



Aikanaha Residences Phases 1 & 2

OVERVIEW

Development of a 212 unit (106 units per phase) deed-restricted multifamily workforce housing rental project located in the Waikapu Country Town (WCT) master-planned community just east of the Honoapiilani Highway, Wailuku, Maui, Hawaii. See attached location map and site plan.

CURRENT SITE CONDITIONS

Currently, the site is undeveloped and had formerly been utilized for agricultural uses. The site does not include any habitat for special status plant/animal species or wetlands, and is not crossed by any streams or other bodies of water. A Phase 1 Environmental Site Assessment completed did not uncover any Recognized Environmental Conditions.

UNIT/BUILDING MIX

Each phase of the project will include the following unit mix/sizes:

- 15 Studio units (371 square feet)
- 38 1-bedroom units (533 square feet)
- 51 2-bedroom units (two sizes, 767 and 777 square feet)
- 2 3-bedroom units (1,064 square feet)

Units are located within three three-story buildings. There are two unique residential building types. Ten percent of the units will be accessible to people with disabilities consistent with the requirements of the Americans with Disabilities Act. A fourth building will contain laundry/leasing office/community room space.

RESIDENT POPULATION & INCOME LIMITS

All residents will consist of low-income (up to 60 percent of the Maui County Area Median Income (AMI)), very low-income (up to 50 percent of Maui County AMI) and extremely low-income (up to 30 percent of Maui County AMI) families and individuals. Deed restrictions will be recorded against the project to ensure long-term affordability (66 years minimum).

ACCESS

Access to the project will be provided immediately off the proposed WCT Main Street. The project will not be gated.

PARKING

Parking will be provided through 327 total at-grade surface spaces for a parking ratio of 1.54 spaces per unit. Total number of spaces includes 126 guest spaces and 14 accessible spaces. Onsite bicycle parking/storage will also be provided.

AMENITIES

Amenities for each phase will include outdoor gathering areas, a playground, and an approximately 3,300 square foot community building featuring activity/meeting space and a computer lab. Resident services facilities will include a leasing office, laundry, multiple secure trash enclosures, and an EV charging station.

STATUS OF ENTITLEMENTS

The project is appropriately zoned, eliminating the need for higher-level entitlements such as a Community Plan Amendment that often take several years or more to obtain. The only remaining Maui County non-ministerial approval required is Development Plan Review, a lower-level entitlement, on which we began working upon notice of the project's Affordable Housing Fund (AHF) award recommendations. We are also



Aikanaha Residences Phases 1 & 2

working toward the project's building and grading permit submittals. The development team is committed to pursuing these approvals as concurrently as possible to expedite the start of construction.

STATUS OF ENVIRONMENTAL REVIEW

The project is exempt from Environmental Assessment review per Hawaii Revised Statutes 11-200.1-15 (c)(10) afforded projects that involve new construction of affordable housing. We are currently working with Planning staff of the Hawaiian Housing Finance and Development Commission (HHFDC) to process the exemption.

AHF REQUEST/AWARD RECOMMENDATION & PROJECT SOURCES/USES OF FUNDS

In November 2023, Aikanaha Residences Phases 1 and 2 applied for AHF funding in the amount of \$14 million (\$7 million per phase) or about \$66,000/unit. On January 17, the development team received notice that the project had been recommended for an award in the full amount of funding requested.

Below is the current sources and uses of funds for the project (both Phases 1 and 2). Total development cost is estimated to be approximately \$113.5 million. The table demonstrates the AHF funding's role in helping to unlock and leverage additional resources:

Sources of Funds

Permanent Loan -Tax Exempt	\$13,760,000
LIHTC Tax Credit Equity	\$46,345,562
HHFDC Rental Housing Revolving Fund	\$39,220,000
Deferred Developer Fee	\$163,220
Maui County AHF Program	\$14,000,000
TOTAL USES OF FUNDS	\$113,488,782

Uses of Funds

Land	\$8,649,156
Construction	\$83,159,318
Soft Costs	\$5,933,136
Construction Loan Interest	\$4,711,188
Financing Fees/Costs	\$2,015,286
Reserves	\$662,794
Developer Fee	\$8,357,904
TOTAL USES OF FUNDS	\$113,488,782

Note that these amounts are subject to change as inputs are refined during the HHFDC application process.

PROJECT TIMELINE

Below is a project timeline assuming a both phases of the project are developed at the same time:

Apply to HHFDC for Financing	02/16/2024
HHFDC Financing Award	09/26/2024
Building Permit Issuance	06/27/2025
Close of Construction Financing	07/18/2025
Construction Start Date	08/11/2025
Construction Completion Date	07/30/2027
Projected Occupancy Permit Date	08/13/2027
Lease-Up of Project for 100% Occupancy	05/12/2028



