



ALA MOANA PLAZA

Rental Housing Project

Honolulu City Council – Zoning & Planning Committee Meeting

9:00 am – March 4, 2021

AlaMoanaPlazaRentals.com

Submitted by R.M. Towill Corporation for Resolution 20-315

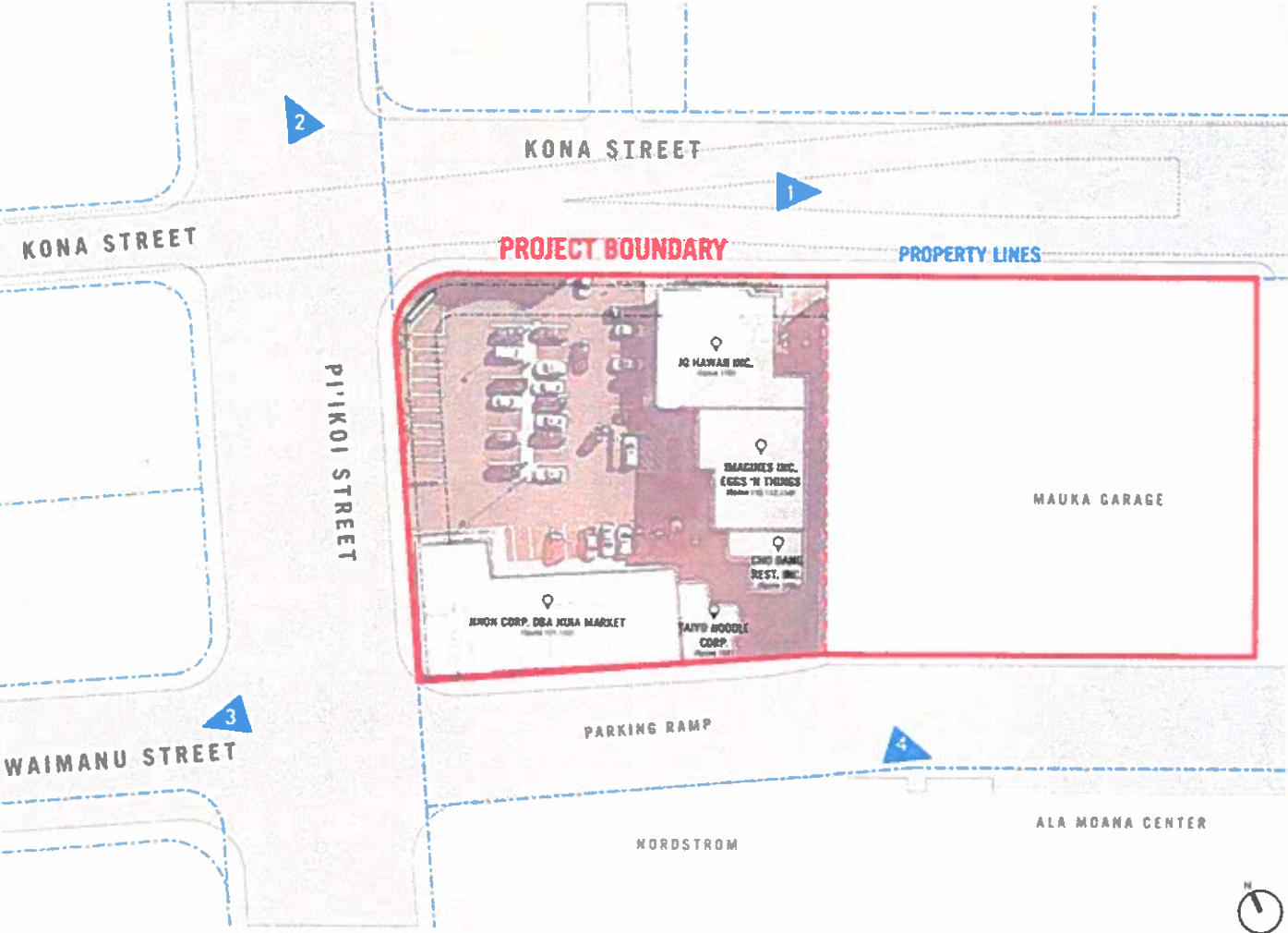
MISC. COM. 179

ZP

LOCATION MAP



EXISTING SITE CONDITIONS - PHOTOS



ALA MOANA PLAZA **FILLING THE NEED FOR RENTAL HOUSING**

THE HOUSING SHORTFALL

64,693



ADDITIONAL HOUSING UNITS
HAWAII REQUIRES FROM 2015
TO 2025 TO MEET PROJECTED
HOUSING DEMAND

70% OF THE HOUSING IS NEEDED FOR HOUSEHOLDS
EARNING 80% OR LESS OF THE AMI

Source: Hawaii Housing Finance and Development Corporation, Hawaii Housing
Planning Study, 2016

