Application for Chapter 2.97, MCC Workforce Housing Approval

HALE PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT

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

Prepared for:
Catholic Charities Housing Development Corporation

September 2021

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by Munekiyo Hiraga

MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Application for Chapter 2.97, MCC Workforce Housing Approval

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HALE PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT

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

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CHAPTER 2.97 APPLICATION CHECKLIST

1

Proposed Hale Pilina Family Affordable Rental Housing Project

Chapter 2.97 Application Checklist

Application requirements per MCC 2.97.060	
1. Name of Project	Exhibit 1
2. Name of Property Owner	Exhibit 1
3. Name of applicant and developer	Exhibit 1
4. Description of property, including tax map key number	Exhibit 1
5. Project description a. Number of units b. Number of bedrooms in the units c. Income group distribution of units d. Proposed sale prices or monthly rental fees e. Preliminary plans and specifications for the units f. Square footage of units g. Amenities in project, if any h. Project phases, if applicable i. Total area of project	Exhibit 2
6. Site plan	Exhibit 3
7. Infrastructure description	Exhibit 4
8. Project financing, including any governmental involvement	Exhibit 5
9. Summary of comments from community groups	Exhibit 6
10. Minutes of all community meetings held	Exhibit 6
11. Current state land use district, zoning district, and community plan designation	Exhibit 7
Other Application Submittals	
12. List of Exemptions Requested	Exhibit 8
13. Land Ownership Documentation	Exhibit 9
14. Letters of Authorization	Exhibit 10
15. Site Photos	Exhibit 11

EXHIBITS 2

EXHIBIT 1.

Applicant Information

APPLICANT INFORMATION

NAME OF PROJECT

Hale Pilina Family Affordable Rental Housing Project

PROPERTY OWNER

A&B Properties Inc.
11 South Puʻunēnē Avenue
Kahului, Hawaiʻi 96732

PROPERTY LOCATION

Mailing Address: 150 South Puʻunēnē Avenue, Kahului, Hawaiʻi 96732
TMK: (2)3-7-013:026

APPLICANT AND DEVELOPER

Catholic Charities Housing Development Corporation
c/o Gary S. Furuta, Project Manager
1388 Ala Moana Boulevard #7301
Honolulu, Hawaiʻi 96814
(808) 429-7815

EXHIBIT 2.

Project Description

PROJECT DESCRIPTION

In response to the current and projected shortage of affordable housing in Maui County, Catholic Charities Housing Development Corporation (hereinafter referred to as "Applicant") is proposing the development of the Hale Pilina Family Affordable Rental Housing Project. The project site is comprised of approximately 4.865 acres of land, identified as Tax Map Key (TMK) No. (2)3-7-013:026 (Parcel 26) and located in Kahului, Maui, Hawai'i. Parcel 26 is currently owned by A&B Properties, Inc. However, the Applicant intends to acquire Parcel 26 from A&B Properties, Inc. The subject property is located in the Kahului urban core on South Pu'unēnē Avenue with Kaulawahine Street bordering the project site to the west.

The proposed project will consist of four (4) three-story buildings containing 178 apartment units for rent and related improvements. Of the 178 rental units, 108 units will be one-bedroom units (approximately 442 square feet (sq. ft.)), while the remaining 70 units will be two-bedroom units (approximately 683 sq. ft.). An additional two-bedroom unit will be provided for the Resident Manager. Amenities at the property will include a multi-purpose room for residents, an onsite private park/open space area, parking, bike racks and storage, laundry facilities, mail room, and office space for onsite staff. Related improvements include grading, construction of driveways, utility connections, landscaping, and drainage improvements. Hale Mahaolu, a private nonprofit corporation, will serve as property manager and handle the operations of the project.

Carports with photovoltaic panels will be developed onsite to offset electrical demand generated by the project. Depending upon funding availability, photovoltaic panels may also be installed on building rooftops. Pedestrian pathways and traffic calming measures, such as the use of raised crosswalks and/or speed bumps, will be incorporated into the parking lot design to promote pedestrian safety. Installation of fencing along Kaulawahine Street in the vicinity of the proposed park/open space area will be provided.

Vehicular access to the proposed project will be provided via new proposed accesses from South Pu'unēnē Avenue and Kaulawahine Street. The South Pu'unēnē Avenue access will be restricted to right-turn in and right-turn out only. In addition to signage, design measures are being explored to physically restrict turn movements at the South Pu'unēnē Avenue entrance to right-in and right-out only.

EXHIBIT 3.

Project Plans

Source: M & A Hawaii

Figure 2

Hale Pilina Family Affordable Rental Housing Project

Site Plan

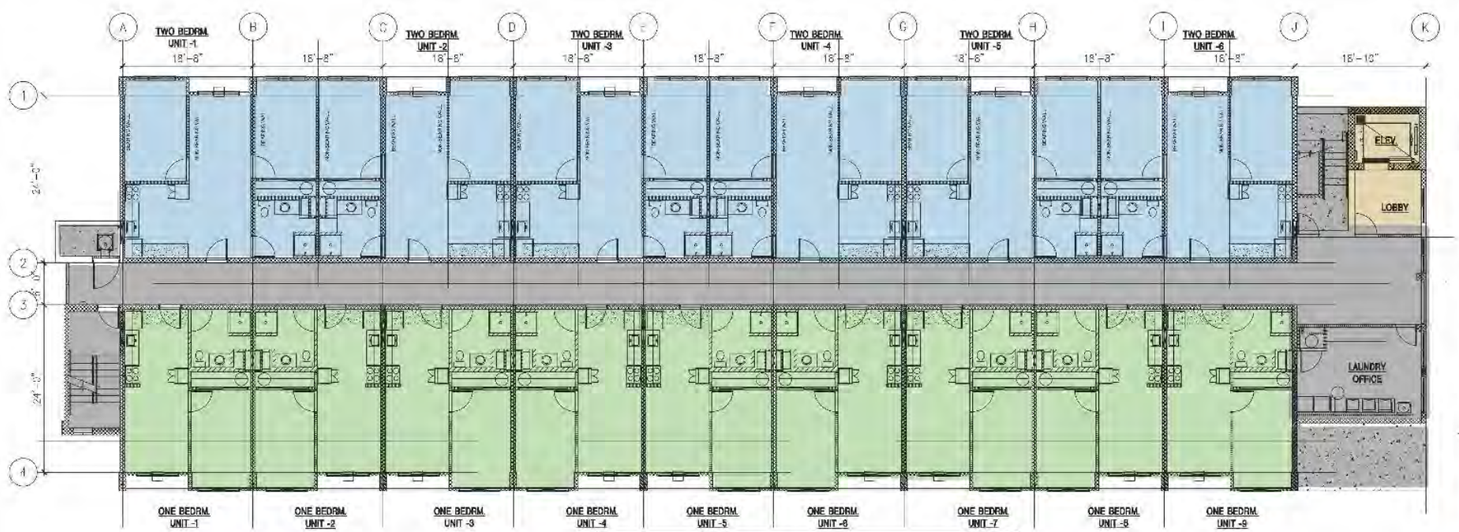
NOT TO SCALE

Prepared for: Catholic Charities Housing Development Corporation

MUNEKIYO HIRAGA

GSF/Kahului AH/Applications/Figures/Site Plan.2.97

FLOOR PLATE BUILDING A



TYPICAL BLDG. - 2ND./3RD. FLOORS
SCALE: 1/8" = 1'-0"

TOTAL NO. OF UNITS @ EA. FLOOR
2 BEDROOM UNITS: 6 (12 TOTAL ON 2ND./3RD. FLR.)
ONE BEDROOM UNITS: 9 (18 TOTAL ON 2ND./3RD. FLR.)

TYPICAL BLDG. - GROUND FLOOR UNIT
SCALE: 1/8" = 1'-0"

TOTAL NO. OF UNITS @ GROUND FLOOR: 13
2 BEDROOM UNITS: 4
ONE BEDROOM UNITS: 9
PLUS ONE - TWO BEDROOM MANAGER'S UNIT

TYPICAL BUILDING PLAN
FOR BLDGS. A:
UNIT MIX COUNT:

GROUND FLOOR PLAN:
TWO BEDROOM UNITS: 4
ONE BEDROOM UNITS: 9
(PLUS RES. MGR. UNIT: 1)

SECOND FLOOR PLAN:
TWO BEDROOM UNITS: 6
ONE BEDROOM UNITS: 9

THIRD FLOOR PLAN:
TWO BEDROOM UNITS: 6
ONE BEDROOM UNITS: 9

TOTAL NO: OF UNITS:43
(PLUS 1 RESIDENT MNGR.
-TWO BEDROOM UNIT)

LEGEND:

- 2 - BEDROOM UNIT
- 1 - BEDROOM UNIT
- RESIDENT MANAGER
- SUPPORT SPACE
- CIRCULATION

8 6 4 2 0 8 16
SCALE: 1/8" = 1'-0"

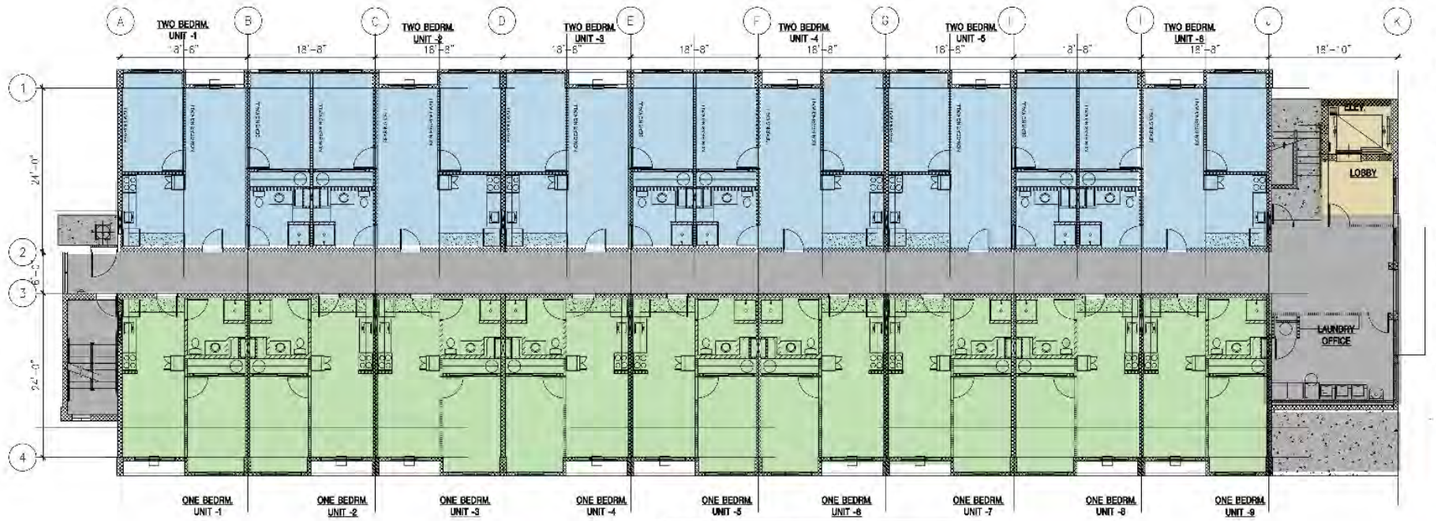
REVISIONS

Halc Pilina Affordable Housing

M & A HAWAII

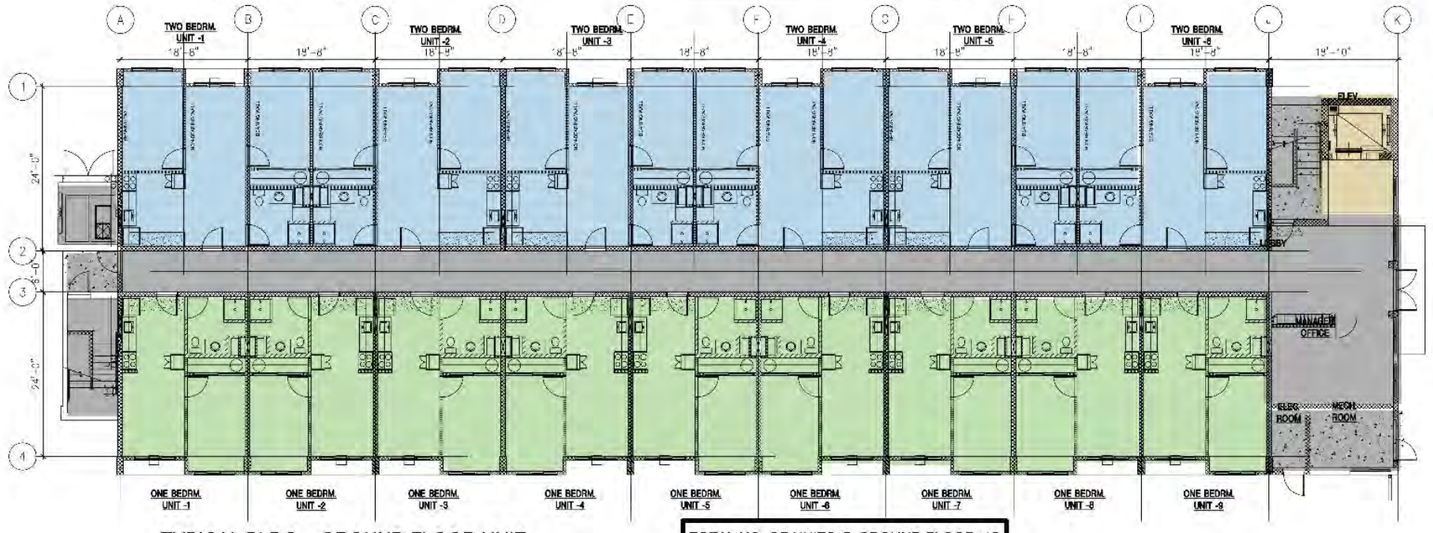
Sheet Title
TYPICAL BLDG.:
GRND. FLOOR
2ND./3RD. FLR.

