

AH Committee

From: Tracy Nakamoto <tracy@munekiyohiraga.com>
Sent: Thursday, September 23, 2021 9:48 AM
To: AH Committee
Cc: 'Jeff Furuta'; Gary Furuta (gary@gsfhi.com); andrew@gsfhi.com; Alison N. Stewart; Laksmi M. Abraham; Kari Luna Nunokawa; Tessa Munekiyo Ng
Subject: Affordable Housing Committee Meeting – September 27, 2021
Attachments: (Final) 092721 AHC PowerPoint.Council.pdf

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To: County of Maui
Affordable Housing Committee Staff

From: Kari Luna Nunokawa
Senior Manager

Attachment:

1	9/23/21	PowerPoint slides for the Hale Pilina Family Affordable Housing Project
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Message:

Aloha!

Please see the attached PowerPoint presentation slides for the Hale Pilina Family Affordable Rental Housing Project.

Mahalo! Kari

Tracy Nakamoto, Administrative Assistant

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2.97 Affordable Housing Application for Proposed Hale Pilina Family Affordable Rental Housing Project

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

Kahului, Maui, Hawai'i

**Catholic Charities Housing
Development Corporation**

September 27, 2021



The Team

- Developer - Catholic Charities Housing Development Corporation (CCHDC) under Catholic Charities Hawai'i
- Project Manager - GSF LLC
- Architect and Engineer - M & A Hawai'i, Inc.
- Contractor – Arisumi Brothers
- Traffic Engineer – Austin, Tsutsumi & Associates, Inc.
- Landscape Architect - AGY LLC
- Archaeologist - Cultural Surveys Hawai'i
- Property Manager - Hale Mahaolu
- Planning Consultant - Munekiyo Hiraga

Developer Experience

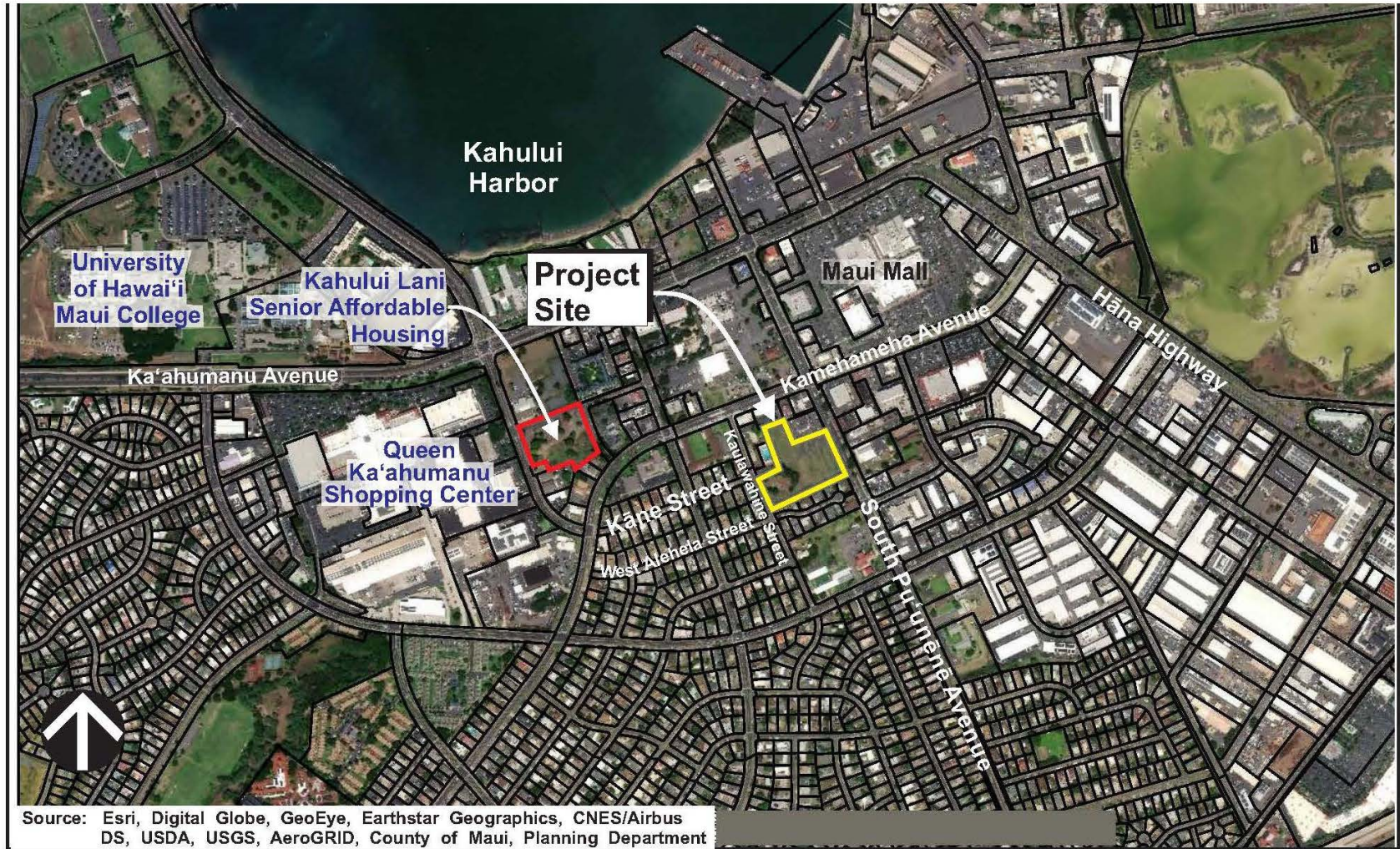
Family and Senior Affordable Housing (2000-2021)

