

## AH Committee

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**From:** Tracy Nakamoto <tracy@munekiyohiraga.com>  
**Sent:** Thursday, December 30, 2021 1:19 PM  
**To:** AH Committee; Alison N. Stewart; Laksmi M. Abraham  
**Cc:** Jeff Furuta; Gary Furuta (gary@gsfhi.com); Andrew Furuta; Kari Luna Nunokawa; Tessa Munekiyo Ng  
**Subject:** Affordable Housing Committee Recessed Meeting – January 3, 2022  
**Attachments:** (Final) 010322 AHC PowerPoint.AHC.pdf

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**To:** Affordable Housing Committee Staff  
Alison Stewart  
Laksmi Abraham

**From:** Kari Luna Nunokawa, Senior Manager

**Attachment:**

1	12/30/21	Hale Pilina Family Affordable Rental Housing Project Slide Deck for 1/3/22 Affordable Housing Committee Meeting
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**Message:**

Aloha!

Please see the attached slide deck for the Hale Pilina Family Affordable Rental Housing Project for the Monday, January 3, 2022 Affordable Housing Committee meeting.

Mahalo! Kari

**Tracy Nakamoto**, Administrative Officer

Email: [tracy@munekiyohiraga.com](mailto:tracy@munekiyohiraga.com)



