

## AH Committee

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**From:** Jessica Crouse <Jessica.Crouse@co.maui.hi.us>  
**Sent:** Friday, February 26, 2021 1:50 PM  
**To:** AH Committee  
**Subject:** Hale Pilina presentation and team contact information  
**Attachments:** (Final) 030121 AHC Mtg PowerPoint.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Aloha,

The Hale Pilina presentation is attached. Representative contact information is below.

Catholic Charities Maui – Thelma Kealoha – [thelma.kealoha.1@gmail.com](mailto:thelma.kealoha.1@gmail.com) and [thelma.kealoha@catholiccharitieshawaii.org](mailto:thelma.kealoha@catholiccharitieshawaii.org)  
GSF LLC – Jeff and Gary Furuta – [jeff@gsfhi.com](mailto:jeff@gsfhi.com) and [gary@gsfhi.com](mailto:gary@gsfhi.com)  
Munekiyo Hiraga – Kari Luna Nunokawa – [kari@munekiyohiraga.com](mailto:kari@munekiyohiraga.com)  
M&A Hawai'i Inc – Steve Wong and Chad McDonald – [steve@mitsdesign.com](mailto:steve@mitsdesign.com) and [chadm@mitsdesign.com](mailto:chadm@mitsdesign.com)

Thank you,  
Jessica

# **Proposed Hale Pilina Affordable Rental Housing Project**

**TMK: (2)3-7-013:026**

**Kahului, Maui, Hawai'i**

**Catholic Charities Housing  
Development Corporation**

**Affordable Housing Committee Meeting**

**March 1, 2021**



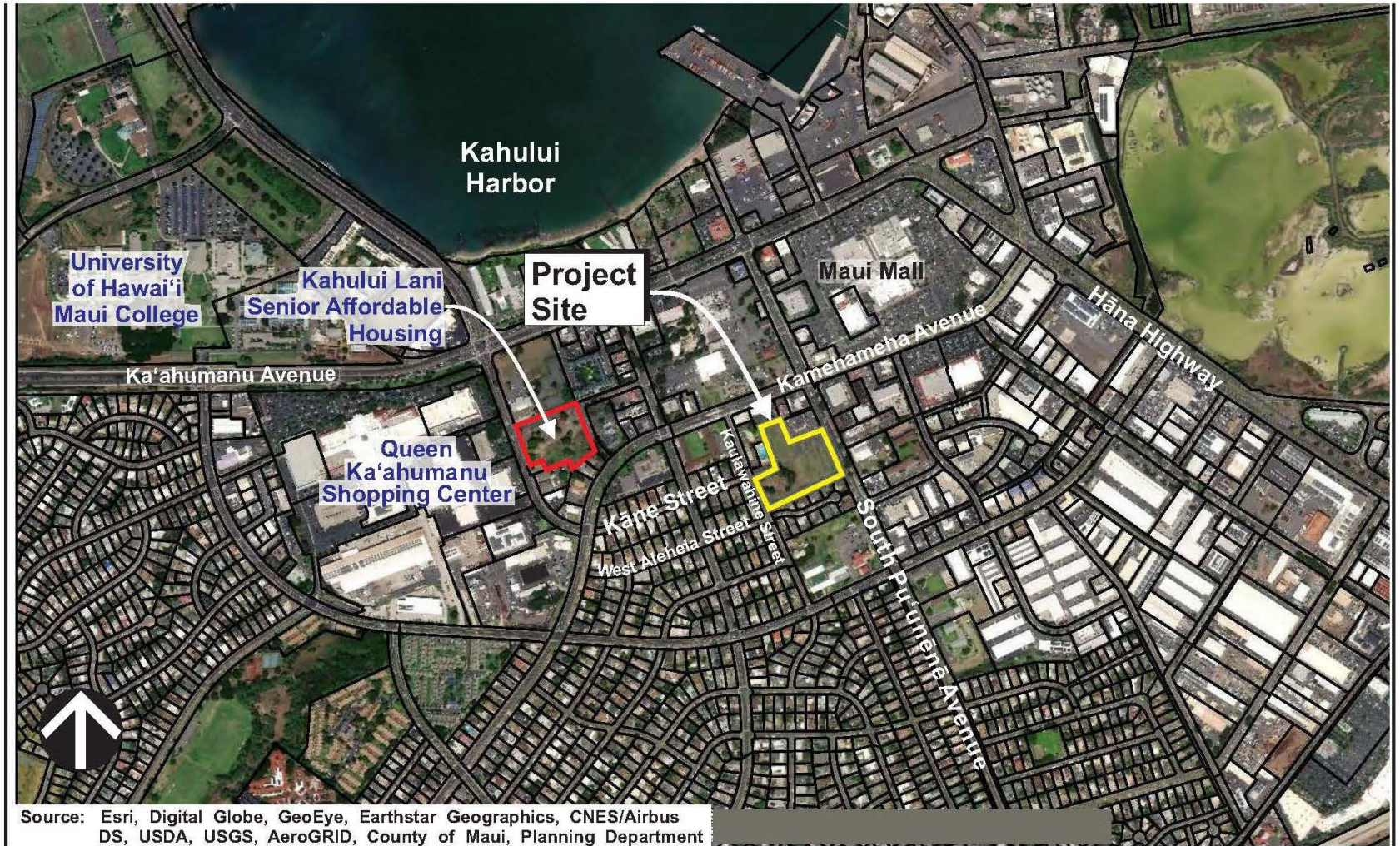
# The Team

- Developer - Catholic Charities Housing Development Corporation under Catholic Charities Hawai'i
- Project Manager - GSF LLC
- Architect and Engineer - M & A Hawai'i, Inc.
- Contractor – Arisumi Brothers
- Planning Consultant - Munekiyo Hiraga

# Property Overview

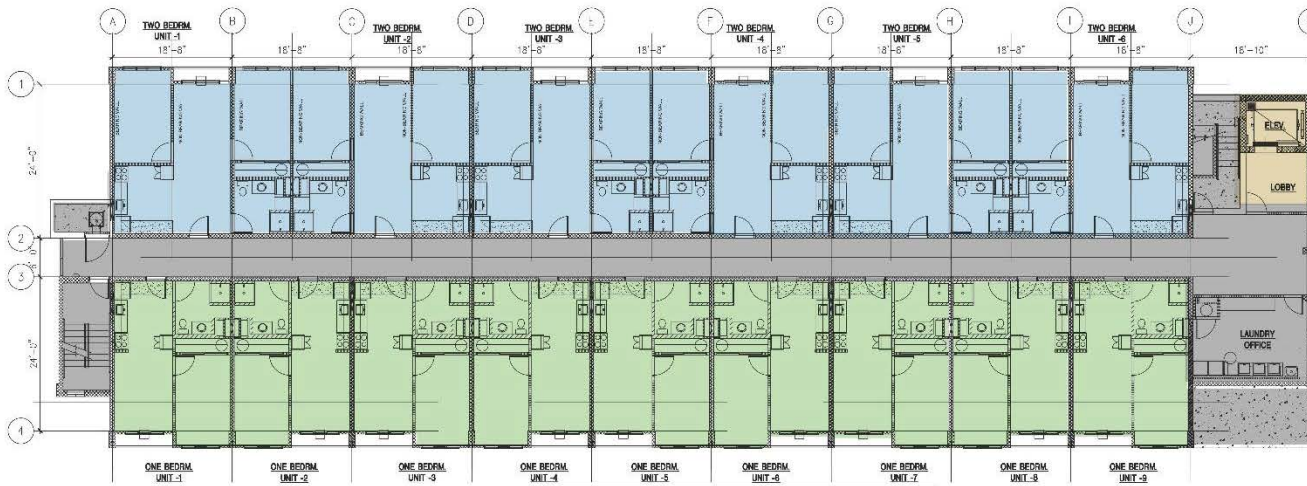
- Property Ownership – Currently A&B Properties, Inc.
- Property Developer – CCHDC has accepted the Purchase Agreement
- Land Use Designations
  - State Land Use – Urban
  - Community Plan – Park
  - Zoning – P-1 Public/Quasi-Public

