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Hale Moena

Phases III & IV



CHANGING LIVES FOR GENERATIONS OF KAMA‘ĀINA

HIGHRIDGE COSTA CHANGING LIVES

FORM PARTNERS TRANSFORMING PLACES | SHAPING COMMUNITIES

AHED FOUNDATION

Submitted by Highridge Costa Development for Resolution 24-273
Committee on Zoning | November 20, 2024

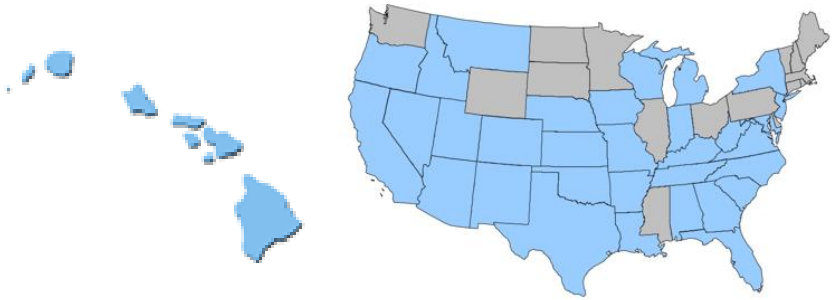
MISC. COM. 541
ZON

EST. 1994
HIGHRIDGE COSTA
CHANGING LIVES

Mission Statement
“Changing Lives”

To apply a long-term business approach to enhancing the lives of lower income family and Kupuna households through the development, preservation, ownership, and operation of affordable housing.

Geographic Range

















HIGHRIDGE COSTA OFFICES
900 Fort Street Mall Honolulu, HI
330 West Victoria St. Gardena, CA

FORM PARTNERS

TRANSFORMING PLACES | SHAPING COMMUNITIES

Form Partners specializes in the development of multifamily residential, mixed-use, and commercial real estate projects in Hawai‘i. Our team is dedicated to delivering excellence in all aspects of our business and is committed to creating long-term value for our partners as well as the communities we live and work in.



THE ILIKAI HOTEL & LUXURY SUITES

REDEVELOPMENT / ADAPTIVE REUSE



THE VANGUARD LOFTS

ADAPTIVE REUSE / GROUND-UP DEVELOPMENT



LIVE, WORK, PLAY - ‘AIEA

MIXED-USE / T.O.D. ENTITLEMENTS & ZONING



THE COVE WAIKIKI

MARKET RESIDENTIAL / GROUND-UP DEVELOPMENT

AHED FOUNDATION



AHED is a 501(c)(3) nonprofit corporation whose mission is to support the preservation, rehabilitation and development of, and access to, affordable and workforce housing, and to support economic opportunities for lower-income families.

AHED's board members collectively have over 50 years experience leading charitable organizations, grant writing, project finance, development and management. They are dedicated volunteers committed to making Hawai'i a better and more affordable place to live for current residents and future generations.

Since 2016, AHED has developed, constructed and leased multiple rental affordable housing projects across O'ahu, Maui, Kaua'i and the Big Island.

AHED is actively engaged in developing, entitling, financing, constructing and managing over 1,600 units of affordable Kupuna, family and farmworker housing in Hawai'i.

AHED has secured over $200 million in financing , including low-income housing tax credits, multifamily tax-exempt bonds, and other federal, state and local subsidies and grants.

DEVELOPMENT TEAM

AHED FOUNDATION

EST. 1994 HIGHRIDGE COSTA CHANGING LIVES

FORM PARTNERS
TRANSFORMING PLACES | SHAPING COMMUNITIES

PBR HAWAII & ASSOCIATES, INC.

SVA ARCHITECTS

BASE

HAWAIIAN DREDGING CONSTRUCTION COMPANY, INC.

SettleMeyer Law

BILLS ENGINEERING INC.
Civil/Environmental Engineering

FEHR PEERS

Michaels
COMMUNITIES THAT lift LIVES



HALE MOENA
I, II, III, IV
Kapolei, HI
545 Units | Kupuna/'Ohana



KEAWALAU I, II, III
Waipahu, HI
537 Units | Kupuna/'Ohana



KAHOAPILI
Salt Lake, HI
190 Units | 'Ohana



KŌKUA HALE
Honolulu, HI
224 Units | Kupuna



POHUKAINA I, II
Honolulu, HI
625 Units | 'Ohana/ Workforce



PĀHOA RIDGE
Honolulu, HI
182 Units | 'Ohana



PARKER RANCH I, II, III
Waimea, HI
260 Units | Kupuna/'Ohana



HALE MAHAOLU KE KAHUA
Waiehu, HI
120 Units | 'Ohana



LILOA HALE
Kīhei, HI
117 Units | Kupuna

Total 'Ohana:	1,497 Units
Total Kupuna:	872 Units
Total Workforce:	431 Units
Total Units:	2,800 Units

Hale Moena Phases I & II

Property

- 3.036 Acres
- Existing affordable residential towers:
  - Hale Moena Kupuna (Phase I)
    - 154 Kupuna homes
  - Hale Moena Ohana (Phase II)
    - 143 family homes