FLOOR PLATE BUILDINGS B, C, AND D



TYPICAL BLDG. - 2ND./3RD. FLOORS
SCALE: 1/8" = 1'-0"

TOTAL NO. OF UNITS @ EA. FLOOR
2 BEDROOM UNITS: 6 (12 TOTAL ON 2ND./3RD. FLR.)
ONE BEDROOM UNITS: 9 (18 TOTAL ON 2ND./3RD. FLR.)



TYPICAL BLDG. - GROUND FLOOR UNIT
SCALE: 1/8" = 1'-0"

TOTAL NO. OF UNITS @ GROUND FLOOR: 15
2 BEDROOM UNITS: 6
ONE BEDROOM UNITS: 9

TYPICAL BUILDING PLAN
FOR BLDGS. B (SIM.), C, & D:

UNIT MIX COUNT:

GROUND FLOOR PLAN:
TWO BEDROOM UNITS: 6
ONE BEDROOM UNITS: 9

SECOND FLOOR PLAN:
TWO BEDROOM UNITS: 6
ONE BEDROOM UNITS: 9

THIRD FLOOR PLAN:
TWO BEDROOM UNITS: 6
ONE BEDROOM UNITS: 9

TOTAL NO: OF UNITS
AT EACH BLDG.: 45

LEGEND:

- 2 - BEDROOM UNIT
- 1 - BEDROOM UNIT
- SUPPORT SPACE
- CIRCULATION

8 8 4 2 0 8 16
SCALE: 1/8" = 1'-0"

REVISIONS	BY

Hale Pilina Affordable Housing

M & A HAWAII

ARCHITECTURE
ENGINEERING
PLANNING
CONSTRUCTION MANAGEMENT

747 IWILEI STREET
SUITE 200
HONOLULU, HI 96817
PH. (808) 945-7882
FAX. (808) 946-2563

Sheet Title:
TYPICAL BLDG.:
GRND. FLOOR
2ND./3RD. FLR.

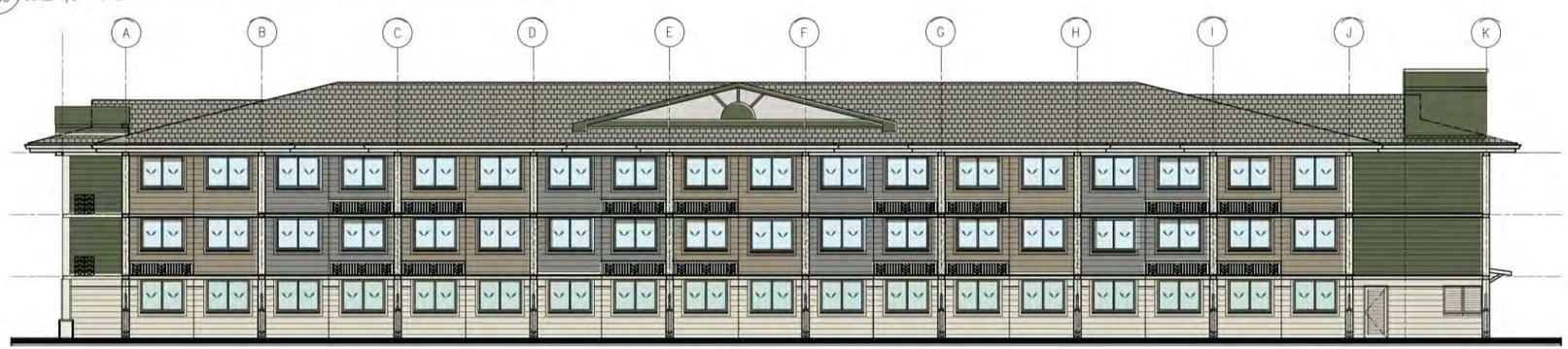
Date: COMPUTER FILE
Scale: AS NOTED
Drawn by:
Job:
Sheet:

BUILDING ELEVATIONS

A A005 TYPICAL FRONT EXTERIOR ELEVATION BLDG. - A, B, C, D
SCALE: 1/8" = 1'-0"

B A005 TYPICAL REAR EXTERIOR ELEVATION - BLDG. A, B, C, D
SCALE: 1/8" = 1'-0"

C A005 TYPICAL SIDE EXTERIOR ELEVATION - BLDG. A, B, C, D
SCALE: 1/8" = 1'-0"



D A005 TYPICAL SIDE EXTERIOR ELEVATION - BLDG. A, B, C, D
SCALE: 1/8" = 1'-0"

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

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Hale Pilina Family Affordable Rental Project
150 Pu'unene Avenue, Kahului, Hawaii 96732
Tax Map Key: (2) 3-7-013: 026

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TYPICAL BLDG.: EXTERIOR ELEVATIONS A, B, C & D

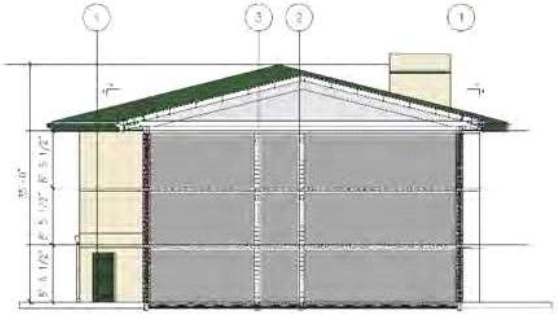
SUITE 216
HONOLULU, HI 96814
PH. (808) 945-7882
FAX. (808) 946-2563

Sheet Title

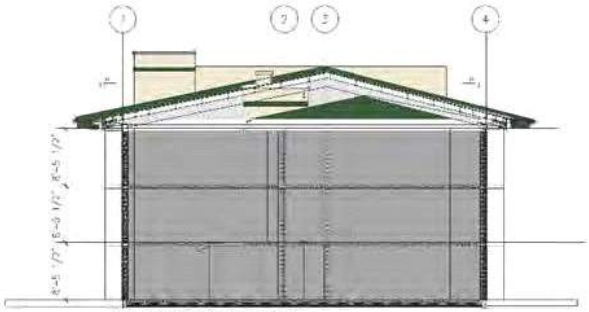
A005

Date FEBRUARY 2021
Scale AS NOTED
Drawn By
Job
Sheet
Sheet of

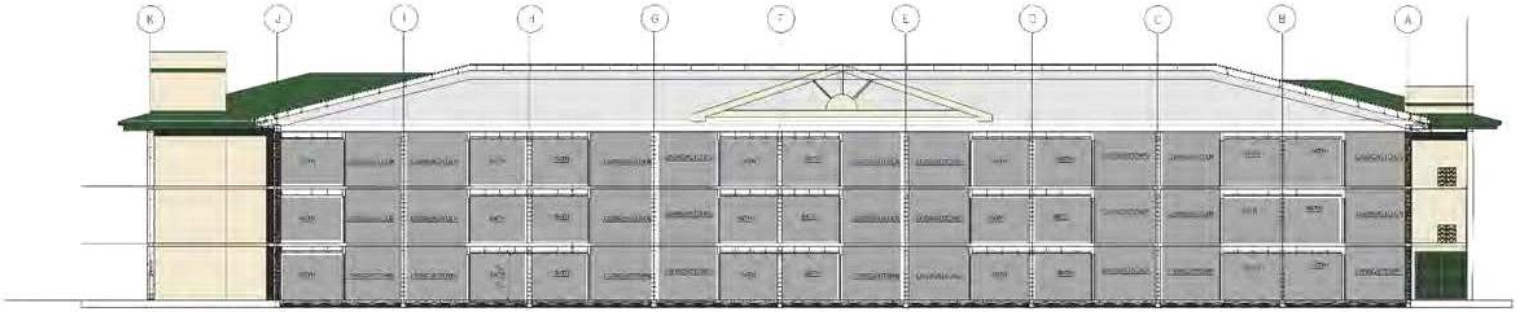
BUILDING CROSS AND LONGITUDINAL SECTIONS



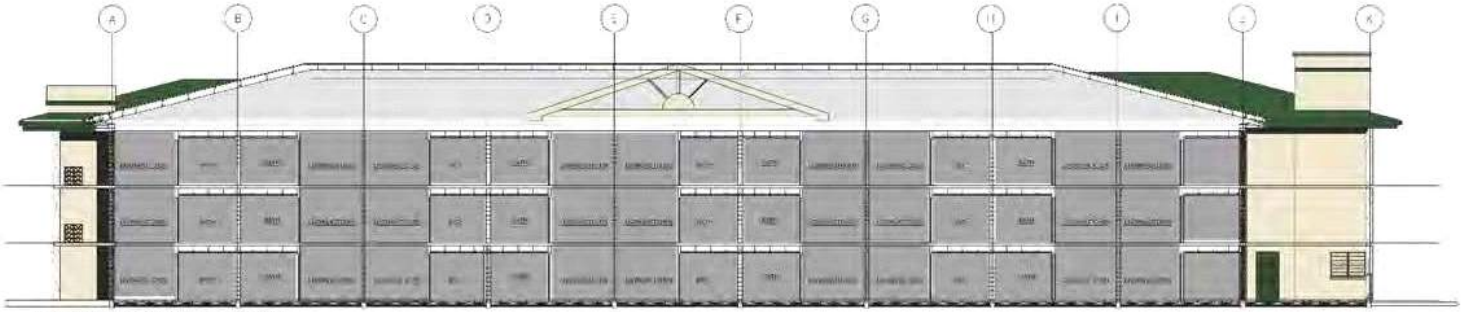
BUILDING CROSS SECTION



BUILDING CROSS SECTION



BUILDING LONGITUDINAL SECTION



BUILDING LONGITUDINAL SECTION

TYPICAL BUILDING CROSS AND LONGITUDINAL SECTIONS
SCALE: 1/8" = 1'-0"

REVISIONS

Hale Pilina Affordable Housing

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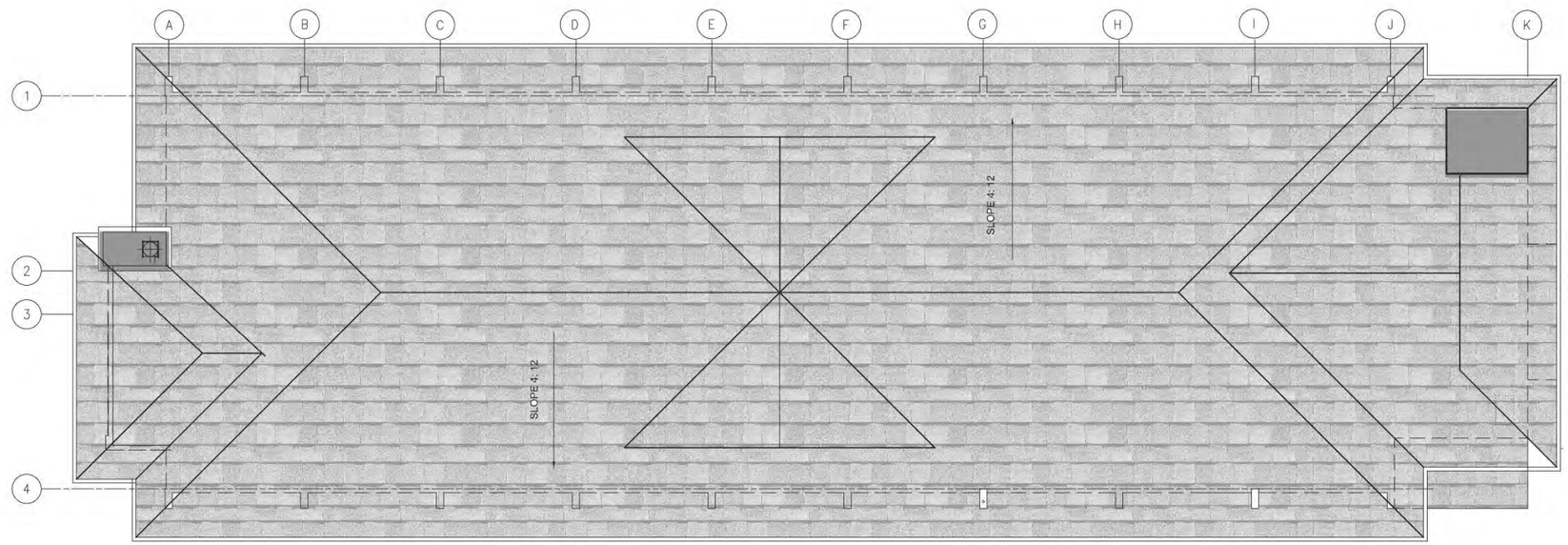
Sheet title
TYPICAL BLDG.
CROSS SECTIONS
LONGITUDINAL
ARCHITECTURE

DATE OCTOBER 2020

BUILDING ROOF PLAN



TYPICAL BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"= 1'-0"

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Rental Project
150 Pu'unene Avenue, Kahului,
Hawaii 96732
Tax Map Key: (2) 3-7-013: 026

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747 AMANA STREET
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Sheet Title

ROOF PLAN

Date 6/1/2020

Scale AS NOTED

Drawn By

Job

Sheet

Sheet ____ of ____

HALE PILINA FINISH BOARD

MITSUNAGA & ASSOCIATES, INC.

