**Kaiwahine Village
Presentation by Ikaika Ohana
February 14, 2018**

Kaiwahine Village

- Our Team

- The Project

- Our Request

Ikaika Ohana &
Urban Housing Communities

- Exclusively develop workforce / affordable multifamily and senior rental housing

- Ikaika Ohana is the Managing Member

- Urban Housing Communities is the Developer

Ikaika Ohana &
Urban Housing Communities

Our Experience

- 25+ years of tax credit and bond financing

- 2,000+ affordable units / 27 properties completed and under development in HI and CA

- $300,000,000+ of bond financing utilized to construct $500,000,000+ of project value

Ikaika Ohana &
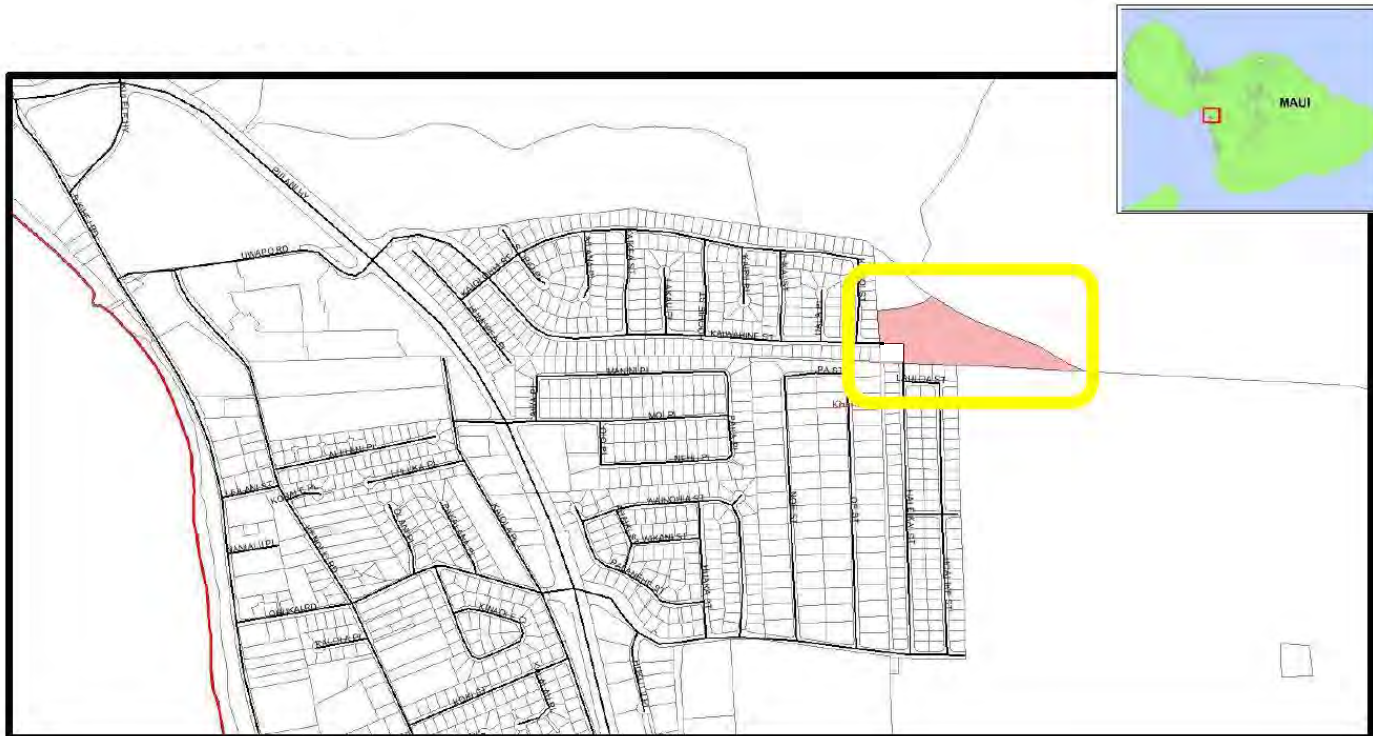# Urban Housing Communities

Components of Our Developments

- High-quality, durable buildings

- Healthy environments

- Renewed social opportunity

- Long-term commitment

- Be a net-contributor

Kaiwahine Village

Design

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120 affordable units on 9.3 acres

Kaiwahine Village

Design

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Resources

Source	Total Amount	Per Unit	Status
LIHTC Equity	25,510,000	212,570	Commitment Letter
1st Lien Loan	4,450,000	37,100	Commitment Letter
HHFDC – RHRF	19,705,000	164,200	Awarded
Maui – HOME	2,250,000	18,750	Awarded
Maui – HTF	1,425,000	11,880	Awarded
Deferred Fee	900,000	7,500	Commitment Letter
TOTAL	**54,242,000**	**452,000**	

$27,184,000 of Federal Tax Exempt Bonds awarded

Kaiwahine Village

Units Produced

Unit Size	Rents Charged*	60% Income Limit**
2 Bedroom / 2 Bath	371 - 952	46,500
3 Bedroom / 2 Bath	404 - 1,049	53,730

* Rents Charged are net of utility allowances

** Income limit as of 2017

Occupations within Income Range

Hotel Staff   Public Safety

Retail Salespersons   Food Service

School Administration   Secretaries & Assistants

Kaiwahine Village

Affordable Housing Agreement

- Extension of construction start date to June 30, 2018 to pull grubbing and grading permit

- Confirm 201H allows for development of rental housing

- Increase bedroom count