Attributes

- Affordable family homes
  - Extensive waitlist for Phase I & II
- Proximity to community services and job centers
- Ground floor retail space will be converted to additional community space



Hale Moena Phases III & IV Plan

Phase III: 117 Affordable Family Homes
- 22 studios
- 51 one-bedrooms
- 33 two-bedrooms
- 11 three-bedrooms

Phase IV: 130 Affordable Family Homes
- 30 studios
- 50 one-bedrooms
- 40 two-bedrooms
- 10 three-bedrooms

Community Amenities
- Swimming pool, recreational and fitness centers, community and computer rooms, shade and BBQ areas, outdoor play area, dog park

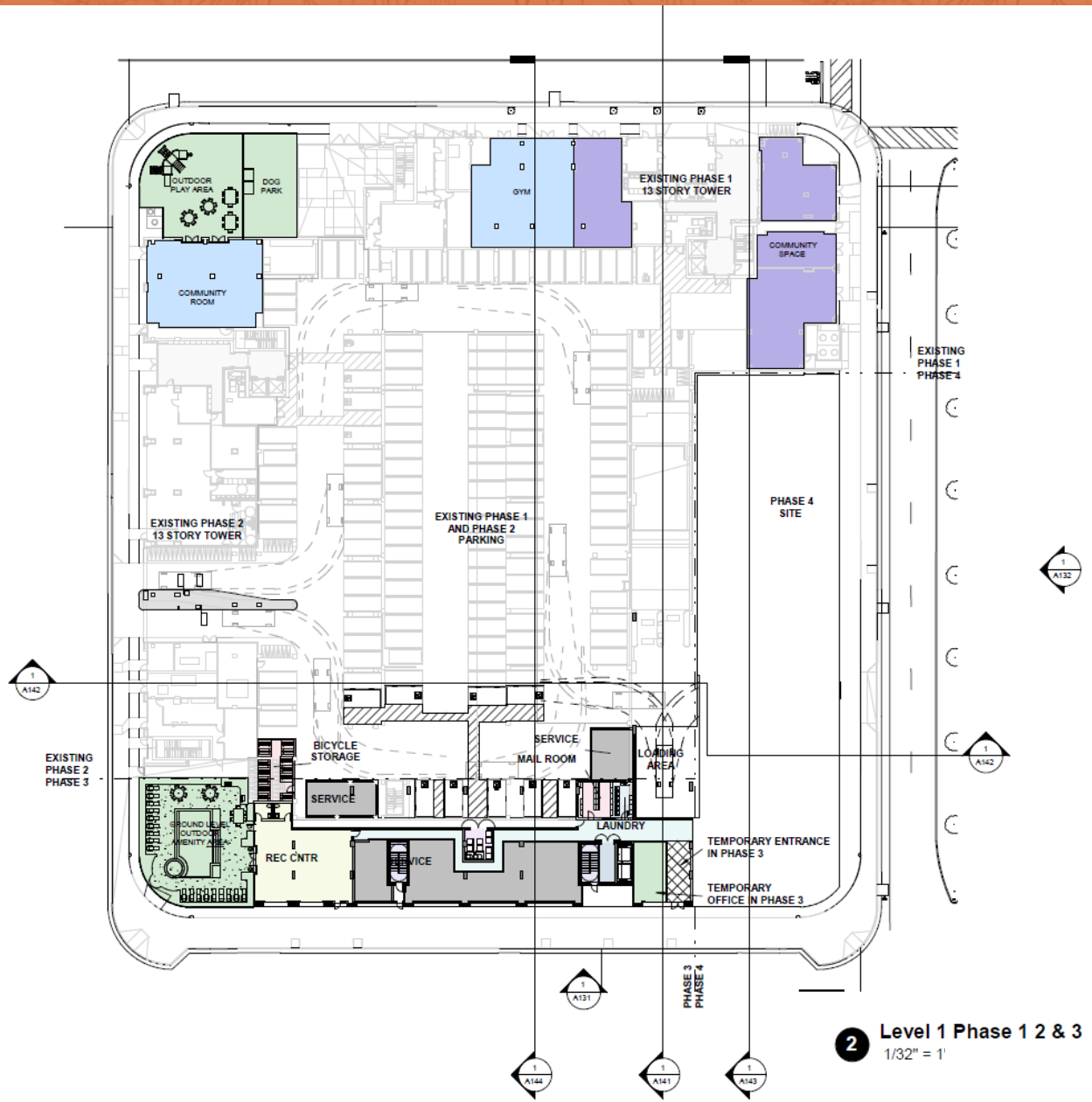
Stories
- Phase III: 13 Stories
- Phase IV: 14 Stories