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

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

**Kahului, Maui, Hawai'i**

**Catholic Charities Housing  
Development Corporation**

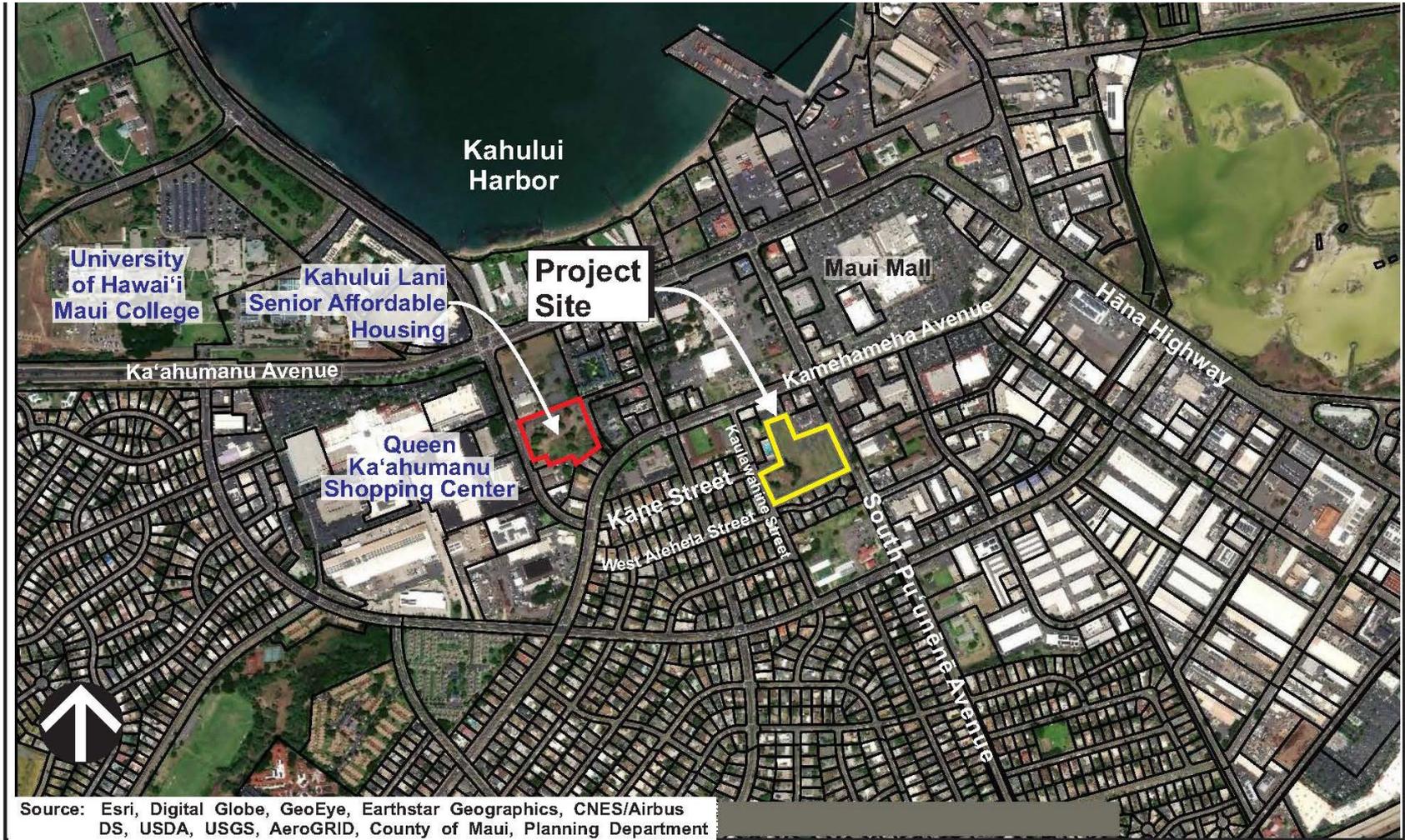
**January 3, 2022**



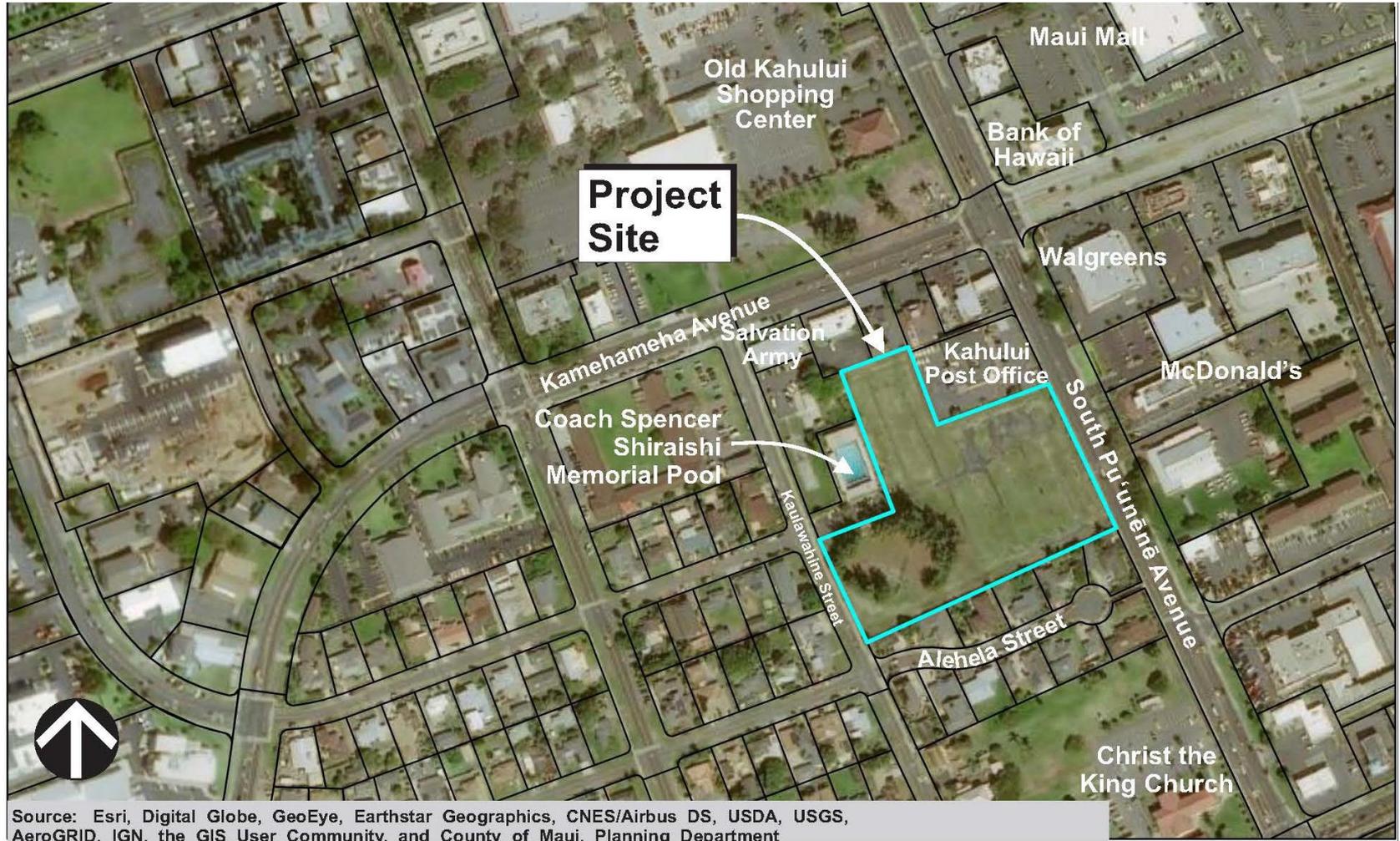
# The Team

- Developer - Catholic Charities Housing Development Corporation (CCHDC) under Catholic Charities Hawai'i
- Project Manager - GSF LLC
- Architect and Engineer - M & A Hawai'i, Inc.
- Contractor – Arisumi Brothers
- Traffic Engineer – Austin, Tsutsumi & Associates, Inc.
- Landscape Architect - AGY LLC
- Archaeologist - Cultural Surveys Hawai'i
- Property Manager - Hale Mahaolu
- Planning Consultant - Munekiyo Hiraga