Project Status	Amount	Affordable Units	Development Cost (\$)
Completed	19	1,531	\$378 Million
In Progress	3	268	\$95 Million
Total	22	1,799	\$473 Million
Target market: 30%, 50%, and 60% AMI Rentals Major Financing: LIHTC, RHRF, Developer Equity, Bank Perm Loan			

Kahului Lani Senior Affordable Housing Project



Regional Location



Project Site Map



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

Multimodal Connectivity



Existing Project Site



South Pu'unēnē Avenue Looking Toward Entire Project Site



Panoramic of Site from Kaulawahine Street

Property Overview

- Property Ownership – Currently A&B Properties, Inc.
- Property Developer – CCHDC has accepted the Purchase Agreement
- Land Use Designations
 - State Land Use – Urban
 - Community Plan – Park
 - Zoning – P-1 Public/Quasi-Public

Project Overview

- 4 three-story residential buildings
 - 108 one-bedroom units
 - 12 ADA compliant*
 - 70 two-bedroom units
 - 11 ADA compliant*
 - 1 two-bedroom ADA compliant Resident Manager unit
 - Private Park for residents
 - Multipurpose room
 - Laundry Facilities in each building
 - Related Improvements
 - 250 parking stalls for 179 units
 - PV carports in parking lot
 - Landscaping
 - Utilities
- Available to households earning up to 60 percent HUD AMI
- Hale Mahaolu will be property manager