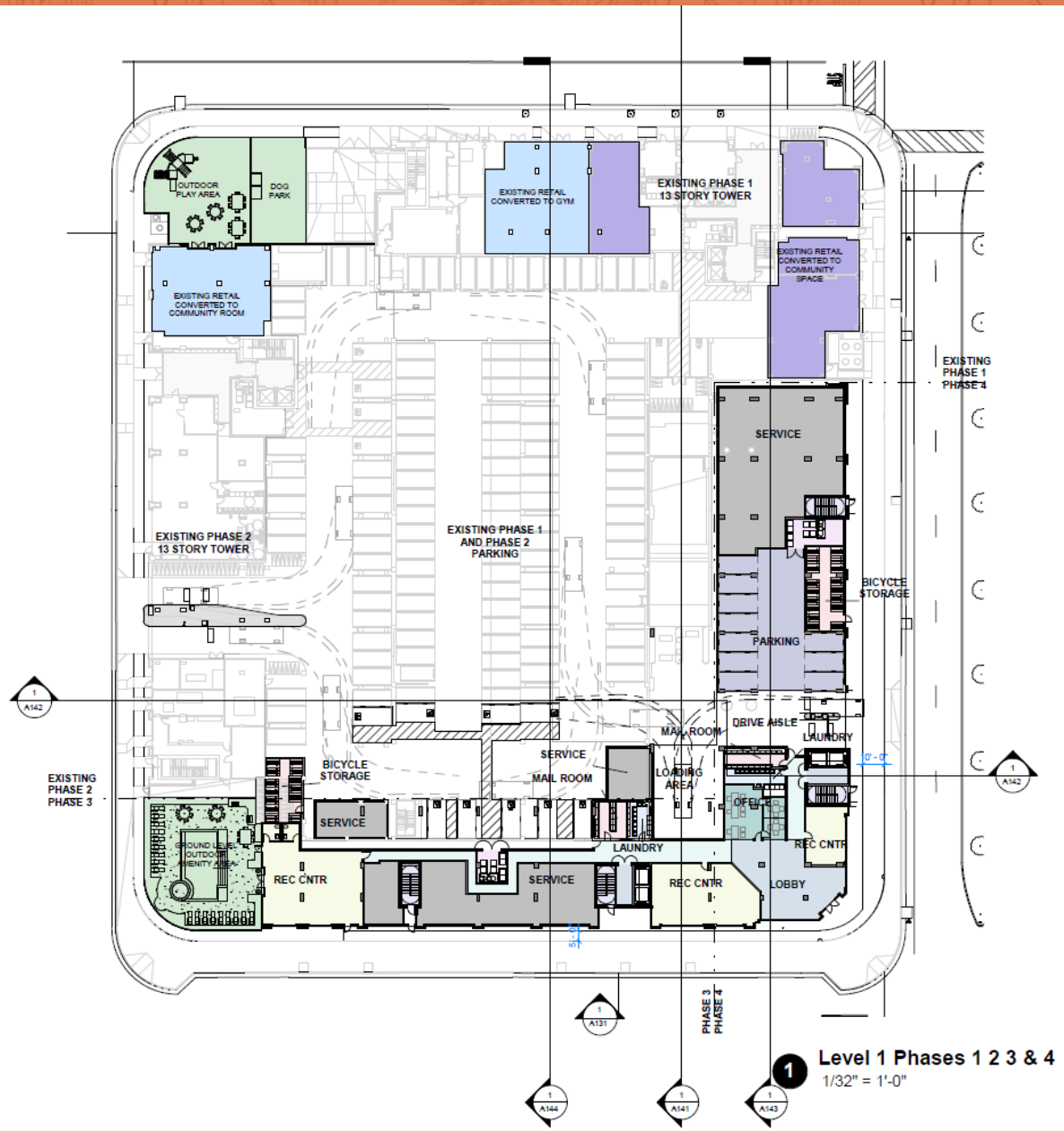
LIHTC AFFORDABLE HOUSING
30% - 60% AMI

Unit Type	30 – 60% AMI Rent Range (2024 Guidelines)
Studio	$731 - $1,462
1 – Bdrm.	$783 - $1,566
2 – Bdrm.	$939 - $1,879
3 – Bdrm.	$1,086 - $2,172

Hale Moena Phases III & IV Plan (Ground Level)

