

House District 12

Senate District 7

THE TWENTY-EIGHTH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST – OPERATING

GRANT REQUEST – CAPITAL

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Recipient" means any organization or person receiving a grant.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN):

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:  
HALE MAHAOLU EWALU, INC. and/or HALE MAHAOLU

Dbas: HALE MAHAOLU EWALU SENIOR HOUSING PHASE I

Street Address: Ohia Ku Street, Pukalani, Maui

Mailing Address:  
200 Hina Avenue  
Kahului, Maui, Hawaii 96732

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name ROY K. KATSUDA

Title Executive Director

Phone # 808-872-4100

Fax # 808-872-4120

E-mail RKatsuda@halemahaolu.org

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION INCORPORATED IN HAWAII
- FOR PROFIT CORPORATION INCORPORATED IN HAWAII
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL
- OTHER

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

AFFORDABLE RENTAL HOUSING AND SUPPORT FACILITIES FOR THE ELDERLY

4. FEDERAL TAX ID #

5. STATE TAX ID #



7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2017: \$ 5,500,000

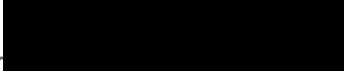
8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ 0  
 FEDERAL \$ 0  
 COUNTY \$ 3,500,000  
 PRIVATE/OTHER \$ 500,000

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE



ROY K. KATSUDA, EXECUTIVE DIRECTOR  
NAME & TITLE

12/22/15  
DATE SIGNED

COPY



RECEIVED  
12/29/15 *UR*

## Application for Grants and Subsidies

### I. Background and Summary

#### 1. Applicant's Background

Hale Mahaolu Ewalu, Inc. is a newly formed corporation. Hale Mahaolu, a private non-profit corporation, was organized in 1967 and has experiences as sponsor, developer, owner and manager of 14 properties (approximately 1,000 units) in Maui County (including the islands of Molokai and Lanai). The corporation's purpose is 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 will be the sponsoring agency for Hale Mahaolu Ewalu, Inc. and the ensuing affordable senior housing complex (Hale Mahaolu Ewalu).

Our objective is 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.

The many services that Hale Mahaolu provides to the elders of the community are done directly and through partnerships (Rental Housing, Meals, Recreation activities, Housing Counseling, Personal Care, Homemaker/Chore Services etc.) and are invaluable resources to the community. An example of this effort is the construction of an additional building on our Elima site that houses the Maui Adult Day Care Center operations. With the addition of this building, Hale Mahaolu has played a pivotal role in ensuring that the well-being of the elderly residents in its community is maintained. All of this enables our elders to remain independent and to age in place, in familiar surroundings.

Another example of Hale Mahaolu's effort to provide quality support services to the community is through its commercial kitchen at the Elua complex. Hale Mahaolu has helped to enhance the current meal services to the elderly with nutritionally balanced, dietetic meals and currently prepares about 3,500 meals per week. Hale Mahaolu continues to receive inquiries from various County, State, and private agencies for the provision of meals for their programs and has incorporated new technologies in the food prep industry in its kitchen expansion to accommodate the increased demand.

Hale Mahaolu has also been a HUD-Approved Housing Counseling Agency for the State of Hawaii since October 1988, providing homeownership/homebuyer education and foreclosure counseling services (especially in the past few years) through its Homeownership/Housing Counseling program.

Since 1985, Hale Mahaolu's Personal Care program has served clients on Maui, Molokai and Lanai. The Personal Care program provides cost effective quality assistance with the Activities of Daily Living (ADL) to the frail elderly in areas such as: bathing, cooking, cleaning, personal hygiene, and shopping.

## 2. Goals and Objectives

Our goal is to develop an **affordable rental housing campus for the elderly** in Kulamalu Commercial Subdivision as well as the supportive amenities to enable the elderly to age in place and to promote a healthy lifestyle. The objective of the project is to provide affordable housing for the elderly, related supportive services and a place dedicated for senior activities in one community location. The Ewalu and Upcountry residents will enjoy a centralized location of senior services and activities thereby creating a convenient and functional facility all of which will help to avoid premature placement into a costly nursing home.

In 2012, the County of Maui awarded Hale Mahaolu with \$3.5 million to purchase land at Kulamalu. Hale Mahaolu has contributed an additional \$500,000 to secure water and sewer credits for the project.

## 3. Public purposed and need to be served

By increasing the housing supply we increase opportunity to house homeless as well.

2015-2019 Consolidated Plan, County of Maui (draft)

- Goal Objective Outcome, Promoted decent affordable housing, Special Needs affordable housing (includes elderly), Construct rental housing for special needs populations. (Page 19)
- Priority Housing Needs Summary Tables, Table 4 – 3, Priority Housing Need Type “Renter, Elderly”, with income between 0 – 50% AMGI classified as a **“High”** priority. Unmet need estimated at 317 housing units. (Page 33)
- The most common housing problem and second most common housing problem in the County of Maui is severe cost burden, where households pay more than 50% and 30% of their gross income on housing costs. (Page 29, Page 34)
- Elderly and Frail Elderly Persons – Hawaii's elderly account for approximately 18% of the population - and it is anticipated that the total will grow by 15% within the next two years. As baby boomers age, elderly person are projected to account for more than one-quarter of Hawaii's population by 2030. (Page 53)
- Housing affordability remains a problem as stated in the 2010-2014 Consolidated Plan, Page 28. Nearly one-third (32%) of Hawaii's households were cost-burdened, with

housing cost that exceed 30% of their income” 35% of that amount represents renters who were cost burdened.

- Barriers to Affordable Housing – Lack of Resources to Develop Affordable Housing; “Without adequate resources, thousands of needed affordable housing units will not be built. The bottom line is that is in very expensive to build homes affordable to extremely-low and low-income families, particularly in the State.” (Page 77)
- In 2011, the Housing Demand Survey found that approximately 38% of elderly residents needed housing unit amenities such as ramps, railings, grab bars and emergency call systems. (Page 56)
- According to the State of Hawaii Data Book 2014, Hawaii has seen significant growth in the elderly population (persons 65 years and older) between 2010 and 2014, approximately 2.1%. Over the past two decades the majority of the growth in the elderly population occurred in the City and County of Honolulu. Earlier projections indicated that the elderly population in the City and County of Honolulu would decrease by 2015, however, that was not the case and it increased by over 1.7%. The elderly populations in the Counties of Hawaii and Maui saw increases from 16% to 19.8% respectively to 14.5% to 17.2% respectively. (Table 1.34 Resident Population by Age, by County)

#### Hawaii Housing Planning Study, 2011

- Approximately 18% (241,984 persons) of the State of Hawaii’s population of 1.36 million residents are 62 years of age or older. It is estimated that within the next two years, an additional 35,376 Hawaii residents will become 62 years of age. (Page 39)
- It is projected by year 2030, more than one-quarter of Hawaii population will be 62 years of age or older. (Page 39)
- Hawaii Department of Business, Economic Development and Tourism (DBEDT) predict 22,000 new rental housing units (Statewide) with amenities designed to serve elderly households will be needed by 2030. (Page 39)
- Specifically for the County of Maui, DBEDT projects 673 new rental housing units with amenities designed to serve elderly households will be needed by 2030. (Page 40, Table 21)
- Housing Demand Survey, 2011 and Hawaii Housing Model, 2011 projected that 3,205 housing units are need for elderly households in the State of Hawaii to eliminate pent-up demand and accommodate new elderly (aging-up) households between 2012 and 2016. (Page 30)
- Of the 3,205 housing units needed for elderly identified by the Housing Demand Survey, 2011 and Hawaii Housing Model, 2011, approximately two-thirds (2,092 units) are needed for low- and moderate (under 80% AMGI) elderly households. (Page 30, Table

13)

- Specifically for the County of Maui, the Housing Demand Survey, 2011 and Hawaii Housing Model, 2011, projects 134 rental housing units will be needed for elderly households between 2012 and 2016. (Page 30)

#### 4. Target population to be served

The target market for the proposed project is the **elderly, 62 years of age or older, who meet the very-low income guidelines (50 – 60% of median income)** established by the U.S. Department of HUD and are capable of achieving an independent living status with little or no supportive services. The 2014 Demographic Profile<sup>1</sup> estimates 6,480 individuals 62 years of age and over reside in the Pukalani/Makawao, and Kula districts, with 8.5% and 8.7% respectively, with household income below the poverty level<sup>2</sup>.

#### 5. Geographic coverage

The subject 3.93 acres of vacant undeveloped land are located approximately 2,000 feet to the South of the “Five Trees” intersection (Kula Highway – Haleakala Highway intersection). Presently, the subject site is undeveloped and was formerly pasture land. The property is covered with various grasses, low-lying bushes, and fringes from former pineapple fields which have a few tree specimens (i.e. koa-haole, eucalyptus and Christmas berry). The property moderately slopes from 1,814 feet to 1,766 feet above sea level.

The site is designated by Flood Insurance Rate Map as Zone C, an area of minimal flooding.

## II. Service Summary and Outcomes

### 1. Scope of work, tasks and responsibilities

Hale Mahaolu is seeking a grant-in-aid to develop a senior affordable rental housing campus, Hale Mahaolu Ewalu, at the Kulamalu Town Center Subdivision. The proposed development scheme will consist of a senior center (including administrative offices, laundry facilities, and a beauty salon), an adult day care center, a maintenance shop, approximately 60 affordable rental housing units (approximately 55 – 1 bedroom/1 bathroom affordable rental units and approximately 2 – 2 bedroom/1 bathroom affordable rental units for elderly whose income is at or below 60% AMGI; and 3 – 1 bedroom/1 bathroom affordable rental units for elderly whose income is at or below 30% AMGI), and one 3-bedroom manager’s residence.