# Regional Location



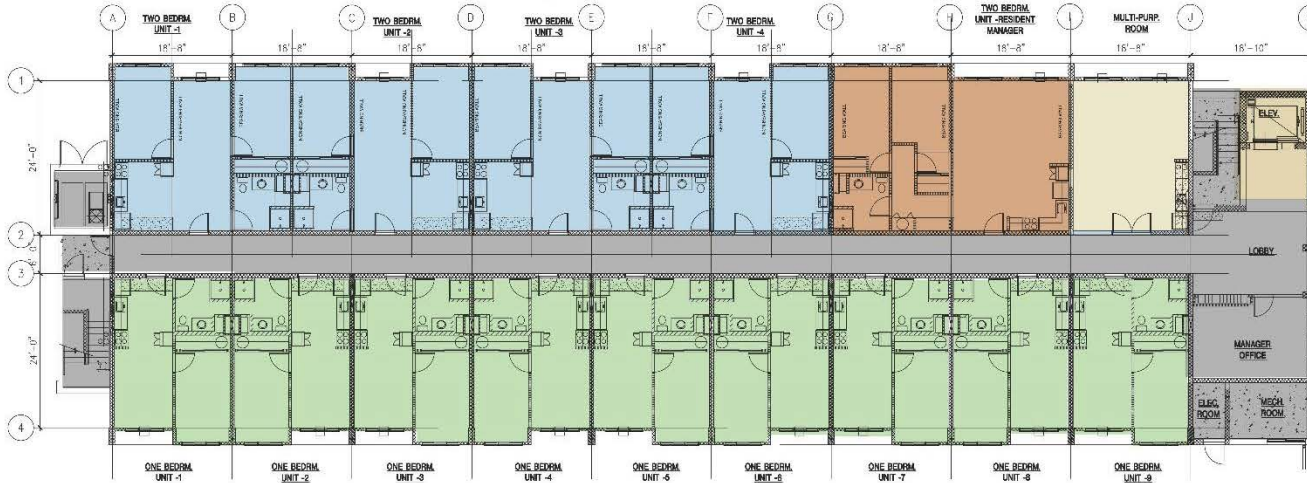
# Hale Pilina Affordable Rental Housing Project Overview





TYPICAL BLDG. - 2ND./3RD. FLOORS  
SCALE: 1/8" = 1'-0"

TOTAL NO. OF UNITS @ EA. FLOOR  
2 BEDROOM UNITS: 6 (12 TOTAL ON 2ND./3RD. FLR.)  
ONE BEDROOM UNITS: 9 (18 TOTAL ON 2ND./3RD. FLR.)

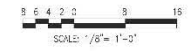


TYPICAL BLDG. - GROUND FLOOR UNIT  
SCALE: 1/8" = 1'-0"

TOTAL NO. OF UNITS @ GROUND FLOOR: 13  
2 BEDROOM UNITS: 4  
ONE BEDROOM UNITS: 9  
PLUS ONE - TWO BEDROOM MANAGER'S UNIT

TYPICAL BUILDING PLAN FOR BLDGS. A:  
UNIT MIX COUNT:  
GROUND FLOOR PLAN:  
TWO BEDROOM UNITS: 4  
ONE BEDROOM UNITS: 9  
(PLUS RES. MGR. UNIT: 1)  
SECOND FLOOR PLAN:  
TWO BEDROOM UNITS: 6  
ONE BEDROOM UNITS: 9  
THIRD FLOOR PLAN:  
TWO BEDROOM UNITS: 6  
ONE BEDROOM UNITS: 9  
TOTAL NO. OF UNITS: 43  
(PLUS 1 RESIDENT MNGR. - TWO BEDROOM UNIT)

- LEGEND:
- 2 - BEDROOM UNIT
  - 1 - BEDROOM UNIT
  - RESIDENT MANAGER
  - SUPPORT SPACE
  - CIRCULATION



REVISIONS	BY

Hale Piilina Affordable Housing

M & A HAWAII

ARCHITECT  
GENERAL CONTRACTOR SUPERVISOR  
FOR ABOVE SHOWN  
PROJECTS, & MORE  
1111 KALANOAUENI  
AIEA, OAHU, HI 96861

Sheet Title:  
TYPICAL BLDG.;  
GRND. FLOOR  
2ND./3RD. FLR.