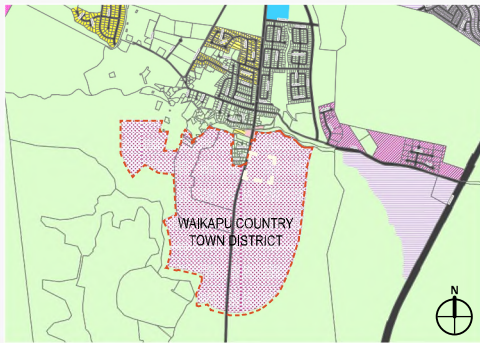
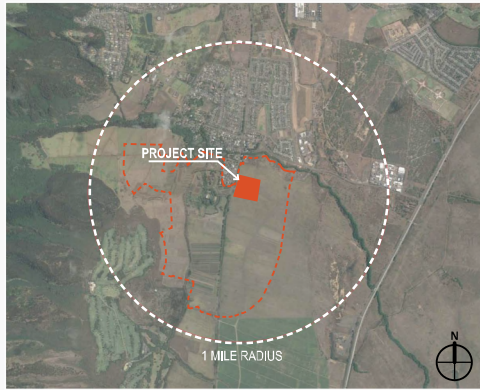


AIKANAHA RESIDENCES PHASES 1 AND 2

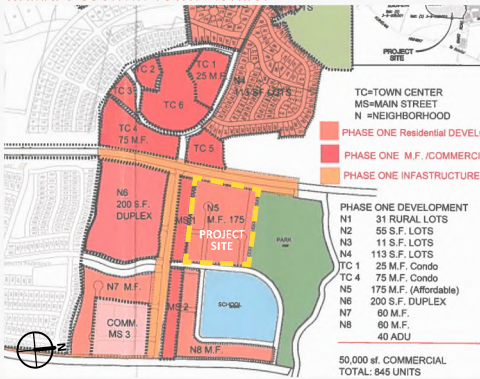
WAIKAPU - MAUI

NOVEMBER 3, 2023





COUNTY OF MAUI / TITLE 19 - ZONING / CHAPTER 19.96 - WAIKAPU COUNTRY TOWN DISTRICT



PROJECT INFORMATION

SITE LOCATION:

Honoapiilani Hwy, Wailuku, Maui, HI, 96793

PARCEL NUMBER:

2360020030000

ZONING DISTRICT:

WCT - Waikapu Country Town District

LOT AREA:

15.971 Ac.	Gross Area
1.430 Ac.	Less: Access and Utility Easement
1.798 Ac.	Less: Open Space Easement
12.743 Ac.	Net Area

ALLOWABLE DENSITY

19.96.140 - LOT TYPE DEVELOPMENT STANDARDS- MULTI-FAMILY COMPLEX

Lot Area (Min/Max in SF):	10,000
Lot Width (Min/Max in ft.):	60' / no max.
FLOOR AREA RATIO (FAR):	90% max.
MAXIMUM BUILDING HEIGHT:	40'-0"

REQUIRED YARD:

Front Setback:	15'-0"
Rear & Side Setback:	10'-0"

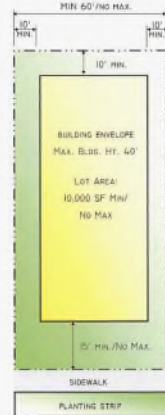
PERMITTED USES:

19.96.100 - PRINCIPAL, ACCESSORY, AND SPECIAL USES.

Zoning District: Residential

Apartment:	Permitted
Dwelling unit, multi-family:	Permitted
Dwelling unit, single-family:	Permitted
Dwelling unit, townhouse:	Permitted
Park:	Permitted
Parking area, public:	Permitted

Multi-Family Complex



Neighborhood Block & Lot Examples



LOT TYPES:

19.96.130 - LOT TYPES IN ZONING DISTRICTS

Zoning District: Residential

Multi-Family Complex	Permitted
Multi-family courtyard	Permitted
Parking	Permitted

OFF-STREET PARKING

19.96.150 - PARKING STANDARDS.

CHAPTER 19.36B DOES NOT APPLY TO THE WAIKAPU COUNTRY TOWN.

19.36B.020 - DESIGNATED NUMBER OF OFF-STREET PARKING SPACES

The number of required parking spaces shall be based on the floor area of each use or component use except where otherwise specified

HOUSING:

Proposed design stalls use Maui code Chapter 19.36B - Off-Street Parking and Loading housing as a baseline.

Proposed stalls:	327 stalls total
	166 stalls for Phase 1
	161 stalls for Phase 2

MINIMUM PARKING DIMENSIONS:

Standard:	8.5'x18', 7' vertical clearance
Standard (parallel):	8.5'x22', 7' vertical clearance

LOADING

19.36B.030 - DESIGNATED NUMBER OF LOADING SPACES.

Loading spaces shall be provided according to the following table for each building or use with a floor area two thousand square feet or greater within all zoning districts, excluding the dwelling floor area in each building containing one or more dwelling units:

1 loading space small size

Floor Area	1 space Small Size
2,000—5,000	(8.5'x19', 10' vertical clearance)

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, 2004 ADAAG

208.2.3 RESIDENTIAL FACILITIES. PARKING SPACES PROVIDED TO SERVE RESIDENTIAL FACILITIES SHALL COMPLY WITH 208.2.3.

233.3.1.1 Residential Dwelling Units with Mobility Features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with 809.2 through 809.4 and shall be on an accessible route as required by 206.

212 Residential Dwelling Units Proposed x 5% = **10.6**
= **11 Units with Mobility Features**
= **11 ADA Parking Spaces**

208.2.3.2 Additional Parking Spaces for Residents. Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, 2 percent, but no fewer than one space, of all the parking spaces not covered by 208.2.3.1 shall comply with 502.