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<sup>1</sup> American FactFinder Community Facts, Zip Code 96768 and 96790

<sup>2</sup> American FactFinder Community Facts, Zip Code 96768 and 96790, 2007-2011 American Community Survey 5-Year Estimate

Hale Mahaolu Ewalu will be the second affordable rental housing campus in the Upcountry area for the elderly. The objective of the project is to provide affordable housing to the elderly and to also provide related supportive services (i.e. lunch program, Kaunoa activities, etc.) and a place dedicated for senior activities in one community location. Supportive services will allow the elderly to age in place, keeping them with familiar surroundings and avoiding premature placement into a nursing home.

**2. Projected Timeline**

1. Work with development team to finalize a set of design plans, have all zoning issues and exemptions in place (District Boundary Amendment, Special Use Permit, Building Permit, County Planning Dept., County Council, Planning Commission, etc.), subdivide parcel, burial council	January 2014 – January 2015
2. Apply & Secure Construction funds for the project	January 2015 – July 2016
3. Secure Building and other application permits	January 2015 – January 2016
4. Invite contractors to submit a proposal to construct project.	November 2014
5. Select a contractor, conduct redesign, value engineering	May 2015 – November 2015
6. Start of Construction	July 2016
7. Complete Construction	December 2017

Hale Mahaolu plans to construct the project in two phases:

- Phase I: 36 – 1 bedroom , 2 – 2 bedroom , 1 – 3 bedroom, Senior Center
- Phase II: 22 (1BR) and Adult Day Care Center

**3. Quality Assurance and Evaluation**

The issuance of a Certificate of Occupancy from the County of Maui will be an indicator that the facilities constructed have been completed according to the standards established by the County of Maui and that the structures can be occupied allowing the project to open.

Once construction has been completed Hale Mahaolu will be required to do cost certifications for certain funding sources (i.e. Dept. of HUD, Dept. of Agriculture, HCDCH, etc.) by a Certified Public Accountant to demonstrate that their particular contributions to the Ewalu project were expended appropriately.

Hale Mahaolu’s purpose is 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. Each housing site and program undergoes periodic reviews to monitor and evaluate the quality and effectiveness of the services that are being provided for the residents and that we are fulfilling our purpose as a corporation.

**4. Measures of Effectiveness**

After issuance of a Certificate of Occupancy from the County of Maui, the occupancy rates of Hale Mahaolu Ewalu will be a constant indicator of its effectiveness. Another basic measure of effectiveness will be servicing those who are at 50 – 60% AMI.

A satisfactory rating of “good” and above from monitoring county, state, federal, and private agencies in meeting compliance standards for safe, sanitary and decent housing will demonstrate Hale Mahaolu Ewalu’s ability to maintain quality services to its target population.

Although harder to measure, the general public’s favorable expectation and acceptance of Hale Mahaolu Ewalu will be an indicator of its wellness and effectiveness within the community.

**III. Financial**

**Budget**

1. **Budget Forms:** See attached
2. **Anticipated quarterly funding requests for fiscal year 2017**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$1,250,000.00	\$1,500,000.00	\$1,250,000.00	\$1,500,000.00	\$5,500,000.00

**3. Sources of funding seeking for fiscal year 2017:**

- Hawaii Legislature
- Federal Home Loan Bank of Seattle (FHLB)
- The Harry & Jeanette Weinberg Foundation
- HOME (HUD) – FY 2017
- Rental Housing Revolving Fund (RHRF), LIHTC
- County of Maui Affordable Housing Fund

**4. State and Federal Tax Credits**

**A. All State and Federal tax credits granted within the prior three years:**

- Not Applicable

**B. All State and Federal tax credits applied for or anticipate applying for pertaining to any capital project, if applicable.**

- Low Income Housing Tax Credits
  - Hale Mahaolu Ewalu
    - Federal Low Income Housing Tax Credit \$700,000
    - Hawaii State Housing Tax Credit \$350,000

**5. Balance of unrestricted current assets as of December 31, 2015**

As of December 31, 2015, Hale Mahaolu Ewalu, Inc., a newly formed nonprofit corporation, will have no assets. Hale Mahaolu is the sponsor agency for this development. Its reserves provide operational and maintenance support for 12 existing housing sites. The reserves also provide operational support for Hale Mahaolu's meal program, housing counseling program, and personal care programs.

**IV. Experience and Capability**

**A. Necessary Skills and Experience**

Hale Mahaolu was incorporated in 1967 and over the last 46 years has developed and/or managed 14 affordable and/or low income housing projects in Maui County (including Molokai & Lanai). All properties are monitored by the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture – Rural Development, or the State Housing Authority for compliance. All are in good physical and fiscal condition with the estimated wait period for entry at all sites currently averaging 12-24 months. Listed below are the affordable housing sites under the control and management of Hale Mahaolu:

Project Name: Hale Mahaolu Akahi  
Address: 300 West Wakea Avenue, Kahului, Hawaii 96732  
Occupancy Start: April, 1969  
Number of Units: 111  
Financing: HUD Section 202 Direct Loan

Project Name: Hale Mahaolu Elua  
Address: 200 Hina Avenue, Kahului, Hawaii 96732  
Occupancy Start: September, 1976  
Number of Units: 180  
Financing: HUD Section 202 Direct Loan

Project Name: Hale Mahaolu Lahaina Surf  
Address: 1037 Waive'e Street, Lahaina, Hawaii 96761  
Occupancy Start: November, 1972



Number of Units: 112  
Financing: HUD Section 236

Project Name: Home Pumehana  
Address: Kolapa Place, Kaunakakai, Molokai, Hawaii 96748  
Occupancy Start: September, 1976, May 1999  
Number of Units: 80, 5  
Financing: HUD Section 202, CDBG

Project Name: Luana Gardens II  
Address: 615 West Papa Avenue, Kahului, Hawaii 96732  
Occupancy Start: June, 1983  
Number of Units: 60  
Financing: FmHA Section 515

Project Name: Luana Gardens III  
Address: 711 Kamehameha Avenue, Kahului, Hawaii 96732  
Occupancy Start: July, 1983  
Number of Units: 62  
Financing: FmHA Section 515

Project Name: Komohana Hale  
Address: 120 Leoleo Street, Lahaina, Hawaii 96761  
Occupancy Start: June, 1991  
Number of Units: 20  
Financing: County of Maui

Project Name: Hale Mahaolu Ekolu  
Address: 717 Maka'ala Drive, Wailuku, Hawaii 96793  
Occupancy Start: November, 1992  
Number of Units: 42  
Financing: HUD Section 202 Direct Loan

Project Name: Hale Mahaolu Eha  
Address: 1057 Makawao Avenue, Makawao, Hawaii 96768  
Occupancy Start: June, 1995  
Number of Units: 40  
Financing: Section 202 Capital Advance (HUD)

Project Name: Hale Mahaolu Elima  
Address: 11 Mahaolu Street, Kahului, Hawaii 96732  
Occupancy Start: February 1998  
Number of Units: 61

Financing: Section 202 Capital Advance

Project Name: Hale Kupuna 'O Lanai  
Address: 1144 Ilima Avenue, Lanai City, Hawaii 96763  
Occupancy Start: August 1998  
Number of Units: 24  
Financing: USDA-RD Section 515 Loan

Project Name: Hale Mahaolu Eono  
Address: 810 Kelawea Street, Lahaina, Hawaii 96761  
Occupancy Start: April 2003  
Number of Units: 30  
Financing: USDA-RD Section 515 Loan &  
Sec. 202 Capital Advance (HUD)

Project Name: Hale Mahaolu Eono (5)  
Address: 810 Kelawea Street, Lahaina, Hawaii 96761  
Occupancy Start: Estimated June 2004 – Currently under construction  
Number of Units: 5  
Financing: Sec. 202 Capital Advance (HUD)

Project Name: Hale Mahaolu Ehiku: Phase 1A  
Address: 56 Ehiku Street, Kihei, Hawaii 96753  
Occupancy Start: July 2007  
Number of Units: 34  
Financing: USDA-RD Section 515 Loan, Low Income Housing Tax Credits,  
County of Maui CDBG

Project Name: Hale Mahaolu Ehiku: Phase 1B  
Address: 56 Ehiku Street, Kihei, Hawaii 96753  
Occupancy Start: September 2010  
Number of Units: 21  
Financing: Sec. 202 Capital Advance (HUD), HOME program, FHLB, Dowling  
Co., Weinberg Foundation, BoH Foundation, Hawaii State  
Legislature, County of Maui CDBG

Project Name: Hale Mahaolu Ehiku: Phase II  
Address: 56 Ehiku Street, Kihei, Hawaii 96753  
Occupancy Start: January 2011  
Number of Units: 60  
Financing: Low Income Housing Tax Credits, HOME Program, HUD 202,  
USDA-RD Loan Section 515, USDA-RD Mortgage, County of Maui  
CDBG

Project Name: Wailuku Senior Living dba Lokenani Hale  
Address: 1889 Loke Street, Wailuku, Hawaii 96793  
Managed: August 1, 2009  
Number of Units: 61  
Financing: Low Income Housing Tax Credits and Hawaii Housing Finance and Development Corporation (HHFDC) Rental Housing Trust Fund (Perm Financing), (HHFDC) Dwelling Unit Revolving Fund (Interim Financing).

## **B. Facilities**

Hale Mahaolu is seeking a grant-in-aid to develop a senior affordable rental housing campus, Hale Mahaolu Ewalu at the Kulamalu Town Center Subdivision. The proposed development scheme will consist of a senior center (including administrative offices, laundry facilities, and a beauty salon), an adult day care center, a maintenance shop, and a total of approximately 60 affordable rental housing units (approximately 55 – 1 bedroom/1 bathroom affordable rental units and approximately 2 – 2 bedroom/1 bathroom affordable rental units) for elderly whose income is at or below 60% AMGI, and (approximately 3 – 1 bedroom / 1 bathroom affordable rental units) for elderly whose income is at or below 30% AMGI), and one 3-bedroom manager's residence.