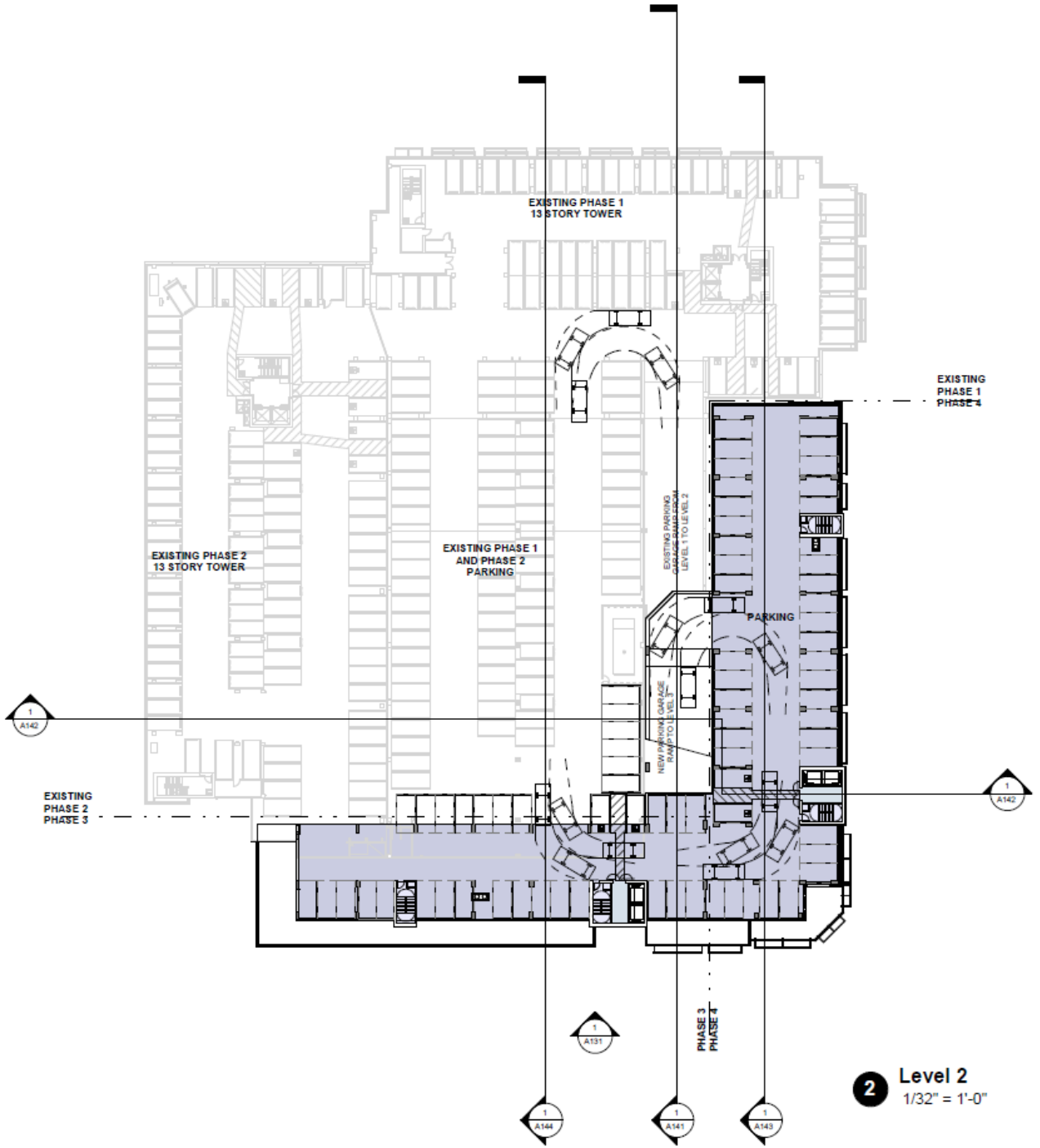


2 **Level 1 Phase 1 2 & 3**
1/32" = 1'