22,168 Additional housing units
needed by 2025 to meet
O'ahu's projected demand*



THE HIGH COST TO OWN

HOME OWNERSHIP STILL OUT OF REACH FOR MANY
Source: Honolulu Board of Realtors, April 2020 Market Report - O'ahu

\$450,000
MEDIAN CONDOMINIUM
PRICE



~~**\$809,000**~~
MEDIAN SINGLE-FAMILY
HOME PRICE



Jan 2021
\$883,000



- **100% All Rental housing project**
- **583 Total Rental units**
 - **459 market-rate rentals** *(Studios, 1-Bed, 2-Bed, 3-Bed)*
 - **124 affordable rentals (20+%)** *(Studios, 1-Bed, 2-Bed)*
 - Affordable rentals reserved for 80% AMI income level households for a period of 45-years
- **Total lot size is 78,976 (1.813 acres)**
 - **Proposed 400-ft Rental project** on 39,563 sf lot *(0.908 acres)*
 - Use of a portion of existing adjacent Ala Moana Center Ewa Garage for additional parking for rental tenants

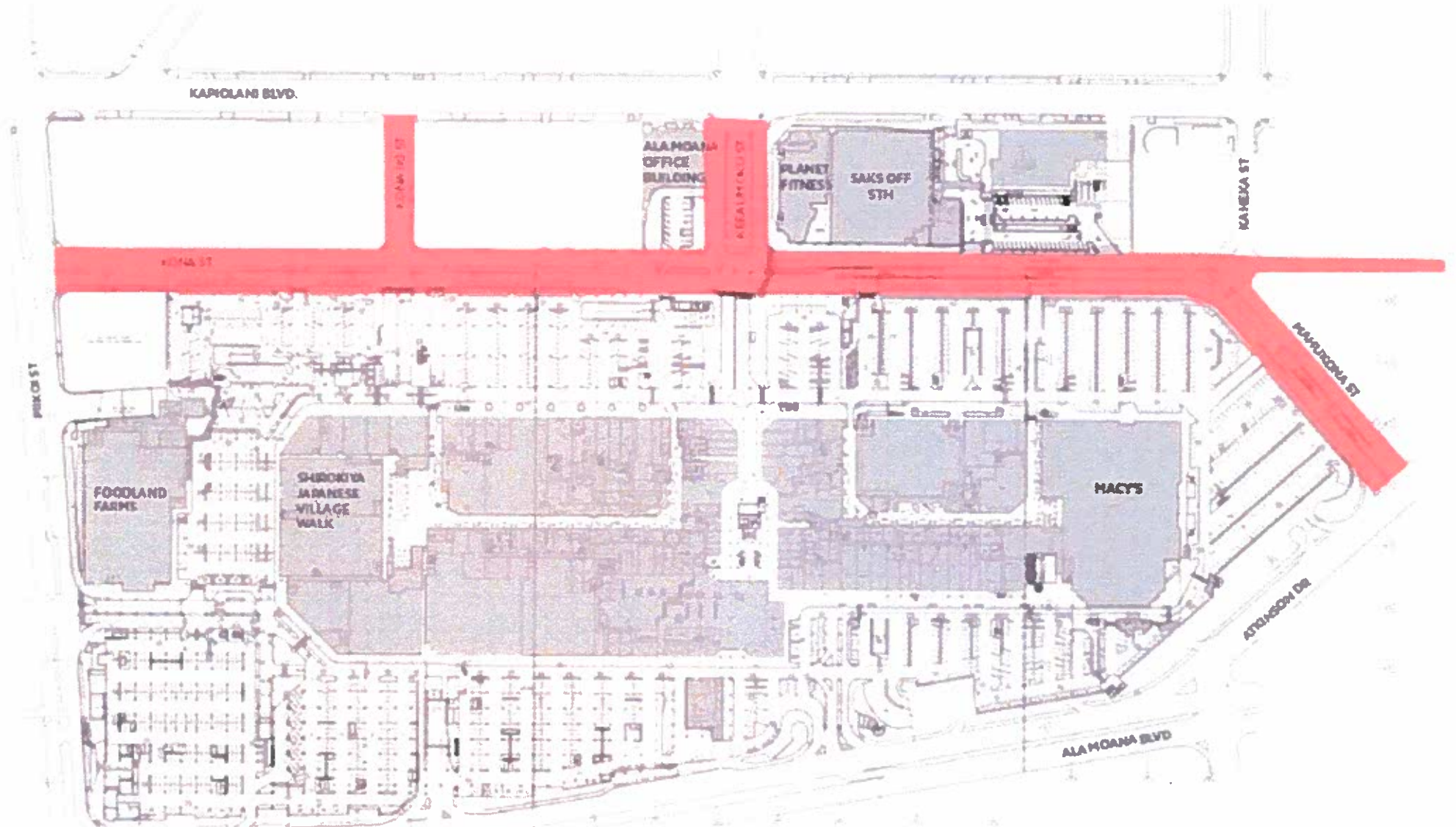
Community Benefits:

- 100% Rental Housing next to Transit, employment & services
- 20% of Units are Affordable to HH earning up to 80% AMI
- 45-year deed restricted Affordability period
- Complete Streets / Bike Lane Contribution
- Car-Sharing & Bike Sharing located on property
- Pi'ikoi Street & Kona Street Intersection improvements
- Employment Opportunities (*Short-term and Permanent jobs*)
- Annual GET Tax paid on Rental Revenue
- Extensive easements granted for Public Right-of-Way and Bus

Ala Moana Plaza | Community Benefits

Brookfield

Ala Moana Plaza Requested City ROW & Bus Easement



Utility Infrastructure Adequate Capacity Letters Received:

Sewer Connection

Board of Water

Hawaiian Electric (HECO)

Hawaiian Telcom

Spectrum

Hawaii Gas



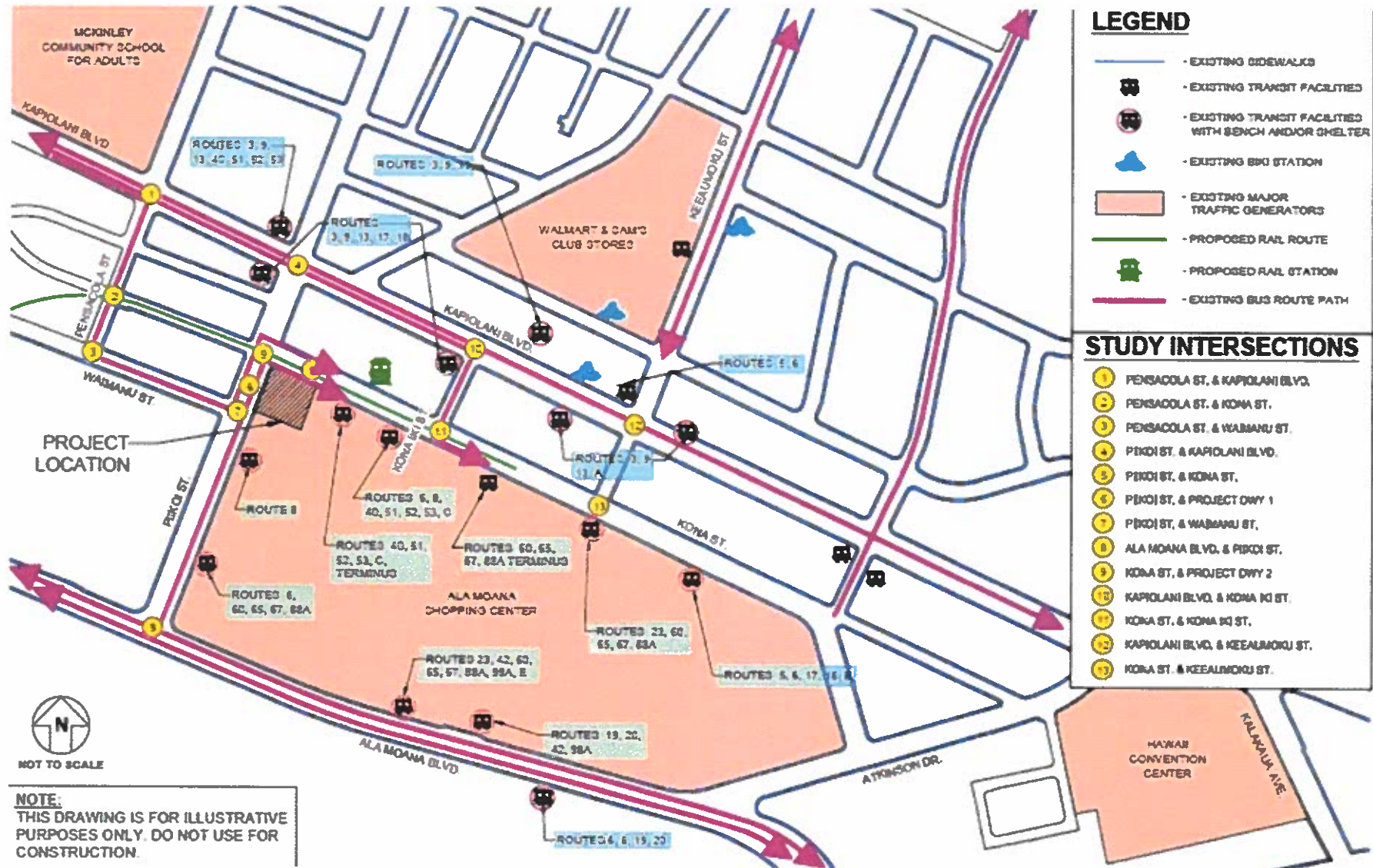
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Ala Moana Plaza | Infrastructure – Traffic Study

