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Hale O Lipoa

Honolulu City Council Zoning Committee – 201h

January 16, 2025

MISC. COM. 20
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Rent Ranges

Unit Type	Number of Units	Average Unit Size	LIHTC 30-60% AMI Rent Range (2024 Guidelines*)	RHRF Tier II Missing Middle 80-100% AMI Rent Range (2024 Guidelines*)
Studio	18	362 sq. ft.	$539 - $1,270	$1,758 - $2,245
1 Bdrm/1 bath	51	625 sq. ft.	$557 - $1,340	$1,863 - $2,385
2 Bdrm/2 bath	72	864 sq. ft.	$630 - $1,570	$2,197 - $2,823
3 Bdrm/2 bath	12	1,102 sq. ft.	$693 - $1,779	$2,503 -$3,227

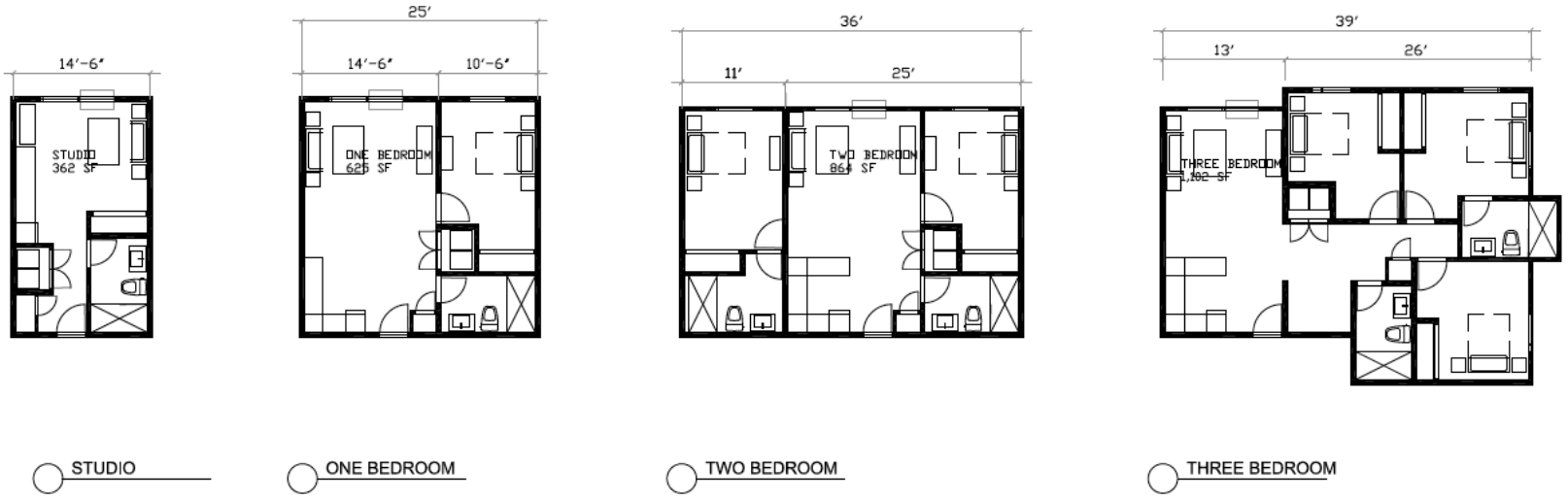
*2024 Income Guidelines as established by the U.S. Department of Housing and Urban Development and is net of utilities

