
AFFORDABLE HOUSING FUND ANNUAL PLAN (AH-33)

MAY 22, 2020



AFFORDABLE HOUSING FUND RFP

- An estimated \$14,321,450 was appropriated to the Fund for FY 20
- The Department held an application workshop on August 21, 2019
- The application period was August 26, 2019 – September 27, 2019

PROJECTS RECOMMENDED FOR APPROVAL

- Kaiaulu o Halelea*
- Liloa Hale*
- Hale O Piikea
- Clean and Sober Residential Acquisition*
- Arc Residential Group Home Improvement*



* Projects approved by EDB Committee for inclusion in the FY 21 budget

KAIAULU O HALELEA – IKAIKA OHANA

- **Location:** Lipoa Parkway, Kihei, TMK (2) 2-2-024:033
- **Project scope:** 64 unit multifamily rental project
 - 14 units at or below 40% AMI
 - 49 units at or below 60% AMI
 - 1 Manager unit
- **Affordability period:** 65 years
- **Funds recommended:** \$1,508,558 for land acquisition, reimbursement costs to seller, planning and design, and professional services
- **Projected construction dates:**
 - Start construction January 2021
 - 100% occupancy June 2022
- **Estimated Total Project Cost:**
 - \$62,096,000

LILOA HALE – LILOA SENIOR HOUSING, LP

- **Location:** Welakahao Road, Kihei, TMK (2) 2-2-002:072
- **Project scope:** 150 unit multifamily rental project
 - 11 units at or below 30% AMI
 - 138 units at or below 60% AMI
 - 1 Manager unit
- **Affordability period:** 60 years
- **Funds recommended:** \$4,300,000 for new construction
- **Projected construction dates:**
 - Start construction March 2021
 - 100% occupancy March 2023
- **Estimated Total Project Cost:**
 - \$57,720,854

CLEAN AND SOBER RESIDENTIAL ACQUISITION – ALOHA HOUSE

- **Location:** TBD
- **Project scope:** Acquire 2 separate residential buildings to serve 16 individuals for long-term substance abuse treatment program
 - 16 units at or below 50% AMI
- **Affordability period:** in perpetuity
- **Funds recommended:** \$900,000 for property acquisition
- **Projected construction dates:**
 - Placed in service within 30 days of closing escrow
 - 100% occupancy within 60 days after property transfer is complete
- **Estimated Total Project Cost:**
 - \$1,440,000

ARC RESIDENTIAL GROUP HOME IMPROVEMENT PROJECT – ARC OF MAUI

- **Location:** 6 Arc group home properties located in Kahului, Kihei, Lahaina, Wailuku, and Maunaloa
- **Project scope:** rehabilitation and improvements at 6 homes, including:
 - Portable AC and window AC units at 5 sites
 - Installation of solar panels and battery backup at Maunaloa site
 - Installation of AED kits in all 6 home sites
- **Affordability period:** in perpetuity
- **Funds recommended:** \$277,000 for rehabilitation and improvements
- **Estimated Total Project Cost:**
 - \$337,000

HALE O PIIKEA – HAWAIIAN COMMUNITY DEVELOPMENT BOARD

- **Location:** Piikea and Liloa Drive, Kihei, TMK (2) 3-9-002:76
- **Project scope:** 90 unit multifamily rental project
 - 9 units at or below 30% AMI
 - 9 units at or below 50% AMI
 - 71 units at or below 60% AMI
 - 1 Manager unit
- **Affordability period:** 61 years
- **Funds recommended:** \$5,768,650 for land acquisition
- **Projected construction dates:**
 - Start construction September 2021
 - 100% occupancy April 2022
- **Estimated Total Project Cost:**
 - \$49,480,526

HALE O PIIKEA PROJECT STAFF

- Kali Watson, President and CEO, Hawaiian Community Development Board
- Patti Barbee, Senior Vice President, Hawaiian Community Development Board
- Chris Flaherty, Executive Officer, 3 Leaf Holdings

