



Funding Your Affordable Housing Projects

January 10, 2008

Hale Mahaolu

HOME OF PLEASANT LIVING

Hale Mahaolu

- A private non-profit corporation organized in 1967
- Has experiences as sponsor, developer, owner and manager of 13 affordable rental housing campuses (approximately 900 units) throughout Maui County, including the islands of Lanai and Molokai.
- Provides support services such as Personal Care, Housing Counseling, Homebuyer Education and Meals

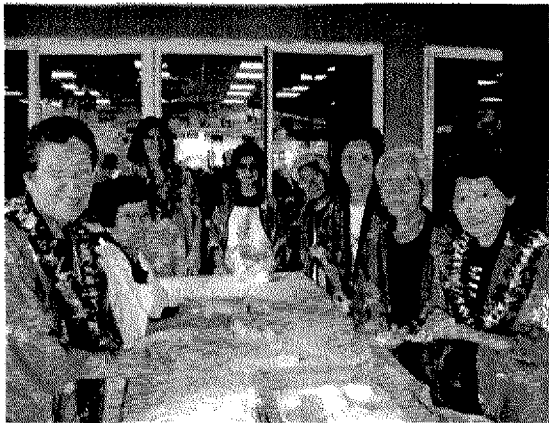


Hale Mahaolu

- Purpose: to develop and manage safe, sanitary, decent housing as well as supportive services for very low to moderate income elderly and families in the State of Hawaii.



Hale Mahaolu



- Objective: to provide rental housing, related facilities, and supportive services specially designed to meet the physical, social, and psychological needs of our residents and to contribute to their health, security, happiness, and usefulness in longer living.

