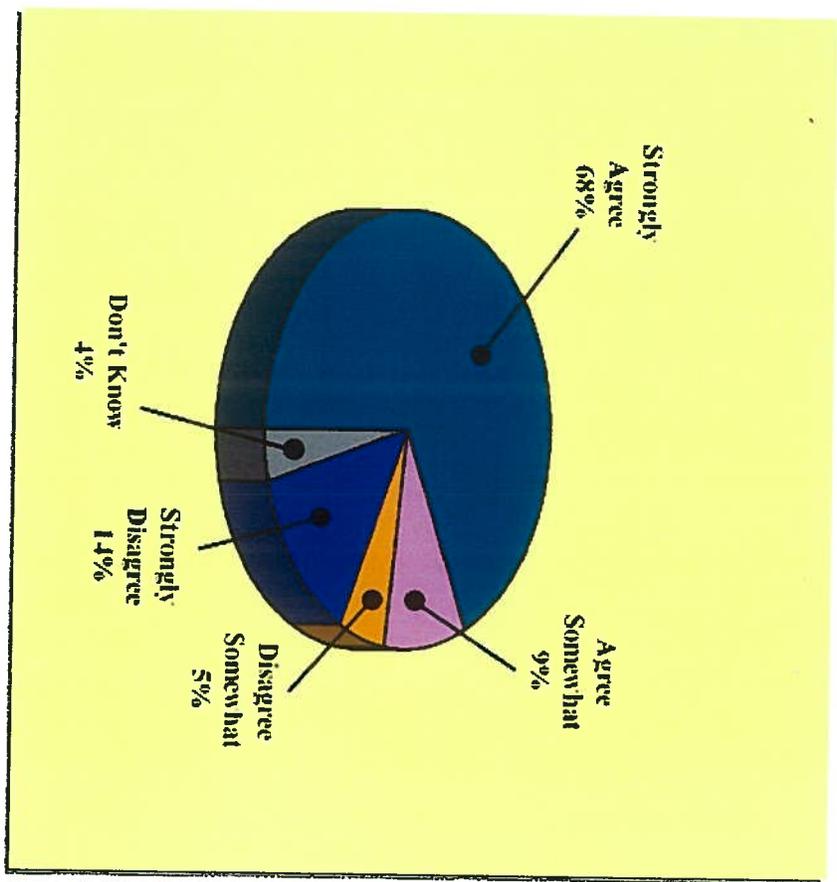
Separate housing for seniors on site



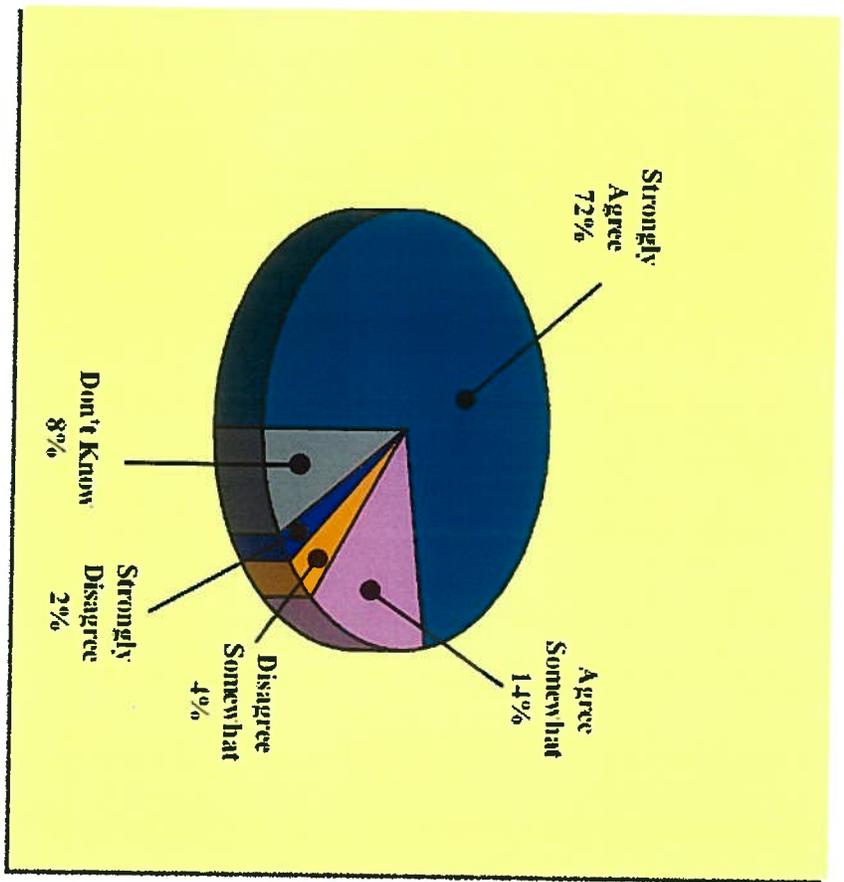
Kuhio Park Terrace/Kuhio Homes Survey Summary

