



# Hale Makana O Uluwehi

## AKA Ulu Ke Kukui

Hawaiian Homes Commission Meeting 11/17/20

RFP-20-HHL-002







## Experience

### Selected Projects Completed, In-Construction, or In-Progress

Hale Makana O Nanakuli	48 affordable units - multi-family
Nanakuli Village Center	Commercial Center
Hale Makana O Ma'ili	52 affordable units - multi-family
Hale Makana O Mo'ili'ili	105 affordable units - kupuna
Kauhalepono Home Replacement	23 affordable units - single-family
Kula Residential Down Payment	25 affordable units - single-family
Kewalo Apartments	37 affordable units - multi-family
Halawa View Apartments	120 affordable units - multi-family
Halawa View II	151 affordable units - multi-family
Halawa View III	151 affordable units - multi-family
Kulana Hale Phase 2	143 affordable units - multi-family
Hale O Pi'ikea	90 affordable units - multi-family
Hale O Pi'ikea II	96 affordable units - kupuna





# Hale Makana O Nanakuli

Location: Nanakuli, HI  
Rental Units: 48  
Affordability: Families 60% AMI & below  
Status: Completed in 2012





# Nanakuli Village Center

Location: Nanakuli, HI

Status: Completed in 2020





# Hale Makana O Ma'ili

Location: Waianae, HI  
Rental Units: 52  
Affordability: Families 60% AMI & below  
Status: Move-In early Dec. 2020





# Hale Makana O Mo'ili'ili

Location: Honolulu, HI  
Rental Units: 105  
Affordability: Kupunas 60% AMI & below  
Status: Construction Starts July 2021