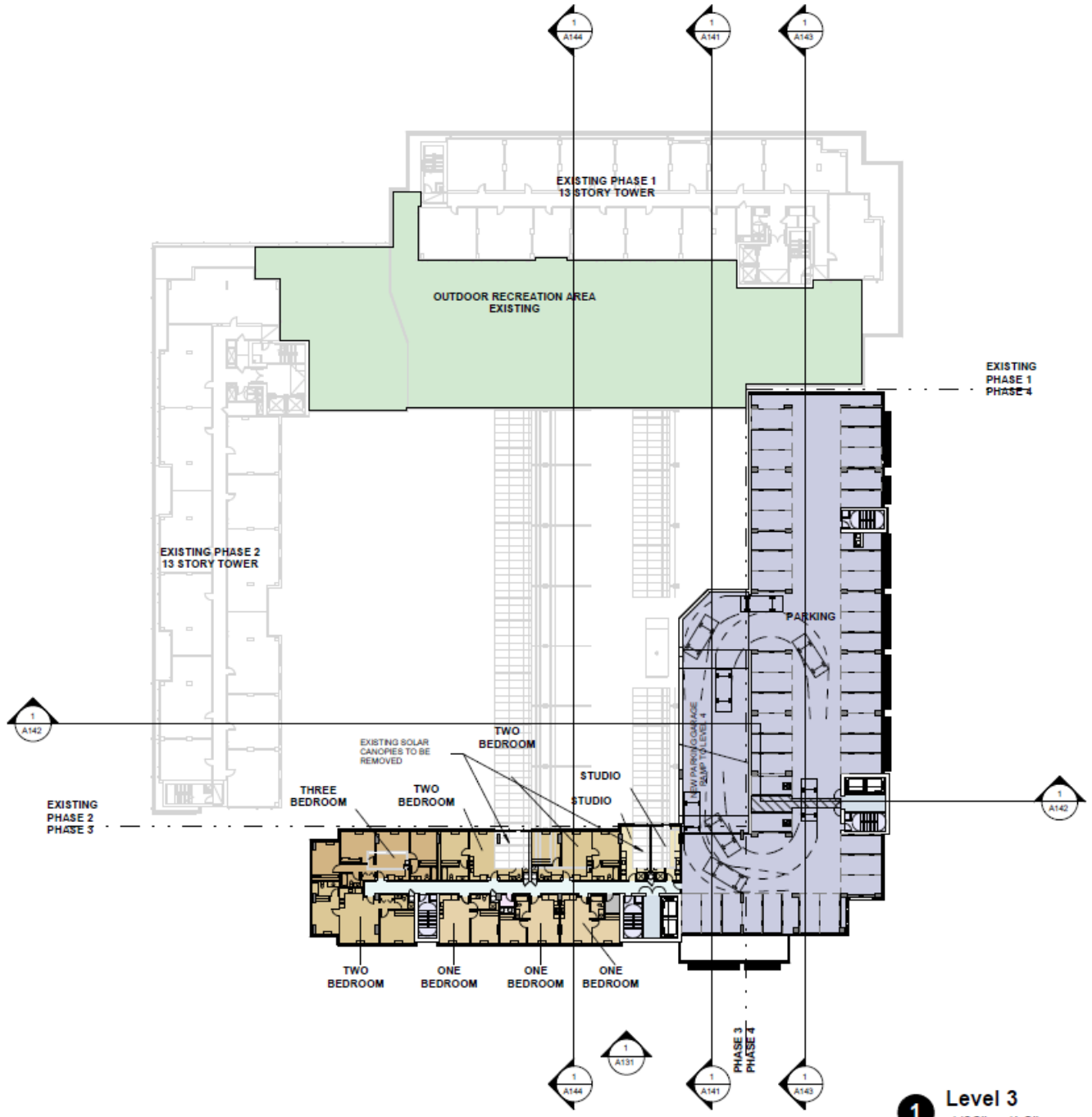


1 **Level 1 Phases 1 2 3 & 4**
1/32" = 1'-0"