VINYL COMPOSITION TILE

Unit Flooring

Washed Linen
51810

Public Area Flooring

Mint Cream
51876

Public Area Flooring

Granny Smith
51885

WALL BASE

Greige
R48GR
Coved Roll

ROOFING

Heirloom Silver

SHEET VINYL

Restroom Flooring

Nougatine
88726

LAMINATES

Countertops

Elevator Panels

Cabinets

PAINT

SW 6181
Secret Garden
Interior / Exterior
Location Number: 213-C7

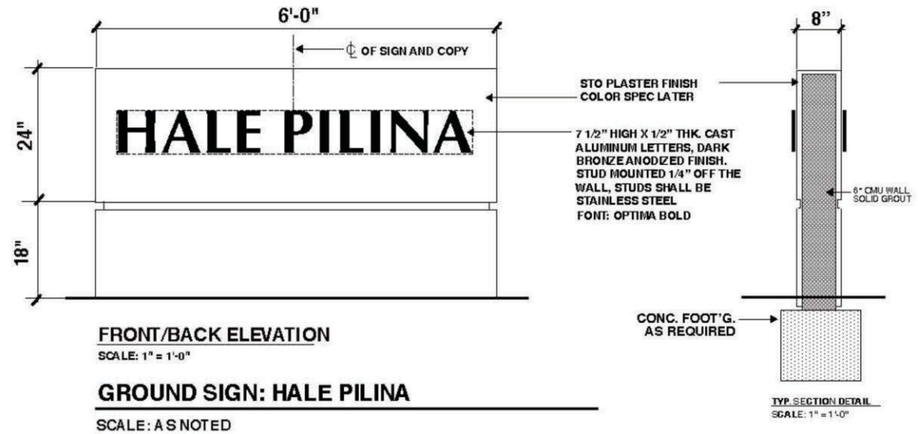
SW 6151
Quiver Tan
Interior / Exterior
Location Number: 207-C5

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

SW 6200
Link Gray
Interior / Exterior
Location Number: 216-C5

HALE PILINA MATERIALS

PRE-SITE PLAN - SIGNAGE

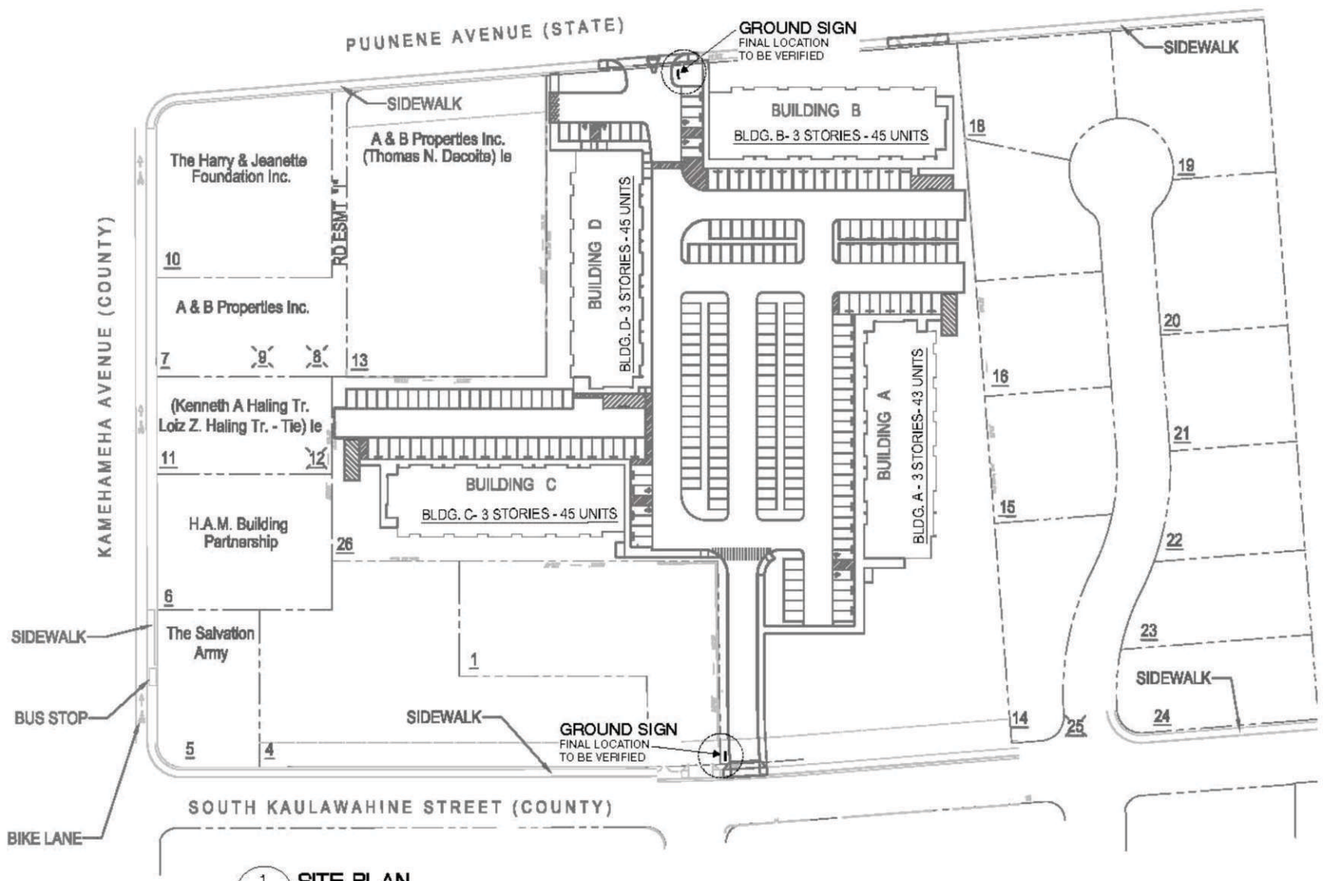


FRONT/BACK ELEVATION
SCALE: 1" = 1'-0"

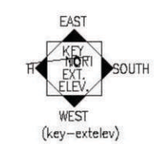
GROUND SIGN: HALE PILINA

SCALE: AS NOTED

SIGN AREA: 7.5" X 5'-3"=3.28 SQ. FT.



1 SITE PLAN
SCALE: 1" = 30'-0"



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747 AMAHA STREET
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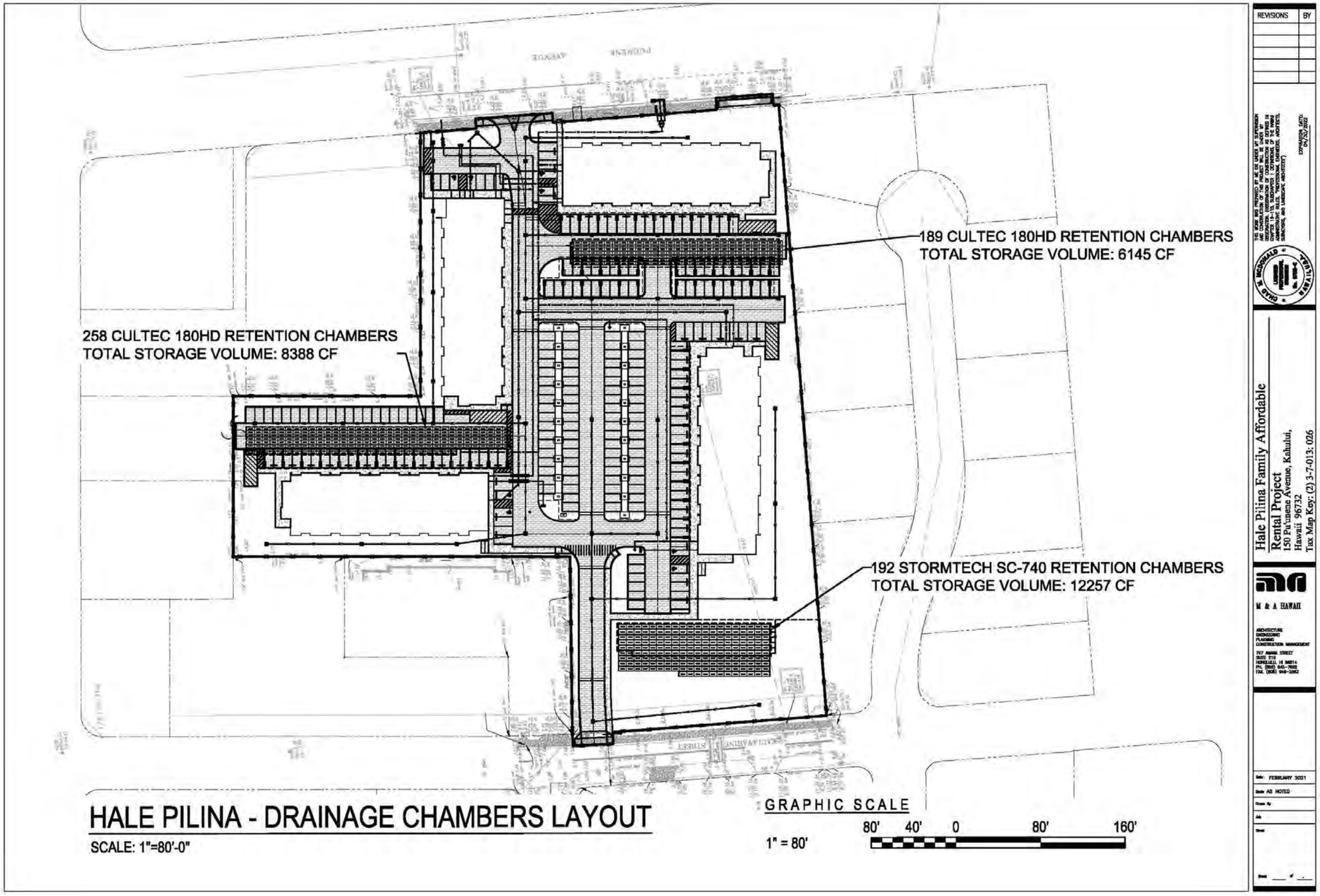
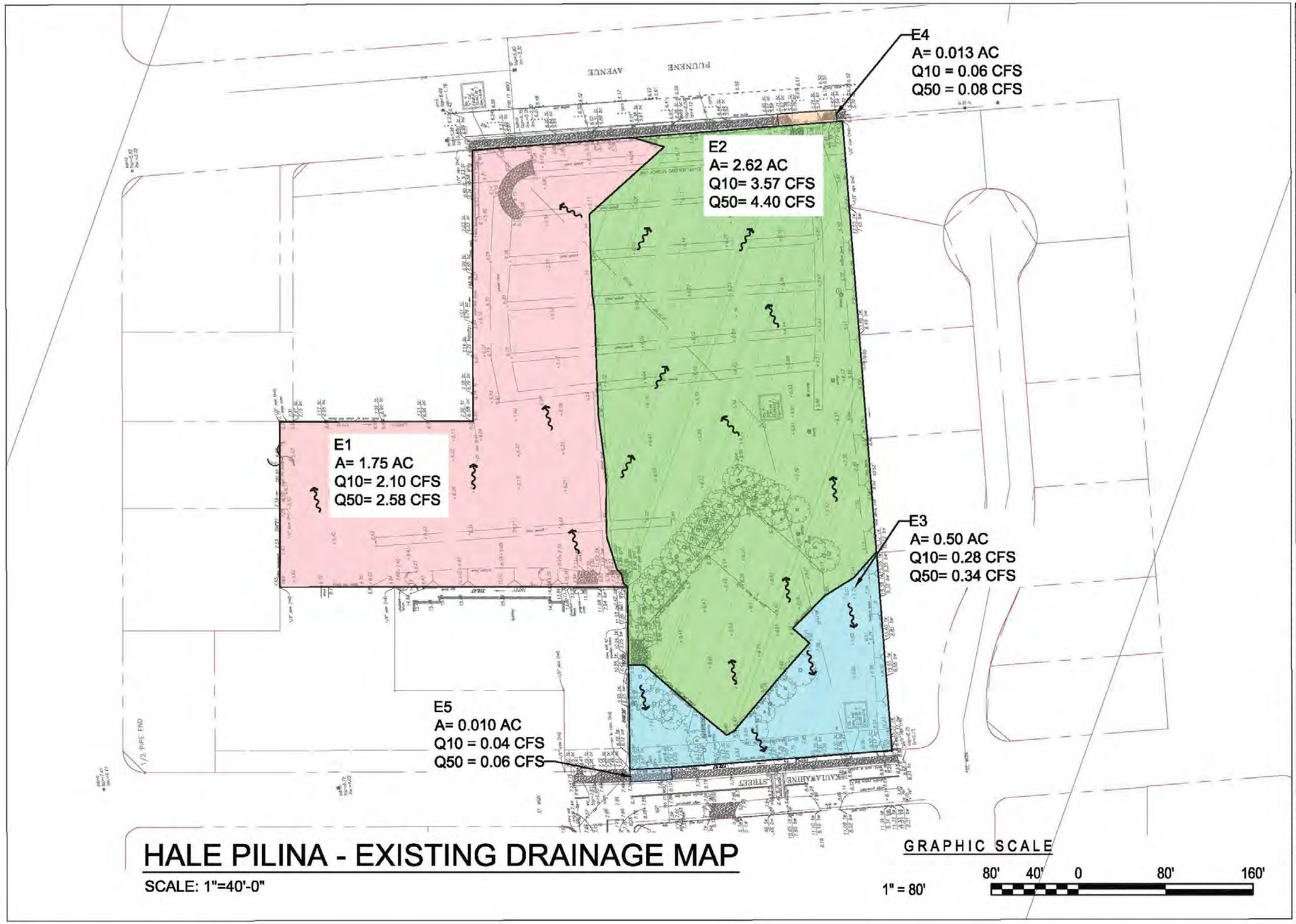
PH. (808) 946-2863
FAX. (808) 946-2583

Sheet Title
REVISED SITE PLAN

Date 08/17/2021
Scale AS NOTED
Drawn By
Job
Sheet
Sheet ___ of ___

OVERALL SITE PLAN WITH DRAINAGE CHAMBERS





HALE PILINA - EXISTING DRAINAGE MAP

SCALE: 1"=40'-0"

REVISIONS	BY

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE DOCUMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF WERE OBSERVED/MET. (DEMONSTRATION OF OBSERVATION IS DEFINED IN CHAPTER 16-115, SUBCHAPTER 1 DEFINITIONS, OF THE HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.)