# Regional Location



# Project Site Map



# Project Overview

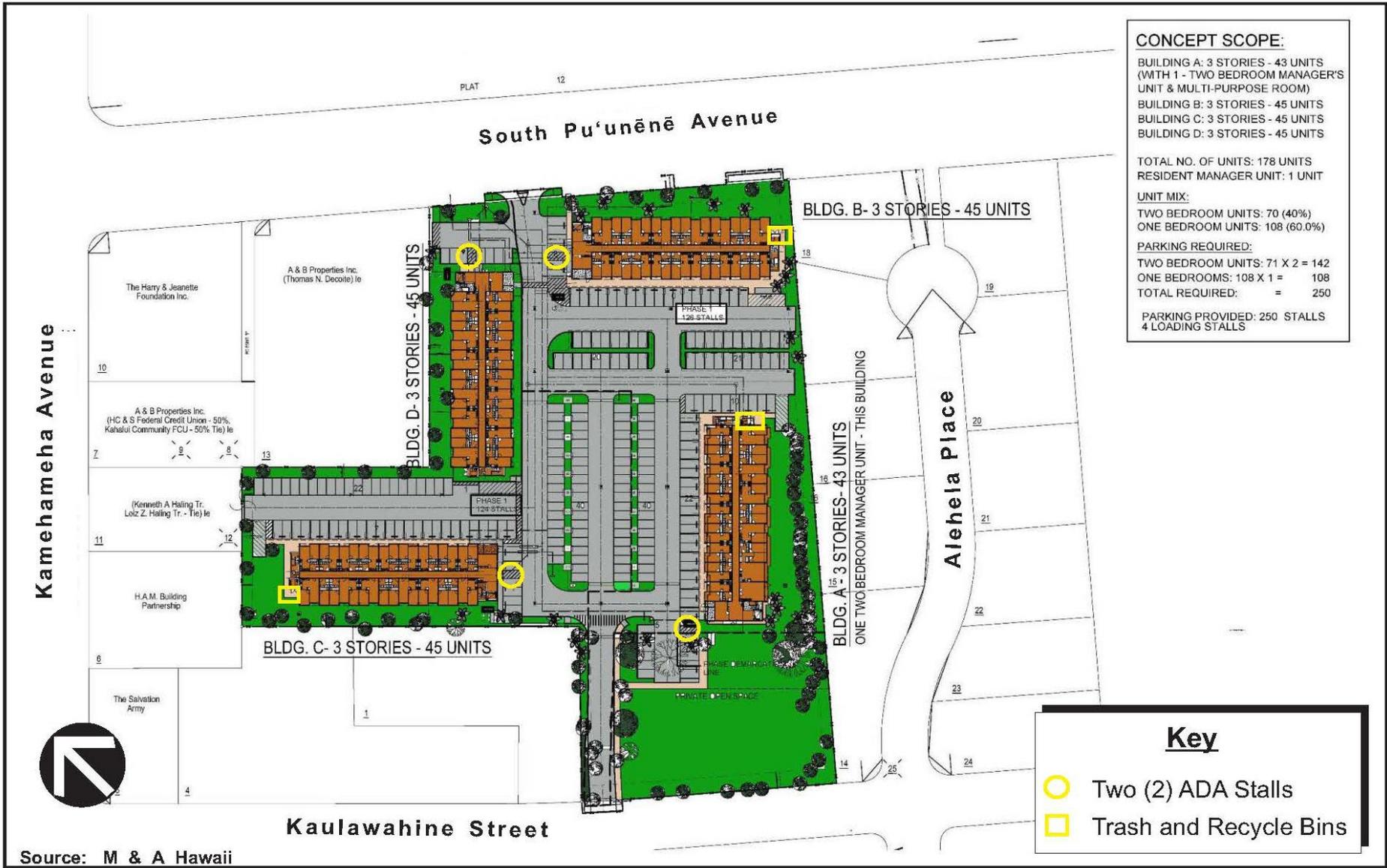
- 4 three-story residential buildings
  - 108 one-bedroom units
    - 12 ADA compliant\*
  - 70 two-bedroom units
    - 11 ADA compliant\*
  - 1 two-bedroom ADA compliant Resident Manager unit
  - Private Park for residents
  - Multipurpose room
  - Laundry Facilities in each building
  - Related Improvements
    - 250 parking stalls for 179 units
    - PV carports in parking lot
    - Landscaping
    - Utilities
- Available to households earning up to 60 percent HUD AMI
- Hale Mahaolu will be property manager

**\* Note: All units can be retrofit to ADA standards**

# 2021 Income Limits and Rents 60 Percent Area Median Income

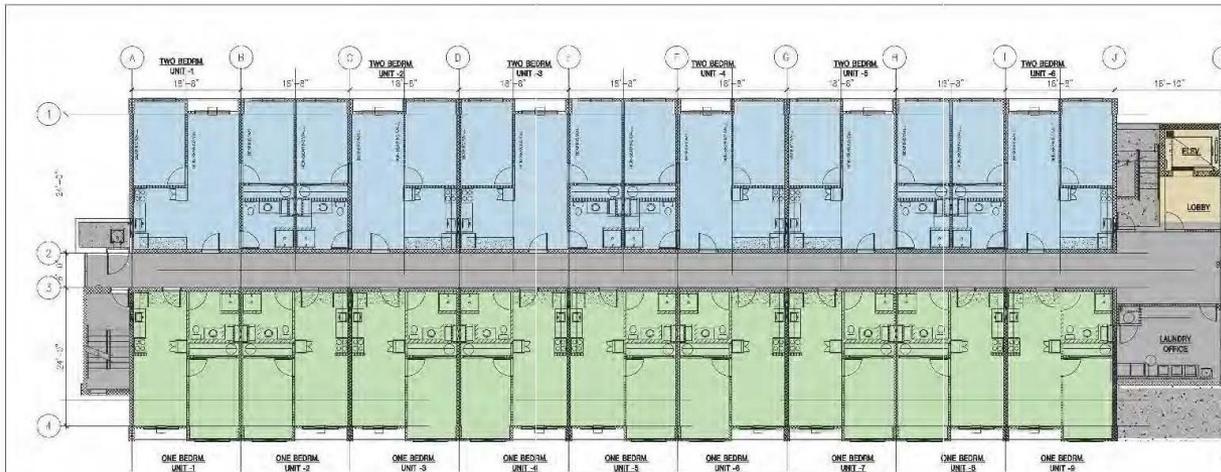
<b>Household Size</b>	<b>Income Limit</b>
1 person	\$43,440
2 person	\$49,620
3 person	\$55,800
4 person	\$61,980
<b>Unit Size</b>	<b>Max Gross Rent</b>
1 Bedroom	\$1,163
2 Bedroom	\$1,395

