



# Maui County Kulamalu Affordable Rental Project



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*Director of Housing and  
Human Concerns*

## Project Description

Maui County's Kulamalu Affordable Housing Project is a 56-unit rental project currently under construction in Pukalani, below Longs Drugs. When complete, the project will consist of 6 two-story residential structures and 1 community building.

There will be 40 two-bedroom units and 16 one-bedroom units in the complex. The units will vary in size from 646 to 774 square feet, the majority of units include private lanais.

The community building will include a common washer/dryer facility, office space for the property manager and a community space for tenant use.



(NOTE: The 2010 Housing Study indicated that we have a serious lack of one and two bedroom rental units in the Makawao/Pukalani/Kula area.)



CliffordPlanning  
Architecture  
CLIFFORD PLANNING & ARCHITECTURE, LLC

8-Plex Building



12-Plex Building

## Construction Info

**General Contractor:** Central Construction, Inc.  
**Project Management:** SSFM International, Inc.  
**Architect:** Clifford Planning and Architecture  
**Ground Breaking:** December 10, 2015  
**Construction Start:** February 29, 2016  
**Construction Complete:** Spring 2017



## Financial Info

<b>Construction Budget:</b>	\$13,419,043*
<b>Affordable Housing Fund:</b>	\$11,010,000
<b>HOME Funding:</b>	\$2,409,043
<b>Financial Status:</b>	Currently within budget

\*Plus cost of land purchase in 2011: \$3,800,000



## Construction Status

Building 1 – concrete for the slab and footings was poured on August 10

Building 2 – foundation slab is in, ready to begin framing

Building 3 – framing the second floor

Building 4 – roof trusses are being installed

Building 5 – concrete for the slab and footings was poured on August 10

Building 6 – subgrade utilities have been installed and subgrade is being compacted

Building 7 – site work in progress







Building 1 – Pouring Slab



Building 2 – Ready to Frame



Building 3 – Second Floor Framing



Building 4 - Roof Trusses



Building 5 – Pouring Slab



Building 6 – Compacting Sub-Grade

# Property Management

An RFP for the property management of the project was issued in June. Four proposals were received. A committee of 3 scored the proposals and Hale Mahaolu was selected as the property manager.

The next step is to establish a timeline for the advertising and lease-up of the property, and we are in the process of evaluating the startup budget requirements. The startup budget would include furniture, equipment and basic supplies for the community building. We will be forwarding a budget request through the appropriate channels in September.

Depending upon the construction schedule, advertising and applications for tenants could be available as early as January or February, but more realistically will begin in March, 2017.