Kulamalu LLC has obtained/developed most of the entitlement/environmental clearances for this master planned community. In July 2014, Hale Mahaolu obtained 201H approval from the County of Maui.

The planning of this newest affordable rental housing campus for the elderly is approximately 99% completed.

Hale Mahaolu Ewalu will be the second affordable rental housing campus in the Upcountry area for the elderly. The objective of the project is to provide affordable housing to the elderly and to also provide related supportive services (i.e. lunch program, Kaunoa activities, etc.) and a place dedicated for senior activities in one community location. Supportive services will allow the elderly to age in place, keeping them with familiar surroundings and avoiding premature placement into a nursing home.

The Senior Center would provide an area for residents and other community groups to socialize and participate in recreational, cultural, and/or educational activities.

The Adult Day Care Center (ADCC) (to be built in Phase II) would provide assistance to Upcountry and Ewalu residents who require supportive services to achieve independent living status or respite care for spouses who may be caring for a frail partner. The ADCC prevents the frail elderly from premature placement into a nursing home, and allows the elderly to age in place as long as possible.

The proposed construction consists of concrete slab flooring, wood siding with insulation between party walls and wood framing clad with a gypsum board interior. Exterior opening include windows and doors compatible with the accessibility requirements. Interior finishes and cabinetry are of simple design with durability and ease of maintenance and also compatible with the accessibility and American National Standards Institute (A.N.S.I.) requirements.

Each typical unit is composed of a combined living room/dining room, kitchen, one bedroom, and one bathroom and are fully accessible, within the guidelines of HUD and UFAS, to meet the needs of the elderly as well as mobility impaired (handicapped).

This complex is designed to best suit the elderly and to enable them to age in place without relocating them from their familiar surroundings. Although Section 504 of the Rehabilitation Act of 1973 requires at least five percent of the units be accessible for persons with physical disabilities, all units will be designed to meet the accessibility requirements. For example, each unit will be located on an accessible route from the public and common areas, units are designed to include the appropriate turn around space for wheel chairs, all units will have "U" shaped pulls or accessible levers installed, roll in showers, etc. In doing so, visitability and universal design features will be incorporated into the project which will benefit people of all ages and abilities. The housing needs of the residents, as they age in place, shall be accommodated. This is both cost effective from a construction standpoint and also from a long-term perspective.

The proposed complex will utilize the most economical methods of construction as well as the most economical materials, equipment, and hardware within acceptable quality standards. Modest designs will also be incorporated to minimize construction costs.

It is Hale Mahaolu's intention to design this housing complex within the current HUD design cost standards. Should this structure require any special amenities that would be unapproved by HUD under these standards, Hale Mahaolu will fund any incremental cost above the development cost limit to this complex.

The project is located within close walking distance to grocery stores, drug stores, doctor's offices, restaurants, churches, parks, etc. Maui County is expanding its Maui Bus transportation system and residents could drive, catch rides from neighbors, family, & friends. Shuttle buses will also be available to residents through Maui Economic Opportunity, Inc. (MEO) and Maui Bus. Most Hale Mahaolu properties have MEO designated drop-off and pick-up points and MEO is prepared to do the same for the Ewalu project.

The Ewalu campus is located within a growing community. It is likely that as this community continues to mature, the Ewalu residents will have a variety of grocery stores, drug stores, doctor's offices, parks, restaurants, school, etc. to patronize.

Presently Longs Drugs store is within walking distance of the project, a popular farmer's market is held every Saturday adjacent to the project site and Kaiser Permanente is planned to build a clinic across the project site.

*See attached proposed site plan, and front elevation sketches. Subject to change.*

## **V. Personnel: Project Organization and Staffing**

### **A. Proposed Staffing, Staff Qualifications, Supervision and Training**

Hale Mahaolu's development operations are staffed by one part-time Program Assistant, one part-time Development Support, and one full-time Controller under the supervision of the organization's Executive Director. This level of staffing is sufficient to coordinate and oversee the development of this affordable housing project.

The Executive Director oversees the development & management of Hale Mahaolu's 14 properties in Maui County.

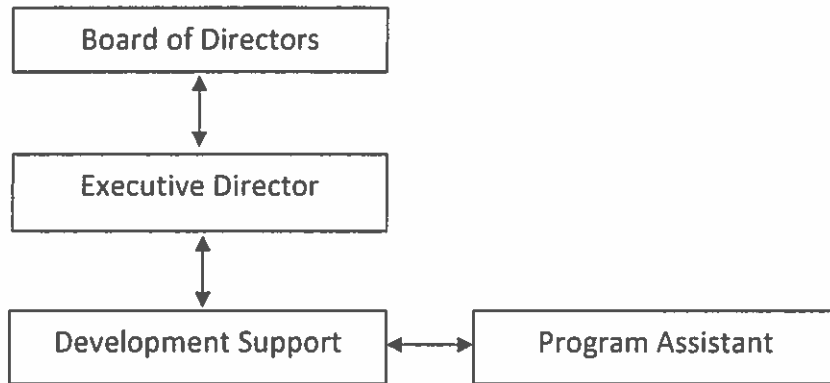
The Development Support works directly with the Executive Director, Hale Mahaolu's management staff, the development team, consultants, government agencies and other community members from a project's conceptual phase through initial occupancy. Some development tasks include grant writing, grant reporting, financial closings, and construction oversight among the various other aspects of development work. The Development Support is also responsible for coordinating, overseeing and implementing the required documents for submittal to the various funding agencies for the development of affordable/low income rental housing projects and works under the direct supervision of the Executive Director. The Development Support assists the Executive Director in coordinating the Development Team, acts as the Project Coordinator overseeing development and construction of the project, reviews the drawings, specifications and submittals, attends development meetings, communicates with respective funding agencies and Development Team members.

The Controller coordinates and sets up proper accounting procedures and reports. Upon completion of the project, the Controller also coordinates and assists with initial occupancy with Hale Mahaolu's Housing Management Team. The Controller works with the Development Support to coordinate fiscal arrangements including disbursements and invoices.

The Hale Mahaolu's Housing Management Team will oversee tenant eligibility processing, set-up of tenant records, facilitate public/tenant relations, and set-up of initial accounting and bookkeeping or project accounts, etc.

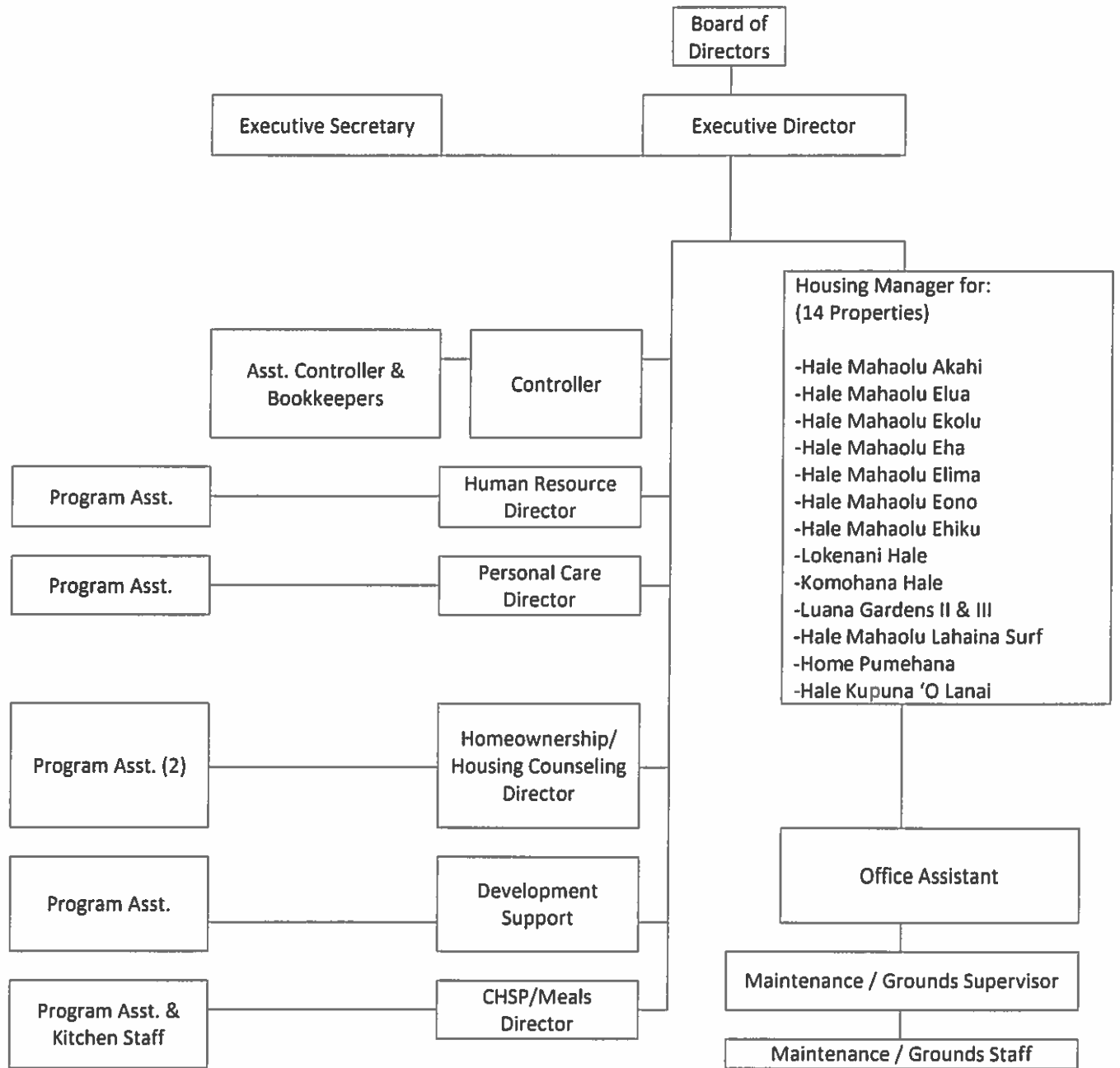
**B. Organization Chart**

**1. Development Program**



2. Organization Chart – Wide

Organizational Flow Chart



**C. Compensation – Hale Mahaolu Ewalu, Inc. has no employees.**

- Hale Mahaolu:
  1. Executive Director: \$170,000
  2. Meals Director: \$105,000
  3. Controller: \$105,000