Total Parking Spaces Proposed :	327 Parking Spaces
Parking Spaces Provided for Units:	318 Parking Spaces (1.5stalls / unit)
Additional Parking for Residents:	9 Parking Spaces
9 Parking Spaces x 2% =	0.18 = 1 Additional ADA Parking Space

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

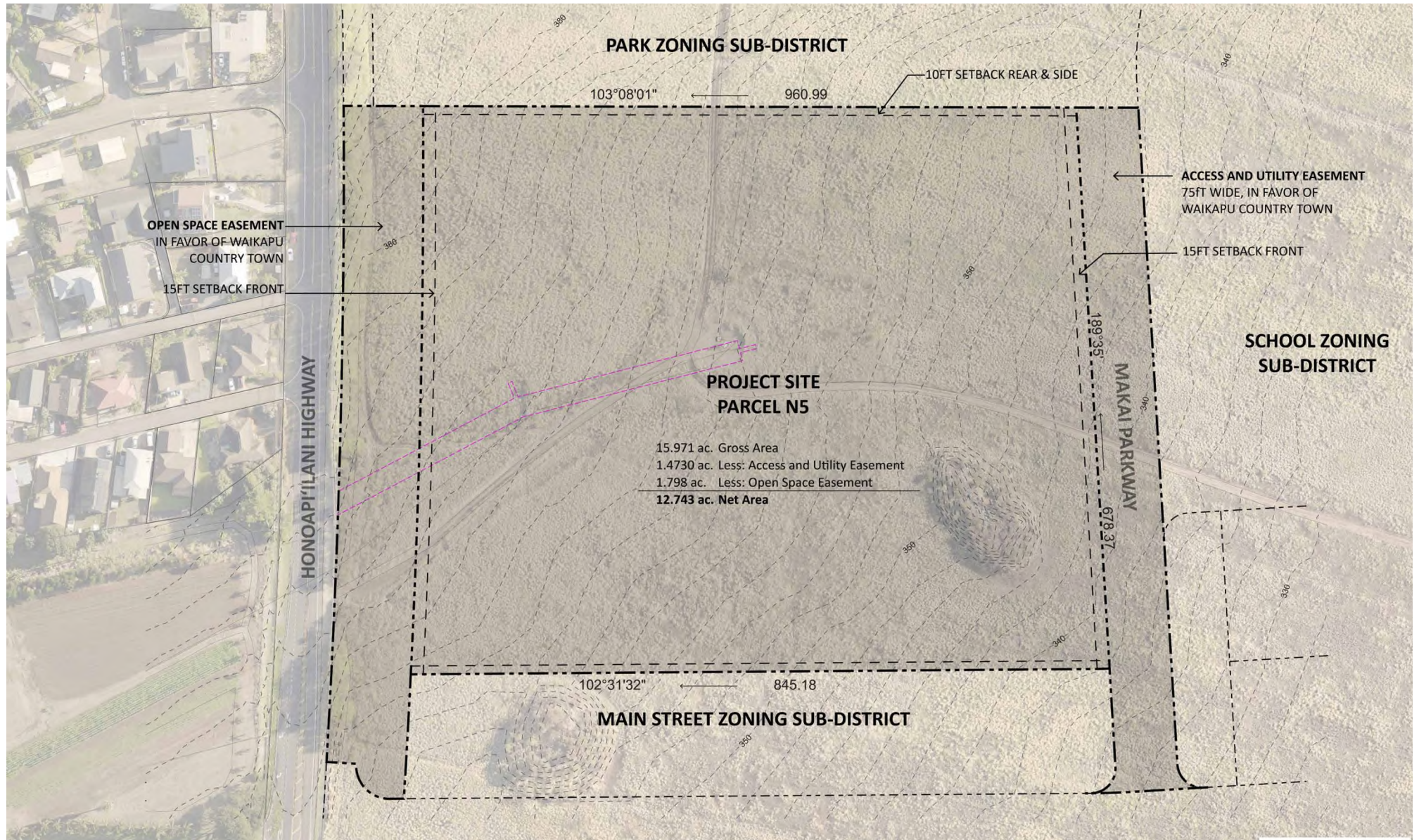
Private club, fitness:	1 ADA Parking Stall per Community Building
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Total = 14 ADA Parking Spaces