HALE O LIPOA – Project Features

Project Features

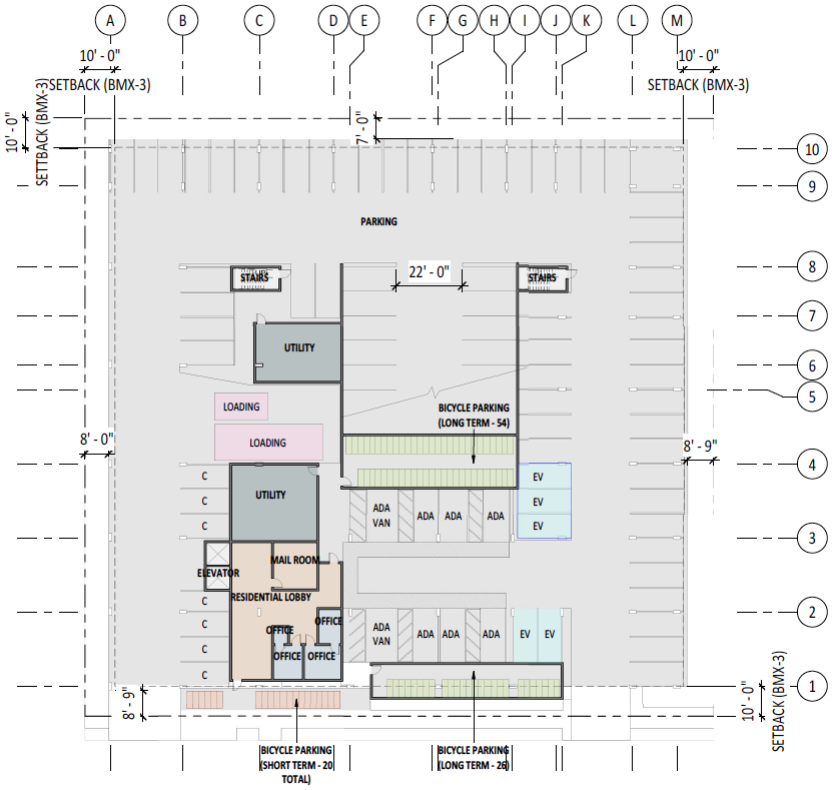
- LEED Gold Certifiable Design
- Energy Star Appliances
- In-Unit Laundry Hookup
- Solar
- EV Charging Stations
- Car & Bike Share Programs
- Convenient access to shops, restaurants, schools, public transportation, and other essential services.