**VI. Other**

- A. Litigation: Not Applicable.**
- B. Licensure or Accreditation: Not Applicable**
- C. Private Educational Institutions Not Applicable**
- D. Future Sustainability Plan**

Hale Mahaolu, a private non-profit corporation organized in 1967, has experience as sponsor, developer, owner and manager of 14 properties (over 1,000 units) in Maui County (including the island of Molokai and Lanai) for the past 47 years. The corporation's purpose is to develop and manage safe, sanitary, decent housing as well as supportive services for very low to moderate income elderly and families in Maui County. Hale Mahaolu properties are fiscally sound.

Once operational, Hale Mahaolu Ewalu will per operated similar to our existing Hale Mahaolu sites. Rental revenues will be used to pay for operating costs, insurance, site employees, deposit to Repair & Replacement, Etc.

**E. Certificate of Good Standing (If the Applicant is an Organization)**

**Attached**





STATE OF HAWAII  
STATE PROCUREMENT OFFICE

**CERTIFICATE OF VENDOR COMPLIANCE**

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

Vendor Name: **HALE MAHAOLU**

DBA/Trade Name: **HALE MAHAOLU (Attn: Roy Katsuda)**

Issue Date: **12/21/2015**

Status: **Compliant**

Hawaii Tax#: [REDACTED]  
 FEIN/SSN#: [REDACTED]  
 UI#: XXXXXX5516  
 DCCA FILE#: 15181

**Status of Compliance for this Vendor on issue date:**

Form	Department(s)	Status
A-6	Hawaii Department of Taxation Internal Revenue Service	Compliant Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

**Status Legend:**

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	The entity is compliant with DLIR requirement
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2016 to June 30, 2017

Applicant: \_\_\_\_\_ HALE MAHAOLU

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (LIHTC) (b)	Total County Funds Requested (AHF) (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries	0	0		
2. Payroll Taxes & Assessments	0	0		
3. Fringe Benefits	0	0		
<b>TOTAL PERSONNEL COST</b>	<b>0</b>	<b>0</b>		
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island	0			
2. Insurance				
3. Lease/Rental of Equipment	0			
4. Lease/Rental of Space	0			
5. Staff Training	0			
6. Supplies	0			
7. Telecommunication	0			
8. Utilities	0			
9. Land			0	
10. New Construction - Building	0	8,000,000	1,875,000	5,706,509
11. Contingency		0	150,000	50,000
12. Building Permits	50,000	0		0
13. Site Work	4,130,000	610,118	0	0
14. Architect // Engineering // Arch Monitor	1,200,000	0	0	0
15. Interim Cost - Const. / Note Interest		206,968	200,000	0
16. Financing Fees - Title/Title Legal		16,680	25,000	0
17. Soft Cost (Mkt Study, Good Faith, etc)	120,000	75,000	0	0
18. Syndication Cost (LIHTC)		25,000		0
19. Developer's Fees/Project Mgmt		437,900	50,000	0
20. Project Reserves			200,000	50,000
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>5,500,000</b>	<b>9,371,666</b>	<b>2,500,000</b>	<b>5,806,509</b>
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>				
<b>TOTAL (A+B+C+D+E)</b>	<b>5,500,000</b>	<b>9,371,666</b>	<b>2,500,000</b>	<b>5,806,509</b>
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	5,500,000	Roy K. Katsuda (808) 872-4100		
(b) Total Federal Funds Requested	9,371,666	Name (Please type or print) Phone		
(c) Total County Funds Requested	2,500,000	Signature of Authorized Official Date		
(d) Total Private/Other Funds Requested	5,806,509	Roy K. Katsuda, Executive Director		
<b>TOTAL BUDGET</b>	<b>23,178,175</b>	Name and Title (Please type or print)		

### BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2016 to June 30, 2017

Applicant: Hale Mahaolu

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
NOT APPLICABLE				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				\$ -

JUSTIFICATION/COMMENTS:

# BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2016 to June 30, 2017

Applicant: HALE MAHAOLU

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
NOT APPLICABLE			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
NOT APPLICABLE			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				
JUSTIFICATION/COMMENTS:				

# BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2016 to June 30, 2017

Applicant: HALE MAHAOLU

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2014-2015	FY: 2015-2016	FY: 2016-2017	FY: 2016-2017	FY: 2017-2018	FY: 2018-2019
PLANS (Other development expense)	0			\$ 1,236,548	50,000	
LAND ACQUISITION						
DESIGN	0		\$ 1,370,000	-		
CONSTRUCTION			\$ 4,130,000	\$ 6,135,118	10,256,509	
EQUIPMENT	0					
<b>TOTAL:</b>			<b>\$ 5,500,000</b>	<b>\$ 7,371,666</b>	<b>10,306,509</b>	
JUSTIFICATION/COMMENTS:						

GIA awarded \$4M in FY 2013- 2014 (included in the total of State Funds Requested FY 2016-2017 above) which expires in June 2016. **This amount is being reapplied for** and is a part of the total FY 2016-17 State Funds Requested.

**GOVERNMENT CONTRACTS AND / OR GRANTS**

Api HALE MAHAOLU

Contracts Total: 200,000

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)</b>	<b>CONTRACT VALUE</b>
1	Hale Mahaolu Adult Personal Care Program	7/1/15 - 6/30/16	Department of Human Services	State of Hawaii	\$200,000 GIA funds (not released to date)
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
24					
25					
26					
27					
28					
29					
30					\$200,000 GIA funds (not released to date)

**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAI'I REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
  - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawai'i Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

HALE MAHAOLU  
(Typed Name of Individual or Organization)

 12/22/15  
(Signature) (Date)

Rov K. Katsuda Executive Director  
(Typed Name) (Title)

## Hale Mahaolu Ewalu at Kulamalu Town Center Model







CHU A KU STREET

1743.10' 1740.02' N  
1742.64' 1740.00' W

DANIELA STREET  
1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

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1742.64' 1740.00' W

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1742.64' 1740.00' W

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1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W

1743.10' 1740.02' N  
1742.64' 1740.00' W



SCALE: 1"=20'-0"  
PROJECT: 13007  
DATE: 10-14-13

# Landscape Concept Plan

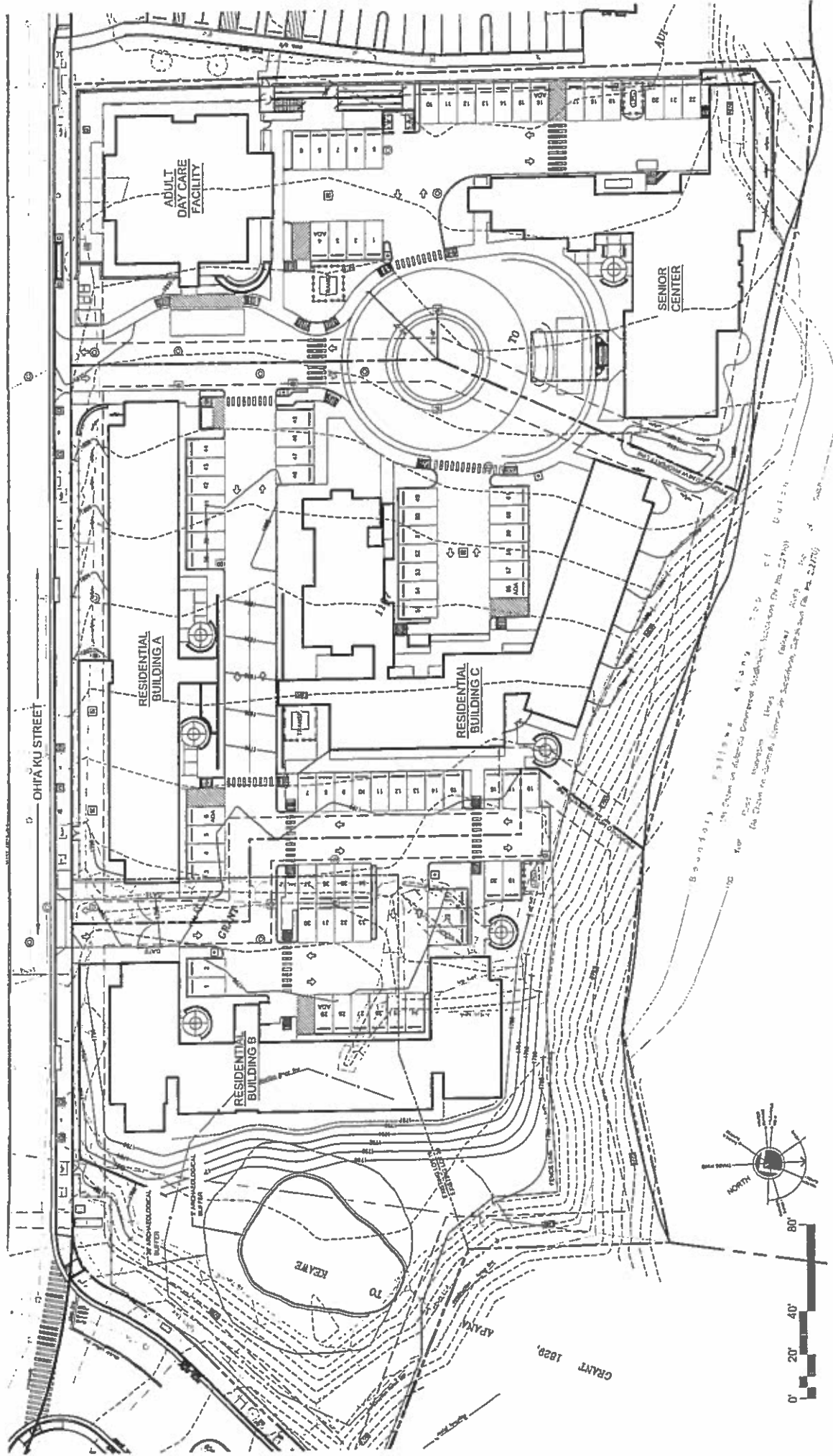
## Hale Mahaolu Ewalu at Kulamalu Town Center