DATE: 02/28/2024
DESIGN: AS NOTED
DATE:

REVISIONS	BY

**TYPICAL BUILDING PLAN  
FOR BLDGS. B (SIM.), C, & D:**

**UNIT MIX COUNT:**

**GROUND FLOOR PLAN:**

TWO BEDROOM UNITS: 6

ONE BEDROOM UNITS: 9

**SECOND FLOOR PLAN:**

TWO BEDROOM UNITS: 6

ONE BEDROOM UNITS: 9

**THIRD FLOOR PLAN:**

TWO BEDROOM UNITS: 6

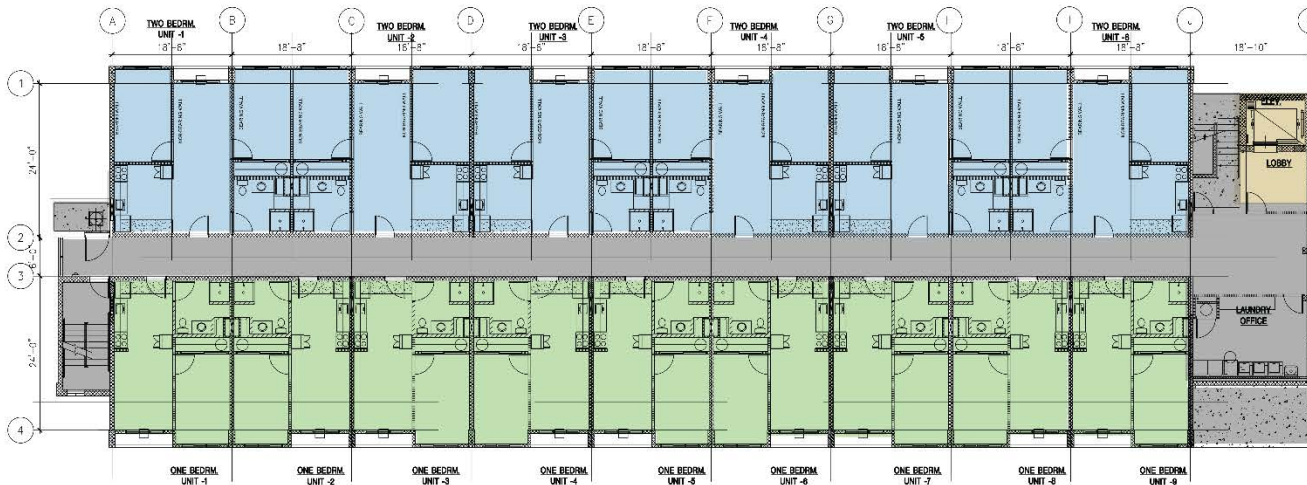
ONE BEDROOM UNITS: 9

**TOTAL NO. OF UNITS**

**AT EACH BLDG.: 45**

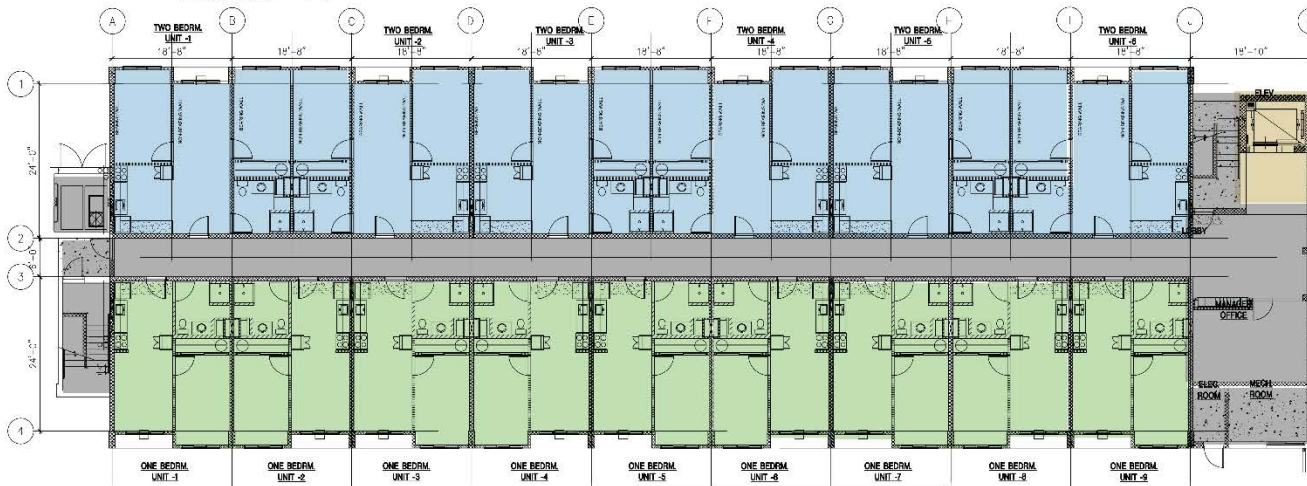
**LEGEND:**

- 2 - BEDROOM UNIT
- 1 - BEDROOM UNIT
- SUPPORT SPACE
- CIRCULATION



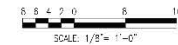