\*\*Actual Income Limits and Rents are determined annually by the U.S. Department of Housing and Urban Development



Source: M & A Hawaii

# Floor Plate Building A



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.)

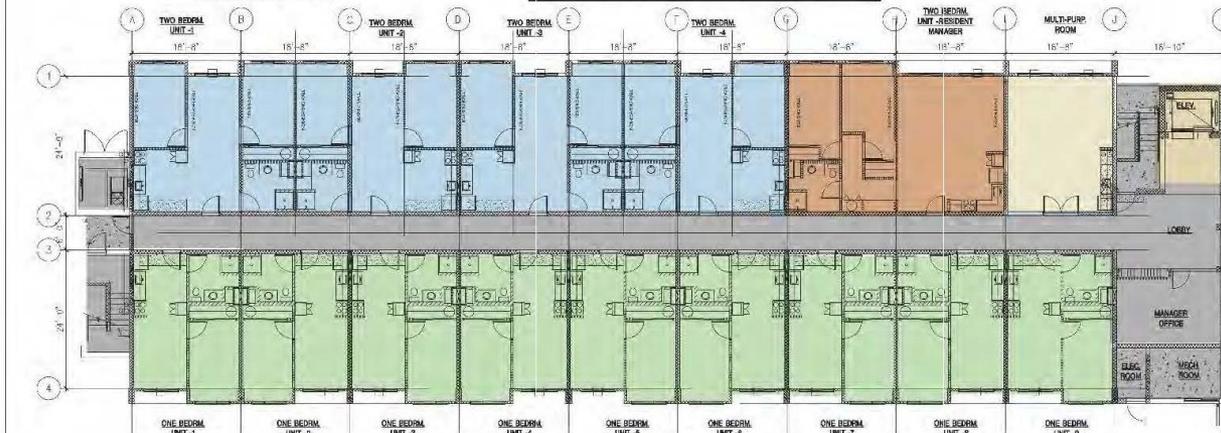
TYPICAL BUILDING PLAN FOR BLDGS. A:  
UNIT MIX COUNT:  
GROUND FLOOR PLAN:  
TWO BEDROOM UNITS: 4  
ONE BEDROOM UNITS: 9  
(PLUS RES. MGR. UNIT: 1)

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



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



Hala Pilina Affordable Housing

W & A BUILDING

SHEET TITLE: TYPICAL BLDG. - GROUND FLOOR, 2ND./3RD. FLR.

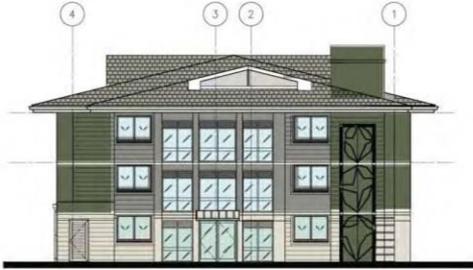
DATE: 05/20/2024

DRAWN BY: [Name]

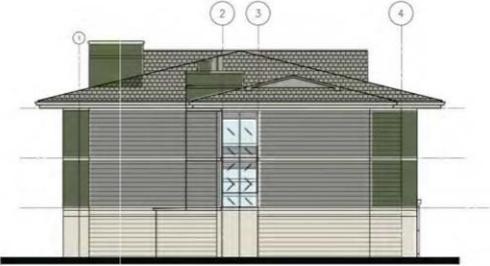
CHECKED BY: [Name]