208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

Total 14 ADA Parking Spaces / 6 = 2 Van Parking Spaces









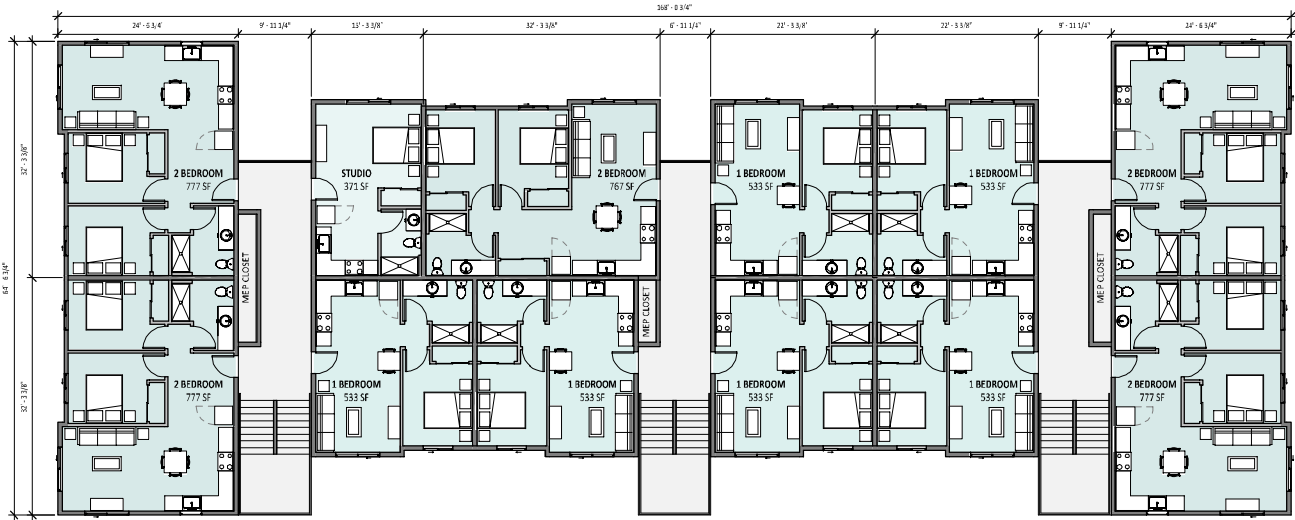




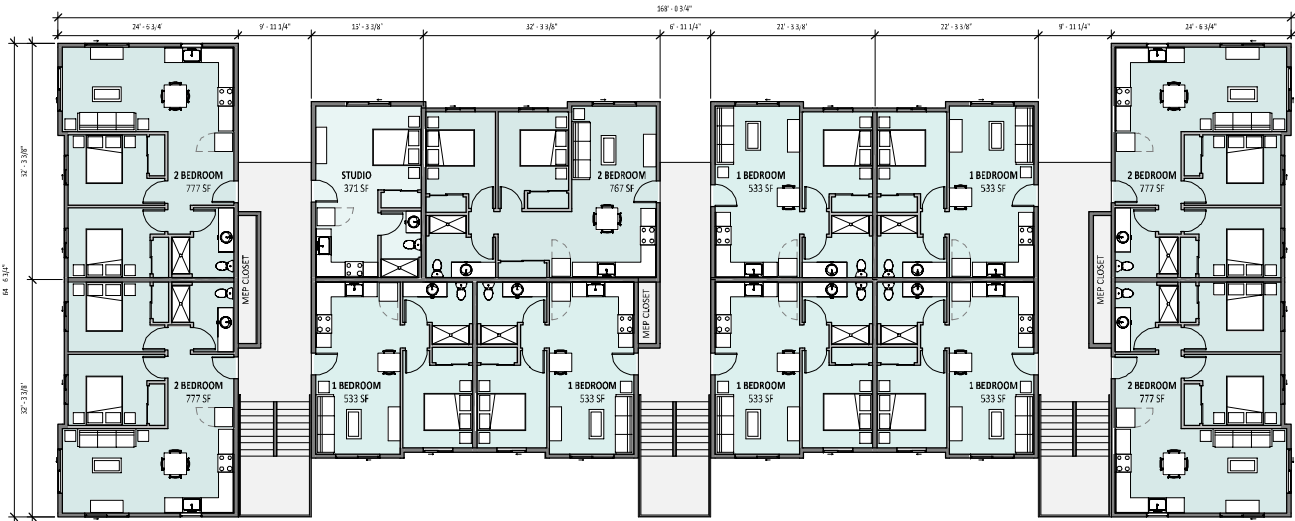




BUILDING TYPE 1				
UNIT TYPE	GSF	QT	Total GSF	Unit Ratio
Studio	371	3	1,113	8.3%
1 Bedroom	533	18	9,594	50.0%
2 Bedroom A	767	3	2,301	8.3%
2 Bedroom B	777	12	9,324	33.4%
Subtotal		36	22,332	
Corridor and Utility spaces			3,706	
Building Type 1 Total GSF			26,038	
Total - Phase 1	26,038	1 BUILDING	26,038	
Total - Phase 2	26,038	1 BUILDING	26,038	
Total		2 BUILDINGS	52,076	



FLOOR PLAN - LEVELS 2-3
1/8" = 1'-0"



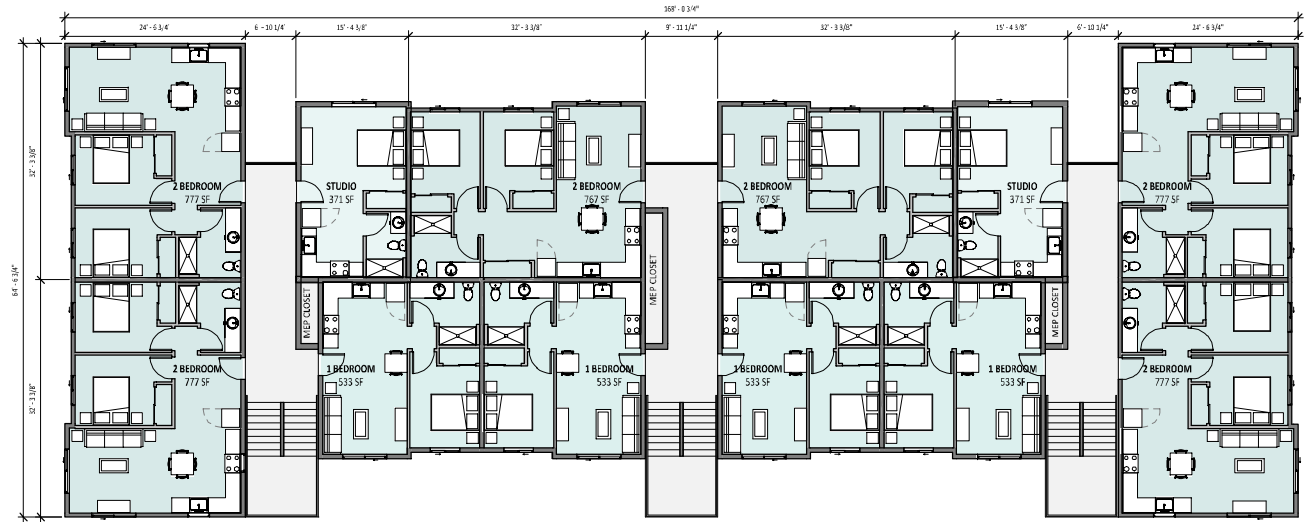
FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