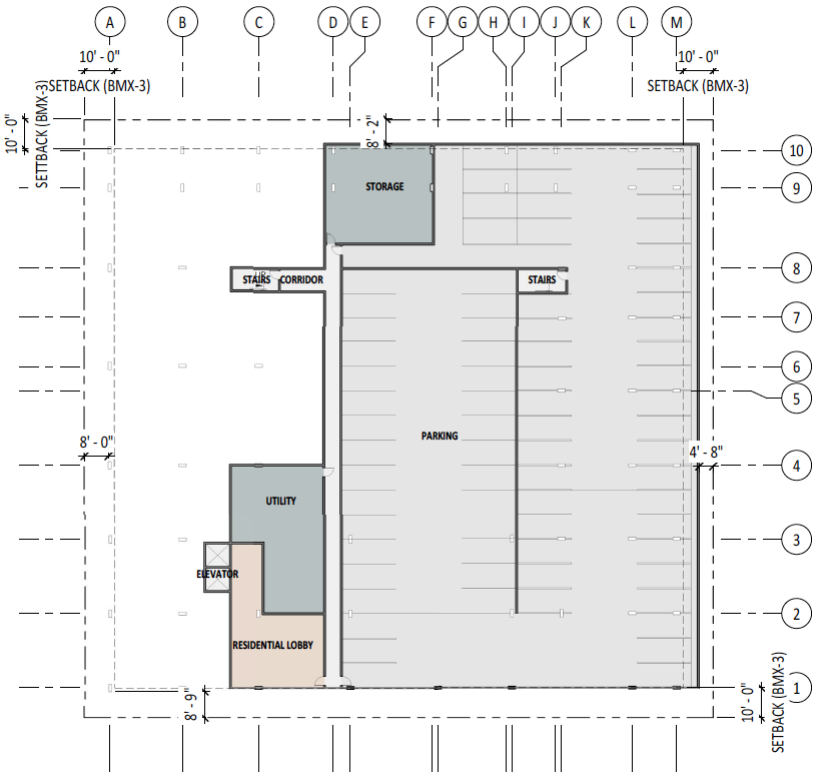


HALE O LIPOA – Ground & 2nd Floor

Ground Floor

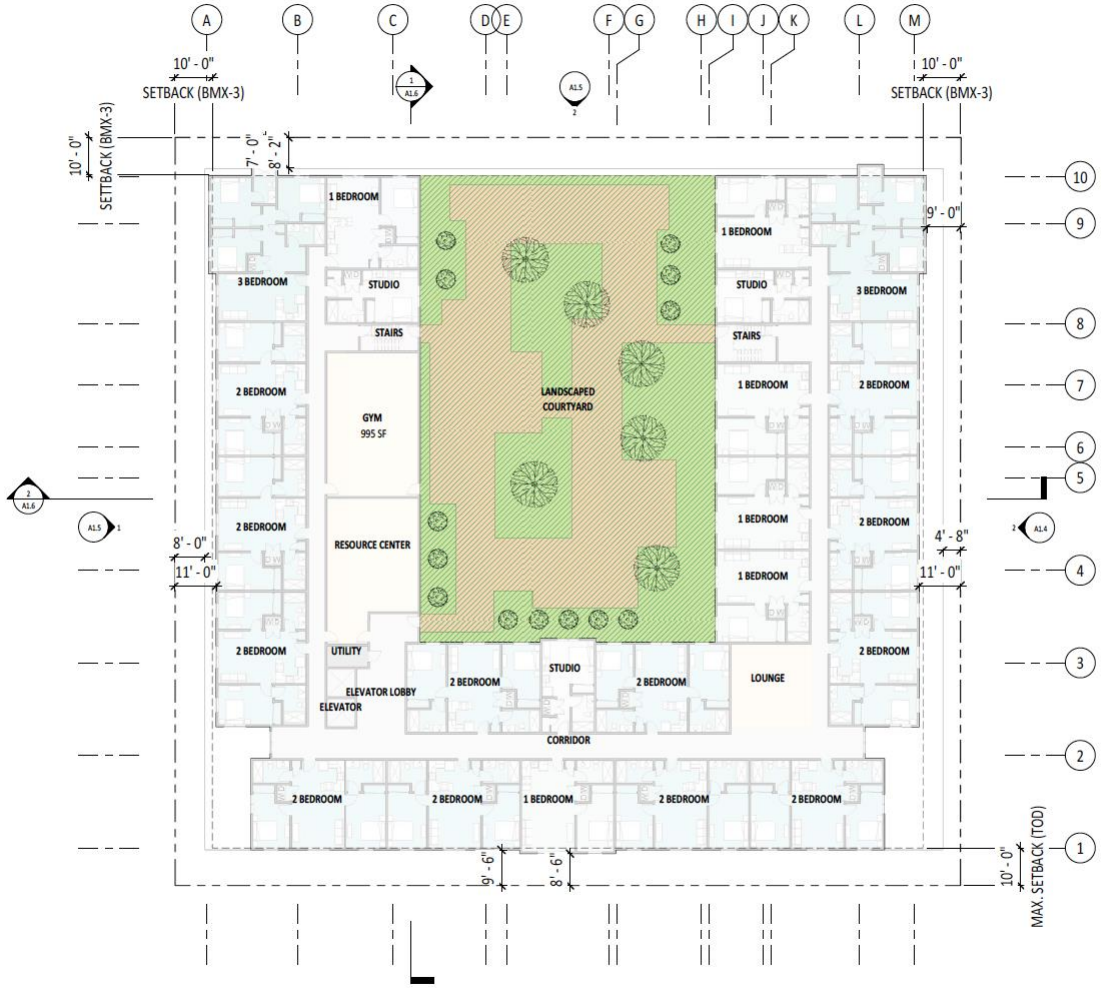


2nd Floor



Total Parking: 147
Total Bicyle Parking: 100

HALE O LIPOA – Floor 3



Floor 3 Features

- Fitness Center
- Resource Center
- Lounge
- Landscaped Courtyard



HALE O LIPOA – Floors 4-8





Floor Unit Mix

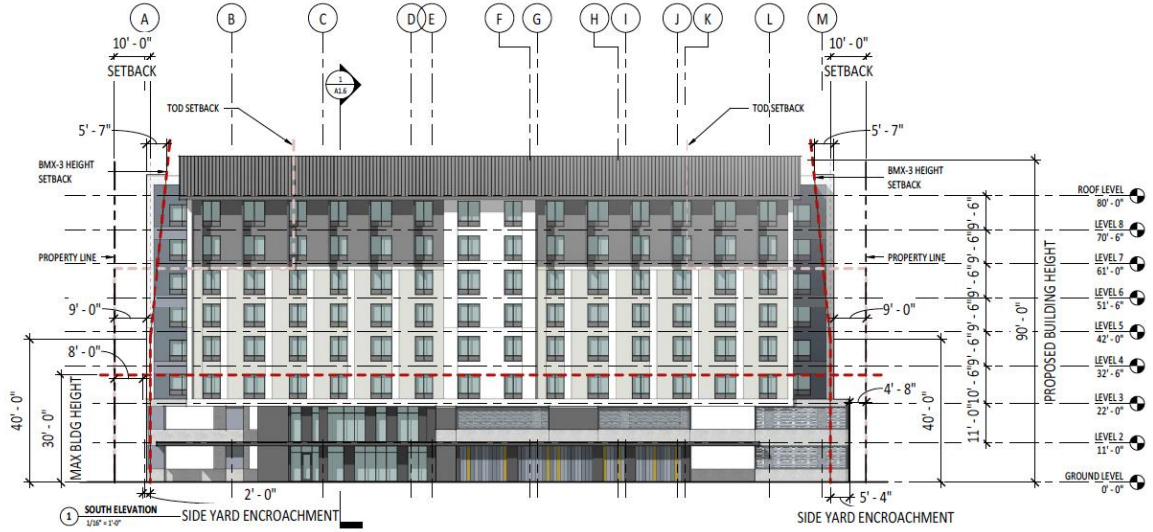
- Three Studios
- Nine One-Bedrooms
- Twelve Two-Bedrooms
- Two Three-Bedrooms