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

# Building Elevations



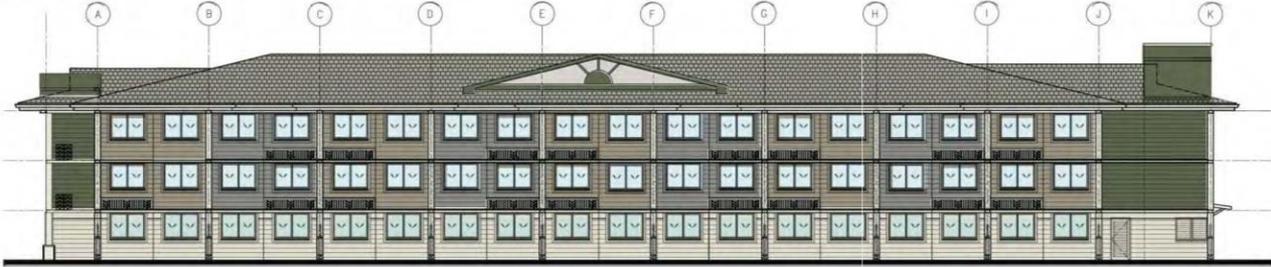
**A** TYPICAL FRONT EXTERIOR ELEVATION BLDG. - A, B, C, D  
A005 SCALE: 1/8" = 1'-0"



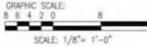
**B** TYPICAL REAR EXTERIOR ELEVATION - BLDG. A, B, C, D  
A005 SCALE: 1/8" = 1'-0"



**C** TYPICAL SIDE EXTERIOR ELEVATION - BLDG. A, B, C, D  
A005 SCALE: 1/8" = 1'-0"



**D** TYPICAL SIDE EXTERIOR ELEVATION - BLDG. A, B, C, D  
A005 SCALE: 1/8" = 1'-0"



REVISIONS

NO.	DESCRIPTION	DATE

Hale Piima Family Affordable  
Rental Project  
150 Puuone Avenue, Kahului,  
Hawaii, 96731  
Tax Map Key: (2) 3-7-013-106



ARCHIT. BLDG.  
EXTERIOR  
ELEVATION  
M & A HAWAII  
2024.03.18  
150 PUAONE AVENUE, KAHULUI, HI 96731  
TEL: (808) 841-2825