HCDCH
March 2000

Lower density with private yards



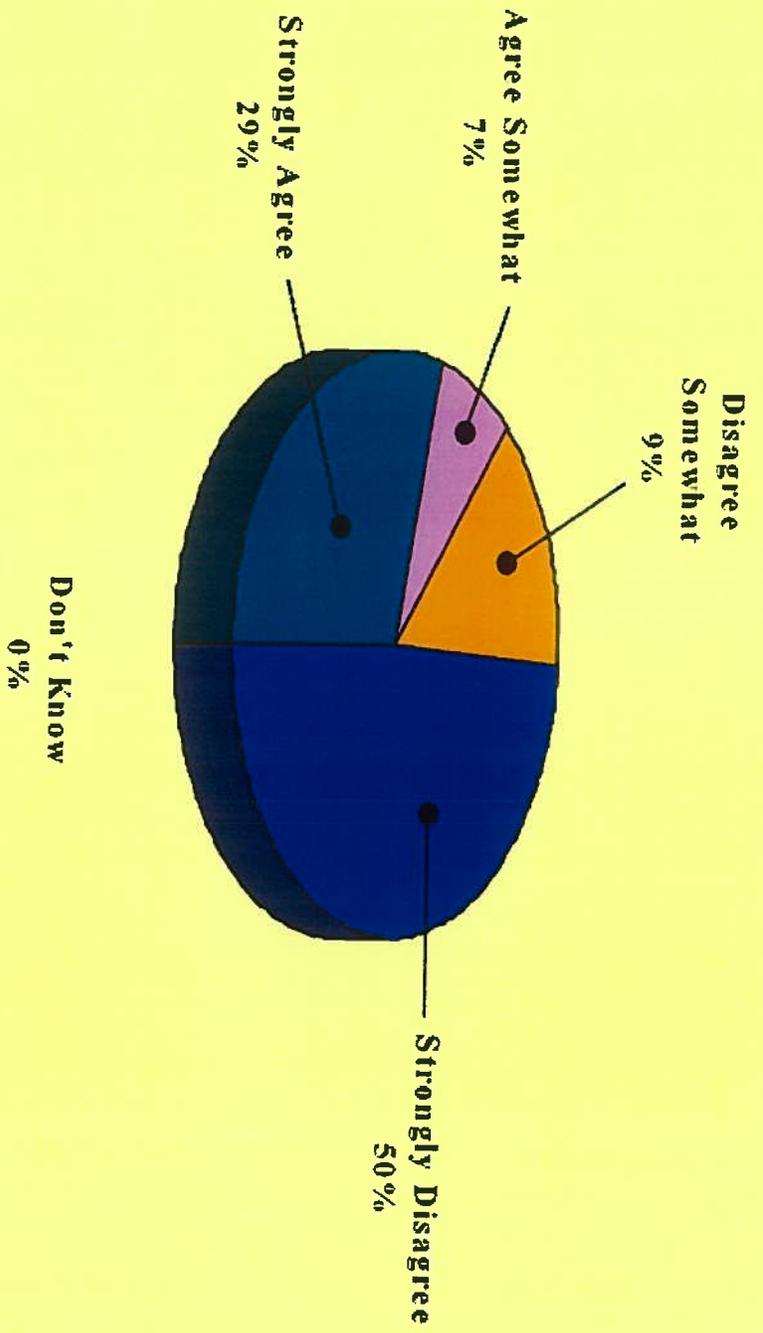
On-site child care



Kuhio Park Terrace/Kuhio Homes Survey Summary

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KPT/KH is fine the way it is