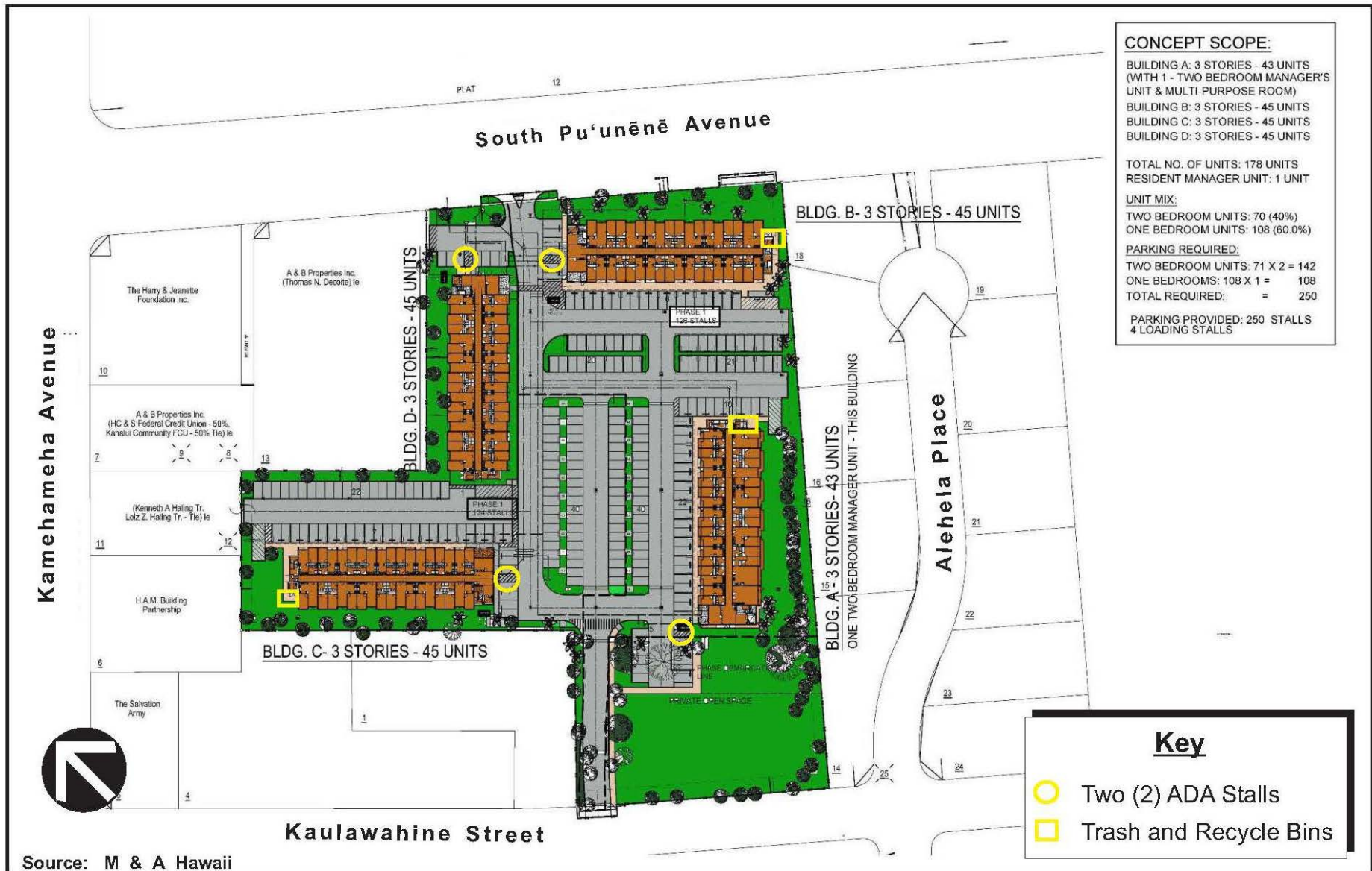
*** Note: All units can be retrofit to ADA standards**

