

KAIHAHALE 'O KAHILUHILO AFFORDABLE HOUSING

Maui Council Housing & Land Use Committee

August 5, 2025



Received at 08/05/2025 HLU Committee meeting
from PBR Hawaii & Associates, Inc.

Team



Landowner:

Hawai'i Housing Finance and Development Corporation

Applicant:

HKI Kahului Kaiahale LLC

Developer:

EAH Housing

Architect:

Lowney Architecture

Planning Consultant:

PBR Hawaii

EAH Housing



FOUNDED 1968

Over 750 Employees
in CA & HI



110 PROPERTIES

Over 9,000 Units
Developed & Acquired



Serving Over

**25,000
RESIDENTS**

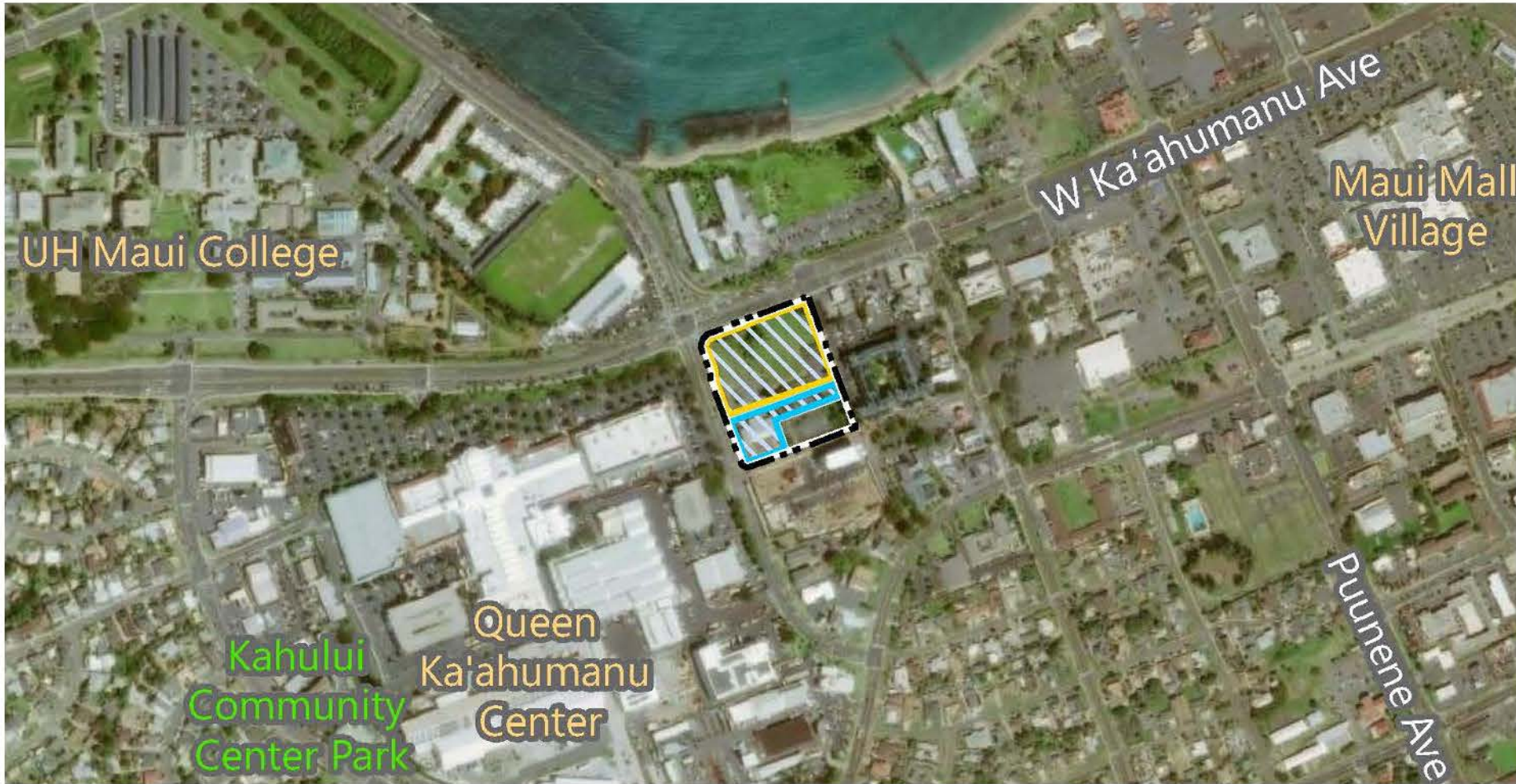


Managing Over

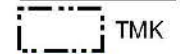
175 PROPERTIES

Over 13,000 units

Location



LEGEND



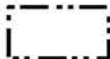
TMK



Affordable Housing

TMK Plat Map

LEGEND

 TMK (2) 3-7-004:003

 Affordable Housing

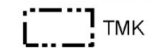


Maui Island Plan

Within Urban
Growth Boundary



LEGEND



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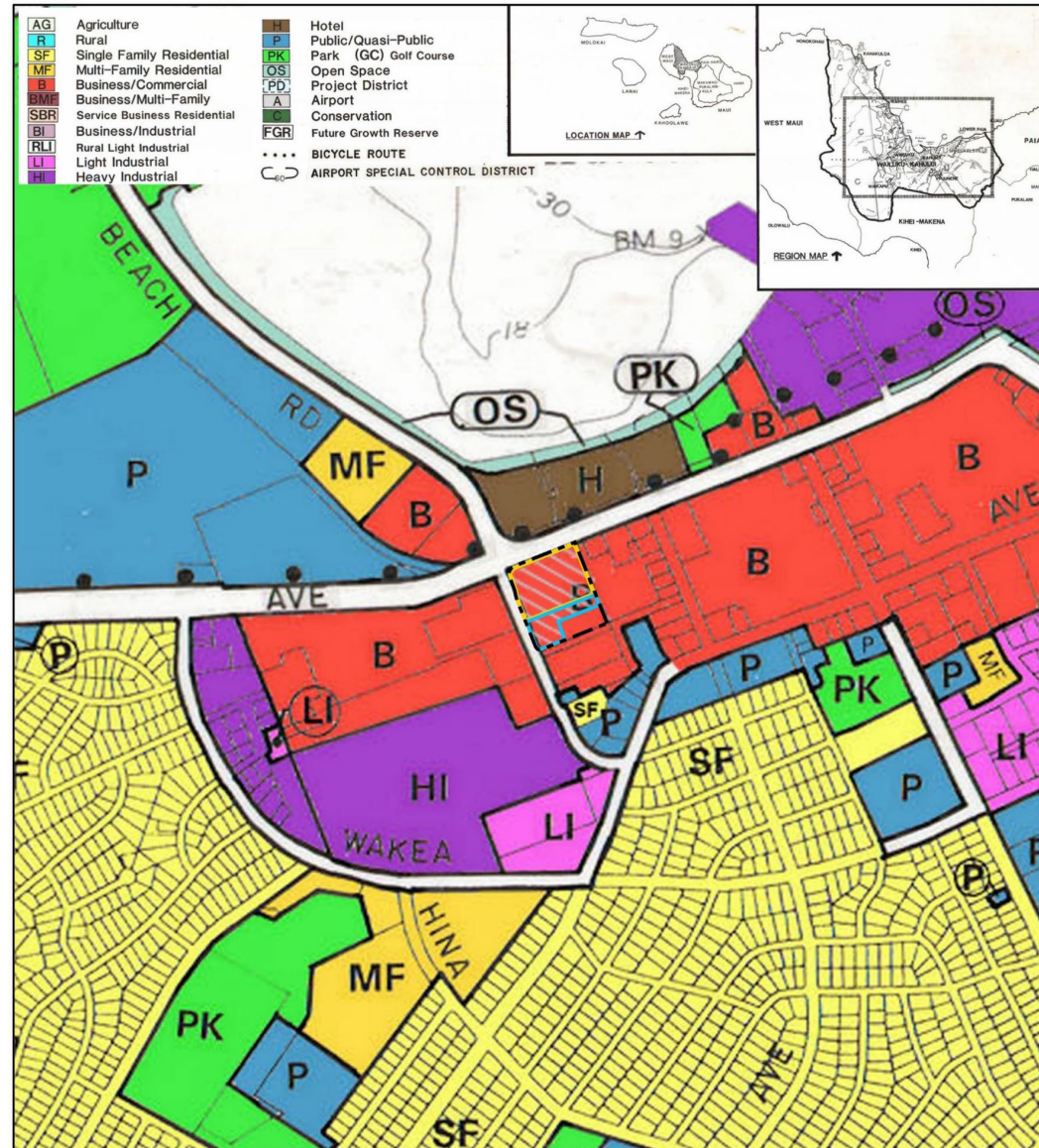
Affordable Housing