# Hale Makana O Uluwehi







87-576 Kula'aupuni Street, Waianae, HI 96792







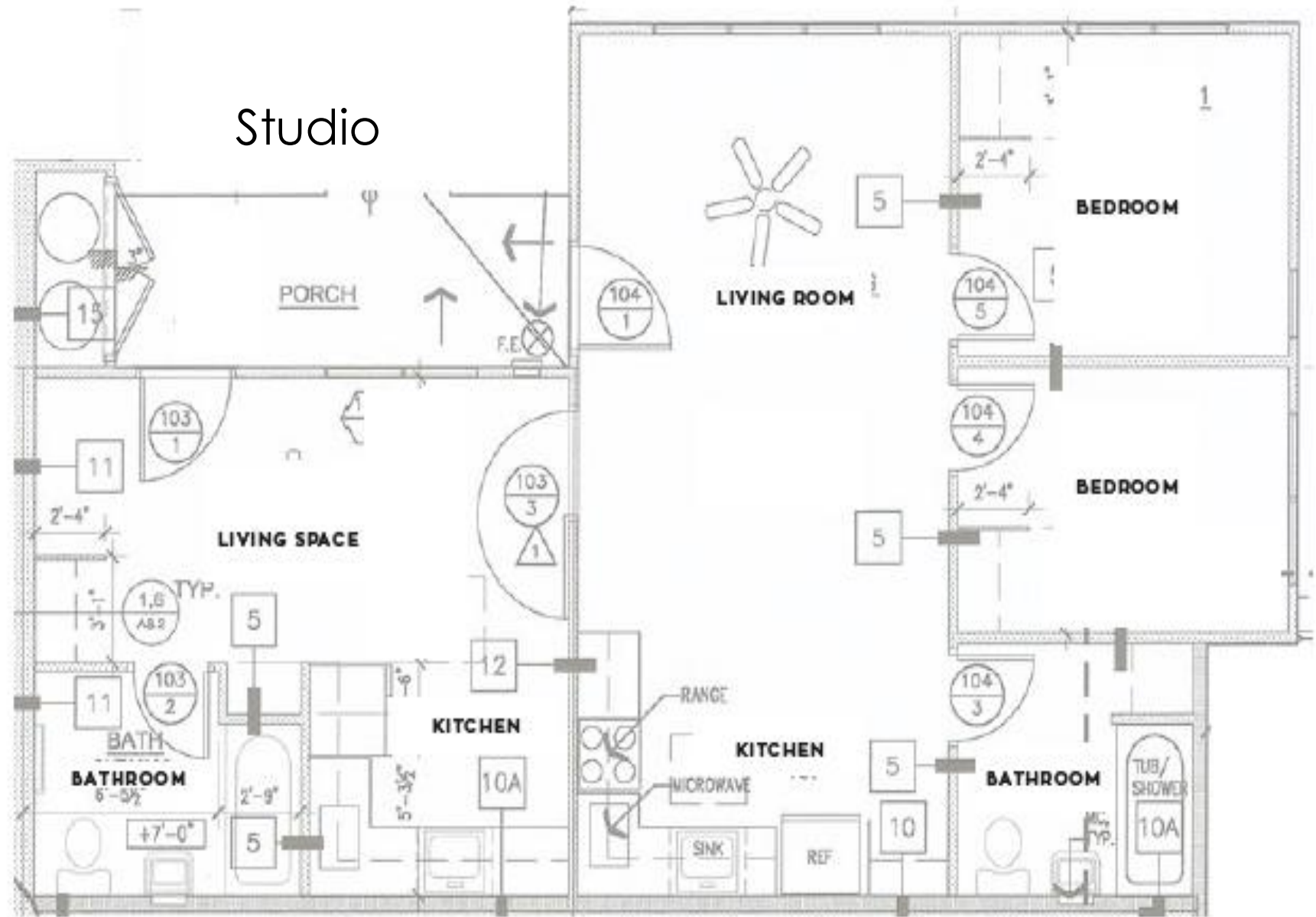




## Existing Unit Condition

2 Bedroom

Studio





## Development Team

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Developer: 'Ikenākea Development

Architect: WCIT Architecture

General Contractor: To Be Determined

Property Management: Mark Development, Inc.