BUILDING TYPE 2

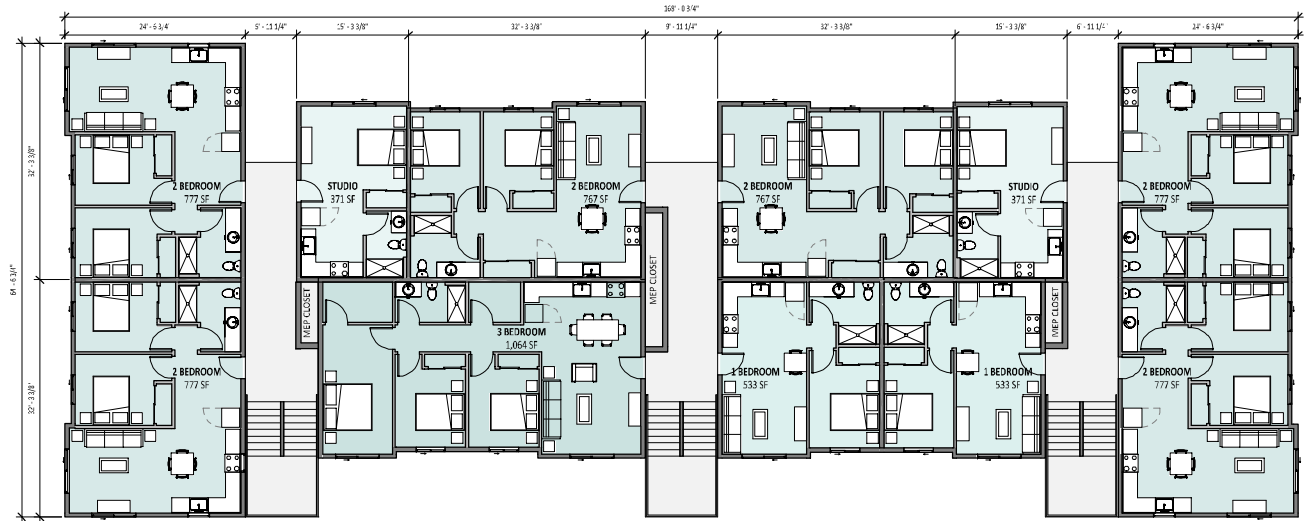
UNIT TYPE	GSF	QT	Total GSF	Unit Ratio
Studio	371	6	2,226	17.1%
1 Bedroom	533	10	5,330	28.6%
2 Bedroom A	767	6	4,602	17.1%
2 Bedroom B	777	12	9,324	34.3%
3 Bedroom	1,064	1	1,064	2.9%

Subtotal		35	22,546	
Corridor and Utility spaces			3,550	
Building Type 1 Total GSF			26,096	

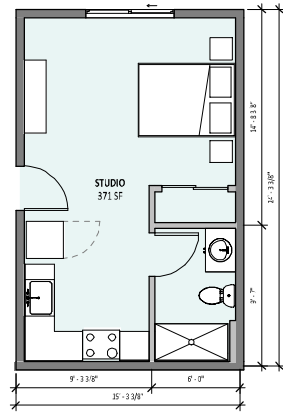
Total - Phase 1	26,096	2 BUILDINGS	52,192	
Total - Phase 2	26,096	2 BUILDINGS	52,192	
Total		4 BUILDINGS	104,384	



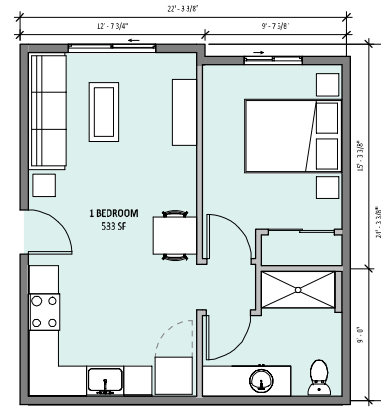
① FLOOR PLAN - LEVELS 2 & 3
1/8" = 1'-0"



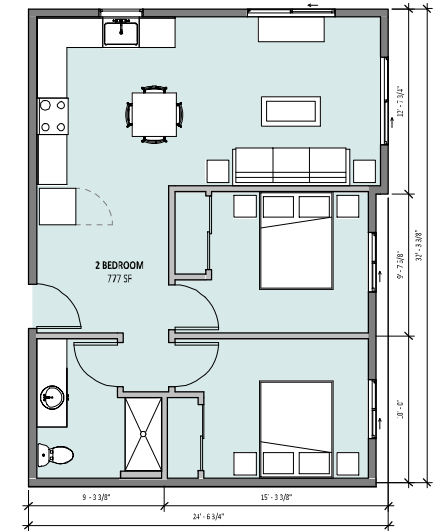
② FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