Maui Island Plan Growth Boundaries
Urban

Wailuku-Kahului Community Plan

Business/Commercial



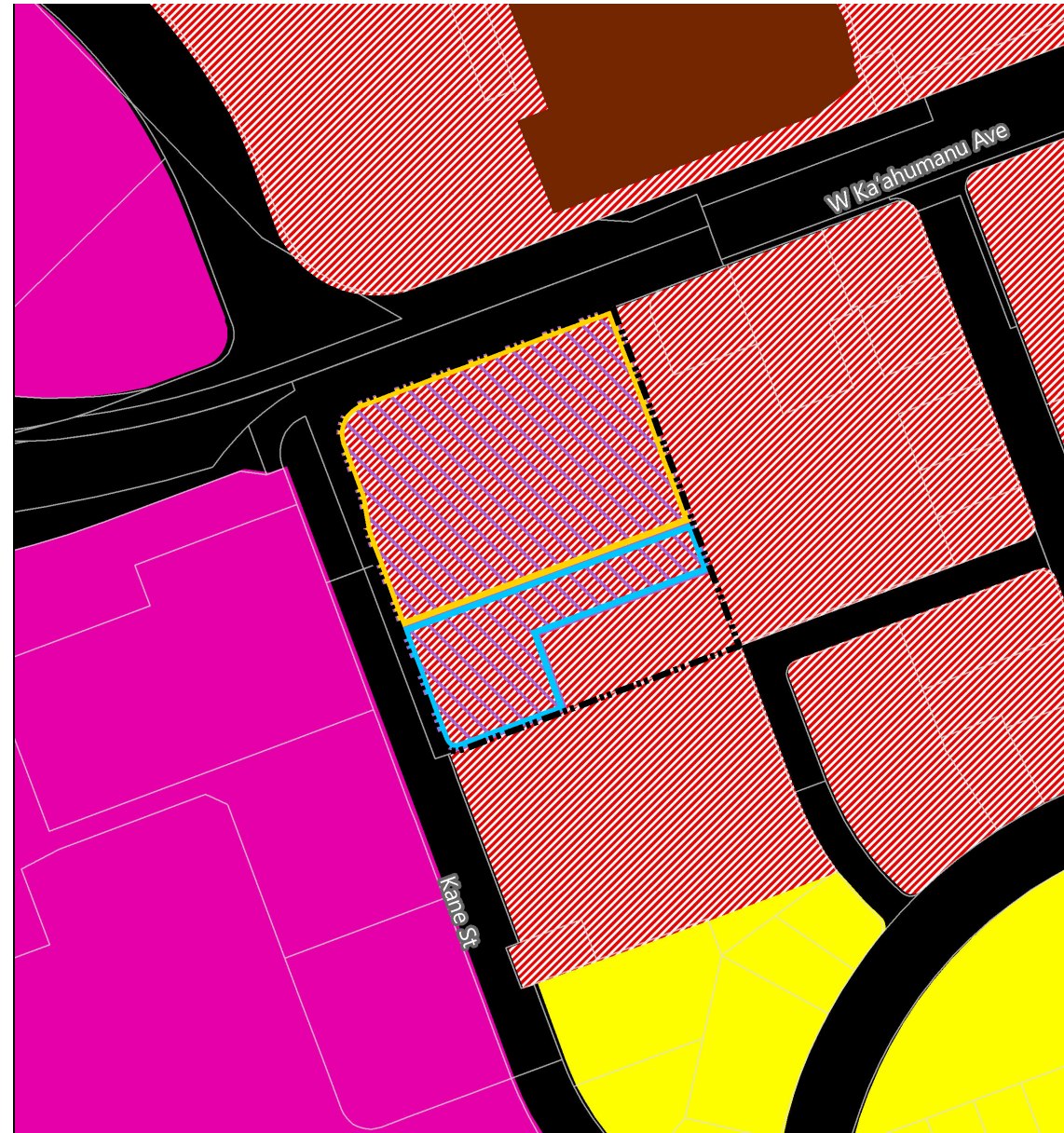
AG	Agriculture
R	Rural
SF	Single Family Residential
MF	Multi-Family Residential
B	Business/Commercial
BMF	Business/Multi-Family
SBR	Service Business Residential
BI	Business/Industrial
RLI	Rural Light Industrial
LI	Light Industrial
HI	Heavy Industrial

