



HALE PILINA | FAMILY AFFORDABLE RENTAL HOUSING PROJECT - UPDATE

CATHOLIC CHARITIES HOUSING DEVELOPMENT CORPORATION

W. KAMEHAMEHA AVENUE

SOUTH PU'UNENE AVENUE



KAULAWAHINE STREET

ALEHELA PLACE

IMPROVEMENT HIGHLIGHTS:

- Keeping 3 stories adjacent to single family residences along Alehela Place.
- Covered parking on ground floor in building C and Building D.
- Provide open lawn at center of the development for family and children to enjoy
- Added play structure and perimeter fence.
- Connect Pu'unene Avenue and Kaulawahine Street with single internal road and parking lots are branched off from this main road to improve vehicular circulation and safety.
- Added raised walkway to control vehicle speed and provide additional safety features.
- LEED GOLD

IMPROVED SITE PLAN



	ENTITLEMENT (Resolution No. 21-117)	APPROVED PROJECT	PROPOSED REFINEMENT	REASON FOR IMPROVEMENT
TOTAL UNIT COUNT	179	179	179	No change.
UNIT MIX				Provide more 2BR units to accommodate larger households.
1BR		108 (60%)	89 (50%)	
2BR		71 (40%)	89 (50%)	
BUILDING GROSS AREA		134,520 SF	141,209 SF	Provide more 2BR units.
BUILDING HEIGHT	A-2 ZONING (MAX. 60'-0")	A-2 ZONING (MAX. 60'-0")	A-2 ZONING (MAX. 60'-0")	No change to Bldg A and B. C and D were raised to provide ground floor parking and add green space.
Building C		34'-9"	46'-11"	
Building D		34'-9"	46'-11"	
BUILDING SETBACK	A-2 ZONING	A-2 ZONING (BUILD TO LINE)	A-2 ZONING (BUILD TO LINE)	Minor changes to building footprint to allow more green space.
PARKING COUNT		250 stalls total	263 stalls total	Provide second stall for 2BR units.
OPEN SPACE		25,756 SF	42,672 SF	Reduce hardscape and add green space.
TARGET MARKET	Families	Families	Families	No change.
AFFORDABILITY LEVEL	60% AMI	60% AMI	60% AMI	No change.
SITE ACCESS		Full access at Kaulawahine St; RI/RO access at S. Pu'unene Ave	Full access at Kaulawahine St; RI/RO access at S. Pu'unene Ave	No change but shifted plan east to create one continuous internal roadway for safety.
AMENITIES		One Multi-purpose room for entire project	Two Multi-purpose buildings	Promote community engagement.
CASE MANAGER OFFICE		None	One per building	Provide easy access to resources.
PV		PV carports	Rooftop PV	Reduce hardscape.

BEFORE AND AFTER COMPARISON



CONCEPT VISUALIZATION - BUILDING C GROUND LEVEL PERSPECTIVE



HALE PILINA

FAMILY AFFORDABLE RENTAL HOUSING PROJECT

CATHOLIC CHARITIES HOUSING DEVELOPMENT CORPORATION | DEC. 2023



MUNEKIYO HIRAGA



DESIGN PARTNERS
INCORPORATED

2024 LIHTC APPLICATION - FINANCING SOURCES & USES

USES	
Land	\$3,186,466
Construction, Onsite, Offsite Improvement	\$89,990,945
Soft Costs + Contingencies	\$12,783,392
Construction loan interests	\$3,428,890
Developer Fee	\$3,000,000
TOTAL	\$112,389,693

INTERIM SOURCES		PERMANENT SOURCES	
Sponsor Equity	\$100,000	Sponsor Equity	\$437,775
LIHTC Equity	\$5,045,170	LITHC Equity	\$50,451,701
HulaMae Multi-Family Tax Exempt Bond (HMMF)	\$59,892,343	Permanent Loan	\$11,270,000
Rental Housing Revolving Fund (RHRF)	\$33,420,216	Rental Housing Revolving Fund (RHRF)	\$39,570,217
Maui County Affordable Housing Fund (AHF)	\$10,660,000	Maui County Affordable Housing Fund (AHF)	\$10,660,000
Deferred Developer Fee	\$2,500,000		
Other Deferred Costs	\$771,964		
TOTAL	\$112,389,693	TOTAL	\$112,389,693