CHAD MCDONALD
LICENSED PROFESSIONAL ENGINEER
No. 9700-C
HAWAII

EXPIRATION DATE: 04/30/2022

Hale Pilina Family Affordable Rental Project
150 Puuneene Avenue, Kahului, Hawaii 96732
Tax Map Key: (2) 3-7-013: 026

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ENGINEERING
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CONSTRUCTION MANAGEMENT

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SUITE 218
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PH. (808) 945-7882
FAX. (808) 949-2583

Date FEBRUARY 2021
Scale AS NOTED
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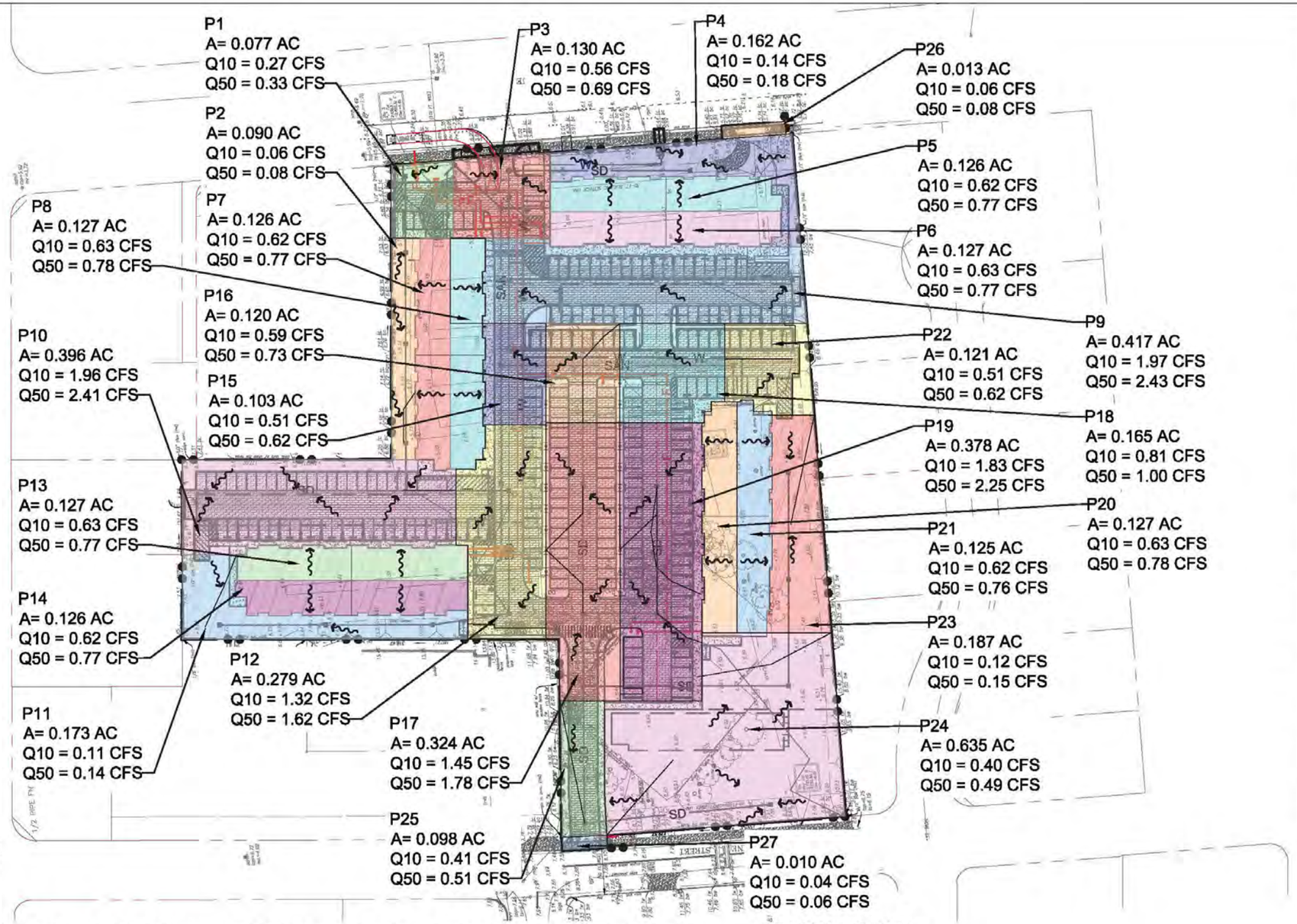
Job
Sheet

Sheet ___ of ___



HALE PILINA - PROPOSED DRAINAGE MAP

SCALE: 1"=80'-0"

GRAPHIC SCALE

1" = 80'

80' 40' 0 80' 160'

REVISIONS	BY

THE SEAL WAS REPORED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION AND CONFORMS TO THE REQUIREMENTS OF HRS CHAPTER 16-115, SUBCHAPTER 3 REPRESENTS MY BEST PROFESSIONAL JUDGMENT, SKILLS, TRAINING, EXPERIENCE, ACCURACY, AND INTEGRITY.

EXPIRATION DATE: 04/30/2022

CHAD M. MCDONALD

Hale Pilina Family Affordable Rental Project
150 Puʻumane Avenue, Kahului, Hawaii 96732
Tax Map Key: (2) 3-7-013: 026

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CONSTRUCTION MANAGEMENT

747 IWILEI STREET
SUITE 518
HONOLULU, HI 96814
PH. (808) 945-7888
FAX. (808) 946-2563

Date FEBRUARY 2021

Scale AS NOTED

Drawn By

Job

Sheet

Sheet ___ of ___

LANDSCAPE PLAN

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

NOTE: ALL TREES ARE INSTALLED AT LEAST 10' FROM SEWER LINES, AT LEAST 8' FROM NEW FIRE HYDRANTS, 8' FROM FIRE HYDRANT LINES, 8' FROM DCDA AND INSTALLED WITH A DEEP ROOT BARRIER TO PROTECT SIDEWALKS AND UTILITIES. ALL HEDGES ARE INSTALLED AT LEAST 8' FROM NEW FIRE HYDRANTS AND NEW FIRE HYDRANT LINES.

REVISIONS | BY

THE WORK AND SERVICES BY ME OR UNDER MY SUPERVISION AND CONTROL WITHIN THIS PRODUCT WERE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 16-115, SUBCHAPTER 7, SECTIONS 16-115-70 THROUGH 16-115-76 OF THE HAWAII ADMINISTRATIVE RULES, PROFESSIONAL AND TECHNICAL STANDARDS, ARCHITECTURAL, ENGINEERING, AND LANDSCAPE ARCHITECTS.

EXPIRATION DATE:
04/30/2027

Hale Pilina Family Affordable
Rental Project
150 Puʻuene Avenue, Kahului,
Hawaiʻi 96732
Tax Map Key: (2) 3-7-013: 026

M & A HAWAII

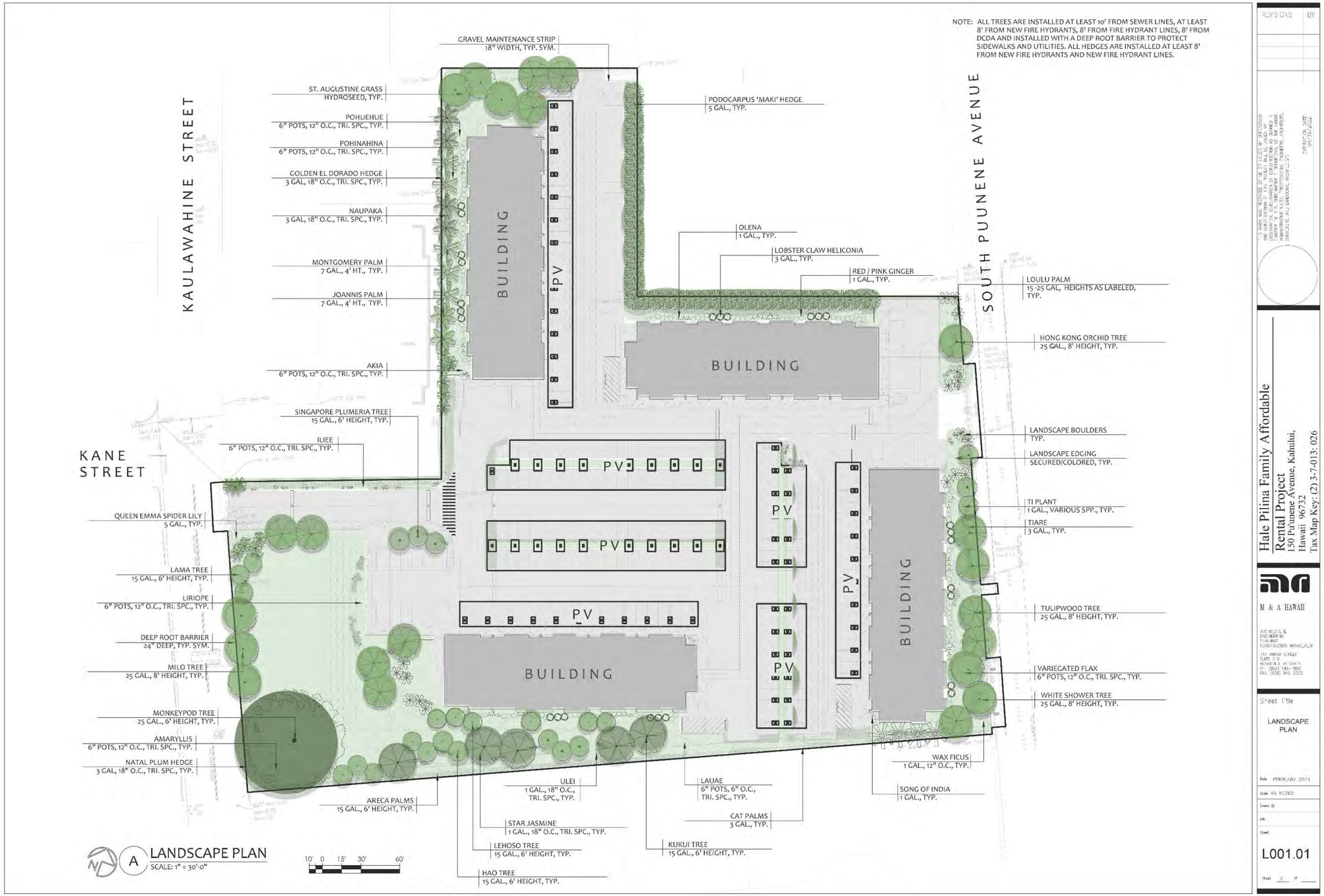
AUDIO LEITUNG
ENGINEERING
PLANNING
CONSULTING MANAGEMENT

747 AMANA STREET
SUITE 216
HONOLULU, HI 96814
PH: (808) 946-2069
FAX: (808) 946-2033

Sheet Title
LANDSCAPE PLAN

Date: JANUARY 2021
Scale: AS NOTED
Drawn By:
Job:
Sheet:
L001.01
Sheet: 9 of

LANDSCAPE PLAN WITH PV CARPORTS IN PARKING LOT
(Note: PV Carports to be Installed if Funding Available)



Conceptual Rendering of Buildings B and D

Conceptual Rendering of Buildings B and D

Conceptual Rendering of Building C

EXHIBIT 4.

Infrastructure Description

INFRASTRUCTURE DESCRIPTION

Roadways

Access to the project site will be provided by new driveways off of South Puʻunēnē Avenue and Kaulawahine Street. The South Puʻunēnē Avenue access will be restricted to right turns in and out of the property. In addition to signage, design measures are being explored to physically restrict turn movements at the South Puʻunēnē Avenue entrance to right-in and right-out only. It is noted that the County of Maui's new central bus hub for the Maui Bus is located in close proximity to the project site. Bus stops are also located on Kamehameha Avenue.

Water

The average daily domestic demand for potable water for the project is estimated to be 104,260 gallons per day (gpd), including irrigation demand. The fire flow requirement is 1,500 gallons per minute. Fire hydrants will be provided onsite in compliance with the Uniform Fire Code. The project site does not have an existing water meter and a water service lateral and meter box will be installed. The water meter will be sized in accordance with the Non-Residential Water Meter Sizing worksheet. A reduced pressure backflow preventer (RPBP) after the water meter will be installed. The potable water system will comply with the latest Water System Standards and Standard Details for Water System Construction for the County of Maui, Department of Water Supply. As a 100 percent affordable housing project, the project is anticipated to be exempt from water service requirements of the DWS' Administrative Rules, Title 16, Chapter 201.

Water conserving plumbing fixtures and water conservation landscape irrigation practices will be incorporated into the project. Water conserving plumbing fixtures will include, but not be limited to Water Sense High Efficiency Toilets, showerheads with rated flow less than 1.75 gallons per minute (gpm), kitchen aerators with rated flow less than 1.5 gpm, and bathroom aerators with rated flow less than 1.0 gpm. Irrigation needs will be minimized by selecting native trees and plants that are appropriate to the site's soil and microclimate. Smart Approved WaterMark products specified for irrigation equipment will be utilized.

Wastewater

According to the Preliminary Engineering Report (PER) prepared for the project, the total wastewater flow for the project is estimated at approximately 51,730 gpd. The buildings will connect to the County wastewater system via South Puʻunēnē Avenue. Sewer system improvements will be designed to comply with the Design Standards of the Wastewater Reclamation Division of the County of Maui and a property service manhole will be installed prior to connection to the County sewer system.

Drainage

Drainage system improvements will be incorporated into the proposed project. Existing drainage patterns will be maintained to the maximum extent practicable and additional runoff caused by the development will be detained. The proposed apartment buildings and parking lots will drain to a collection system which leads to either an underground detention system or above ground shallow retention basins. The PER prepared for the project estimates that under conditions of a 50-year, 1-hour storm event, runoff from the project site will be increased approximately 14.9 cfs, requiring approximately 26,750 cubic feet of detention storage. The stormwater storage required for the 50-year, 1 hour storm event will be installed within the site. The connecting pipes will be designed for the 10-year, 1-hour storm event. The PER estimates that under a 10-year, 1-hour storm event, the proposed flow is 18 cfs. The overflow from the system will either discharge to a catch basin along Kaulawahine Street or a drainage system along South Puʻunēnē Avenue. Erosion and dust control measures will be implemented to accommodate neighboring public and private facilities. A NPDES Permit will be obtained for projects greater than one (1) acre; it will address all necessary stormwater measures to be implemented during construction activities. The drainage system design will comply with the Rules for the Design of Storm Drainage Facilities in the County of Maui, dated July 1995.

EXHIBIT 5.

Project Financing

PROJECT FINANCING

The proposed Hale Pilina Affordable Housing Rental project is a 100 percent affordable housing effort by Catholic Charities Housing Development Corporation (CCHDC), aimed at providing housing opportunities for families earning 60 percent of the HUD Area Median Income (AMI) or less. CCHDC will be utilizing various funding streams to bring this project to fruition, including, but not limited to, CCHDC developer equity; the State Rental Housing Revolving Fund (RHRF) loan; Hula Mae Multi-Family (HMMF) private placement bond; the Maui Affordable Housing Fund and Federal and State Low-Income Housing Tax Credit (LIHTC).