Hale Mahaolu Ehiku

Kihei, Maui, Hawaii

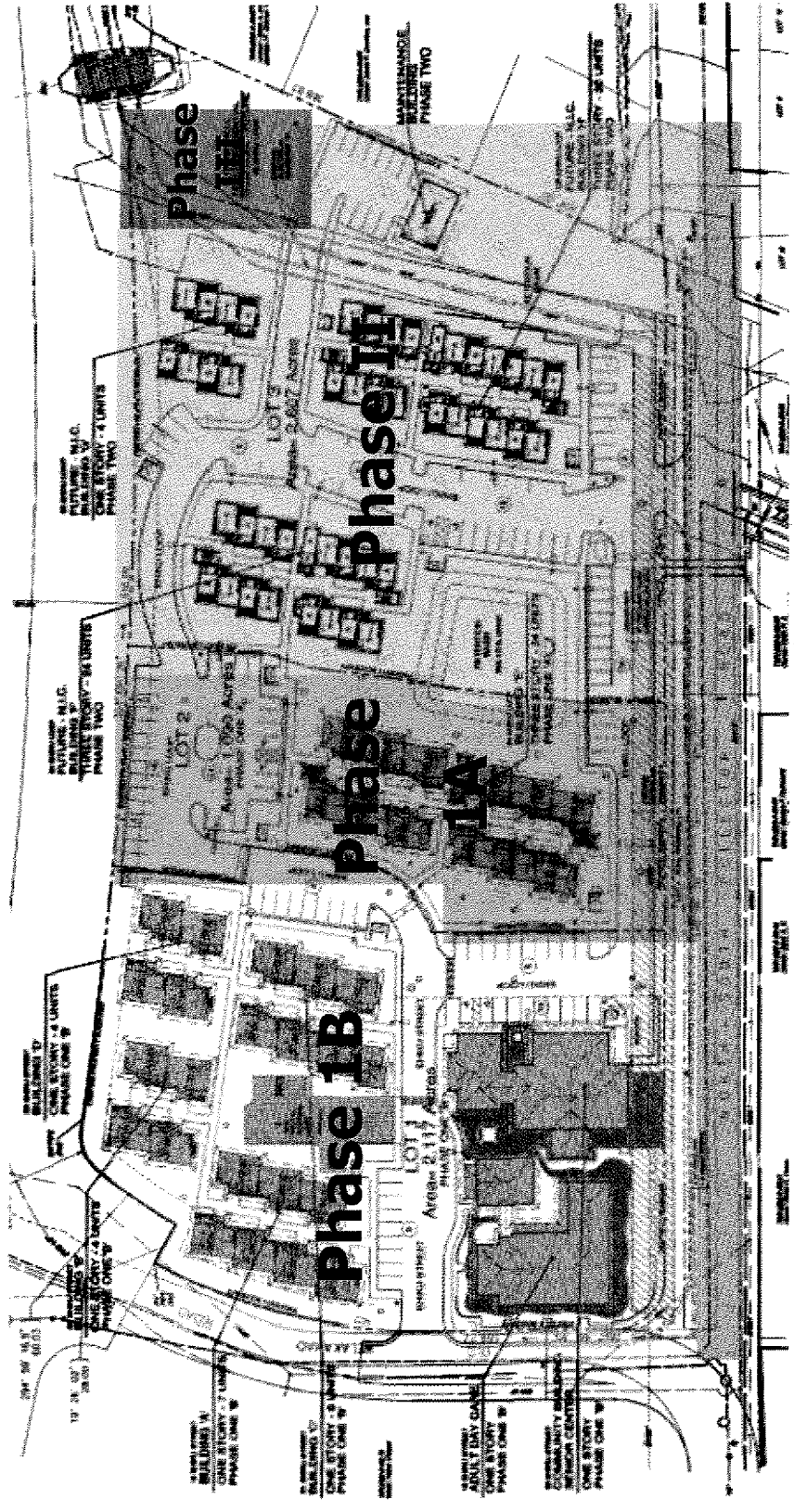


Hale Mahaolu Ehiiku

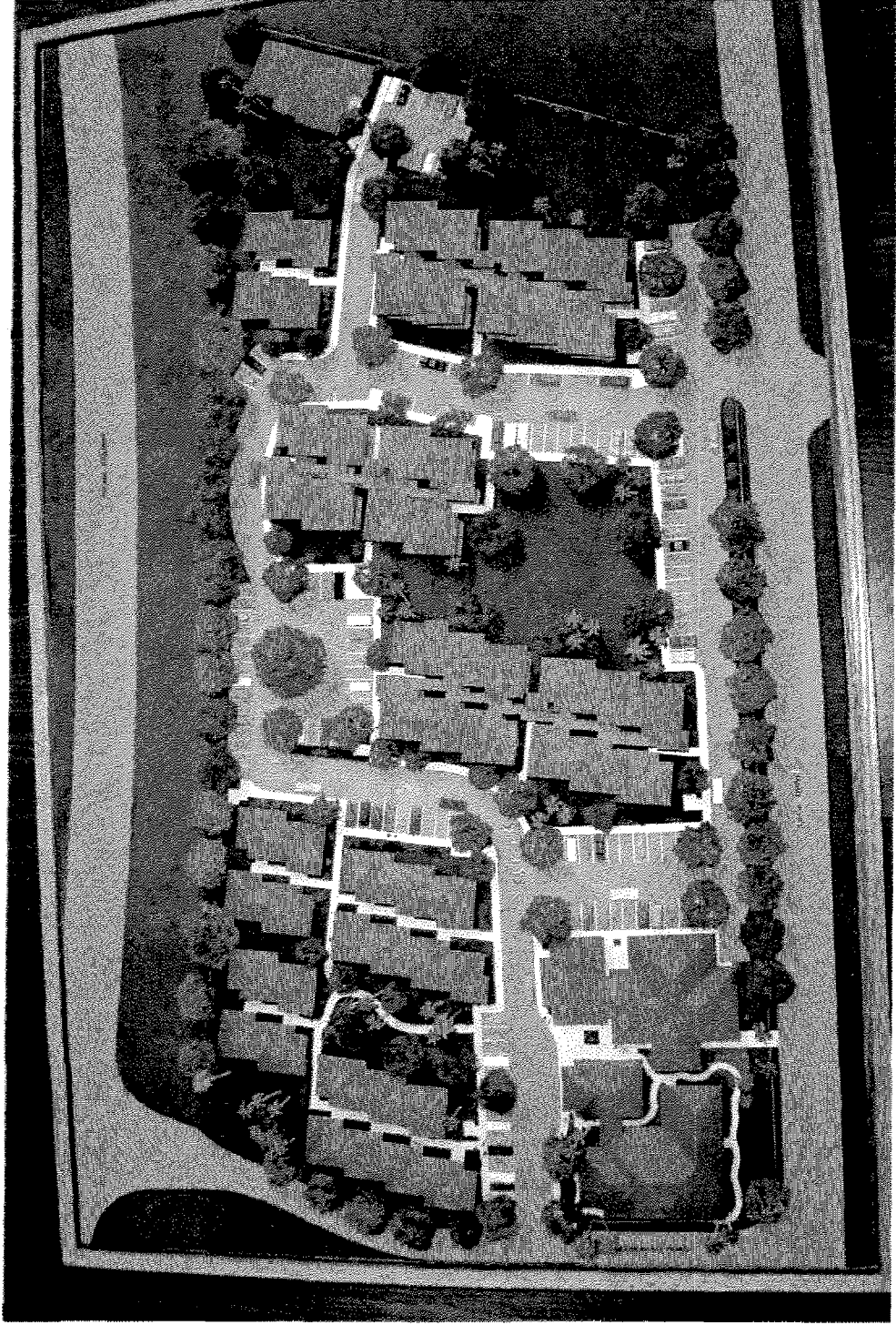


- ◆ 114 one bedroom units
- ◆ A manager's residence
- ◆ Adult Day Care Center
- ◆ Senior Center
 - Laundry Room
 - Beauty Salon
 - Oral Health Center
 - Office Space
 - Meeting Rooms
 - Tel-Med Office
 - Community Police Sub Station
- ◆ Adult Residential Care Home
- ◆ Maintenance Shop