**TYPICAL BLDG. - 2ND./3RD. FLOORS**  
SCALE: 1/8" = 1'-0"

**TOTAL NO. OF UNITS @ EA. FLOOR**  
2 BEDROOM UNITS: 6 (12 TOTAL ON 2ND./3RD. FLR.)  
ONE BEDROOM UNITS: 9 (18 TOTAL ON 2ND./3RD. FLR.)



**TYPICAL BLDG. - GROUND FLOOR UNIT**  
SCALE: 1/8" = 1'-0"

**TOTAL NO. OF UNITS @ GROUND FLOOR: 15**  
2 BEDROOM UNITS: 6  
ONE BEDROOM UNITS: 9



Hale Piima Affordable Housing



**M & A HARKAI**  
ARCHITECTURE  
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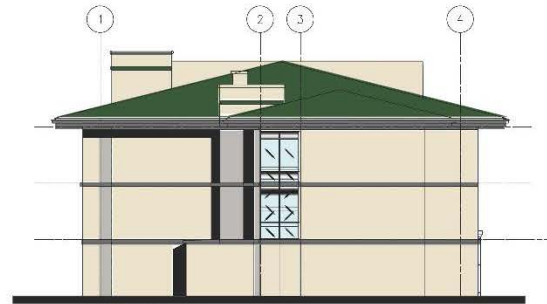
Sheet Title  
**TYPICAL BLDG.**  
GROUND FLOOR  
2ND./3RD. FLR.

Rev: 04/20/2020  
Iss: AS NOTED  
Drawn By:  
Date:  
Title:

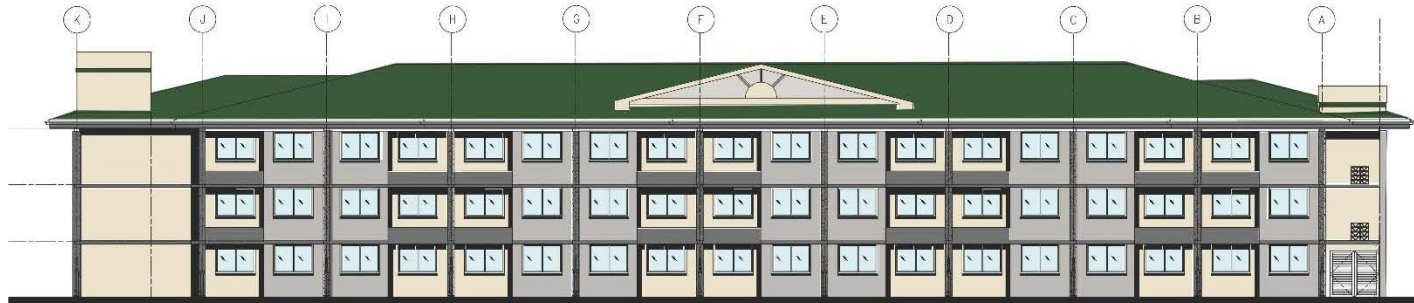




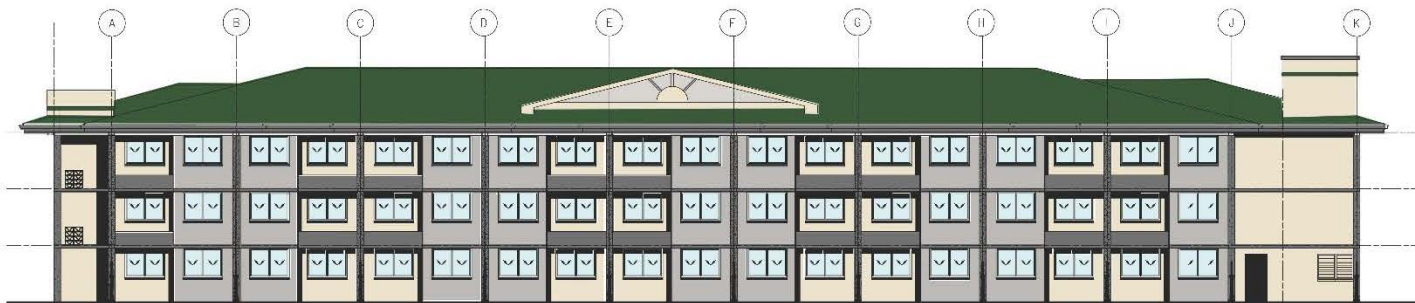
FRONT LOBBY ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

TYPICAL BUILDING - EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



REVISIONS	BY

Hale Piina Affordable Housing



M & A HAWAII

ARCHITECTURE  
ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
INTERIOR DESIGN  
SITING  
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CONSTRUCTION MANAGEMENT  
1111 KALANANAKU AVE. SUITE 400  
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Sheet Title  
TYPICAL BLDG.  
EXTERIOR  
ELEVATIONS

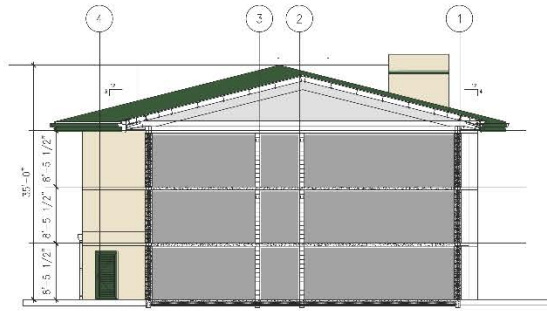
Rev: OCTOBER 2020

Drawn By: AS, MPTD

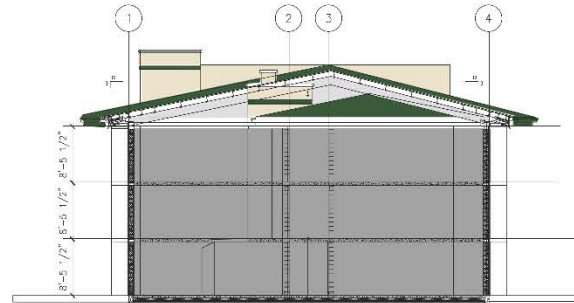
Scale: 1/8" = 1'-0"

Date:  