The Maui Affordable Housing Fund application was submitted on September 18, 2020. The Hale Pilina Family Affordable Rental Housing project was selected as a recipient of the Maui County Affordable Housing Fund and was awarded $660,000.00. The Hawai‘i Housing Finance and Development Corporation (HHFDC) Consolidated Application for the RHRF and LIHTC were submitted on February 17, 2021 for Phase 1 of the project. It is noted that the Maui County Affordable Housing Fund award announcement was made in July 2021 after the HHFDC application was submitted. HMMF and permanent financing letters of interest from First Hawaiian Bank were submitted with the HHFDC application and commitments will be obtained with notification of tax credit award. Financing for Phase 2 of the project will be sought following funding of Phase 1.

The budgeted cost for Phase 1 of the Hale Pilina project is $43,429,982. The second phase of the project is similar in design and costs and is expected to be approximately the same as the first phase, taking into consideration design differences and timing. For planning purposes, the total cost of the entire project is estimated at $85 million. The following table and spreadsheet indicate the project’s pro forma financing sources and anticipated budget for Phase 1 of the project. The Phase 2 pro forma financing sources is anticipated to be similar to Phase 1.

PRO FORMA
Hale Pilina Family Phase I
Financing Sources
HHFDC Financing Application February 15, 2021
($660,000 Maui Affordable Housing Fund award in process at time of application)

Interim/Construction Sources	Amount
CCHDC Developer's Equity	100,000.00
HHFDC Hula Mae Multi-Family Bond	22,129,982.00
State Rental Housing Revolving Fund	19,250,000.00
Deferred Costs	1,950,000.00
Total	**43,429,982.00**

Permanent Sources	Amount
CCHDC Developer's Equity	100,000.00
State/ederal LIHTC Equity	19,700,141.00
Private Financing (FHB)	4,379,841.00
State Rental Housing Revolving Fund	19,250,000.00
Total (2)	**43,429,982.00**

PRO FORMA
Hale Pilina Family I
Project Budget/Uses
HHFDC Financing Application February 15, 2021

Acquisition:			
1	Land (including RWHA housing credits)		500,000.00
2	Building/Improvements		-
	Subtotal: Acquisition [2]		**500,000.00**
Construction/Rehabilitation Work:			
3	Site Work - Off Site		-
4	Site Work - On Site		4,815,000.00
5	Rehabilitation (Exhibit Bravo-1)		-
6	New Construction - Residential		21,300,000.00
7	New Construction - Commercial		-
8	New Construction - Community Svc Facility		-
9	Parking		-
10	Contractor Profit		522,300.00
11	Contractor Overhead		1,305,750.00
12	Contractor General Requirements		-
	Subtotal: Construction/Rehabilitation		**27,943,050.00**
Interim and Soft Costs:			
13	Accounting/Cost Certification		75,000.00
14	Advertising/Marketing		70,000.00
15	Appraisal		25,000.00
16	Architect/Engineering/Subs Fee - Design		1,600,000.00
17	Architect/Engineering/Subs Fee - Supervision		934,000.00
18	Permits		1,050,000.00
19	Other Consulting		430,000.00
20	Other Engineering		160,000.00
21	Environmental Report		12,500.00
22	Insurance		55,000.00
23	Legal Fee		90,000.00
24	Market Study		17,000.00
25	Organizational Expenses		-
26	Payment & Perform. Bond - Owner Paid		-
27	Taxes - Other		-
28	Taxes - Real Property		40,000.00
29	Other:	Survey	60,000.00
30	Other:	Start up/FFE	120,000.00

	Subtotal: Interim & Soft [2]		**4,738,500.00**
Financing and Syndication Costs:			
31	Bond Financings Costs (Exhibit Bravo-2)		400,000.00
32	Construction Loan - Fees		109,650.00
33	Construction Loan - Interest		2,658,343.00
34	Credit Report		-
35	HHFDC LIHTC Fee		160,439.00
36	Legal Fee - Financing		-
37	Lender/Investor Inspection Fee		90,000.00
38	Permanent Loan - Enhancement Fee		-
39	Permanent Loan - Fee		-
40	Tax Opinion		-
41	Title, Escrow & Recording		-
42	Other:	Closing	30,000.00
43	Other:		-
	Subtotal: Financing & Syndication [2]		**3,448,432.00**
Developer Fee: (Exhibit Bravo-3)			
44	Developer - Fee		3,000,000.00
45	Developer - Overhead		25,000.00
46	Developer - Consulting Fee		-
47	Developer - Management Fee		325,000.00
	Subtotal: Developer Fee [2]		**3,350,000.00**
Project Reserves:			
48	Replacement/Capital Reserve		-
49	Operating Reserve		250,000.00
50	Rent-Up Reserve		150,000.00
51	Other:	debt service	150,000.00
	Subtotal: Project Reserves [2]		**550,000.00**
Contingency:			
52	Contingency		2,900,000.00
	Subtotal: Contingency [2]		**2,900,000.00**
	Total [3]		**43,429,982.00**

EXHIBIT 6.

Community Meetings

COMMUNITY MEETINGS

Two (2) public community meetings were held on October 5, 2020 and October 7, 2020. The meetings were held virtually utilizing the WebEx platform via computer, smart phone, tablet, or landline telephone connection. An evening meeting and daytime meeting were scheduled to accommodate the varying schedules of members of the public. Invitations to the meeting were mailed to residents within 500 feet of the project site and businesses and community institutions within 1,000 feet of the project site. A copy of the meeting invitation and supporting documents are provided in **Attachment "A"**. In addition, meeting invitations were provided to government agencies, legislators, and community organizations. For those individuals who were not able to attend either of the community meetings, comment sheets were mailed together with the invitation to allow individuals to provide written comments.

Meeting participants were given a short PowerPoint presentation on the project scope, shown the project site layout plans, an overview of studies, technical reports, and compliance efforts. See **Attachment "B"**. The public was also given the opportunity to ask questions of the developer, architect, engineer, and consultants regarding the project. Also available at the virtual meeting, participants were given a survey link with the same information from the hard copy comment form to provide any additional comments. Participants that were not able to access the link during the meeting were asked to contact Munekiyo Hiraga for a mailed hard copy.

During the community meetings and the written feedback received, two (2) main themes emerged; safety and traffic. Due to the feedback from the community outreach efforts, amendments were made to the project site plan to address the concerns brought forth. The building that is situated next to homes along West Alehela Street, will be set back from the property line even further than the required side set back of ten (10) feet to fifteen (15) feet and building heights lowered from thirty-eight (38) feet to under thirty-five (35) feet. These changes will help to provide a greater distance between existing homes on West Alehela Street and the proposed new project. Another amendment made to the site plan to address safety concerns includes switching Building A and Building B. Originally, Building B was situated closest to the Kaulawahine Street entrance and did not have the resident manager's unit. To increase the monitoring of access in and out of the property, Building A was switched with Building B so the resident manager would be located closest to and facing one of the entrances.

With respect to comments received regarding traffic, it is noted that a traffic engineer prepared a Traffic Impact Assessment Report (TIAR). A more detailed analysis of the findings in the TIAR is located in Section 3 of this document, the Environmental Assessment, Chapter II, Section D, Infrastructure, and the full TIAR is provided in Appendix "E". The TIAR reported that the project is forecasted to generate 83 trips

during the AM peak hour and 99 trips during the PM peak hour. This translates to an increase of approximately 25 to 30 vehicles in each direction per peak hour. In commute time, people on the road surrounding the project area during peak hours, may experience a minimal increase of 1 to 4 seconds. As such, the TIAR did not recommend any road improvements.

October 5, 2020 Summary of Questions and Comments

- **Question (Morrison Huston):** How many parking stalls will there be when all phases are complete?
    - **Response (K. Nunokawa):** The project will provide one (1) parking stall for each one-bedroom unit and two (2) parking stalls for each two-bedroom unit. Guest/visitor parking will also be provided.
- **Question (Morrison Huston):** When is the last time you went to the Kahului Post Office? There will be 350 parking stalls. To take a right or left into or out of the Post Office, particularly if you are coming from Kīhei side, is a crazy thing. Will there be a turn lane into the project? No Street improvement whatsoever?
    - **Response (K. Nunokawa):** According to the Traffic Impact Analysis Report (TIAR), no road improvements were recommended. Developers are still in conversation with HDOT because Pu'unēnē is a State road, so there may be comments back regarding the middle lane that serves as a right and left turn into the various businesses in that area. There are different things to consider especially for the safety of the residents. In terms of traffic on Pu'unēnē, this entrance there would be a right-in, right-out. A left turn into the project will be prohibited.
- **Question (Morrison Huston):** Do you think a lot of the former homeless activity that came out of the Kahului Lani Senior project area has moved to this area?
    - **Response (T. Kealoha):** I don't necessarily think or believe that is so because we did hear this was from a different area and faction and some are part of a Native Hawaiian faction exercising their right, although those people did have to move along. It will take effort and time.
- **Question (Donald Higa):** I live between Kane Street and Alahele Street. Where will the access be into the project?
    - **Response (K. Nunokawa):** The project will have a right-in and right-out access on Pu'unēnē Street and access on Kaulawahine Street as well. In and out of Kaulawahine Street is next to the pool entrance.
- **Question (Donald Higa):** Another question regarding low traffic, Pu'unēnē Avenue is very busy in the afternoon, if I'm a resident going out onto Pu'unēnē

Avenue will be hard so I would go through Kaulawahine Street and I will see more traffic there, so not too sure about “low traffic”.

  - **Response (K. Nunokawa):** The TIAR reported that the expected increase in traffic will be 15 to 25 cars per direction per peak hour. This translates to a 1 to 4 second delay. The TIAR analysis also took into account other proposed developments in the region.

- **Question (Donald Higa):** On Kaulawahine Street will there be a fence or open?
  - **Response (K. Nunokawa):** That has not been determined yet. It can depend on financing and the park is meant for the residents.

- **Comment (Donald Higa):** Hopefully it will be fenced because without the fence, there will be homeless people walking to the park. Homeless camps by Kahului Union Church and the Salvation Army, and without a fence it can get very bad.
  - **Response (T. Kealoha):** There was a big homeless encampment at the Kahului Lani Senior site prior to acquiring the land. It took a lot of coordination and collaboration with other agencies to address the issue. This will be a little of the same when this project starts. Having the buildings there, people there, and services available to these people will curb that activity greatly.
  - **Comment (Donald Higa):** Recommend fencing park. If you don’t have it fenced, you’ll get homeless people at the park.

- **Question (Cenon/Lesley)** – We are located directly behind where the buildings will be built. Were there any surveys done by the surrounding residents? People like the privacy and safety. What are the steps for privacy and safety for community there?
  - **Response (K. Nunokawa):** Safety is number one priority for everyone. Safety measures will be determined. A survey was not done of the surrounding residents. However, affordable housing is a big issue and one of the things the County Council pushes is for affordable housing to be developed within existing infrastructure to be closer to work, schools, use public transportation, and have walkable communities so that residents’ costs stay low. They don’t need to have a car.

- **Question (Cenon/Lesley):** Will there be a security hired on property?
  - **Response (K. Nunokawa & J. Furuta):** There will be a full-time resident manager living on property 24/7. There will be security for the project.

- **Question (Cenon/Lesley):** How was it determined how close the buildings were in relation to the residential neighborhood? Concerned about how close and high buildings are and can they see inside the homes? Could that change as far as distance of the buildings?
    - **Response (S. Wong):** There is a minimum of 20 ft. between the building and property line (driven by code) and there will be a buffer and landscaping to also provide privacy.
    - **Comment (G. Furuta):** Typically we do have funding for the fencing around the property, however, this is included as a contingency line item in the budget due to the nature of affordable housing development funding application processes. At least a 20 ft. setback on Building B and we will be doing landscaping to buffer that area.
- **Comment (E. Dust, Executive Assistant to Councilmember T. Kama):** During the County Council's review of the MCC 2.97 application, there will be opportunities for public testimony and the Council may adopt modifications (conditions) for the project based on public input. For example, if there are public comments made to Council regarding fencing, the Council may make the fence a modification (condition) for the project.
- **Question (Morrison Huston):** When is the comment period?
    - **Response (E. Dust, Executive Assistant to Councilmember T. Kama):** It starts when the applicant submits the 2.97 application to DHHC, then it goes to Council Services to accept on behalf of Council. If accepted, they send the project to the Affordable Housing Committee of the Council. The Affordable Housing Committee will take public comments for the project. The Committee/Council has a 60 day turnaround time and if there is no action by the Committee/Council, the project goes to the Director of the Department of Housing and Human Concerns to make a decision. There is also opportunity for public comment during the Draft EA process as well (30 days). All comments incorporated into the Final EA.

<u>October 7, 2020 Summary of Questions and Comments</u>

- **Question (E. Dust, Executive Assistant to Councilmember T. Kama):** When will the comment period end?
    - **Response (K. Nunokawa):** The comment period deadline will be dependent upon the publication date of the Environmental Assessment with the Office of Environmental Quality Control.
- **Question (E. Christensen):** How many people on the waiting list?

- **Response (K. Nunokawa):** There is no waiting list at this time. Hale Mahaolu will manage the application process closer to project completion.

- **Question (Sister Angie, Christ the King Church):** Can people below the income limit apply for housing? Will it be open to any age group?
  - **Response (K. Nunokawa):** Yes, anyone below 60 percent of the AMI can apply and it will be open to all ages.
- **Question (Sister Angie, Christ the King Church):** How long does housing assistance last?
  - **Response (T. Kealoha):** The length of funding assistance for rent varies from agency to agency. At Catholic Charities, housing rental assistance is one month, but there are other factors that can impact this length, such as whether or not job loss is due to COVID.

Written Comments Received

Written comments were received from two (2) individuals. See **Attachment "C"**.

No comments were submitted via the online Survey Monkey survey that was made available during the two (2) public meetings.