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Affordable Housing	

Zoning

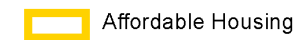
B-2 Business-Community



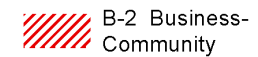
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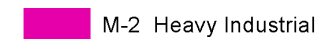
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B-2 Business-Community



M-2 Heavy Industrial

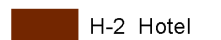


(road)

Zoning



R-3 Residential



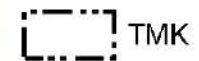
H-2 Hotel

SMA

Within the SMA



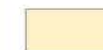
LEGEND



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Affordable Housing



Special Management Area

Photographs



View from southeast corner at the intersection of West Ka'ahumanu Avenue and Kane Street looking southeast toward the property.



View from northern boundary looking west along West Ka'ahumanu Avenue.

Photographs



View from parking lot looking north.



View from parking lot looking south toward the Administration Building.

Timeline 2019-2024

JULY 29, 2019

Executive Order 4590 designates the Project site for:

- Affordable rental housing (current 201H application)
- Civic center uses (future State project)
- A transit hub (Kahului Transit Center)

MAY 2022

HHFDC accepts Kahului Civic Center Final EA/Finding of No Significant Impact (FEA/FONSI).

SEPTEMBER 2023

HHFDC selects EAH Housing to:

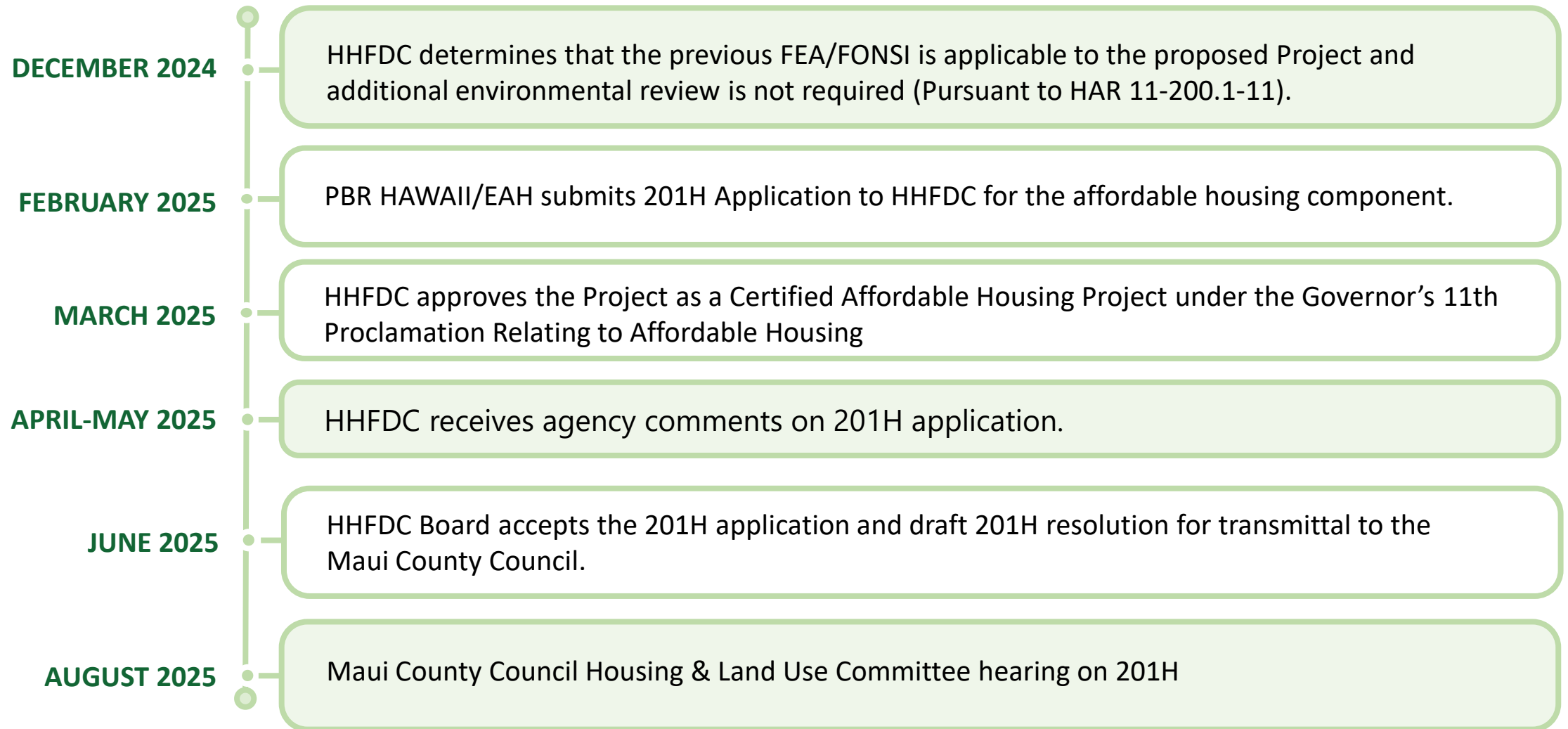
- Lease the affordable housing site; develop and operate the affordable housing component.

MARCH 18, 2024

SHPD accepts AIS and HRER significance evaluations and mitigation recommendations. Effect determination: "Effect, with proposed mitigation." Mitigation includes:

- A Historic American Landscapes Survey (HALS) report (architectural recordation) (done)
- A Historic American Buildings Survey (HABS) report (historic data recovery) (done)
- Stone and mortar boundary wall as a resource to HICRIS (done)
- A Preservation Plan (submitted to SHPD)
- An Archaeological Monitoring Plan for all ground disturbing activities (submitted to SHPD)

Timeline 2024-2025



Project Information

KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING						
Project Site Size	3.4 acres (148,241 SF) Portion of (2) 3-7-004: 003					
Residential Rental Units		30% AMI	50% AMI	60% AMI	Total	Manager Unit
	1-Br	6	32	68	106	-
	2-Br	9	40	128	177	-
	3-Br	2	11	5	18	-
	3-Br	-	-	-	-	2
	Total	17	83	201	301	303
AMI Range	30% to 60% of AMI					
Floor Area	374,018 SF					
Floor Area Ratio	2.2					
Parking Stalls	298 Vehicle Stalls; 4 Loding Stalls					
Bicycle Parking Spaces	196 Long-Term; 22 Short-Term					
Number of Buildings	2 (1 U-Shaped; 1 L-Shaped)					
Number of Stories	6 (1 Ground Floor; 5 Residential Floors); 74' 6" Height					