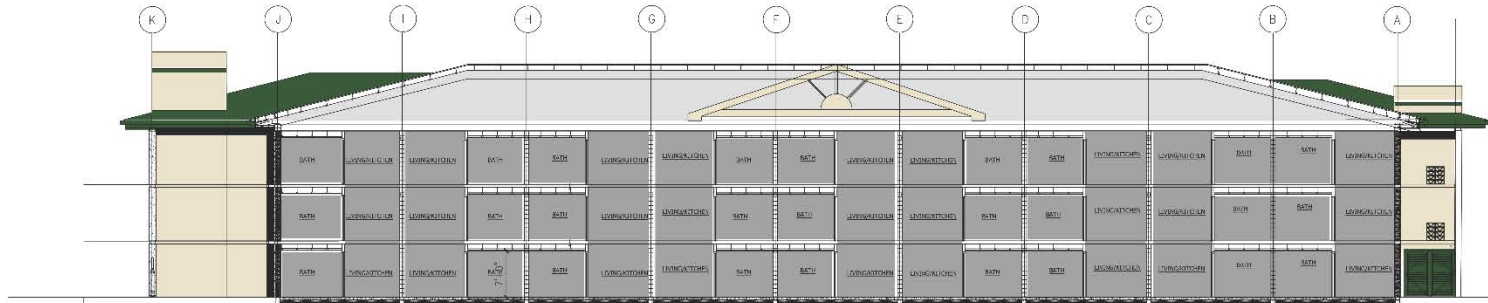
Proj:



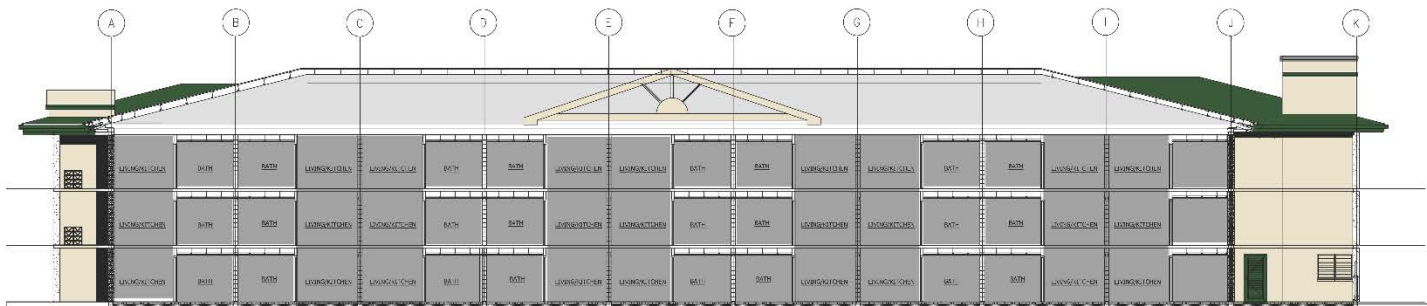
BUILDING CROSS SECTION



BUILDING CROSS SECTION



BUILDING LONGITUDINAL SECTION



BUILDING LONGITUDINAL SECTION

TYPICAL BUILDING CROSS AND LONGITUDINAL SECTIONS  
SCALE: 1/8" = 1'-0"



REVISIONS	BY

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Sheet Title  
TYPICAL BLDG.  
Hale Piina  
CROSS SECTIONS  
LONGITUDINAL  
SECTIONS

Rev: OCTOBER 2020  
Drawn By: AS, MPTD  
Date:

# Conceptual Rendering of Buildings B and D



# Conceptual Rendering of Buildings B and D



# Conceptual Rendering of Building C



# **Pro Forma Development Cost Approximately \$85,000,000**

- Maui County Affordable Housing Fund
- Developer Equity
- Federal and State Low-Income Housing Tax Credits
- State Rental Housing Revolving Fund

# Planning and Next Steps

- Hawai'i Revised Statutes (HRS) 6E Review with State Historic Preservation Division (SHPD)
- Chapter 343, HRS Environmental Assessment
- Chapter 2.97 Affordable Housing Approval
- Target construction start date is late 2022/early 2023

**Q & A**

**MAHALO NUI!**