Kula, Maui, Hawaii

- PLANT LEGEND**
- | Symbol | Common Name                   | Plant Name  |
|--------|-------------------------------|---|
|        | <b>TREES AND PALMS</b>        |   |
|        | <b>LARGE TREE</b>             | Jacaranda (Plant Spec)  |
|        | <b>MEDIUM TREE</b>            | Acacia (Plant Spec)   |
|        | <b>SMALL TREE</b>             | Platanus, Citrus, Dwarf Mop (20 Gal)  |
|        | <b>PALM TREE</b>              | Royal Palm (F.S. - 15-15H, N4)<br>Araucaria (15 Gal)<br>Adiantum & Fuchsia Palm (15 Gal)<br>Miscellaneous Palm (15 Gal) |
|        | <b>SHRUBS AND GROUNDCOVER</b> |   |
|        | <b>LARGE SHRUB</b>            | Agave/Philodendron, Peace Palms, Chlorophytum, Philodendron, Anthurium, Spider Plant                                    |
|        | <b>MEDIUM SHRUB</b>           | Philodendron, Anthurium, Spider Plant   |
|        | <b>SMALL SHRUB</b>            | Philodendron, Anthurium, Spider Plant   |
|        | <b>GROUNDCOVER</b>            | Small Ferns, Purple Lantana, Dwarf Philodendron, Spider Plant, Dwarf Lantana Fern, Green Lantana                        |
- Notes:**  
 1) All tree specimens are approximately 5' tall by adjacent to field by landscape.  
 2) All shrub specimens are approximately 3' tall by adjacent to field by landscape.  
 3) All groundcover specimens are approximately 10" tall by adjacent to field by landscape.  
 4) All plant specimens are to be installed using an automatic irrigation system.  
 5) 1" = 10' dimensions apply with center amount all buildings.

TMK: (2) 2-3-008: 027





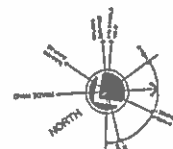
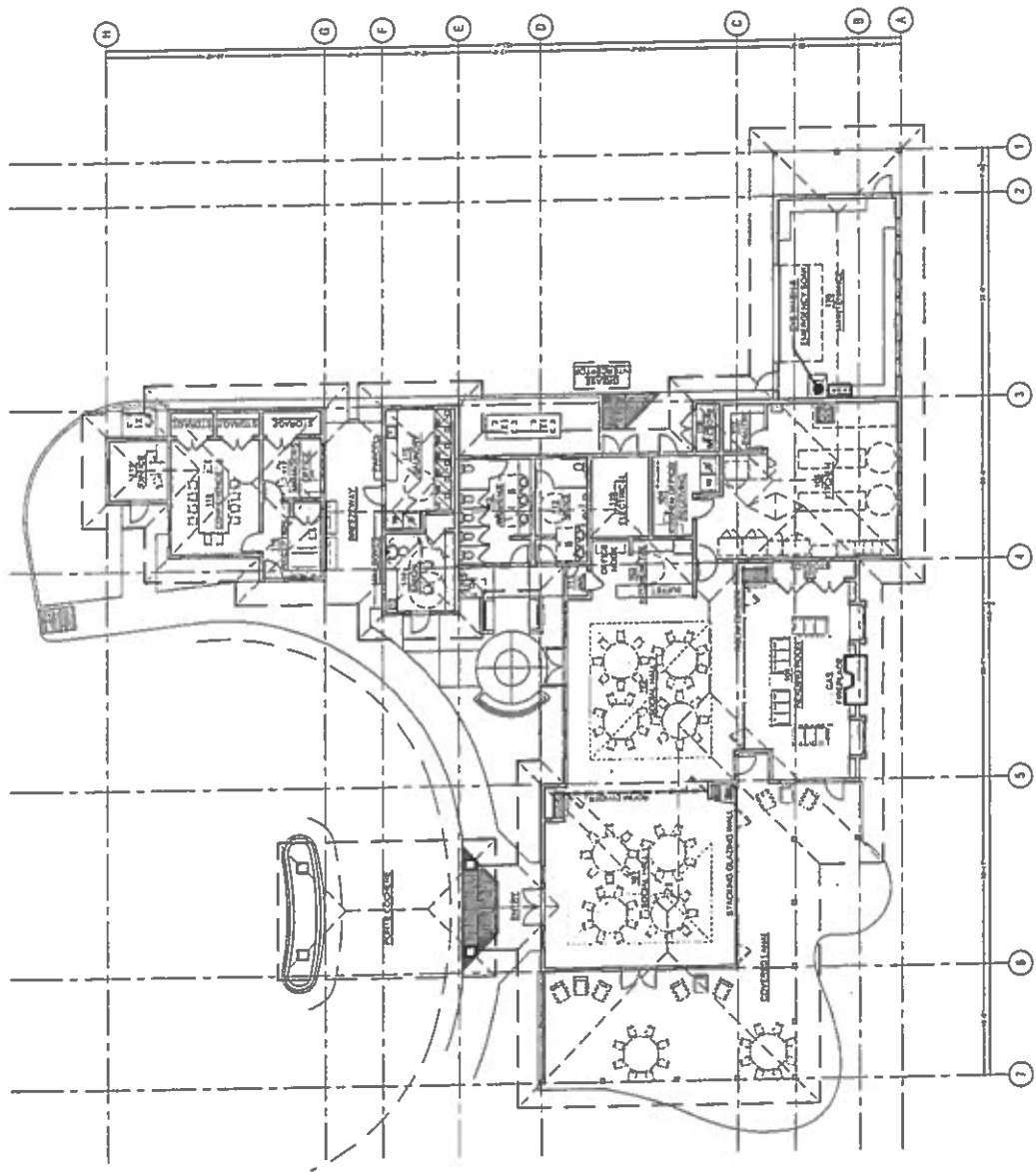
# ARCHITECTURAL SITE PLAN

