

AH Committee

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

Some people who received this message don't often get email from tracy@munekiyohiraga.com. [Learn why this is important](#)

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 |
|---|----------|-----------------------------------------------------------------------------------------------------------------------|

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



MUNEKIYO HIRAGA

Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729

Oahu: 735 Bishop Street, Suite 412, Honolulu, Hawaii

96813 **T:** 808.983.1233

Planning. Project Management. Sustainable
Solutions. www.munekiyohiraga.com

CONFIDENTIAL AND PRIVILEGED COMMUNICATION: This message (including attachments) is intended for the use of the designated recipient(s) named above. The contents of this correspondence are considered privileged and confidential. If you have received this message in error, kindly notify us immediately by email or telephone, and delete this email from your computer system. Thank you.

Proposed Hale Pilina Family Affordable Rental Housing Project

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

Kahului, Maui, Hawai'i

**Catholic Charities Housing
Development Corporation**

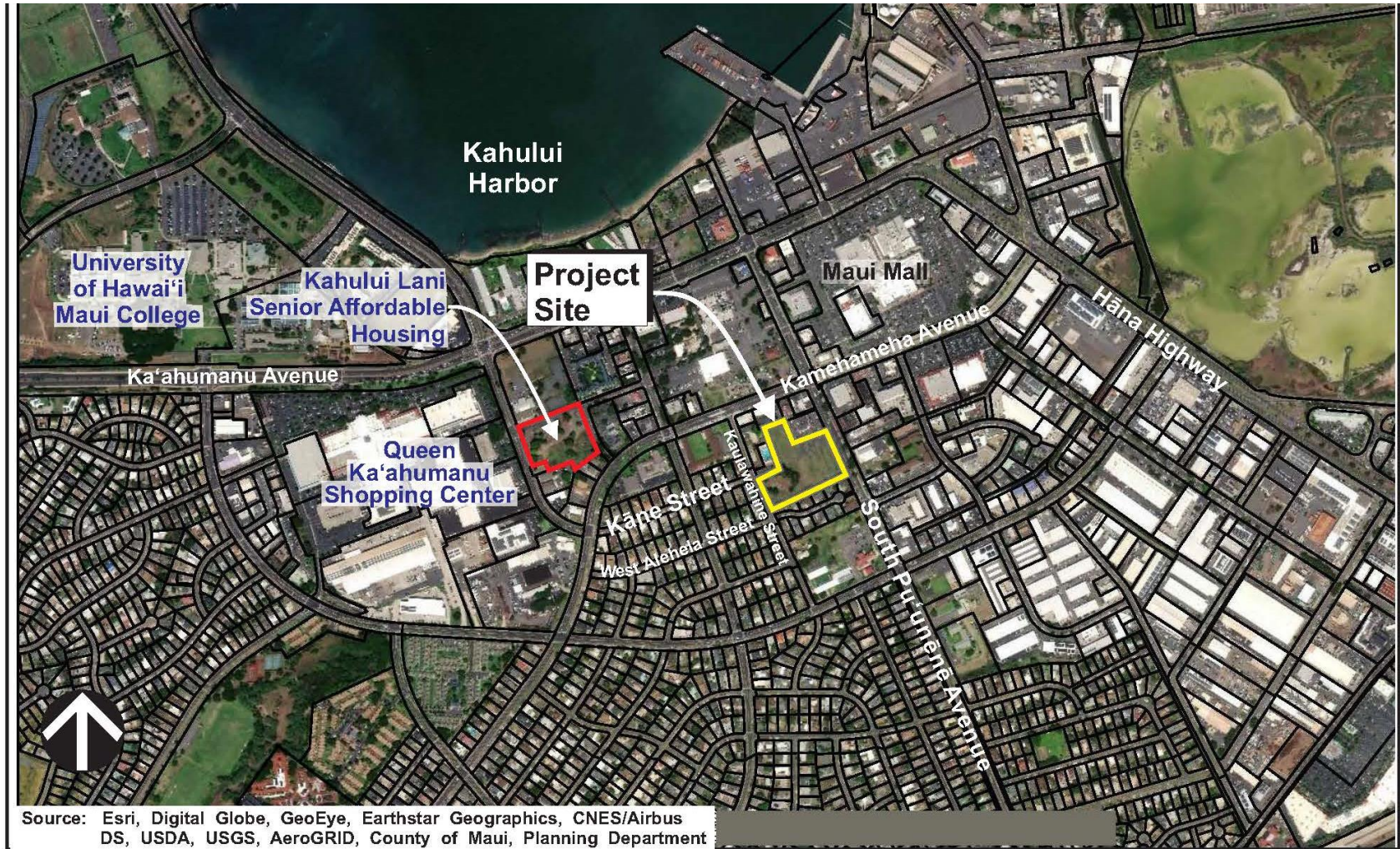
January 3, 2022



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



Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, the GIS User Community, and County of Maui, Planning Department