Lead Service Provider: Hawaiian Community Assets

Additional Service Provider: Council of Native Hawaiian Advanceme

Interim Service Provider: Catholic Charities Hawaii

























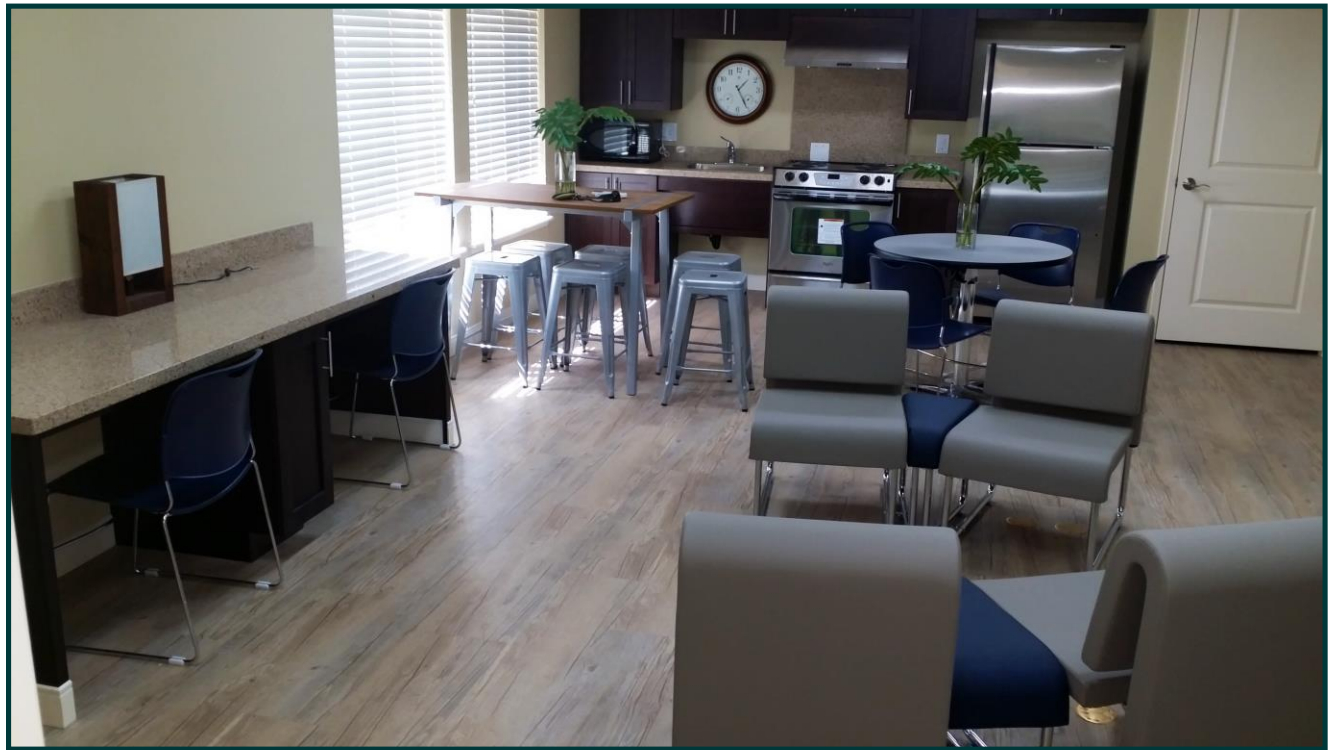
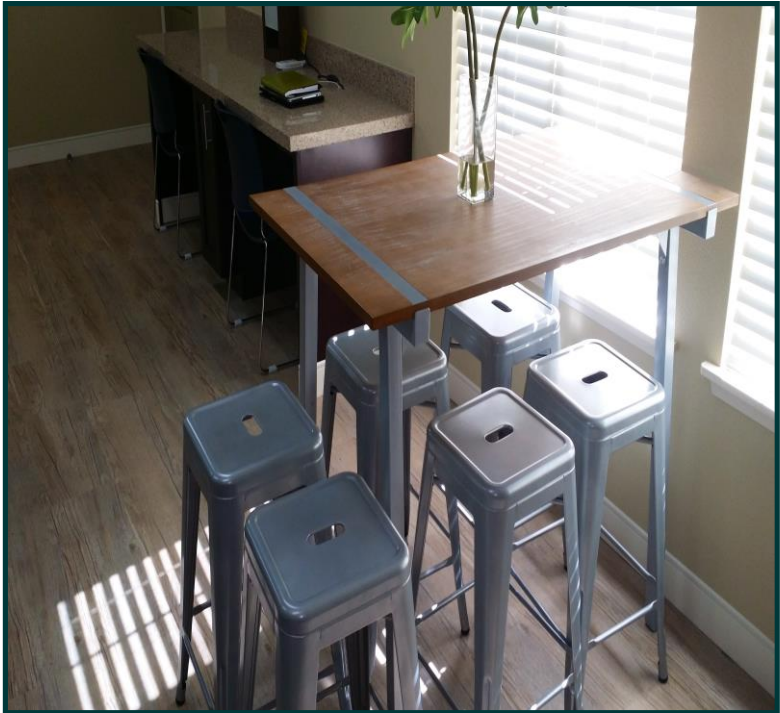
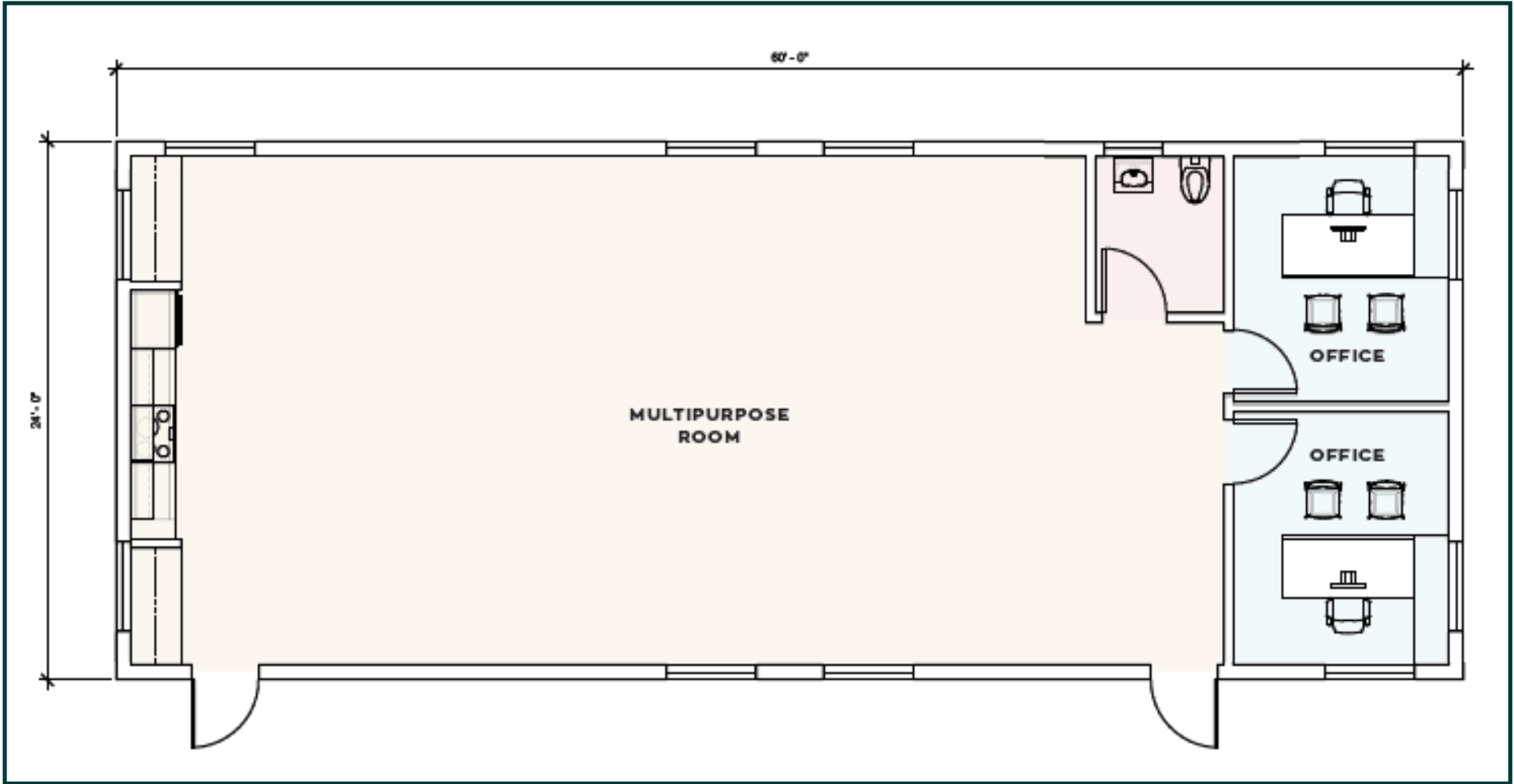


0 2' 4' 8'  
SCALE 1/4" = 1'











Household Income Family of 4	Percentage of Area Median Income (AMI)	2-Bedroom (895 sf)	
		# of Units	Monthly Rent
Up to \$37,770/yr	30% AMI	4	\$668
Up to \$62,950/yr	50% AMI	8	\$1,235
Up to \$75,540/yr	60% AMI	27	\$1,317
Resident Manager	N/A	1	N/A
<b>Total Units</b>		<b>40</b>	



Milestones	Finish Date
Award of HOME Funds	1/1/2021
Submittal of 4% LIHTC and Bond Application	1/15/2021
Award of 4% LIHTC and Bonds	3/1/2021
Obtain Building Permits	12/1/2021
Close Financing and Commence Construction	12/31/2021
Complete Project, Lease Up	10/1/2022



Sources	Amount
Permanent Debt	3,900,000
Tax Credit Equity	6,607,143
HOME (or AH Credits/NAHASDA)	3,239,576
Rental Housing Trust Fund	-
DHHL Buildings	4,000,000
Deferred Developer Fee (Contingency)	386,640
Total Sources	18,133,359





Mahalo for your time!  
Questions?