Master Plan

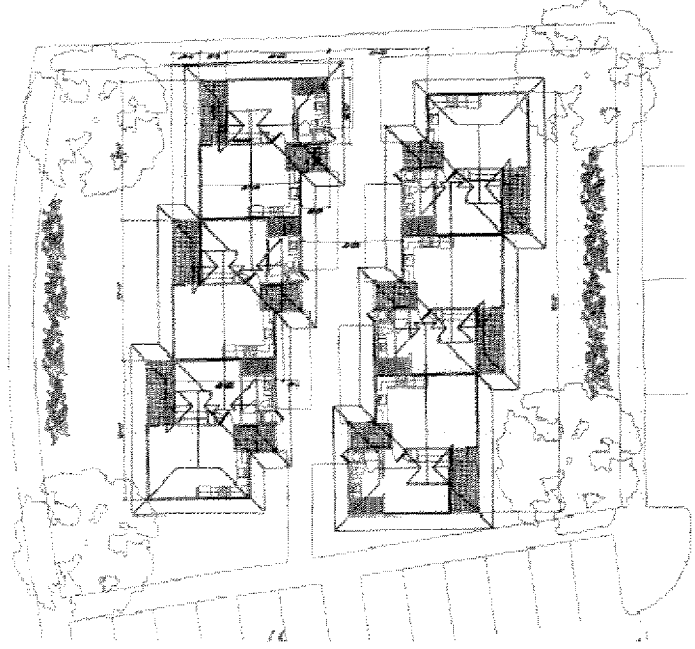


Model of Ehiku Campus



Challenges to Developing Affordable Housing

- ◆ Land/Location
- ◆ Funding
- ◆ Timing



Land/Location

◆ Size

- Number of units
- Size of parcel

◆ Location

- Need\Density

◆ Proximity to Social Services

◆ Proximity to Infrastructure

◆ Site Control

◆ Planning



Funding

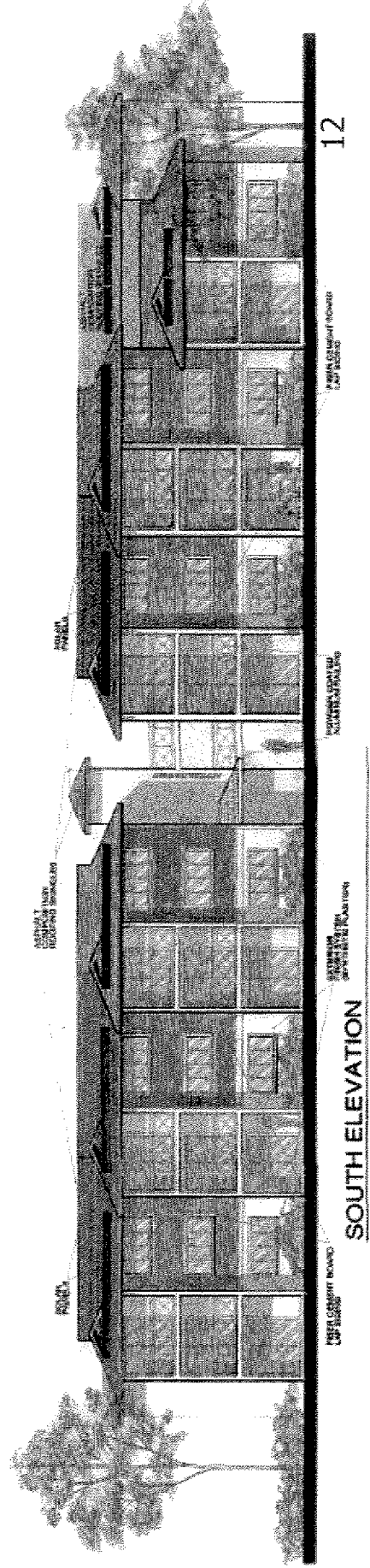
- ◆ Limited – Many Sources v. Sole Source
- ◆ Compatibility
- ◆ Competitive
- ◆ Complex
 - Recordkeeping and Reporting



Hale Mahaolu Ehiku

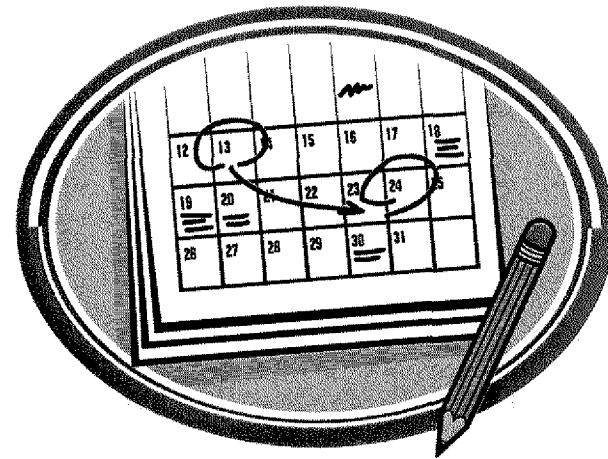
◆ 15 Funding Sources

- Federal
- State
- Local
- Private
- Hale Mahaolu



Timing

- ◆ Driven by funding source
- ◆ Permit and plan review process
 - County review
 - DCAB review
 - Citizen review
- ◆ Construction





Thank you