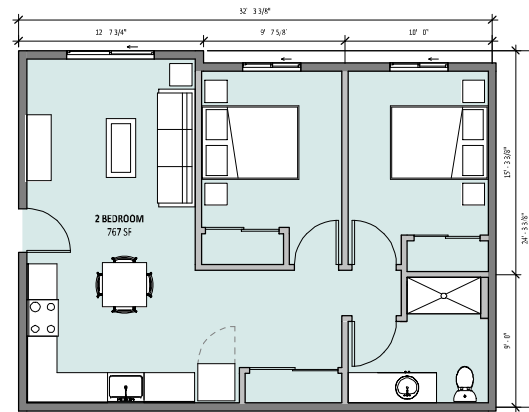
① STUDIO - UNIT PLAN
1/4" = 1'-0"



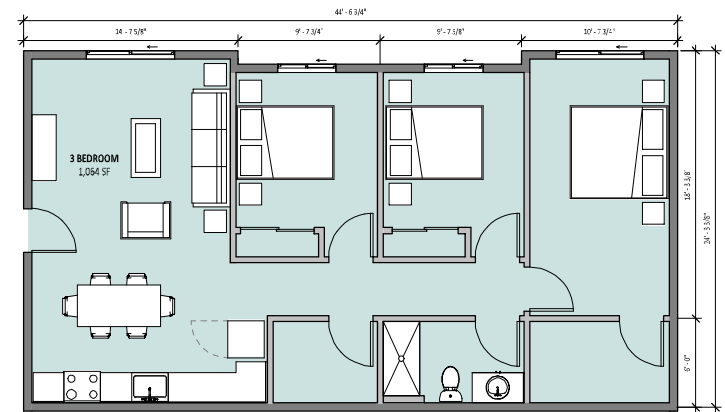
② 1 BEDROOM - UNIT PLAN
1/4" = 1'-0"



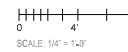
③ 2 BEDROOM - TYPE 2 - UNIT PLAN
1/4" = 1'-0"

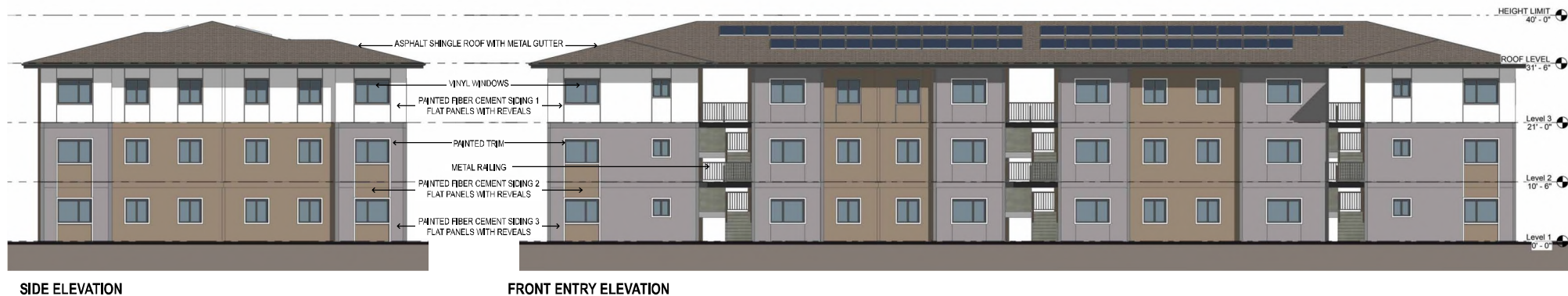


④ 2 BEDROOM - TYPE 1 - UNIT PLAN
1/4" = 1'-0"



⑤ 3 BEDROOM - UNIT PLAN
1/4" = 1'-0"





EXTERIOR FINISH:

- Hardie fiber cement siding flat panel design options over Tyvek Commercial wrap weather resistive barrier.
- Hardie fiber cement or Miratec Trim boards.
- Painted finished over siding.

ROOFING:

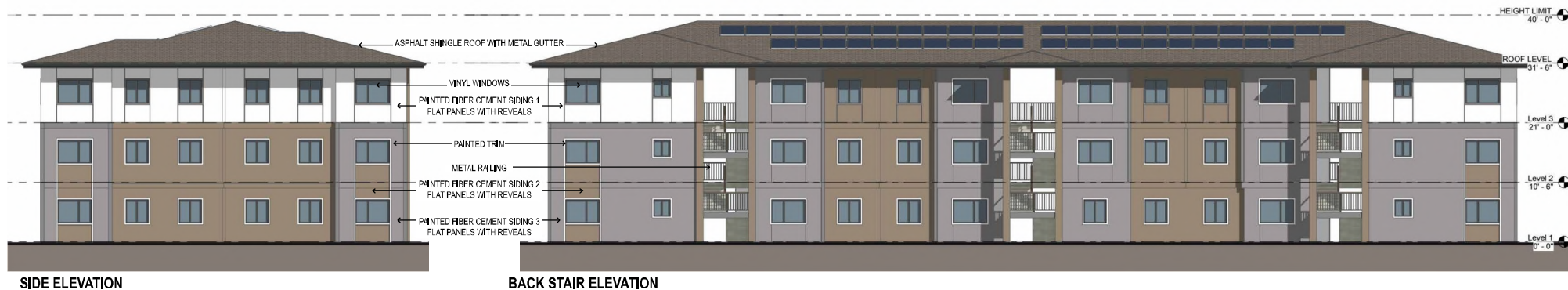
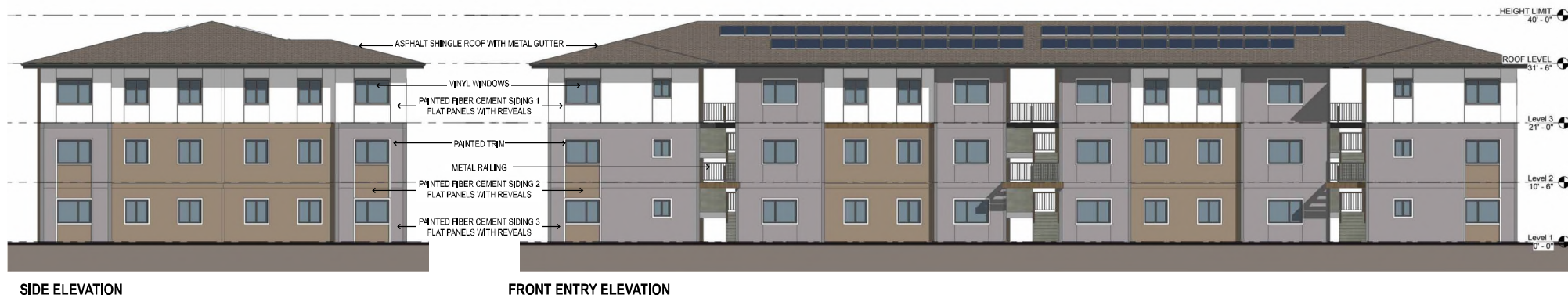
- CertainTeed Landmark asphalt shingle roofing with CertainTeed Roof Runner underlayment.

DOORS:

- All doors typical 6'-8" height residential grade.
- Unit Entry Doors- Solid core wood door with hollow metal frame, 20 min fire rated.
- Unit Passage- Hollow core wood door with wood frame
- Unit Bedroom Closets- Hollow core bypass doors with wood frame

WINDOWS:

- Nail on vinyl flanged windows with interior 1x8 wood sill trim.
- Non-impact rated windows.



EXTERIOR FINISH:

- Hardie fiber cement siding flat panel design options over Tyvek Commercial wrap weather resistive barrier.
- Hardie fiber cement or Miratec Trim boards.
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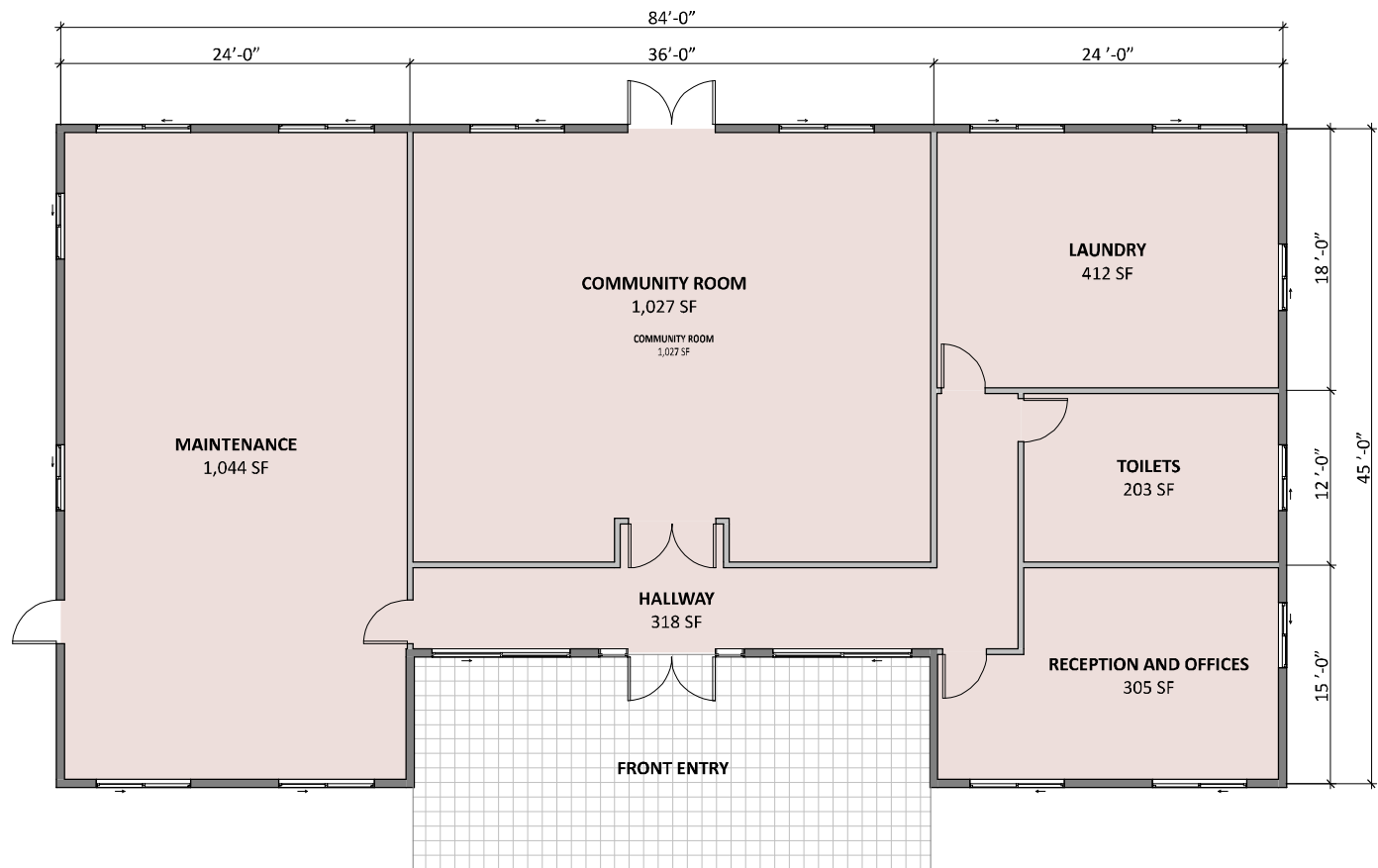
WINDOWS:

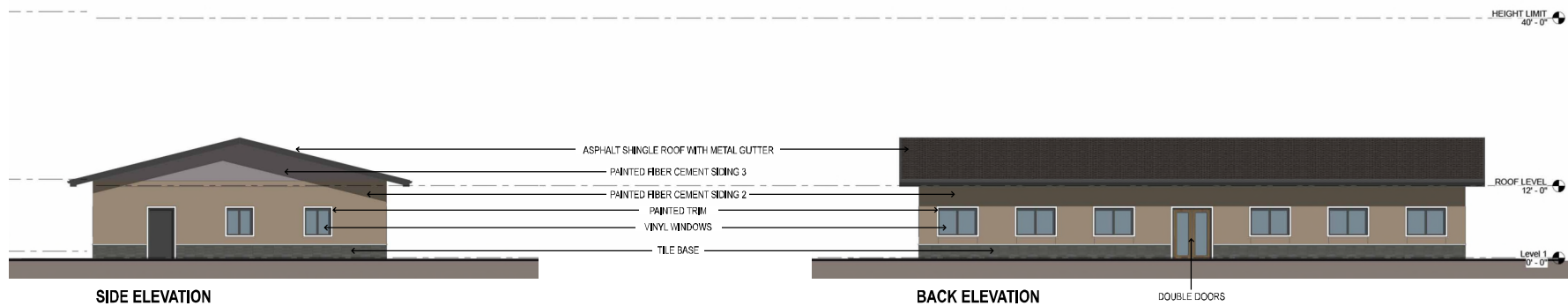
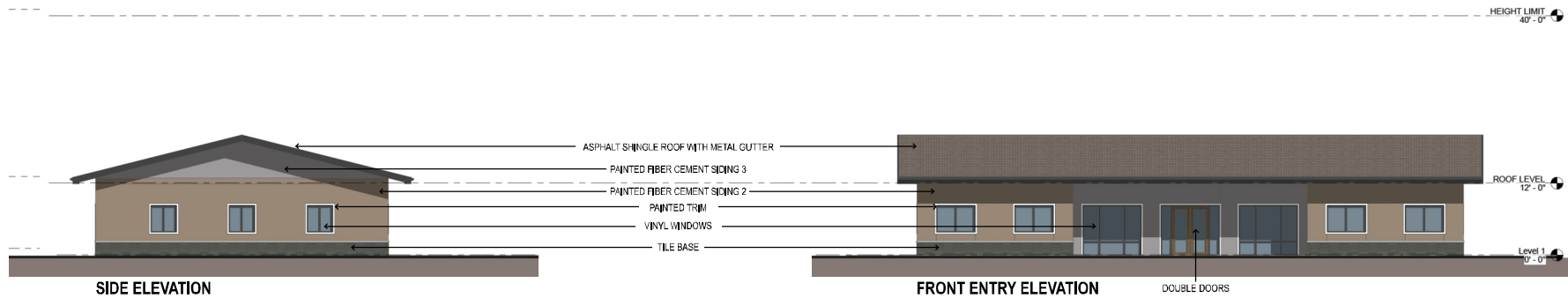
- Nail on vinyl flanged windows with interior 1x8 wood sill trim.
- Non-impact rated windows.





COMMUNITY BUILDING	
ROOM	Total GSF
Community Room	1,027
Laundry	412
Maintenance	1,044
Hall/Circulation	321
Reception/Office	305
Community Toilets	203
COMMUNITY BUILDING TOTAL:	3,312





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HLU Committee

From: Jeffrey Ueoka <jueoka@mrwlaw.com>
Sent: Wednesday, January 31, 2024 11:46 AM
To: HLU Committee
Subject: HLU-3(13)
Attachments: Aikanaha Residences Phases 1 & 2 01.27.24.pdf

You don't often get email from jueoka@mrwlaw.com. [Learn why this is important](#)

Hi,

Please see below link to the design package and attached information sheet.

<https://app.box.com/s/o4zb217jgvwvpc4brdc6luijmk7tnvc9>

Thanks,
Jeff