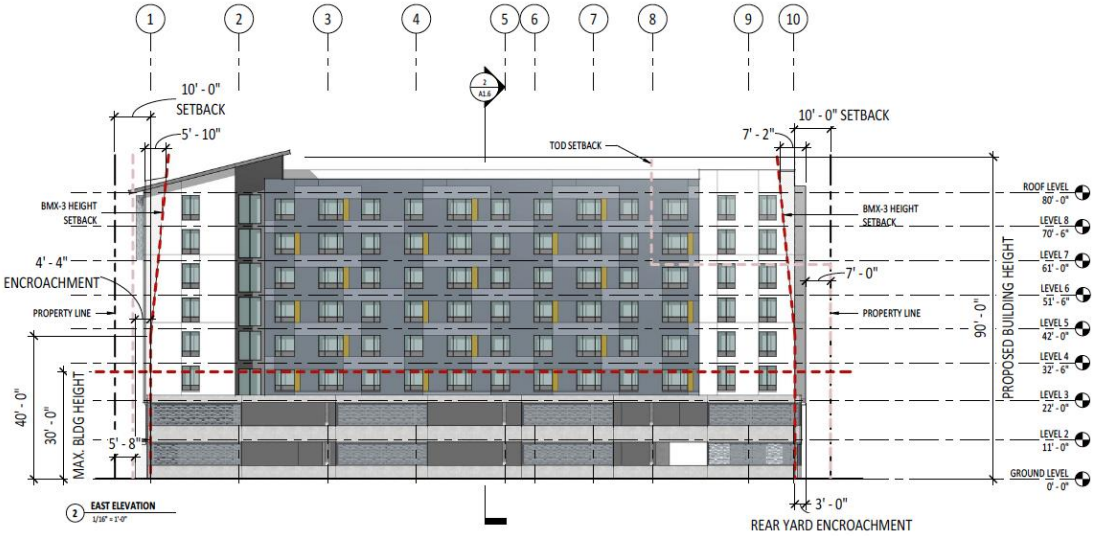
Public Outreach

- November 2023 – In-Person Neighborhood Board Meeting Presentation
- March 2024 – In-Person Neighborhood Board Meeting Announcing Town Hall
- March 2024 – Mailed 131 Town Hall Invitations to Neighboring Addresses
- April 2024 – Held In-Person Town Hall
- April 2024 – In-Person Neighborhood Board Meeting Presentation
- April 2024 – In-Person Aiea Community Association Meeting Presentation
- June 2024 – Neighborhood Door-Knocking Outreach
- October 2024 – SMA Public Hearing at DPP
- January 2025 – In-Person Neighborhood Board Meeting Presentation

Summary of Requested 201h Exemptions

- Application Fees
- Infrastructure and Public Works Fees and Charges
- Fire Department Plan Review Fees
- BWS Rules and Regulations
- ROH Chapter 21, the Land Use Ordinances
- TOD Special District Standards
- Park Dedication Ordinance





HALE O LIPOA – Development Milestones

Development Milestones	Anticipated Completion
FEA & FONSI	September 2024
201H & SMA Approval	February 2025
Drawing and Plan Submittal	April 2025
Building Permit Issuance	August 2026
Commence Construction	September 2026
Complete Project and Occupancy	July 2028



MAHALO

DISCLAIMER: INFORMATION SUBJECT TO CHANGE

Please note that all information presented in this PowerPoint presentation regarding this project is current as of the date on the first slide of this presentation, and is provided for general informational purposes only. While we strive to keep the information up-to-date and accurate, the details of the project, including but not limited to the designs, plans, specifications, features, amenities, services, and timelines, are subject to change without prior notice.

Changes may occur due to modifications in project plans, market conditions, policy adjustments, regulatory requirements, or other factors that may arise during the course of the project's development and execution. We encourage stakeholders, interested parties, and the community to stay engaged for updates as the project progresses.

For the most current information and details about this project, please visit our website at www.ikenakea.com and contact our project team directly by using the “Contact” feature on our website.