ATTACHMENT “A”

Community Outreach Letter, Project Fact Sheet, Project Location Map, Site Plan, and Comment Form

October 9, 2020

(NAME)
(ADDRESS)

SUBJECT: Invitation to Community Meeting for Proposed Hale Pilina Family Affordable Rental Housing Project at TMK (2)3-7-013:026, Kahului, Maui, Hawaiʻi

Dear (SALUTATION):

On behalf of Catholic Charities Housing Development Corporation ("CCHDC"), we are writing to invite you to a community meeting for the proposed Hale Pilina Family Affordable Rental Housing project at 150 South Puʻunēnē Avenue.

Catholic Charities Hawaiʻi, parent company of CCHDC and established in 1947, provides a wide range of social services for people with the greatest need, regardless of faith or culture. One of their largest endeavors is providing affordable housing for the people of Hawaiʻi. As such, CCHDC was formed to resolve this growing need.

Its first project on Maui was the Kahului Lani Senior Affordable Rental Housing project, located across Queen Kaʻahumanu Shopping Center. The first phase of the project, with 81 one-bedroom apartments, began welcoming residents in July. The second phase is under construction and will provide another 83 affordable senior homes.

CCHDC is continuing its mission and proposing the development of the Hale Pilina Family Affordable Rental Housing project, comprised of approximately 180 units. The entire project will be a 100 percent affordable family housing effort. The Hale Pilina Family Affordable Rental Housing project will be developed on 4.865-acres of land identified as TMK (2)3-7-013:026, the vacant parcel of land where the Maui Swap Meet used to be held. The subject property is located on Puʻunēnē Avenue with South Kaulawahine Street bordering the property to the west in the Kahului urban core.

The Hale Pilina Family Affordable Rental Housing project will include the development of four (4) three-story residential buildings in two (2) phases, onsite parking stalls, a park, and related improvements. The proposed project will provide one-bedroom and two-bedroom family units for rent at 60 percent and below the HUD Area Median Income (AMI). Hale Mahaolu will serve as the property manager of the site. The enclosed Hale Pilina Fact Sheet provides a location map, site plan, and project information.

An Environmental Assessment (EA) will be prepared for the project pursuant to Chapter 343, Hawaiʻi Revised Statutes and CCHDC will seek a Chapter 2.97, Maui County Code affordable housing approval from the Maui County Council.

CCHDC will be hosting two (2) public meetings to provide more information on the Hale Pilina Family Affordable Rental Housing project, answer questions, and seek input from the community. The same information will be provided at both meetings. Due to the COVID-19 pandemic, the meetings will be virtual using the WebEx platform. You may join the meeting via video conference using a computer, smart phone, or tablet by copying the link to your internet browser. If you choose to join from a smart phone or tablet, you may need to download the free WebEx application first. If you are not able to join via video conference, you may join the meeting by calling in by phone and entering the meeting number provided. The date, time, and meeting details are provided below.

Date	October 5, 2020	October 7, 2020
Time	5:00 p.m	12:00 p.m.
Video Conference Link	https://munekiyohiraga.webex.com/munekiyohiraga/j.php?MTID=mac6a56ae73db87c55cead51b68ec38ad	https://munekiyohiraga.webex.com/munekiyohiraga/j.php?MTID=m264f5612041155d0c69a7443007a0489
Video Conference Password	HalePilina1	HalePilina2
Phone No.	1-877-668-4490	1-877-668-4490
Meeting Number	126 823 3888	126 053 4722

We hope you are able to join us for one (1) of the meetings and look forward to receiving your feedback on the Hale Pilina Family Affordable Rental Housing project. If you are not able to attend the meetings, we have also enclosed a comment sheet for you to share your thoughts or questions on the project. Should you have any questions or require further information regarding the Hale Pilina Family Affordable Rental Housing project, please do not hesitate to contact me (808) 244-2015.

Very truly yours,

Kari Luna Nunokawa, Ed.D.
Senior Manager

KLN:tn
Attachments
cc: Jeff Furuta, GSF, LLC.
Gary Furuta, GSF, LLC.
Thelma Kealoha, Catholic Charities, Maui
Rick Stack, Catholic Charities Housing Development Corporation
Grant Chun, Hale Mahaolu
K:\DATA\GSF\Kahului AH 2281\Applications\Meetings\Outreach Letter.doc

Hale Pilina Family Affordable Rental Housing Project

Fact Sheet

Project Overview

Catholic Charities Housing Development Corporation (CCHDC) is proposing the development of the Hale Pilina Family Affordable Rental Housing Project, comprised of 178 affordable family housing rental units plus a Resident Manager's unit, off of Puʻunēnē Avenue in Kahului, Maui. The Hale Pilina Family Affordable Rental Housing Project will be developed at 150 South Puʻunēnē Avenue on 4.865 acres of vacant land. The subject property is located on Puʻunēnē Avenue with South Kaulawahine Street bordering the west side of the property in Kahului. The site was formerly used for the Maui Swap Meet, which has since moved to its current location at the University of Hawaiʻi Maui College campus.

The Hale Pilina Family Affordable Rental Housing Project will include the development of four (4) three-story, multi-family residential buildings, a multi-purpose room, parking stalls, a park, and related improvements. The proposed project will provide 108 one-bedroom units and 70 two-bedroom units for rent to families who earn 60 percent or less of the County's Area Median Income (AMI). Hale Mahaolu will manage the property following completion of construction.

Project Funding and Time Schedule

CCHDC is seeking funding from the Hawaii Housing Finance and Development Corporation and the County of Maui Affordable Housing Fund. The development will be constructed in two (2) phases.

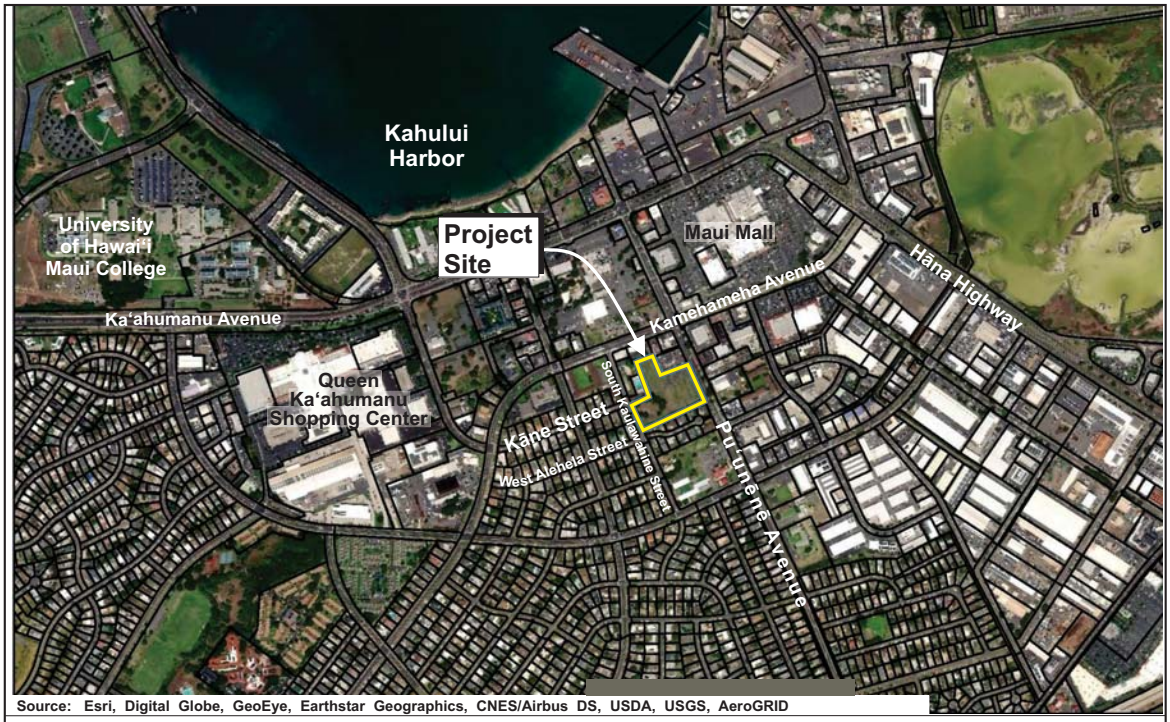
Environmental Assessment and Land Use Approvals

Opportunities for public comment will be provided during the environmental review and land use approval process for the project. An Environmental Assessment (EA) will be prepared for the project in accordance with Chapter 343, Hawaii Revised Statutes (HRS). The Draft EA is anticipated to be published later this year.

As a 100 percent affordable housing project, CCHDC will be seeking an affordable housing approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code. The Chapter 2.97 application process will allow exemptions related to planning and zoning requirements, and include a request for an exemption from the need to seek a Community Plan Amendment and Change of Zoning for the project to expedite the delivery of affordable housing.

Contact Information

For more information about this project, please contact Kari Luna Nunokawa of Munekiyo Hiraga at (808) 244-2015 or planning@munekiyohiraga.com.



Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID

Figure 1 Hale Pilina Family Affordable Rental Housing Project
Regional Location Map

0 2500 Feet
1250 5000

Prepared for: Catholic Charities Housing Development Corporation

MUNEKIYO HIRAGA

GSF/Kahului AH/Applications/Figures/Regional Location

Source: M&A Hawaii

Figure 2 Hale Pilina Family Affordable Rental Housing Project
Site Plan

NOT TO SCALE

Prepared for: Catholic Charities Housing Development Corporation

MUNEKIYO HIRAGA

GSF/Kahului AH/Applications/Figures/Site Plan.Outreach

COMMENT FORM

Hale Pilina Family Affordable Rental Housing Project

Virtual Community Meeting
October 5 & 7, 2020

Name:_____Phone No. _____

Address: _____

_____

Email Address: _____

Please write any comments you wish to share on the proposed project below.

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Please submit your comments by October 14, 2020 via mail to:

Munekiyo Hiraga
Attention: Kari Luna Nunokawa
305 High Street, Suite 104
Wailuku, Hawai‘i 96793

Should you have any questions, please feel free to contact Kari Luna Nunokawa, Munekiyo Hiraga, at 244-2015.

ATTACHMENT “B”

Public Meeting Power Point Presentation

Proposed Hale Pilina Family Affordable Rental Housing Project

150 S. Pu‘unēnē Avenue
Kahului, Maui, Hawai‘i

Catholic Charities Housing Development Corporation

Public Meeting

October 5 and October 7, 2020

MUNEKIYO HIRAGA

Catholic Charities Housing Development Corporation

- Subsidiary of Catholic Charities Hawai‘i
- Founded in 1999 to address growing affordable housing need in Hawai‘i
- Project team has developed over 1,400 affordable senior and family housing units Statewide, including 164 units at the Kahului Lani Senior Affordable Housing Project

Kahului Lani Senior Affordable Housing Project Groundbreaking

2

Property Overview

- Property Ownership – A&B Properties, Inc.
- Property Developer - CCHDC
- Land Use Designations
  - State Land Use – Urban
  - Community Plan – Park
  - Zoning – Public/Quasi-Public

3

Regional Location

Site Photographs

Pu‘unēnē Avenue Looking Toward Entire Project Site

Panoramic of Site from South Kaulawahine Street

5

Project Overview

- 4 three-story residential buildings
  - 108 one-bedroom units
  - 70 two-bedroom units
  - 1 manager unit
- Available to households earning up to 60 percent AMI
- Hale Mahaolu will be property manager

6

2020 Income Limits and Rents 60 Percent Area Median Income

Household Size	Income Limit
1 person	$43,080
2 person	$49,200
3 person	$55,380
4 person	$61,500
Unit Size	**Max Net Rent**
1 Bedroom	$1,153
2 Bedroom	$1,384

**Actual Income Limits and Rents are determined annually by the U.S. Department of Housing and Urban Development

7

Hale Pilina Family Affordable Rental Housing Project Overview

8

Building C Rendering

9

Building A and Building D Rendering

10

Building A and Building D Rendering

11

Hale Pilina Family Affordable Rental Housing Project –Floor Plans

12

Hale Pilina Family Affordable Rental Housing Project –Floor Plans

13

Building Elevations

14

Environmental Review and Land Use Approvals

- State Historic Preservation Division (SHPD) Review
  - Chapter 6E, Hawai'i Revised Statutes
  - Ensure historic properties and/or artifacts are not affected by this project
- Environmental Assessment
  - Chapter 343, Hawai'i Revised Statutes
  - Assess potential environmental impacts and identify mitigation measure
  - Department of Housing and Human Concerns
- Maui County Code, Chapter 2.97 Residential Workforce Housing Approval
- 100% Affordable Housing Project
  - Exemptions from certain planning, zoning, and subdivision standards to expedite the delivery of affordable housing while still maintaining requirements for health and safety
  - Allow project to proceed without needing to obtain a Community Plan Amendment and Change of Zoning
  - Maui County Council

15

Studies

- **Flora Fauna Survey**
  - No threatened or endangered species or habitat on the property
- **Preliminary Engineering and Drainage Report**
  - Will connect to County water and wastewater systems
- **Traffic Impact Analysis Report**
  - Low traffic increases as a result of project
  - No roadway improvements recommended
- **Archaeological Consultation with SHPD**
  - Archaeological Inventory Survey, including subsurface testing, conducted in 2004
  - No historic properties identified

16

Project Timeline

- **Environmental Assessment**
  - Draft EA (30 day public comment) – End of 2020
  - Final EA – Spring 2021
- **2.97 Approval – Summer 2021**
- **Phase 1 Construction – End of 2022/ Beginning of 2023**
- **Phase 1 Completion – Fall/Winter 2024**
- **Anticipated Occupancy immediately after Phase 1 Completion – End of 2024/Beginning of 2025**

17

Q&A

We would like to hear from you. Please feel free to submit a comment via:

https://www.surveymonkey.com/r/halepilina

Or, you may call Kari Luna Nunokawa at 808-244-2015 to receive a hard copy of the comment sheet.

MAHALO NUI!

ATTACHMENT “C”

Written Comments Received

OCT - 5 2020

MUNEKIYO HIRAGA

COMMENT FORM

Hale Pilina Family Affordable Rental Housing Project

Virtual Community Meeting
October 5 & 7, 2020

Name: Rene Denny Phone No. 871-4275

Address: 136 W Kane St.
Kahului, HI 96732

Email Address: _____

Please write any comments you wish to share on the proposed project below.