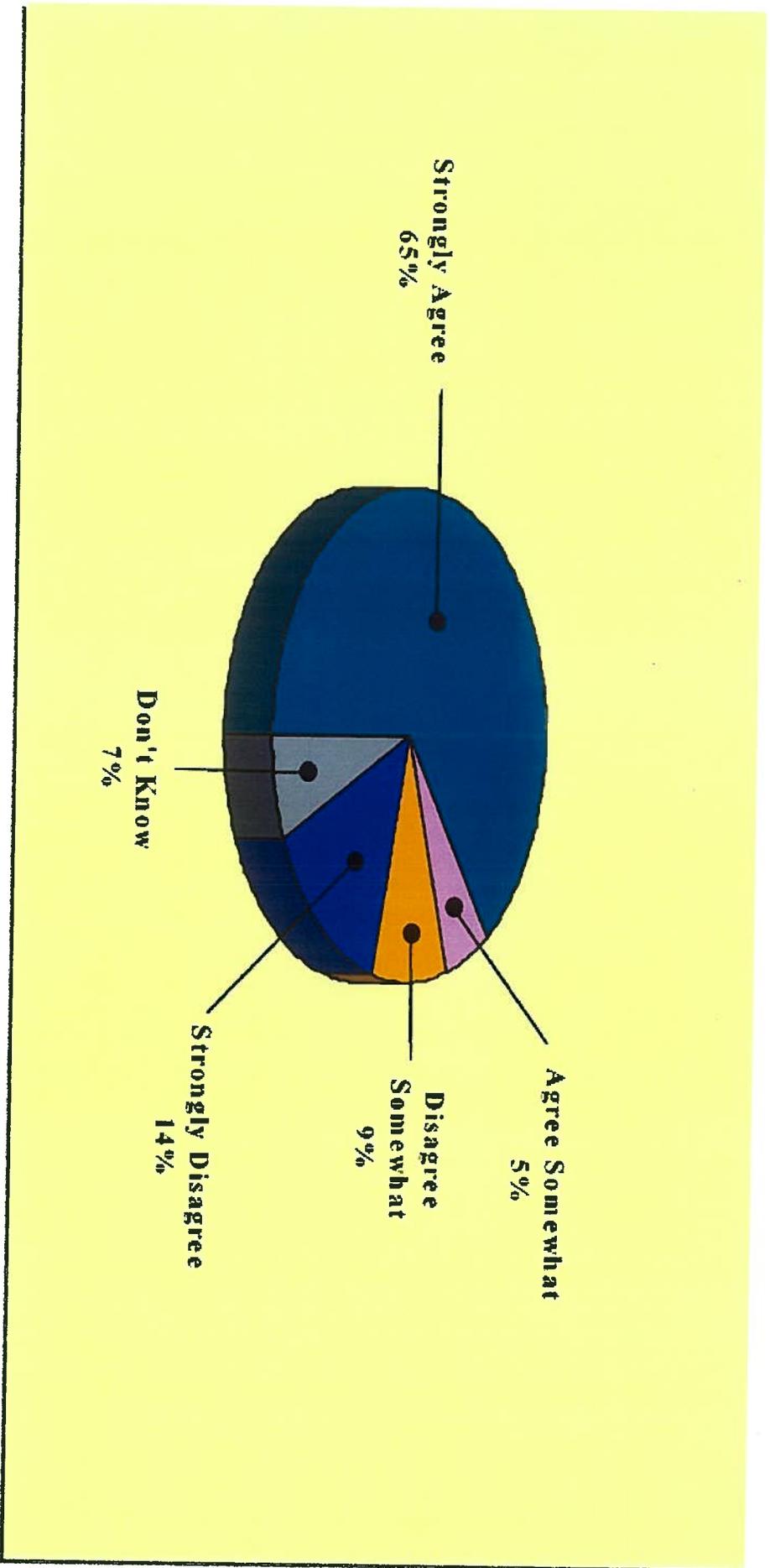


Kuhio Park Terrace/Kuhio Homes Survey Summary

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Families with children should not live in a high-rise



Kuhio Park Terrace/Kuhio Homes Survey Summary

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March 2000