Sources & Uses



Milestones					Start Date	End Date
Approval of MCC 2.97						November-21
Other Approvals (please list as applicable)						
Amendment to Reso 21-177					September-23	January-24
Civil & Landscape Construction Documents					September-23	November-23
Building Construction Documents					November-23	February-24
Civil & Landscape Plans (review/approval)					December-23	October-24
Building Plans (review/approval)					February-24	October-24
DCAB Approval					February-24	May-24
Grading Permit					December-23	October-24
Building Permit					February-24	October-24
Construction Bid/Contract					April-24	July-24
Closing of Financing					August-24	October-24
Construction Start ¹						
First Building					April-25	June-26
Last Building					September-25	October-26
Construction Substantial Completion ¹						
First Building						June-26
Last Building						October-26

PROJECT MILESTONES



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MAUI COUNTY INCOME LIMITS

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>
30% AMI	\$24,330	\$27,810	\$31,290	\$34,740	\$37,530
50% AMI	\$40,500	\$46,350	\$52,150	\$57,900	\$62,550
60% AMI	\$48,660	\$55,620	\$62,580	\$69,480	\$75,060

MAUI COUNTY RENT LIMITS (incl Utilities)

Hale Pilina Rent Schedule (w/o Utilities)

	1 Bedroom	2 Bedroom	1 Bedroom	2 Bedroom
30% AMI	\$651	\$782	\$499	\$573
50% AMI	\$1,086	\$1,303	\$934	\$1,094
60% AMI	\$1,303	\$1,564	\$1,151	\$1,355





CONCEPT VISUALIZATION - ENTRY MONUMENT CONCEPT



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MUNEKIYO HIRAGA



DESIGN PARTNERS
INCORPORATED

Mahalo for your consideration!



Yvette Bouthillier

From: BFED Committee
Sent: Monday, February 26, 2024 8:10 AM
To: Kasie M. Takayama; Yvette Bouthillier; James G. Krueger
Subject: FW: 022624 Updated Hale Pilina Presentation for BFED Committee on 2/26/24
Attachments: 022624 BFED Hale Pilina Family Affordable Rental Housing Project - BFED Committee Presentation (FINAL).pdf

From: Connie Yu-Pampalone <connie.yu-pampalone@catholiccharitieshawaii.org>
Sent: Monday, February 26, 2024 8:09:07 AM (UTC-10:00) Hawaii
To: BFED Committee <BFED.Committee@mauicounty.us>
Subject: 022624 Updated Hale Pilina Presentation for BFED Committee on 2/26/24

You don't often get email from connie.yu-pampalone@catholiccharitieshawaii.org. [Learn why this is important](#)

Morning BFED

Here are the FINAL slide presentation for Hale Pilina to be presented this morning. If a copy is to be given to each councilmember, this is the presentation.

Thank you and see you all in one hour.

Connie Yu-Pampalone (B)
Asset Manager
Catholic Charities Housing Development Corporation
Clarence T. C. Ching Campus
1822 Ke'eaumoku Street
Honolulu, Hawaii 96822
Cell : (808) 758-4260
Fax : (808) 527-4889
www.CatholicCharitiesHawaii.org
Find us on Facebook:
www.facebook.com/CatholicCharitiesHI

From: Connie Yu-Pampalone
Sent: Friday, February 23, 2024 3:45 PM
To: 'bfed.committee@mauicounty.us' <bfed.committee@mauicounty.us>
Subject: Updated Hale Pilina Presentation for BFED Committee on 2/26/24

Aloha BFED

Here is the updated Hale Pilina presentation for the BFED committed on Monday, 2/26. I will run the presentation on my own over TEAMS.

Let me know if you have any questions.

Thank you and have a great weekend.

Connie Yu-Pampalone (B)
Asset Manager
Catholic Charities Housing Development Corporation
Clarence T. C. Ching Campus
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Honolulu, Hawaii 96822
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Fax : (808) 527-4889
www.CatholicCharitiesHawaii.org
Find us on Facebook:
www.facebook.com/CatholicCharitiesHI