I understand the need for affordable housing on Maui.

My concern for this project is that it will be built in a "tsunami evacuation area". Will all tenants be able to evacuate within the alotted time safely?

Another concern is that there should be "NO" entrance or exist to the complex on Kaluawahine street. It is 'not fair' for the existing residence to have to put up with "parked" cars lined-up infront their homes, and more traffic.

Please submit your comments by October 14, 2020 via mail to:

Munekiyo Hiraga
Attention: Kari Luna Nunokawa
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Should you have any questions, please feel free to contact Kari Luna Nunokawa, Munekiyo Hiraga, at 244-2015.

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MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 19, 2020

Rene Denny
136 W. Kane Street
Kahului, Hawai'i 96732

SUBJECT: Hale Pilina Family Affordable Rental Housing Project

Dear Ms. Denny:

Thank you for submitting your comments regarding the Hale Pilina Family Affordable Rental Housing project ("Project") located at the Old Kahului Swap Meet site. On behalf of the developer, Catholic Charities Housing Development Corporation (CCHDC), we wanted to take this time to acknowledge and address the comments you shared.

Tsunami Evacuation Zone: Thank you for your comments regarding the tsunami evacuation zone. Like the surrounding residential areas, the project site is located within the tsunami evacuation zone. Procedures to organize and direct operations at the Project in the event of a tsunami will be established. Hale Mahaolu, the managing organization for the Project, will have emergency procedures in place which will be posted and distributed to all residents.

Traffic: Thank you for your comments regarding traffic. The project sponsor retained a traffic engineer to collect traffic count data, forecast future traffic conditions with and without the Project, and determine whether any roadway improvements would be required as a result of the Project. The findings of this analysis was summarized in a Traffic Impact Analysis Report (TIAR). The Hale Pilina project will have two (2) vehicular access points. Because Pu'unēnē Avenue is a four-lane roadway, the driveway off of Pu'unēnē Avenue will be restricted to right-turn in and right-turn out movements. Full access will be provided at the project's entrance on Kaulawahine Street. The TIAR noted that during the morning and afternoon peak hours, the Project is expected to generate an additional 25 to 30 vehicles in each direction per peak hour. In commute time, people on the road surrounding the project area during peak hours may experience a minimal increase of 1 to 4 seconds. As such, the TIAR did not recommend any roadway improvements to be required as a result of the Project. The Project will also be providing adequate parking for its residents and visitors so street parking can be avoided.

We appreciate you taking the time to share your comments on regarding the Hale Pilina Family Affordable Rental Housing project. More information on the Project will be available in the Environmental Assessment that will be published in the coming months. In the meantime, if we can be of any more assistance, please do not hesitate to contact me at 244-2015.

Very truly yours,

Kari Luna Nunokawa, Ed.D.
Senior Manager

KLN:tn
cc: Rick Stack, Catholic Charities Housing Development Corporation
Jeff Furuta, GSF, LLC.
Gary Furuta, GSF, LLC.
Grant Chun, Hale Mahaolu
Thelma Kealoha, Catholic Charities Hawai'i
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OCT 14 2020

MUNEKIYO HIRAGA

COMMENT FORM

Hale Pilina Family Affordable Rental Housing Project

Virtual Community Meeting
October 5 & 7, 2020

Name: Kevin + Constance Inouye Phone No. _____

Address: _____

_____

Email Address: _____

Please write any comments you wish to share on the proposed project below.

SEE ATTACHMENT.

Please submit your comments by October 14, 2020 via mail to:

Munekiyo Hiraga
Attention: Kari Luna Nunokawa
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Should you have any questions, please feel free to contact Kari Luna Nunokawa, Munekiyo Hiraga, at 244-2015.

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10/12/2020

NIMBY: NOT IN MY BACKYARD!

Our family has lived on this present property for over three decades now. This is where we raised our children and where we grew up. Many other families are long-time residents in this area. While living here all these years, we have done our part to contribute what we can in keeping this a good, clean, and safe place to live for everyone in our neighborhood and community.

Now, it has come to our attention of the proposed Hale Pilina Family Affordable (aka: Low Income) Rental Housing Project to be built on the vacant parcel of land where the Maui Swap Meet used to be. We do not object to the building of low income housing units. However, NIMBY (Not In My Backyard), please! We understand the necessity to solve the housing issue on Maui, but we believe that this development is too close to or an "invasion" of our residence and neighborhood.

We oppose this affordable (aka: low income) housing project and feel it would be detrimental to our neighborhood and community for the following reasons:

1. **Increased traffic** on local streets nearby with possibilities of increased drunken driving. Kaulawahine St. is already a very narrow street to begin with. More cars going into the housing area from Kaulawahine St. will pose more traffic and congestion on this narrow street with possibilities of more accidents due to negligent driving which is not safe, especially for many elderly, who are long-time residents living in this area.

2. **Increased noise** will create difficulty for locals in the area to sleep at night. The more people living in an area, the more tendencies to increased noise especially late at night (ie: loud talking due to large gatherings and more congregating on Kaulawahine St. which is away from "public view" than on Puunene St.)

3. **Increased public disturbances and violence** (ie: fights and arguments).

4. **Increased numbers of unattended children** roaming around the neighborhood; which could lead to more social problems such as **gangs and gang-type behaviors** (ie: graffiti, trashing and damaging neighborhood properties) and **increased illegal activities** (ie: drugs and drug dealings) resulting in **high crime rates** (ie: robberies/murders).

This affordable housing project will most definitely **affect the mental and emotional health and physical well-being** of the current residents living in this long-established residential area, by spreading dysfunction and bringing in more social problems. It can even hurt by preventing to attract high-income homeowners and new business investment to the area; thus, decreasing property values and exacting a huge toll on the neighborhood's economic vitality. It is inevitable that our everyday lives will be affected to the extent where long-established, good law-abiding residents may even opt to move out of this area which can sap urban vitality. As retired professionals living nearby, this proposed housing project is the straw that will break the camel's back. We will be one of those who will move out of this neighborhood, if it is built.

Furthermore, what is the impact of this project on the school system? All children living in this Kahului boundary area would need to go to Kahului School. From my knowledge, that school, as well as, Lihikai School, and Maui Waena Intermediate School are bursting at their seams already in their enrollment numbers. Will another elementary and intermediate school be built in the near future to accommodate the influx of all these children from this housing area? Does the government even have the funds to build another school in this area anytime soon? Has this dilemma even been thought out?

Build this affordable housing project someplace else where the school system can accommodate the number of children from these families and where the children's educational development are considered, as well.

Currently, and for a couple of years now, we have been grappling with the problem of the homeless who consistently and continuously congregate along Kaulawahine St. due to the close proximity to the Salvation Army. Repeated calls to the County and to the Police Department for their assistance to clean-up this area have fallen on deaf ears. Our health and safety is constantly at-risk due to the unkempt conditions and dangers of violence that exist through late night fights and arguments that have been heard and witnessed.

How much more does this neighborhood need to suffer? The ongoing problems from the homeless situation on Kaulawahine St. still has not been resolved after several years. By bringing in a low income housing project of this magnitude, along with all the serious social ills that it carries, to be built so close to a residential area,
"What measures will be taken to assure and ensure the safety and well-being of the residents living in the 'heart of Kahului'?"

In closing, the main issue here is about SAFETY. This proposed affordable (aka: low income) housing project serves no beneficial purposes to our residential area. Our neighborhood does not need any more problems associated with low income housing in our backyard. We do not want to turn the 'heart of Kahului' into a ghetto! My question to you is: "How would you feel if this "Affordable (aka: Low Income) Housing Project" was built in your backyard?" If you're a NIMBY, then you would OPPOSE this development.
We are a NIMBY and we OPPOSE this project!

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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 19, 2020

Kevin and Constance Inouye
81 West Kane Street
Kahului, Hawai'i 96732

SUBJECT: Hale Pilina Family Affordable Rental Housing Project

Dear Mr. and Mrs. Inouye:

Thank you for submitting your comments regarding the Hale Pilina Family Affordable Rental Housing project ("Project") located at the Old Kahului Swap Meet site. On behalf of the developer, Catholic Charities Housing Development Corporation (CCHDC), we wanted to take this time to acknowledge and address the comments shared in your letter.

Traffic: Thank you for your comments regarding traffic. The project sponsor retained a traffic engineer to collect traffic count data, forecast future traffic conditions with and without the project, and determine whether any roadway improvements would be required as a result of the Project. The findings of this analysis was summarized in a Traffic Impact Analysis Report (TIAR). The Hale Pilina project will have two (2) vehicular access points. Because Pu'unēnē Avenue is a four-lane roadway, the driveway off of Pu'unēnē Avenue will be restricted to right-turn in and right-turn out movements. Full access will be provided at the Project's entrance on Kaulawahine Street. The TIAR noted that during the morning and afternoon peak hours, the Project is expected to generate an additional 25 to 30 vehicles in each direction per peak hour. In commute time, people on the road surrounding the project area during peak hours may experience a minimal increase of 1 to 4 seconds. As such, the TIAR did not recommend any roadway improvements would be required as a result of the Project.

Noise: Thank you for your comment about noise concerns. The Project is not expected to add to the ambient noise levels beyond what is typical of urban environments. Traffic noise from nearby roadways is the predominant source of background noise in the Project vicinity. Three (3) of the four (4) buildings will be situated away from the residential areas. In particular, one building will be adjacent to the Coach Spencer Shiraishi Memorial Pool, another building next to the Kahului Post Office, and the third building will be parallel to Pu'unēnē Avenue. The other building has a larger set back

from the residences on West Alehela Street and also houses the residential manager who will be charged with, among other duties, monitoring noise levels of the residents.

Neighborhood Concerns: We note your concerns about impacts of the proposed development to the existing community. The Hale Pilina Family Affordable Rental Housing project will serve residents who earn up to 60 percent of the HUD Area Median Income (AMI). While the exact income limit qualifications will be determined at the time construction is completed, maximum current income limits would range from $43,080 for one-person households to $61,500 for four-person households. The project will provide quality, safe rental housing for many working individuals and families in our community, including beginning teachers, home health aide workers, school bus drivers, day care workers, restaurant staff, hotel industry workers, bank tellers, and more. These are people who are working or retired and are unable to find attainable housing for their budget, many of whom may be doubled up in multigenerational households.

The Old Kahului Swap Meet site has remained fallow and, for the most part, unattended. Empty and barren land can attract unwanted activities. Hale Mahaolu will manage and maintain the property and there will be a full-time resident manager living on site. The conversion of an empty, underutilized property into a multi-family residential development is not anticipated to have adverse economic impacts to the community.

Schools: Thank you for the comment regarding the school system. The Project is not expected to place significant new demands upon area schools. Future tenants of the Hale Pilina Project are expected to be families currently living in the region and doubled up in households, unable to afford their own home. A majority of the units are one-bedroom units and it is anticipated that the tenant profile will consist of many individuals and two-person households without children. The project sponsor will coordinate with the Department of Education and pay applicable school impact fees, which currently stand at $2,371.00 per unit to support children from the Project that may enter the public school system.

Homelessness: Thank you for your comment regarding the homeless situation on Kaulawahine Street. In the public meeting held on October 5 and 7, 2020, the homeless situation was also brought up. Catholic Charities Hawaii is aware of and committed to working and coordinating with the other non-profit agencies on Maui to address this issue. In another area on Maui where a homeless encampment existed on fallow, unattended land, Catholic Charities helped to curb the issue. Services were offered to the homeless people and as the building came up and people started to live there, the homeless encampment went elsewhere. There no longer was an empty and unattended lot for the homeless to live on.

We appreciate you taking the time to share your comments on regarding the Hale Pilina Family Affordable Rental Housing project. More information on the project will be available in the Environmental Assessment that will be published in the coming months. In the meantime, if we can be of any more assistance, please do not hesitate to contact me at 244-2015.

Very truly yours,

Kari Luna Nunokawa, Ed.D.
Senior Manager

KLN:tn

cc: Rick Stack, Catholic Charities Housing Development Corporation
Jeff Furuta, GSF, LLC.
Gary Furuta, GSF, LLC.
Thelma Kealoha, Catholic Charities Hawaii
Grant Chun, Hale Mahaolu

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EXHIBIT 7.

Land Use Designations

LAND USE DESIGNATIONS

State Land Use District	Urban
Maui Island Plan	Urban Growth Boundary
Wailuku-Kahului Community Plan	Park
Zoning	P-1, Public/Quasi-Public
Special Management Area	No

19/1879
RECEIVED

APR 11 2019
COUNTY OF MAUI
DEPT OF PLANNING

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Munekiyo Hiraga (be) **TELEPHONE** 244-2015

PROJECT NAME General Inquiry **E-MAIL** planning@munekiyohiraga.com

PROPERTY ADDRESS 150 S. Puunene Avenue, Kahului **TAX MAP KEY** (2)3-7-013:026

☐ Yes ■ No **Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?**
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☐ Yes ☐ No **Will it be processed under a consistency exemption from** Section 18.04.030(B), MCC**?**
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (*ie 1-lot into 2-lots for all land uses allowed by law*):

INSTRUCTIONS:
1) **Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: [1]

STATE DISTRICT: ☒ Urban ☐ Rural ☐ Agriculture ☐ Conservation

MAUI ISLAND PLAN Growth Boundary:[2] ☒ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

Protected Area:[2] ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN:[2] Park

COUNTY ZONING: P-1 (Public/Quasi-Public

OTHER/COMMENTS:

☐ (SMA) Special Management Area
☐ (PD) Planned Development
☐ (PH) Project District
☐ See Additional Comments (Pg.2)
☐ See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES [3] & BASE FLOOD ELEVATIONS: Zone X

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

_____ (Signature) ☐ Not Applicable, (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).
☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ [4] Consistent, (LUDs appear to have ALL permitted uses in common).

☐ [4] Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ [4] Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.

2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.

4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Shelly M. Kan-Hai Shelly M. Kan-Hai (Signature) 4/16/19 (Date)

For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

EXHIBIT 8.