2021 Income Limits and Rents

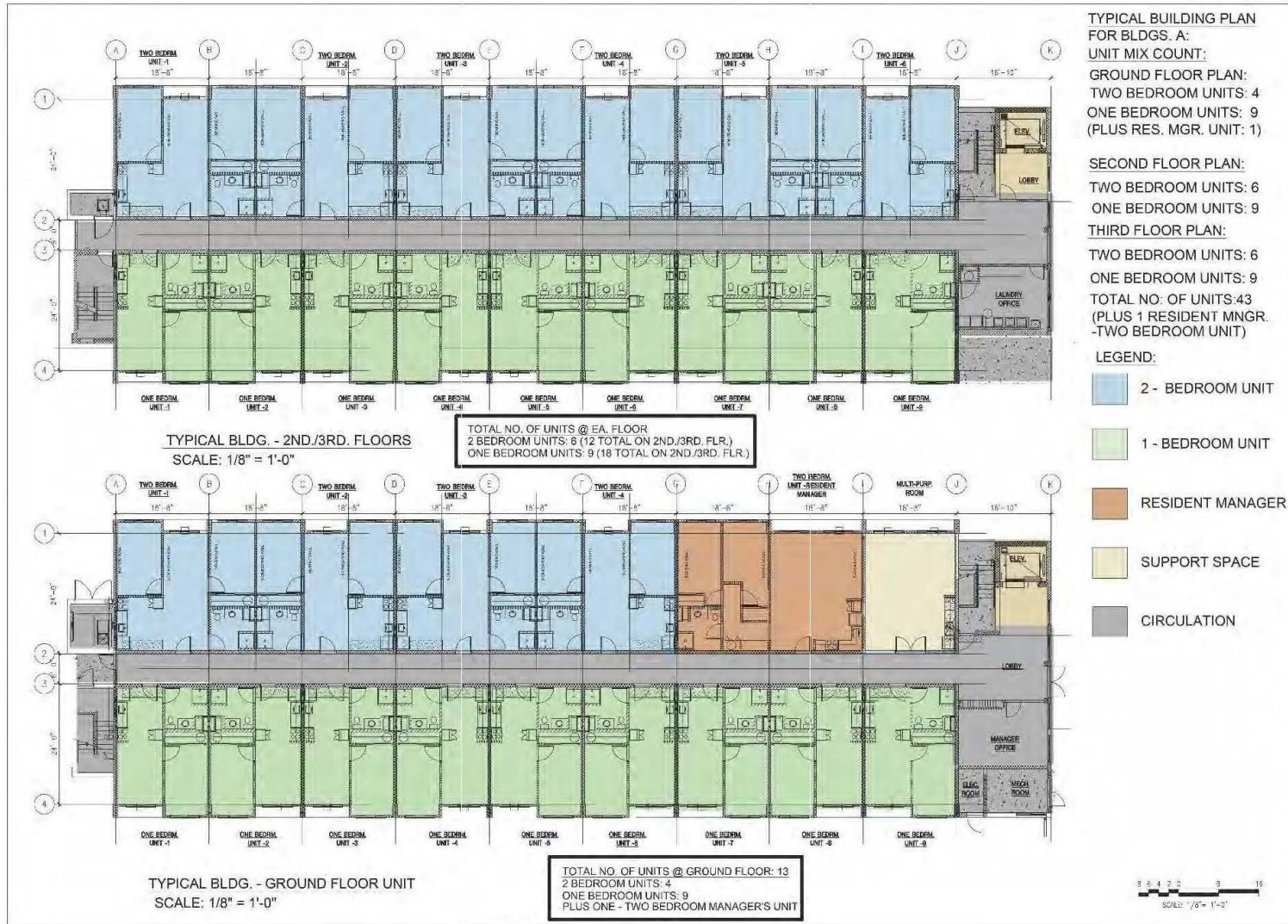
60 Percent Area Median Income

Household Size	Income Limit
1 person	\$43,440
2 person	\$49,620
3 person	\$55,800
4 person	\$61,980
Unit Size	Max Gross Rent
1 Bedroom	\$1,163
2 Bedroom	\$1,395

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



Floor Plate Building A



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

[illegible]