HALE MAHAOLU EWALU  
SENIOR HOUSING AT PULAHU  
T.A.C. (7) 2-3-086, 019 & 020

RECKE  
SUNNLAND  
ARCHITECTS  
LLC KONO

PLAT NO. 3914-029  
DATE: OCTOBER 2014

© 2014 Recke Sunnland Home Architects, LLC



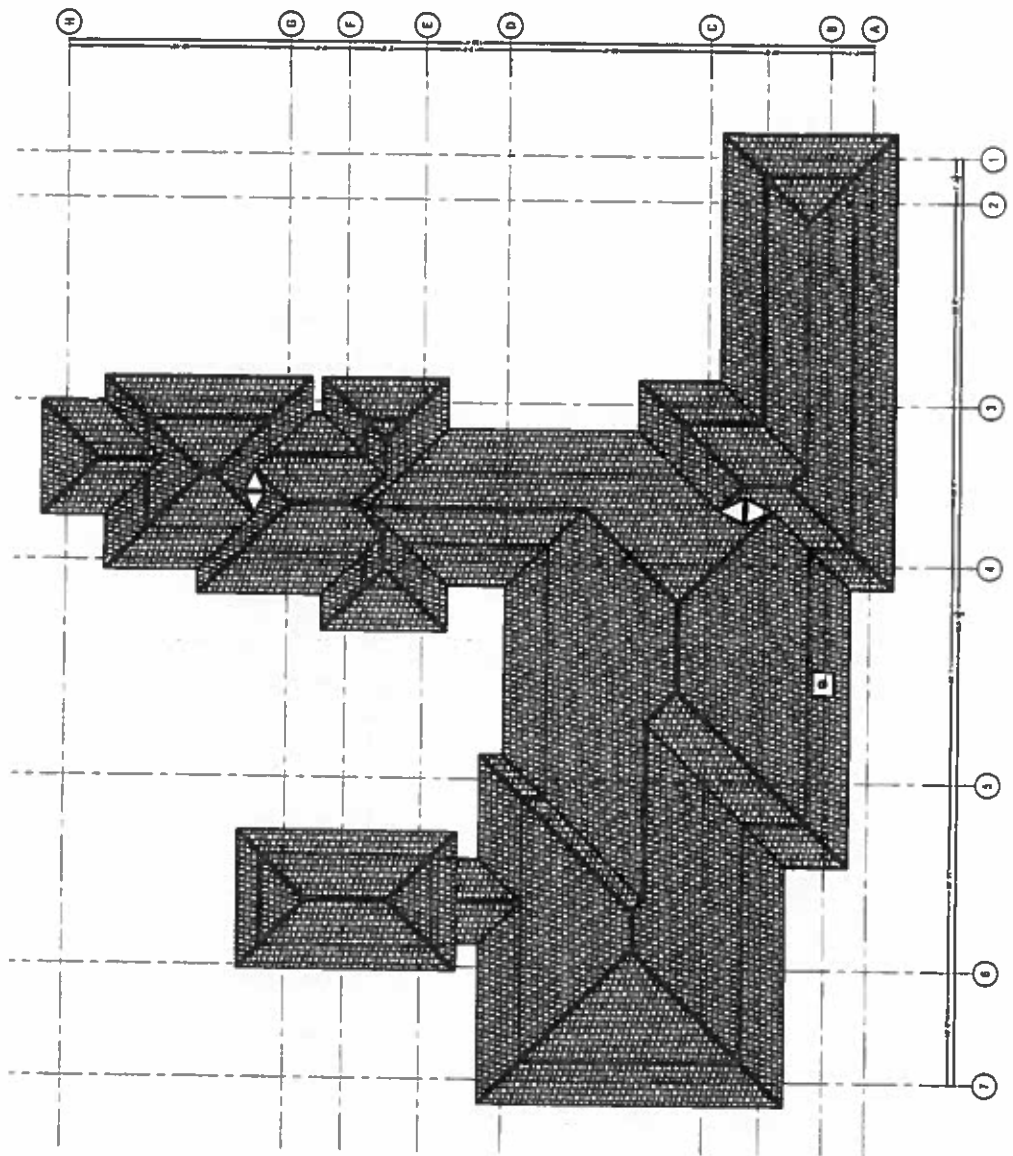
**SENIOR CENTER - FLOOR PLAN**

**RIECKE  
SUNNLAND  
ARCHITECTS, INC.**

HALE MAHAJOLI EWAJALI  
2811 MAHAJOLI EWAJALI  
TALLAHASSEE, FL 32309  
TEL: (904) 233-6666 FAX: (904) 233-6667

REVISED 2013-2015  
DATE: OCTOBER 2013

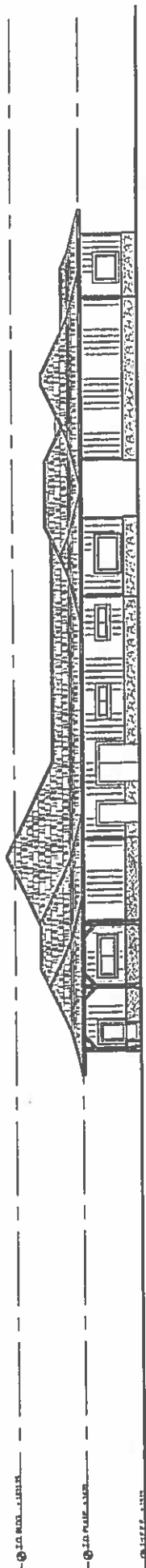
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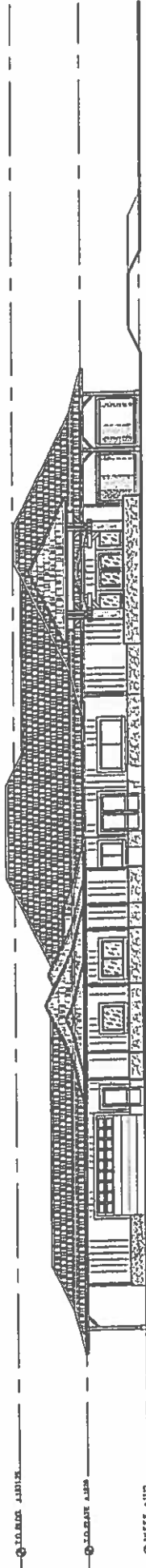
**SENIOR CENTER - ROOF PLAN**

HALE MAHAOLUEWALU  
 SENIOR HOUSING AT KILAHEA  
 T.M.K. (7) 2-2-008 019 & 020

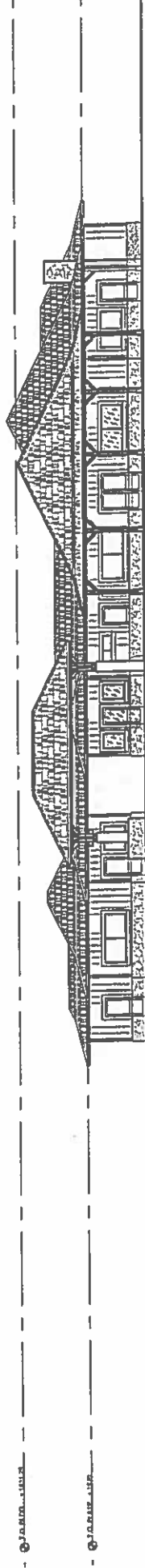
RIECKE  
 SUNNLAND  
 ARCHITECTS  
 KONO



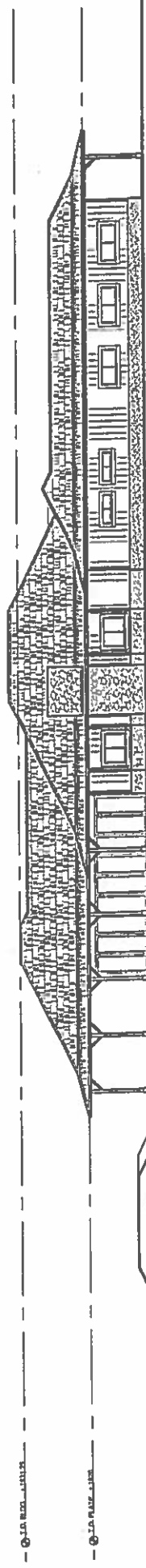
EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



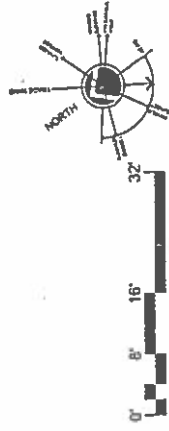
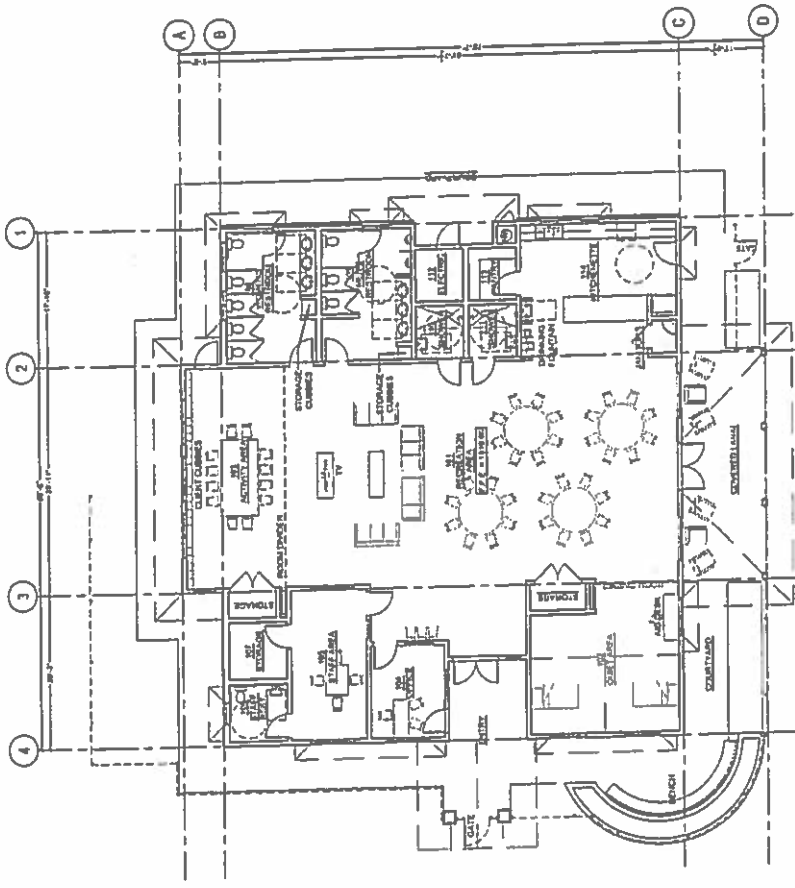
SENIOR CENTER - EXTERIOR ELEVATIONS