List of Exemptions Requested

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
1. Requirement for requiring disposal permit and payment of disposal charges	Title 8, Health and Safety, Maui County Code (MCC) Chapter 8.04, Refuse Collection and Landfills	Exemption for project to dispose of construction waste during the construction of the project without the need to apply for a disposal permit and pay for disposal charges.	An exemption from the requirements to apply for a disposal permit and pay associated charges will provide cost savings.
2. Requirement for payment of wastewater assessment fees	Title 14, Public Services, MCC Section 14.35, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului Wastewater Treatment System	Exemption to allow the project to receive its building permits without the need to pay wastewater assessment fees. Section 14.34.080, Exemptions, exempts developments comprised of 100% residential workforce housing units from the provisions of this chapter.	An exemption from the requirements to pay the wastewater assessment fee for the Wailuku/Kahului Wastewater Treatment System will advance the affordability objectives of the project.
3. Requirement for payment of permit and inspection fees	Title 16, Buildings and Construction, MCC: Sections 16.04C, Fire Code 16.18B, Electrical Code 16.20B, Plumbing Code 16.26B, Building Code	Exemptions from MCC Chapters: • 16.04C, Fire Code, • 16.18B, Electrical Code, • 16.20B, Plumbing Code, and • 16.26B, Building Code, to exempt the project from fire, electrical, plumbing, and building permit, plan review, and inspection fees.	These exemptions provide savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.
4. Requirement for General Plan, Community Plan land use consistency and Change in Zoning	MCC 2.80B General Plans and Community Plans	Exemptions to permit the project to proceed without obtaining a Community Plan Amendment (CPA) and a Change of Zoning (CIZ). The project site is designated as “Park” in the Wailuku-Kahului Community Plan Map and zoned “P-1, Public/Quasi-Public” in zoning. The appropriate land use designation for the proposed project is “Multi Family” and “A-2, Apartment”, respectively.	These exemptions would expedite the delivery of affordable workforce housing. The project site is located within the Urban Growth Boundary of the Maui Island Plan.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
5. Requirement for payment of permit and inspection fees	Title 20, Environmental Protection, MCC: Chapter 20.08, Soil Erosion and Sedimentation Control Section 20.08.090, Grubbing and Grading Permit Fees	An exemption is sought to the submittal of grubbing and grading permit and inspection fees. Section 20.08.090(D) exempts developments comprised of 100% residential workforce housing units from the grubbing and grading permit fee.	This exemption provides savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.
6. Requirements of all provisions relating to "Public/Quasi-Public" to allow the use of the "A-2, Apartment" district zoning standards.	Title 19, Zoning, MCC: Chapter 19.31, Public/Quasi-Public Districts	An exemption is sought to permit the development and use of the property for multi-family residential use according to the permitted uses, accessory uses and buildings, and development standards of the A-2 Apartment District pursuant to the provisions set forth in Chapter 19.12, Apartment District.	The Project site is zoned "P-1, Public/Quasi-Public". This exemption would expedite the delivery of affordable workforce housing by allowing the project to be developed in accordance with the A-2, Apartment District zoning provisions, which are more applicable to the proposed development, without the need to obtain a Change of Zoning.
7. Requirement for number of parking stalls and number and sizes of loading areas	Title 19, Zoning, MCC: Chapter 19.36B, Off-Street Parking and Loading Sections 19.36B.020 Designated Number of Off-Street Parking Spaces 19.36B.030 Designated Number of Loading Spaces	An exemption from Section 19.36B.020 (Designated Number of Off-Street Parking Spaces) and Section 19.36B.030 (Designated Number of Loading Spaces) to allow for the flexibility in the number of parking stalls and number and sizes of loading areas required. The Applicant is seeking an exemption to allow one (1) parking stall to be provided for each one-bedroom unit, instead of two (2) parking stalls typically required for dwelling units of 3,000 sq. ft. or less. Two (2) parking stalls will be provided for each two-bedroom unit, consistent with code. Additional stalls will be provided for visitors.	The proposed project will provide adequate parking for residents and the exemption will enable flexibility in the number of parking stalls and number and sizes of loading areas for the project. This will further the affordability of the project.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
8. Water System Development Fees	Title 14 – Public Services, MC: Chapter 14.07 – Water System Development Fees	Exemption requested from Section 14.07.030 Water system development fee schedule as set forth in the annual budget for the water system development fee.	An exemption from the requirements to pay the water system development fees will advance the affordability objectives of the project.
9. Improvements to Public Streets	Chapter 16.26B.3600 – Improvements to Public Streets	Exemption requested from Chapter 16.26B.3600 improvements to public streets. Applicant is seeking exemption to underground overhead utilities and other improvements to adjacent public streets.	The project seeks to be exempt from the requirement within Chapter 16.26B.300 to underground utility poles. The cost estimate received to install underground utility poles on South Pu‘unēnē Avenue is approximately $887,258.00. This fee estimate is only for the electrical contractor and does not include the general contractor’s overhead and fee as well as insurance and bond costs. As such, an exemption from the requirements of Chapter 16.26B.300 will advance the affordability objectives of the project.

EXHIBIT 9.

Land Ownership Documentation

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

A & B PROPERTIES HAWAII, LLC,
a Delaware limited liability company,
as Fee Owner

This report is dated as of January 2, 2020 at 8:00 a.m.

Inquiries concerning this report should be directed to
KALEO KEAWE-AIKO.
Email kkeaweaiko@tghawaii.com.
Fax (808) 521-0221.
Telephone (808) 533-5828.
Refer to Order No. 202001230.

Inquiries concerning Escrow should be directed to
Jeremy R. Trueblood.
MAIN OFFICE
Email jtrueblood@tghawaii.com.
Fax (808) 521-0280.
Telephone (808) 521-0208.
Escrow No. 20141112

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (2) 3-7-013-026 Area Assessed: 211,919 sq. ft.

   Tax Classification: RESIDENTIAL

   Street Address: 150 SOUTH PUUNENE AVENUE, KAHULUI, HAWAII 96732

2. Mineral and water rights of any nature.

3. SETBACK (20 feet wide)

   PURPOSE : building
   SHOWN : on surveyor's map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated January 4, 1985

4. SETBACK (30 feet wide)

   PURPOSE : building
   SHOWN : on surveyor's map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated January 4, 1985

5. The terms and provisions contained in the following:

   INSTRUMENT : SUBDIVISION AGREEMENT

   DATED : September 8, 1994
   RECORDED : Document No. 94-174939
   PARTIES : A&B PROPERTIES, INC., a Hawaii corporation, and the COUNTY OF MAUI, a political subdivision

6. Limited restriction of vehicular access, as shown on survey map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated March 22, 1990, revised December 12, 1995.

7. 6 feet wide sewer, as shown on survey map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated March 22, 1990, revised December 12, 1995.

8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

-Note:- A current survey, with metes and bounds description, should be made of said premises.

END OF SCHEDULE B

© Title Guaranty of Hawaii, LLC
235 QUEEN ST., HONOLULU, HAWAII 96813, PH: (808) 533-6261

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Kahului, District of Wailuku, Island and County of Maui, State of Hawaii, being LOT 4 of the "SALVATION ARMY SUBDIVISION", bearing Tax Key designation (2) 3-7-013-026, and containing an area of 4.865 acres, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : A&B-HAWAII, INC., a Hawaii corporation

GRANTEE : A&B PROPERTIES, INC., a Hawaii corporation

DATED : February 12, 1992
RECORDED : Document No. 92-045088

END OF SCHEDULE C

GENERAL NOTES

1. A & B PROPERTIES, INC., a Hawaii corporation was converted to A & B PROPERTIES HAWAII, LLC, a Delaware limited liability company, as evidenced by the Articles of Conversion filed December 19, 2016 and the Certificate of Conversion dated December 19, 2016, as set forth by Order filed by Land Court Document No. T-10080234 and filed by Land Court Document No. T-10293263.

BUYER(S) LIEN INFORMATION

1. Title Guaranty of Hawaii, LLC finds no liens docketed against CATHOLIC CHARITIES HOUSING DEVELOPMENT CORPORATION, the proposed purchaser(s).

© Title Guaranty of Hawaii, LLC
235 QUEEN ST., HONOLULU, HAWAII 96813, PH: (808) 533-6261

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

(1) a letter confirming that there is no construction prior to recordation; or

(2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 1/09/2020

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(2)	3	7	013	026	0000

CLASS: RESIDENTIAL AREA ASSESSED: 211,919 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2019

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	1,405,000
EXEMPTION	$	0
NET VALUE	$	1,405,000
TOTAL NET VALUE	$	1,405,000

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 8/20/2019

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2019	2	3,934.00				3,934.00	PENDING
2019	1	3,934.00				3,934.00	PAID
2018	2	3,649.82				3,649.82	PAID
2018	1	3,649.83				3,649.83	PAID

Total Amount Due: 3,934.00

Penalty and Interest Computed to: 8/20/2019

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

EXHIBIT 10.

Letters of Authorization

September 1, 2020

Lori Tsuhako, Director
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: Proposed Hale Pilina Affordable Housing Project
TMK: (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Ms. Tsuhako:

This letter is provided by Catholic Charities Housing Development Corporation to confirm its authorization given to Munekiyo Hiraga to prepare, file, process, and obtain all necessary regulatory permits and approvals for the subject project, including but not limited to a Chapter 343, HRS Environmental Assessment and an affordable housing project approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code (MCC).

Should you have any questions or require additional information, please do not hesitate to contact me, via email at rick.cchdc@gmail.com.

Very truly yours,

Richard B. Stack Jr.
President of the Board

RS
cc: Kari Luna Nunokawa, Ed.D., Munekiyo Hiraga
Gary Furuta, GSF, LLC
Jeff Furuta, GSF, LLC
Andrew Furuta, GSF, LLC

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STATE OF HAWAII)
) SS.
COUNTY OF HONOLULU)

On this 1st day of September, 2020, before me appeared Richard Booth Stack Jr to me personally known, who, being by me duly sworn, did say that he/she is the President of the Board of Catholic Charities Housing Development, a Hawaii non-profit corporation, which said corporation does not have a corporate seal as such, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said Officers acknowledged said instrument to be the free act and deed of said corporation.

STATE OF HAWAII NOTARY PUBLIC BISHAN XU No. 17-233

Print Name: BISHAN XU
Notary Public, State of HAWAII
My commission expires: June 25, 2021

Doc. Date: Sept 1, 2020 # Pages: 2
Notary Name: BISHAN XU
1st Circuit
Doc. Description:
Proposed Hale Pilina Affordable Development
Corporation authorizing Mauliola Hiraga (Stamp or Seal)

09/01/2020
Notary Signature Date

NOTARY CERTIFICATION

STATE OF HAWAII NOTARY PUBLIC BISHAN XU No. 17-233

ALEXANDER & BALDWIN
PARTNERS FOR HAWAI'I

September 2, 2020

Lori Tsuhako, Director
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: Proposed Hale Pilina Affordable Housing Project
TMK: (2)3-7-013:026, Kahului, Maui, Hawai'i

Dear Ms. Tsuhako:

This letter is provided by A & B PROPERTIES HAWAII, LLC, owner of the subject property, to confirm its authorization given to Catholic Charities Housing Development Corporation as Applicant, and Munekiyo Hiraga, as consultant, to prepare, file, process, and obtain all necessary regulatory permits and approvals for the subject project, including but not limited to a Chapter 343, HRS Environmental Assessment and an affordable housing project approval from the Maui County Council pursuant to Chapter 2.97 of the Maui County Code (MCC).

Should you have any questions or require additional information, please do not hesitate to contact me, via email at rendo@abhi.com or at 633-6682.

Very truly yours,

A & B PROPERTIES HAWAII, LLC

By: _____
Randall H. Endo
Its Vice President, Series R

cc: Kari Luna Nunokawa, Ed.D., Munekiyo Hiraga
Gary Furuta, GSF, LLC
Jeff Furuta, GSF, LLC
Andrew Furuta, GSF, LLC
Rick Stack, Catholic Charities Housing Development Corporation

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STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 2nd day of September, 2020, before me personally appeared Randall H. Endo, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

LYNNE T. UCHIMA NOTARY 06-395 PUBLIC STATE OF HAWAII

Lynne T. Uchima
Notary Public, State of Hawaii

Print Name: Lynne T. Uchima

My commission expires: 7/2/2022

NOTARY PUBLIC CERTIFICATION

Doc. Date: 9/2/2020

Pages: 2

Notary Name: Lynne T. Uchima

Judicial Circuit: Second

Doc. Description: Letter of Authorization for Proposed Hale Pilina Affordable Housing Project TMK: (2) 3-7-013:026

Notary Signature: Lynne T. Uchima

Date: 9/2/2020

LYNNE T. UCHIMA NOTARY 06-395 PUBLIC STATE OF HAWAII

EXHIBIT 11.

Site Photos

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

Hale Pilina Family Affordable Rental Housing Project

Photo Reference Map

NOT TO SCALE

Prepared for: Catholic Charities Housing Development Corporation

MUNEKIYO HIRAGA

K:\DATA\GSF\Kahului AH 2281\Applications\Figures\Photo Reference Map.2.97

Photo 1: Kaulawahine Street looking toward Wakea Avenue. Project site is on the left

Photo 2: Kaulawahine Street looking toward Kamehameha Avenue

Photo 3: Taken on Kaulawahine Street looking toward the project site.
Fence from Coach Spencer Shiraishi Memorial Pool parking lot on the left.

Photo 4: Taken on Kaulawahine Street looking toward the project site.
W. Alehela Street on the right.

Photo 5: Taken on South Pu‘unēnē Avenue looking toward entire project site.

Photo 6: Taken from South Pu‘unēnē Avenue toward W. Alehela Street.

Photo 7: On property looking toward Kaulawahine Street.
Coach Spencer Shiraishi Memorial Pool on right.

Photo 8: At edge of property on South Puʻunēnē Avenue toward
Kahului Post Office and Coach Spencer Shiraishi Memorial Pool.

FINAL ENVIRONMENTAL ASSESSMENT

3

The Final Environmental Assessment (EA) is submitted separately as two (2) bound volumes. A PDF of the Final EA is available at:

http://oeqc2.doh.hawaii.gov/Doc_Library/2021-07-08-MA-FEA-Hale-Pilina-Family-Affordable-Rental-Housing-Project.pdf