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

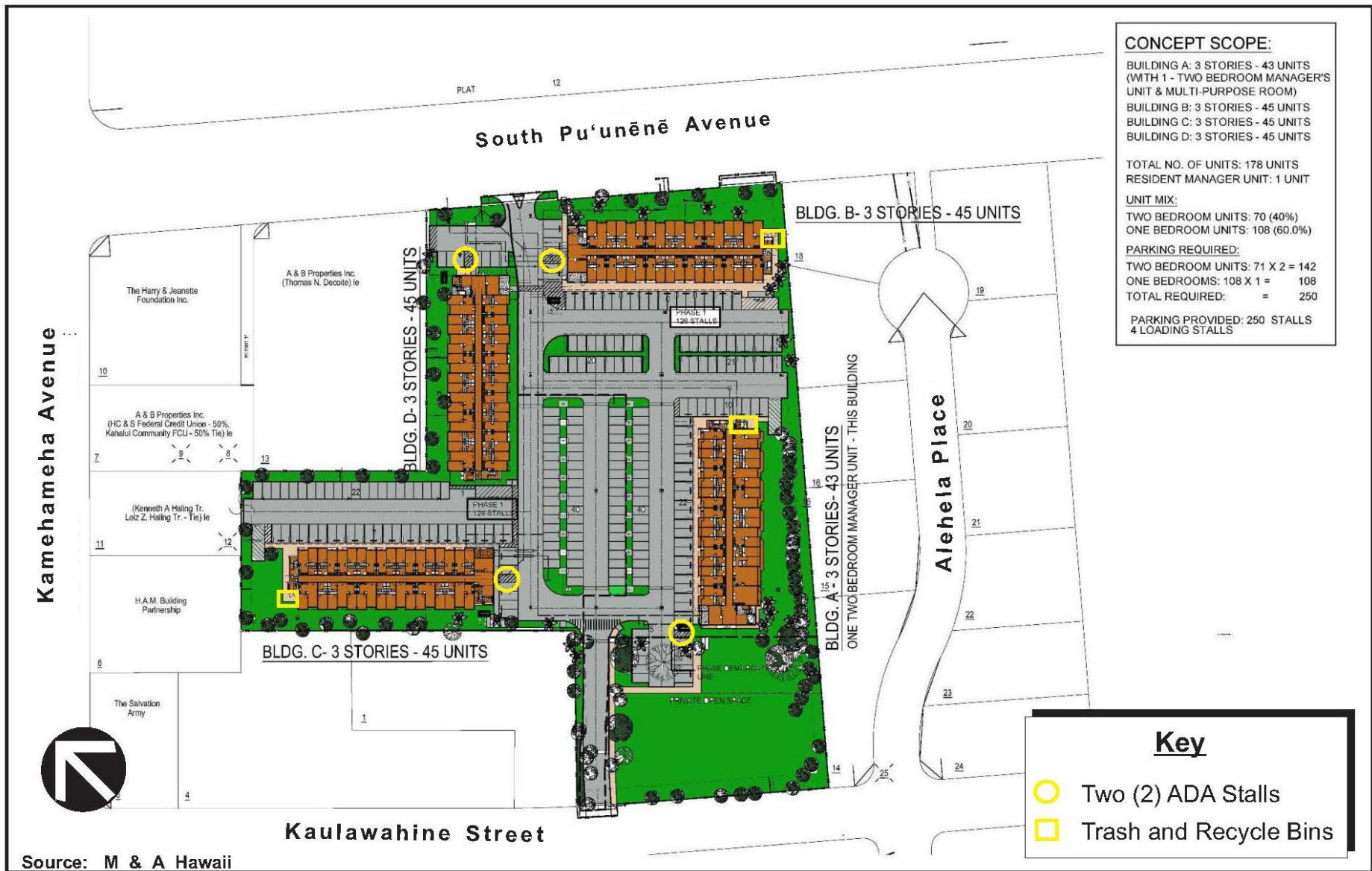
*** Note: All units can be retrofit to ADA standards**

2021 Income Limits and Rents

60 Percent Area Median Income

| Household Size | Income Limit |
|----------------|----------------|
| 1 person | \$43,440 |
| 2 person | \$49,620 |
| 3 person | \$55,800 |
| 4 person | \$61,980 |
| Unit Size | Max Gross Rent |
| 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



Floor Plate Building A



The architectural elevation drawing shows the front facade of the building, which is symmetrical. It features a central gabled entrance with a pediment. The facade is divided into sections by vertical lines, labeled with letters A through K above the roofline. The building has multiple windows, some with shutters, and a central entrance. The drawing is a detailed technical representation of the building's exterior.

GRAPHIC SCALE:
8 6 4 2 0 8
SCALE: 1/8" = 1'-0"

[illegible]

Conceptual Rendering of Buildings B and D



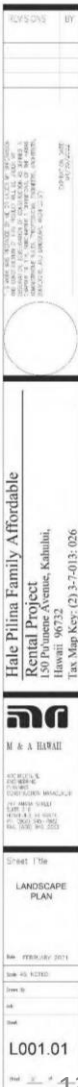
Conceptual Rendering of Buildings B and D



Conceptual Rendering of Building C



 **LANDSCAPE PLAN**
SCALE: 1" = 30'-0"



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