Sheet Title

A005

DATE: 2024.03.18

# Conceptual Rendering of Buildings B and D



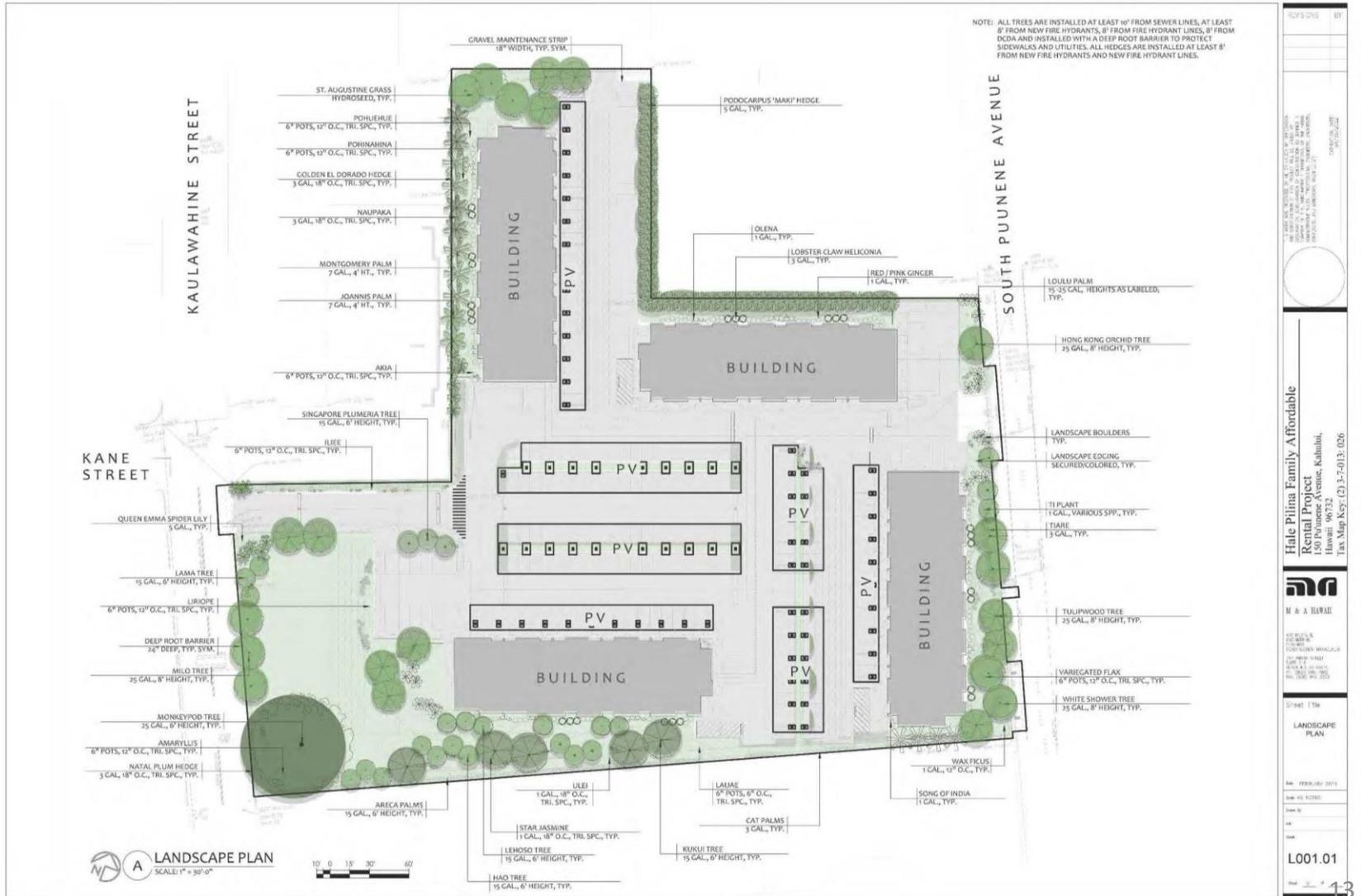
# Conceptual Rendering of Buildings B and D



# Conceptual Rendering of Building C



# Landscape Plan with PV Carports in Parking Lot



**Hale Piliina Family Affordable Rental Project**  
150 Puunene Avenue, Kahanui, Hawaii 96732  
Tax Map Key: (2)3-7-013; 026

**M & A HAWAII**

**LANDSCAPE PLAN**

**L001.01**

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

- Maui County Affordable Housing Fund (\$660,000 approved on December 3, 2021)
- Developer Equity
- Federal and State Low-Income Housing Tax Credits
- State Rental Housing Revolving Fund

# Sustainability Features

- LEED Certified
- ENERGY STAR qualified light fixtures in each unit and common areas
- ENERGY STAR qualified appliances
- ENERGY STAR low emissive roofing products for at least 50% of the roof area
- Landscape with native trees and plants appropriate for soil type and microcultivate to minimize irrigation
- Photovoltaic Panels on carports

# Project Timeline

- Chapter 343, HRS Environmental Assessment
  - ✓ Final Environmental Assessment published on July 8, 2021
- Hawai'i Revised Statutes (HRS) 6E Review with State Historic Preservation Division (SHPD)
  - ✓ SHPD accepted AA report on July 30, 2021
  - ✓ SHPD requires Archaeological Monitoring once construction begins
- Chapter 2.97 Affordable Housing Approval
  - ✓ Filed application on 9/13/21
  - ✓ County Council approved Chapter 2.97 Hale Pilina Resolution on November 5, 2021
- Target construction start date is Q4 2022 or Q1 2023

**Mahalo**