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61 MORE vehicles during Morning Peak Hour

17 LESS vehicles during Afternoon Peak Hour



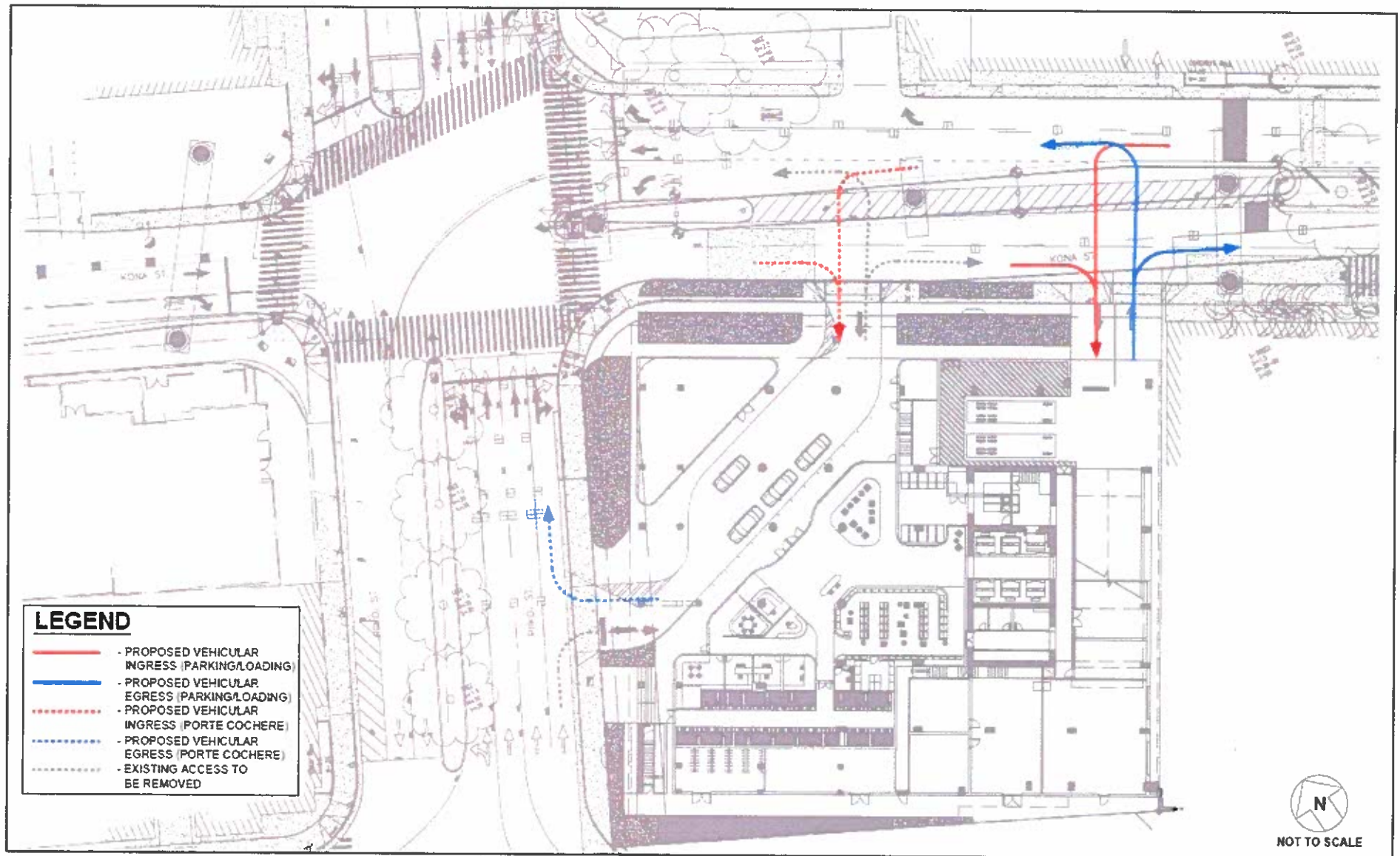









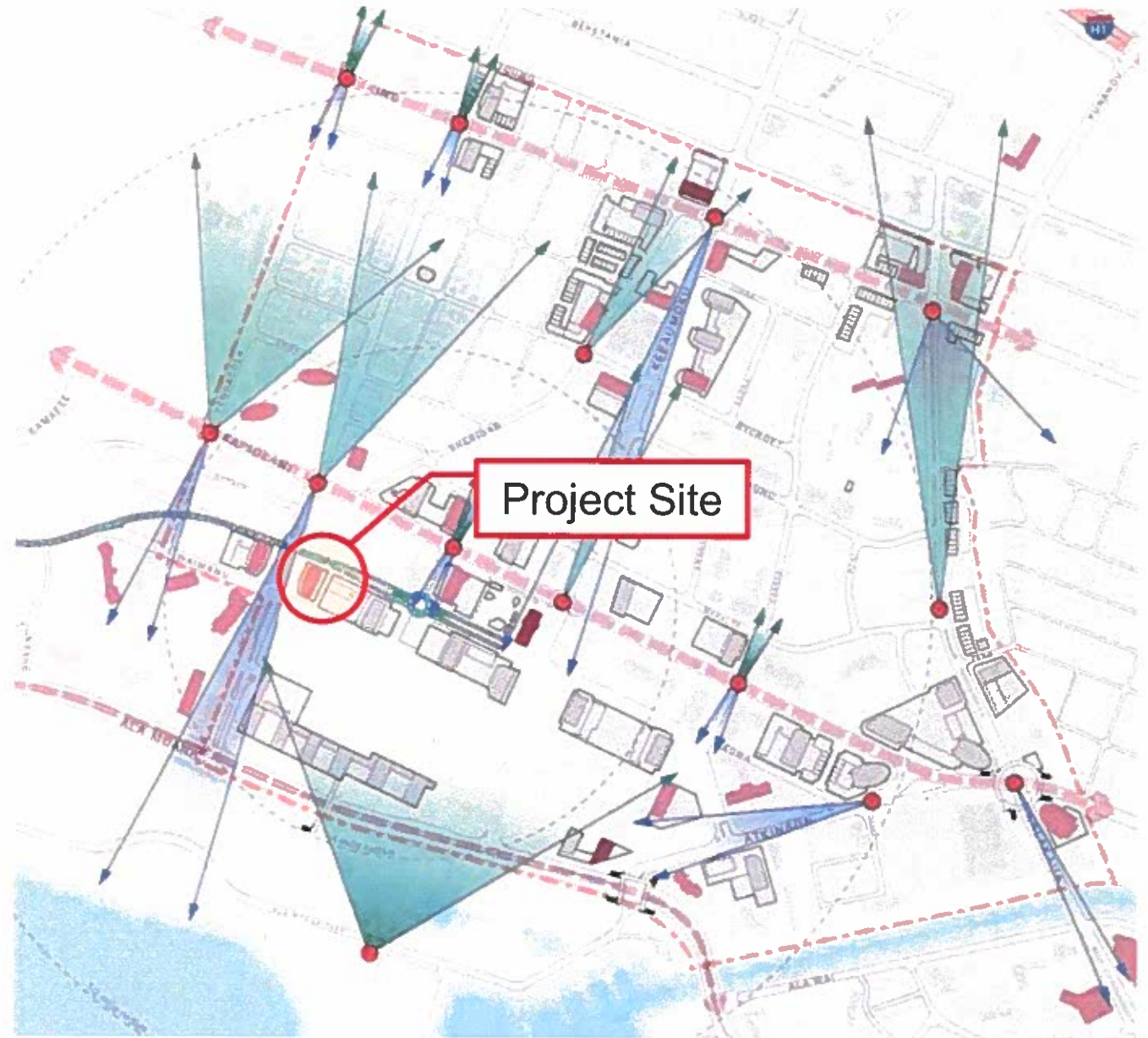


FIGURE 3-17: IMPORTANT VIEWS & VIEWSHEDS

**for illustrative purposes only*

- LEGEND**
-  Mauka (Mountain View) Corridor
 -  Makai (Ocean View) Corridor
 -  Towers as View Frames
 -  Towers as Focal Points
 -  View Points
 -  View Corridor Streets
 -  Planning Area
 -  Ala Moana Center Rail Station
 -  Fixed Guideway



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Ala Moana Plaza | Perspective Rendering

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Ala Moana Plaza | Perspective Rendering

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Mahalo