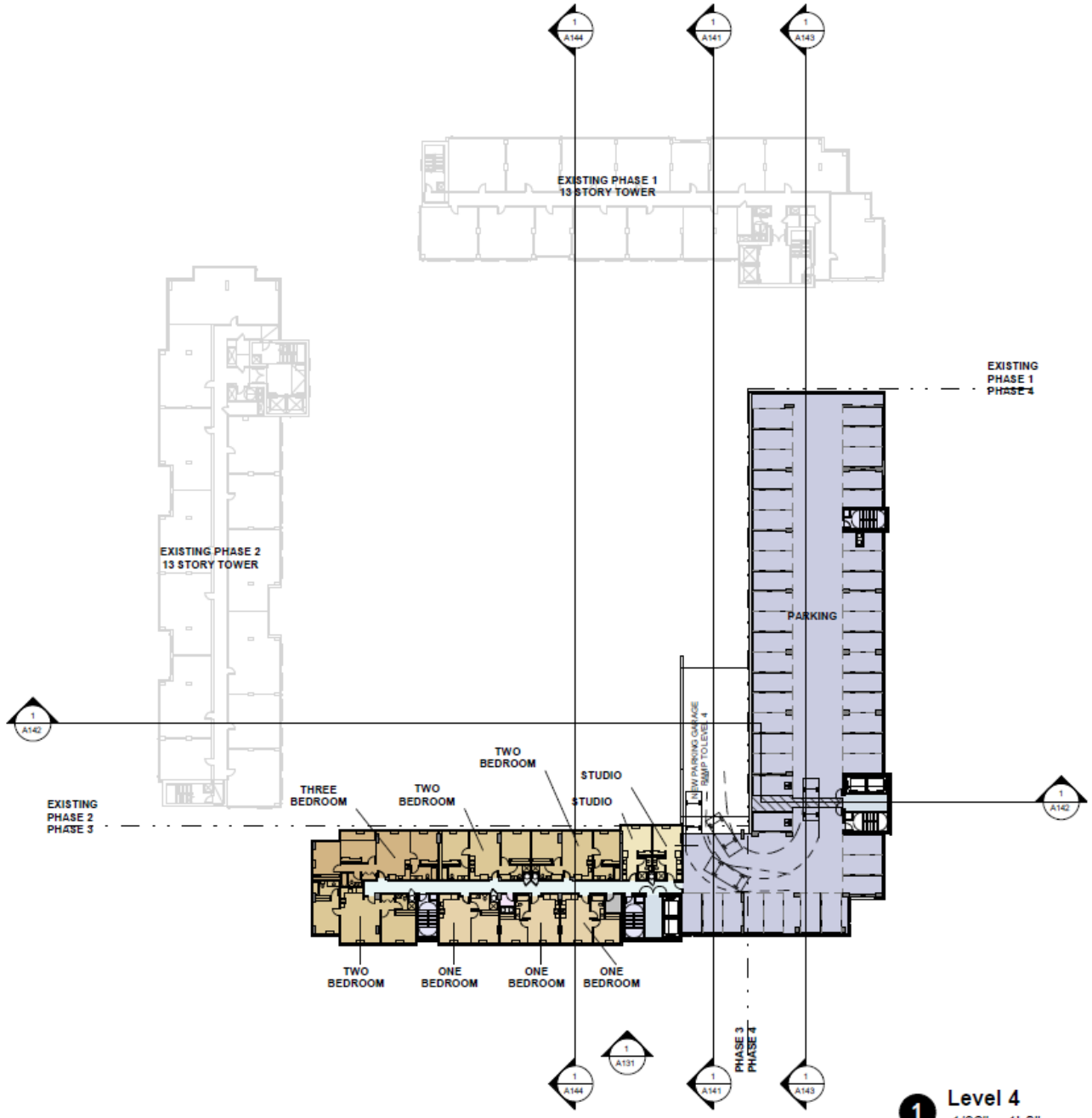
Level 2


EXISTING PHASE 1
13 STORY TOWER
EXISTING PHASE 2
13 STORY TOWER
EXISTING PHASE 1
AND PHASE 2
PARKING
EXISTING PARKING
GARAGE RAMP FROM
LEVEL 1 TO LEVEL 2
NEW PARKING GARAGE
RAMP TO LEVEL 3
PARKING
EXISTING
PHASE 2
PHASE 3
EXISTING
PHASE 1
PHASE 4
PHASE 3
PHASE 4
1
A142
1
A142
1
A131
1
A144
1
A141
1
A143
2 Level 2
1/32" = 1'-0"

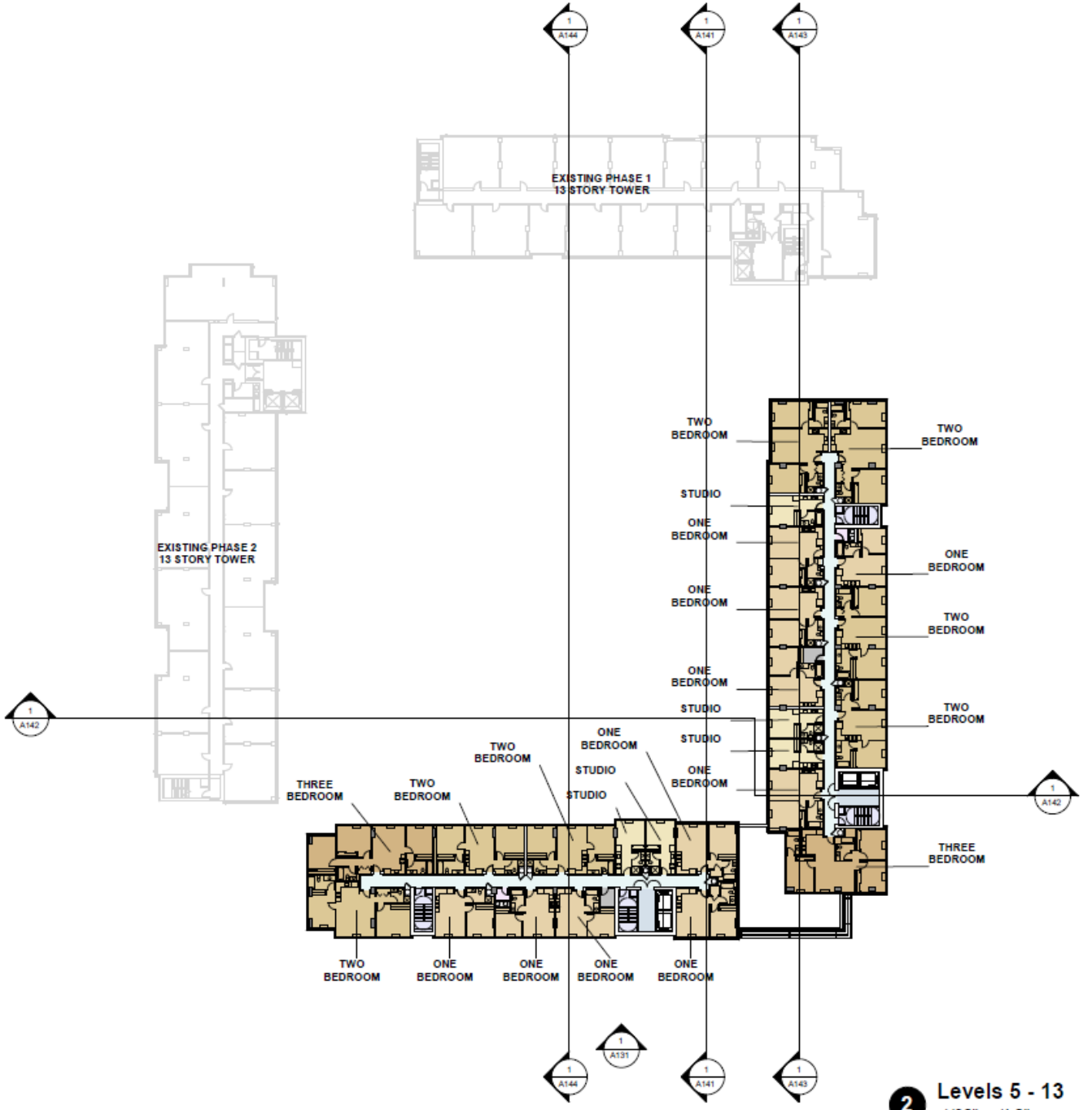
Level 3


EXISTING PHASE 1
13 STORY TOWER
OUTDOOR RECREATION AREA
EXISTING
EXISTING
PHASE 1
PHASE 4
EXISTING PHASE 2
13 STORY TOWER
PARKING
EXISTING SOLAR
CANOPIES TO BE
REMOVED
TWO
BEDROOM
STUDIO
STUDIO
THREE
BEDROOM
TWO
BEDROOM
EXISTING
PHASE 2
PHASE 3
TWO
BEDROOM
ONE
BEDROOM
ONE
BEDROOM
ONE
BEDROOM
PHASE 3
PHASE 4
1
A144
1
A141
1
A143
1
A142
1
A131
1 Level 3
1/32" = 1'-0"

