

# Maui County Kulamalu Affordable Rental Project



Prectur 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 twostory 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.)



Clifford Planning Architecture

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

Construction Budget: \$13,419,043\*

Affordable Housing Fund: \$11,010,000

**HOME Funding:** \$2,409,043

Financial Status: 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

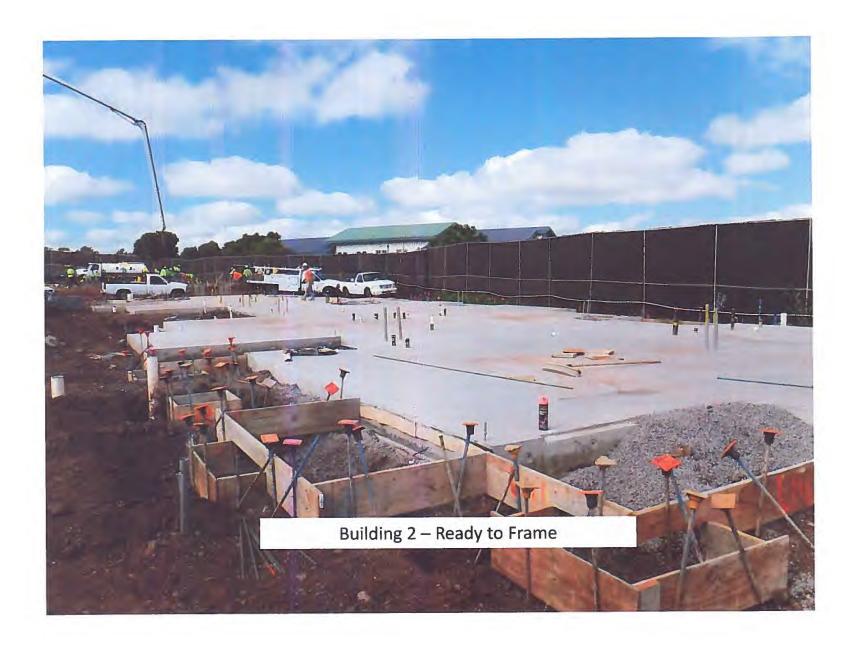
Building 6 - subgrade utilities have been installed and subgrade is being compacted

Building 7 – site work in progress

















### 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.