Conceptual Rendering of Buildings B and D



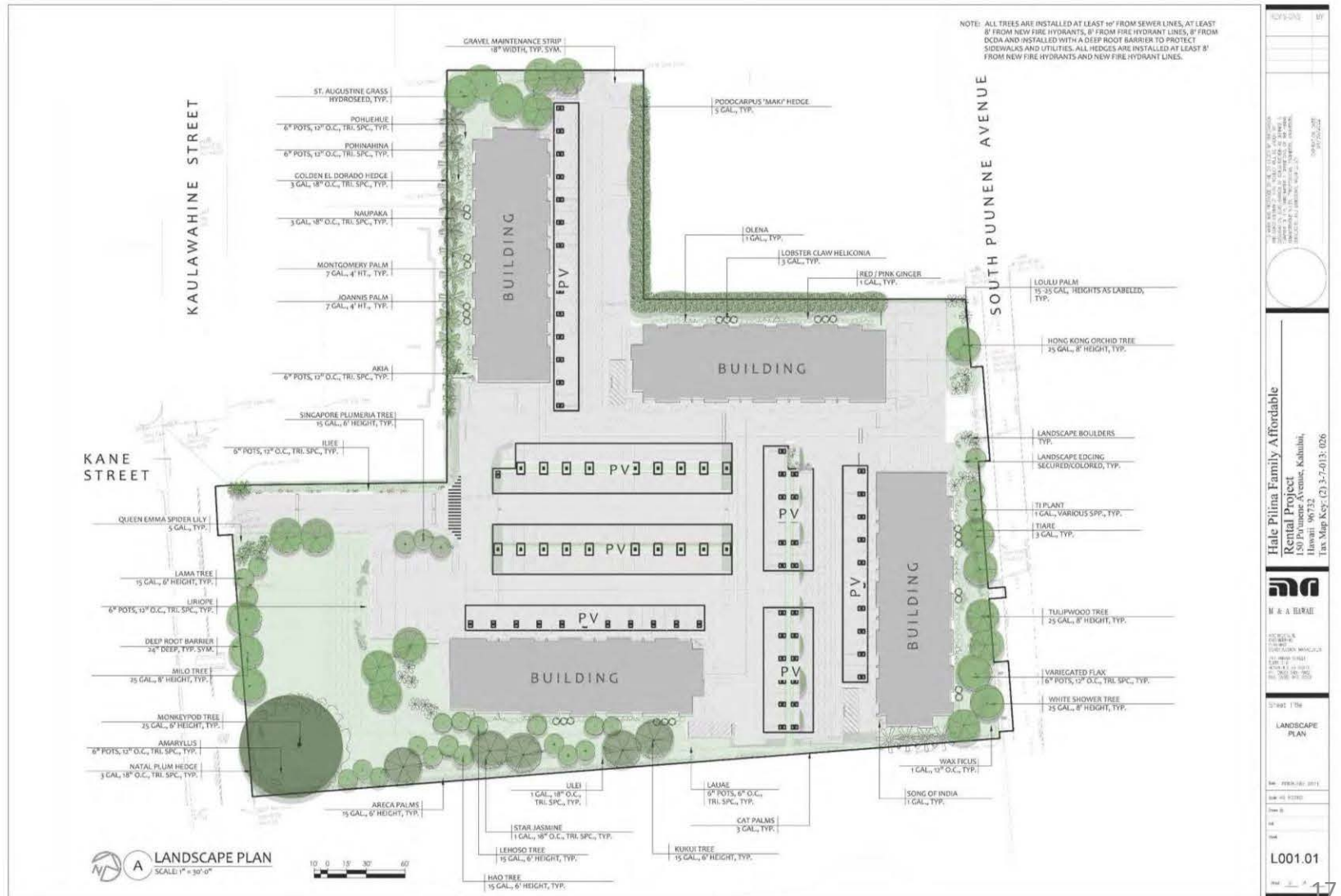
Conceptual Rendering of Buildings B and D



Conceptual Rendering of Building C



Landscape Plan with PV Carports in Parking Lot



Pro Forma Development Cost Approximately \$85,000,000

- Maui County Affordable Housing Fund
- Developer Equity
- Federal and State Low-Income Housing Tax Credits
- State Rental Housing Revolving Fund

Infrastructure

- Water
 - Located within DWS' Central Maui Water System service area
 - Water service lateral and new water meter
- Wastewater
 - Connect to County wastewater system via South Pu'unēnē Avenue
- Drainage
 - Additional runoff generated by development will be retained onsite via underground detention systems or above ground shallow retention basins

Traffic

- Project Access
 - Right-in/Right-out access via South Pu'unēnē Avenue
 - Full intersection access at Kaulawahine Street
- 250 off-street parking stalls
 - 1 stall developed for every one-bedroom unit
 - 2 stalls developed for every two-bedroom unit
- In-fill site with multi-modal transportation options
 - 6 bus routes provide service near the project
 - Existing sidewalks and bicycle lanes in the vicinity
- Traffic Impact Analysis Report (TIAR) prepared for project
 - Project expected to generate 83 AM peak hour trips and 100 PM peak hour trips
 - Increase of 1 to 4 seconds in commute time on surrounding roads
 - No roadway improvements recommended