Amenities



- Lobby



- Multipurpose Room



- Work / Study Area



- Laundry



- Bicycle Parking



- Mail Room



- Fitness Center



- Management Offices



- Social Services



- Recreation Deck

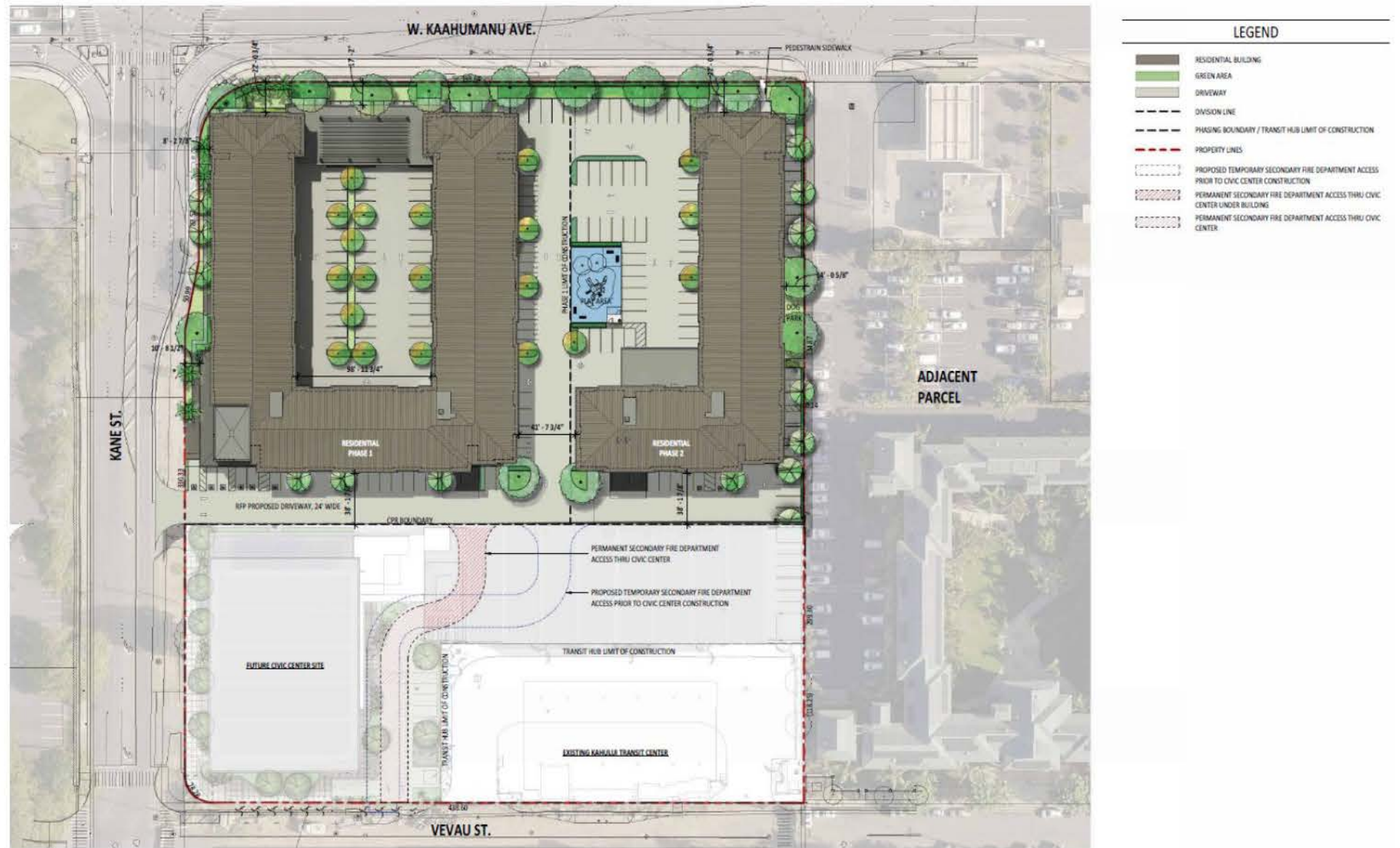


- Keiki Play Area



- Dog Park

Site Plan



Landscape Plan



Rendering - Affordable Housing



Artistic renderings for illustrative purposes only and may not accurately reflect all site conditions. EAH reserves the right to modify the design to meet all requirements and regulations to permit and construct this affordable housing project.

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Mahalo!

100



NORTH ELEVATION



SOUTH ELEVATION

Elevations - Affordable Housing



BUILDING 1 EAST ELEVATION



BUILDING 1 WEST ELEVATION

Elevations – Affordable Housing



BUILDING 2 EAST ELEVATION



BUILDING 2 WEST ELEVATION