Level 4

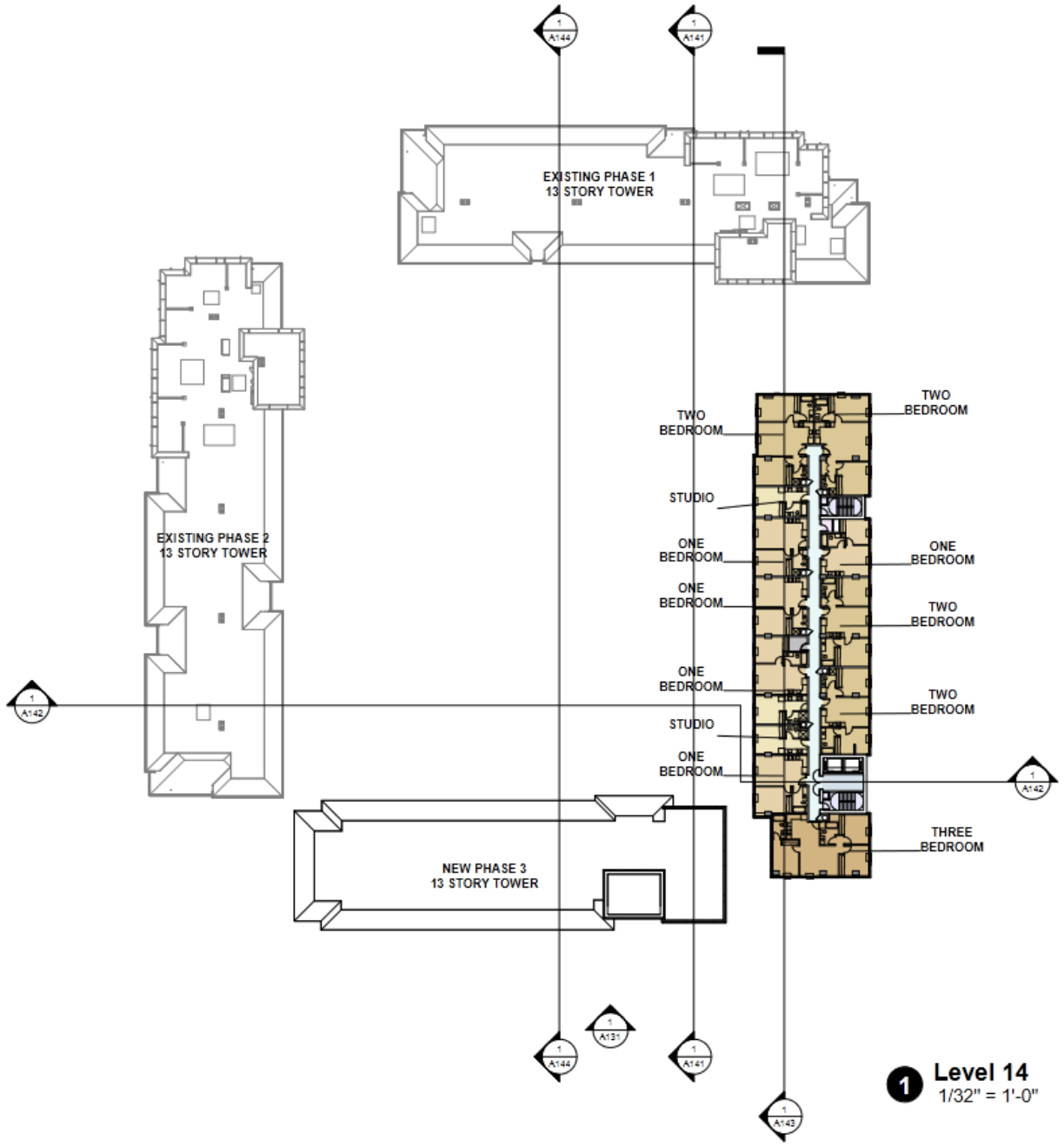

EXISTING PHASE 1
13 STORY TOWER
EXISTING PHASE 2
13 STORY TOWER
EXISTING
PHASE 1
PHASE 4
PARKING
EXISTING
PHASE 2
PHASE 3
THREE
BEDROOM
TWO
BEDROOM
TWO
BEDROOM
STUDIO
STUDIO
TWO
BEDROOM
ONE
BEDROOM
ONE
BEDROOM
ONE
BEDROOM
PHASE 3
PHASE 4
1
Level 4
1/32" = 1'-0"

Level 5-13



2 Levels 5 - 13
1/32" = 1'-0"

Level 14


EXISTING PHASE 1
13 STORY TOWER
EXISTING PHASE 2
13 STORY TOWER
NEW PHASE 3
13 STORY TOWER
TWO BEDROOM
STUDIO
ONE BEDROOM
ONE BEDROOM
ONE BEDROOM
STUDIO
ONE BEDROOM
TWO BEDROOM
ONE BEDROOM
TWO BEDROOM
TWO BEDROOM
TWO BEDROOM
THREE BEDROOM
1 A144
1 A141
1 A142
1 A131
1 A143
1 Level 14
1/32" = 1'-0"