Sustainability Features

- LEED Certified
- ENERGY STAR qualified light fixtures in each unit and common areas
- ENERGY STAR qualified appliances
- ENERGY STAR low emissive roofing products for at least 50% of the roof area
- Landscape with native trees and plants appropriate for soil type and microcultivate to minimize irrigation
- Photovoltaic Panels on carports

Community Outreach and Public Review

- Direct mailing to residents and businesses in the area
- Two (2) community meetings on October 5 and October 7, 2020
 - Modifications to project made in response to community feedback
 - Building setback increased
 - Relocated building with resident manager unit
 - Added fence around project park
- Public comment following Draft EA publication on December 23, 2020
- Urban Design Review Board review on April 6, 2021
- Maui Planning Commission review of Draft EA on April 13, 2021
- Community meeting on September 23, 2021

Project Timeline

- Chapter 343, HRS Environmental Assessment
 - ✓ Final Environmental Assessment published on July 8, 2021
- Hawai'i Revised Statutes (HRS) 6E Review with State Historic Preservation Division (SHPD)
 - ✓ SHPD accepted AA report on July 30, 2021
 - ✓ SHPD requires Archaeological Monitoring once construction begins
- Chapter 2.97 Affordable Housing Approval
 - ✓ Filed application on 9/13/21
- Target construction start date is late 2022/early 2023

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. Estimated value: \$328,200	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. Estimated value: \$208,600	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.

List of Exemptions Requested

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
3. Requirement for payment of permit and inspection fees	<p>Title 16, Buildings and Construction, MCC:</p> <p>Sections 16.04C, Fire Code 16.18B, Electrical Code 16.20B, Plumbing Code 16.26B, Building Code</p>	<p>Exemptions from MCC Chapters:</p> <ul style="list-style-type: none"> • 16.04C, <u>Fire Code</u>, • 16.18B, <u>Electrical Code</u>, • 16.20B, <u>Plumbing Code</u>, and • 16.26B, <u>Building Code</u>, <p>to exempt the project from fire, electrical, plumbing, and building permit, plan review, and inspection fees.</p> <p>Estimated value: \$940,000</p>	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	<u>Exemptions to permit the project to proceed without obtaining a Community Plan Amendment (CPA) and a Change of Zoning (CIZ).</u> 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.

List of Exemptions Requested

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. Estimated value: \$1,800	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 “P-1, Public/Quasi-Public” to allow the use of the “A-2, Apartment” district zoning standards.	Title 19, Zoning, MCC: Chapter 19.31, P-1, 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.

List of Exemptions Requested

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
7. Requirement for number of parking stalls and number and sizes of loading areas	<p>Title 19, Zoning, MCC:</p> <p>Chapter 19.36B, Off-Street Parking and Loading</p> <p>Sections 19.36B.020 Designated Number of Off-Street Parking Spaces 19.36B.030 Designated Number of Loading Spaces</p>	<p>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.</p> <p>The Applicant is seeking an exemption to allow one (1) parking stall to be developed 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.</p>	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.
8. Water System Development Fees	Title 14 – Public Services, MC: Chapter 14.07 – Water System Development Fees	<p>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.</p> <p>Estimated value: \$250,000</p>	An exemption from the requirements to pay the water system development fees will advance the affordability objectives of the project.

List of Exemptions Requested

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
9. Improvements to Public Streets	Chapter 16.26B.3600 – Improvements to Public Streets	<p>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.</p> <p>Estimated value: \$887,258.00</p>	<p>The electrical engineer's estimate to underground one (1) utility pole line on South Pu'unēnē Avenue is approximately \$887,258.00. This estimate does not include the general contractor's overhead fee and bond and insurance costs.</p> <p>An exemption from the requirements of Chapter 16.26B.300 will advance the affordability objectives of the project.</p>

Summary

Catholic Charities Housing Development Corporation requests the Affordable Housing Committee's review of the project and its favorable recommendation to the Maui County Council

Mahalo