Elevations



Elevations



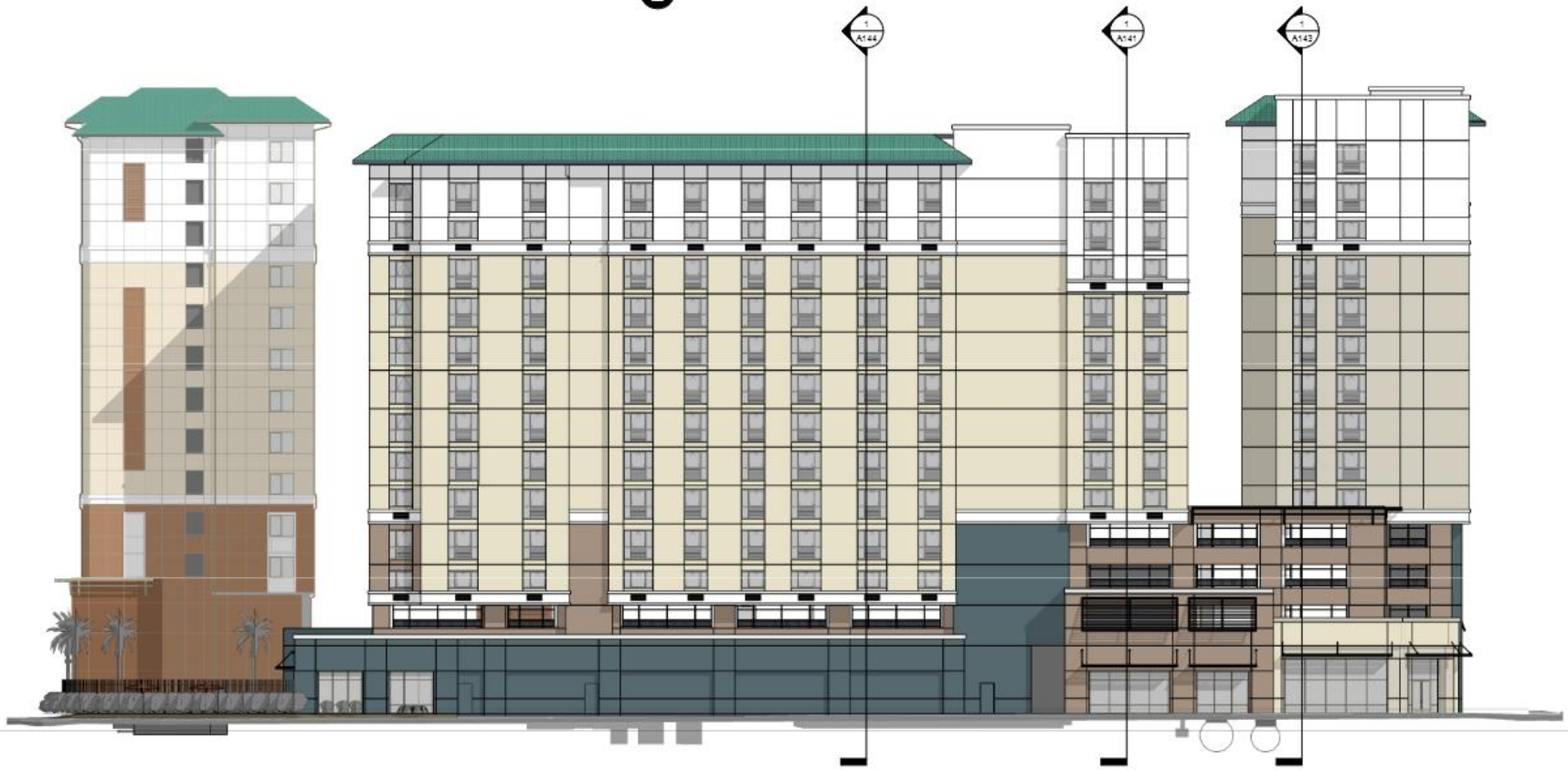
Phase 2 Tower Phase 3 Tower

2 3D View 2



Phase 3 Tower Phase 4 Tower

3 3D View 1



Phase 2 Tower Phase 3 Tower Phase 4 Tower

1 South
1/16" = 1'-0"

Amenities

- Pool & BBQ Area



Amenities

- Outdoor play area & Dog Park



Amenities

- Community & Business Center



Amenities

- Fitness Center



COMMUNITY CONTEXT



COMMUNITY CONTEXT



NEXT STEPS

Task	Anticipated Timeline
Town Hall Meeting with Residents	Sept 12, 2023
Neighborhood Board Meeting	Sept 27, 2023
HHFDC Board Approval	October 10, 2024
Zoning Committee Meeting	November 20, 2024
Council Meeting	December 11, 2024
LIHTC Application Submission	Q1 2025
LIHTC Award	Q3 2025
Obtain Permits	Q3 2026
Construction Commencement of Phase III	Q4 2027

MAHALO

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