HALE MAHAOLU EWAU  
SENIOR HOUSING AT KULAMAU  
T.H.A.C., (73) 2-4-066, 019 & 020

RIECKE  
SUNNLAND  
ARCHITECTS  
KONO

PLANS 14  
2014.08  
OCTOBER 2014

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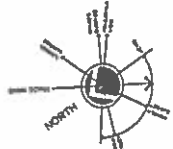
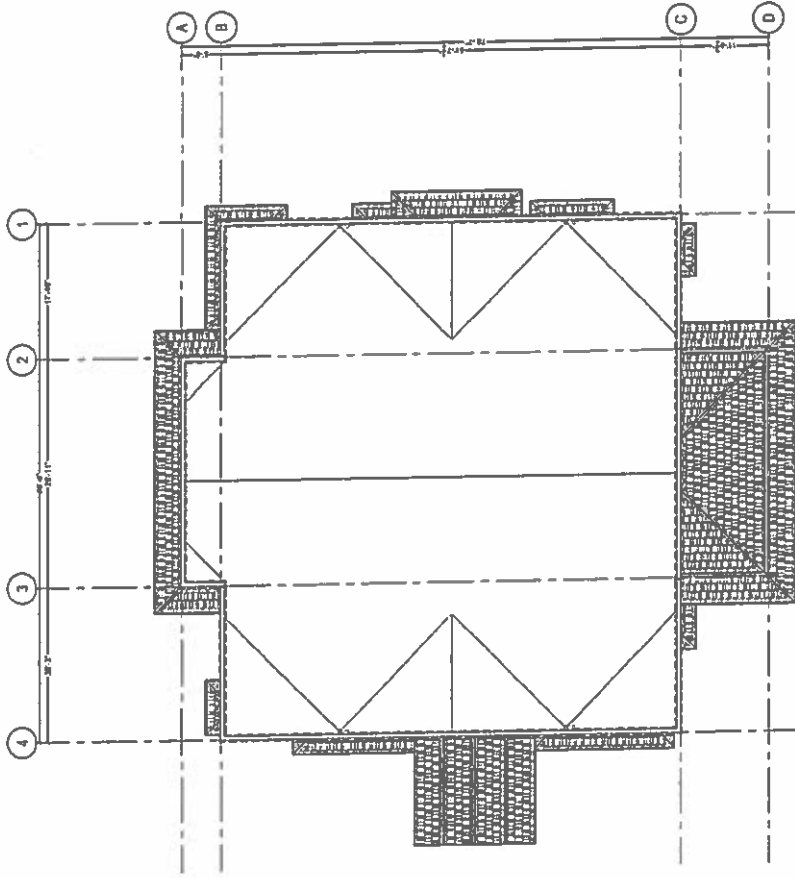
**ADULT DAY CARE - FLOOR PLAN**

RIECKE  
SUNNHLAND  
ARCHITECTS  
P.C. KONO

HALE MAHAOLU EWAU  
SCHOLA HOUSING AT KILAUEA  
T.H.K.C. (7) 3-4966-0113 & 020

PLC01 24 2018.035  
L.A.S. OCT 10/2018 2013

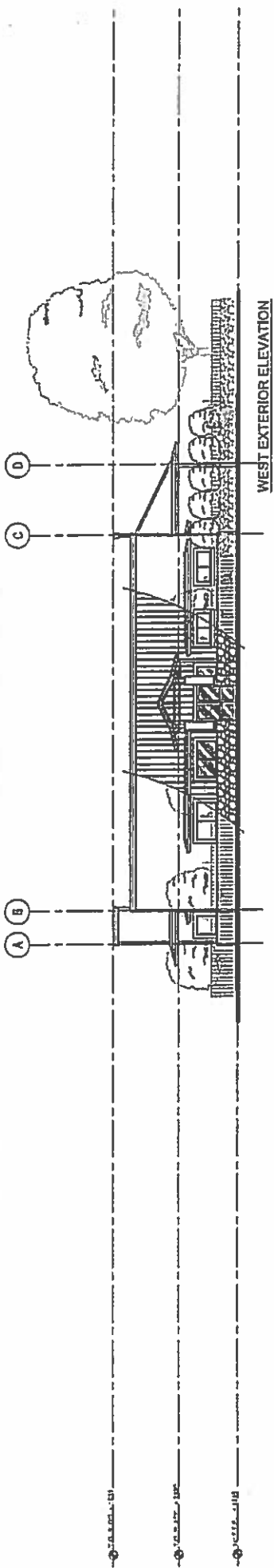
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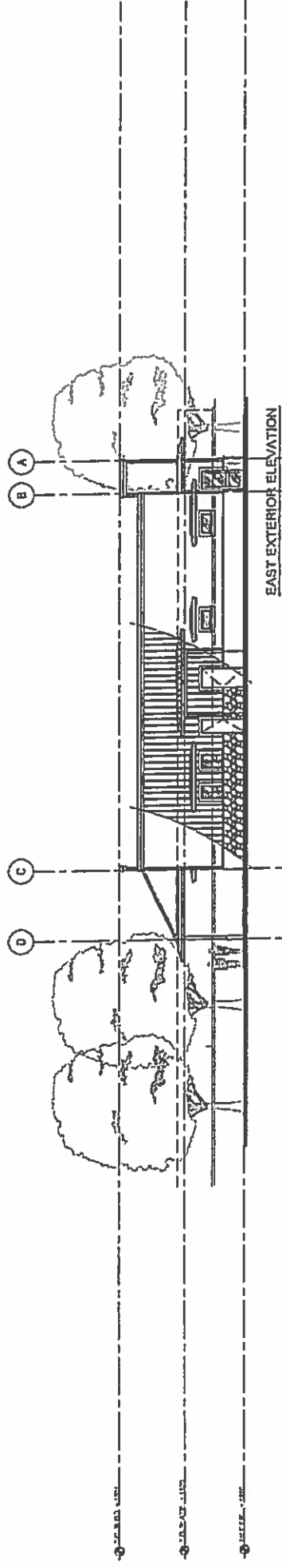
**ADULT DAY CARE - ROOF PLAN**

HALE MAHAOLU EWAHU  
 5811A-028  
 TALK.: (713) 586-0194 (07)

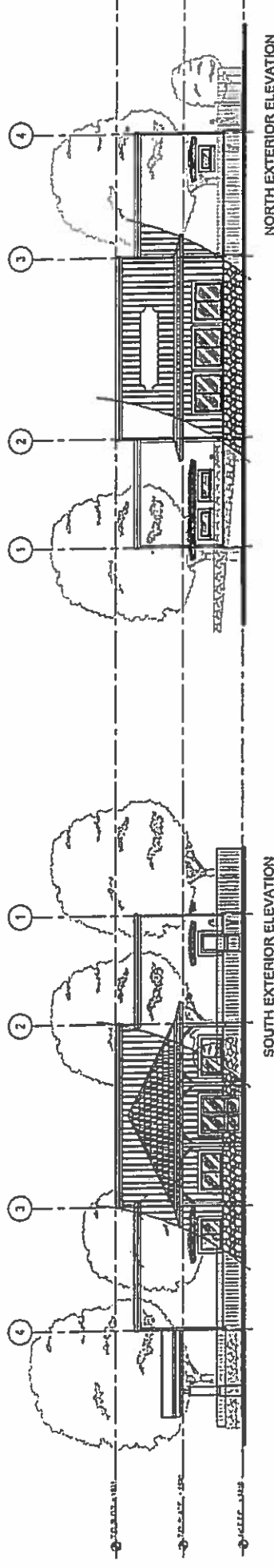
RIECKE  
 SUNNLAND  
 4600 W. 133  
 KONO



WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

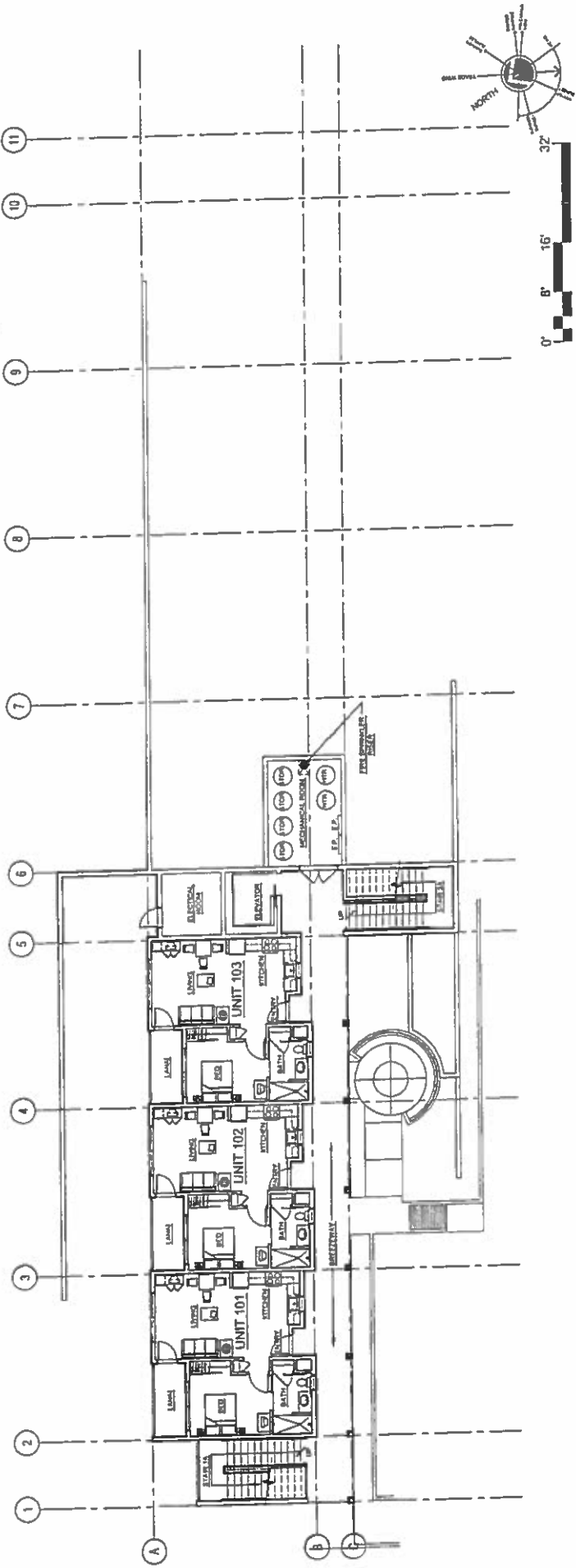
ADULT DAY CARE - EXTERIOR ELEVATIONS

RIECKE  
SUNNHLAND  
ARCHITECTS  
125 KONO

HALE MAHAOLU EWALLY  
545 BOKA HONOLULU AT HOLEI JAWALI  
12024 (R) 2024 RIECKE & COB

NO. 1714 27024  
2024 OCTOBER 2024  
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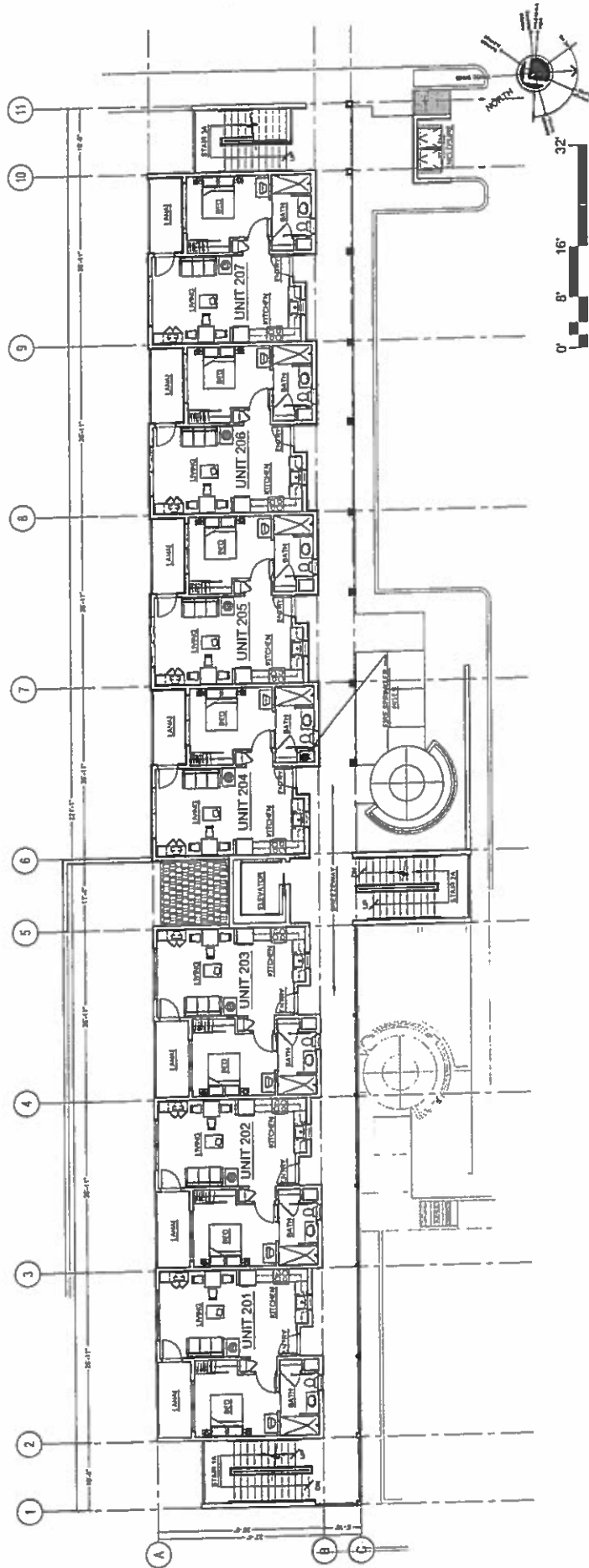
**RESIDENTIAL BUILDING A - 1ST FLOOR PLAN**

**RIECKE  
SUNNLAND  
ARCHITECTS  
AND  
KONO**

HALE MAHAOLU EWALU  
SENIOR HOUSING AT KULAMAU  
T.H.A.C. (P) 2-3-666-019 B CDD

PROJECT #1 2812-625  
DATE: OCTOBER 2013

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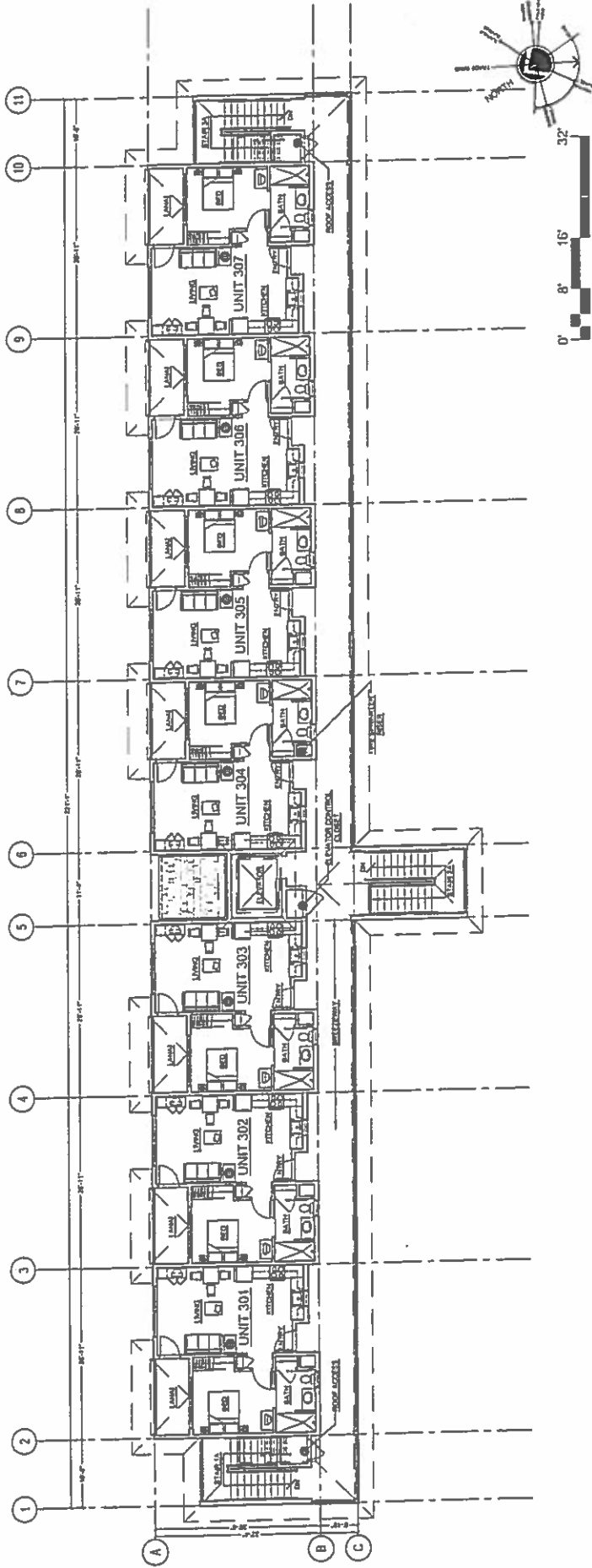
**RESIDENTIAL BUILDING A - 2ND FLOOR PLAN**

**RIECKE  
SUNLAND  
ARCHITECTS  
FOR KONO**

HALE MAHAOLU EWAU  
SENIOR HOUSING AT KILAMALU  
T.M.A.C. (7) 2-3-506A.019 & 020

PROJECT NO. 2013-025  
DATE: OCTOBER 2013

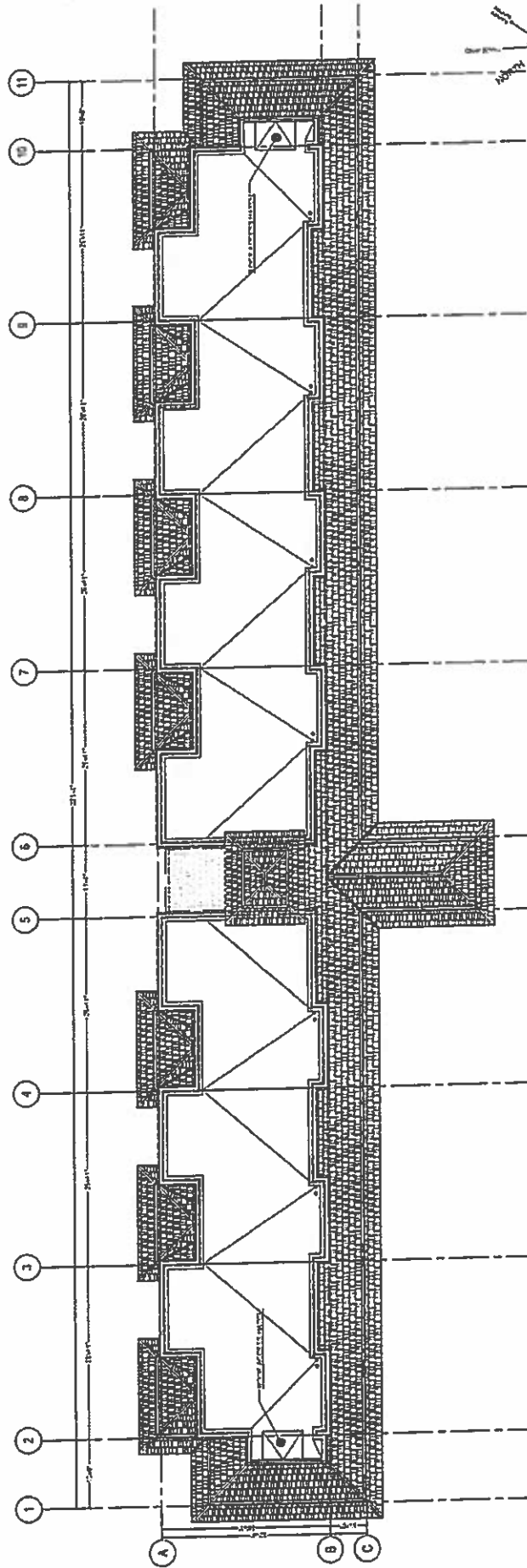
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**RESIDENTIAL BUILDING A - 3RD FLOOR PLAN**

RIECKE  
SUNNLAND  
ARCHITECTS  
123 KONO

HALE MAHAOLU EWALU  
SENIOR HOUSING AT KILAUEA  
T.M.C. 123-23-0066, 019 & 020

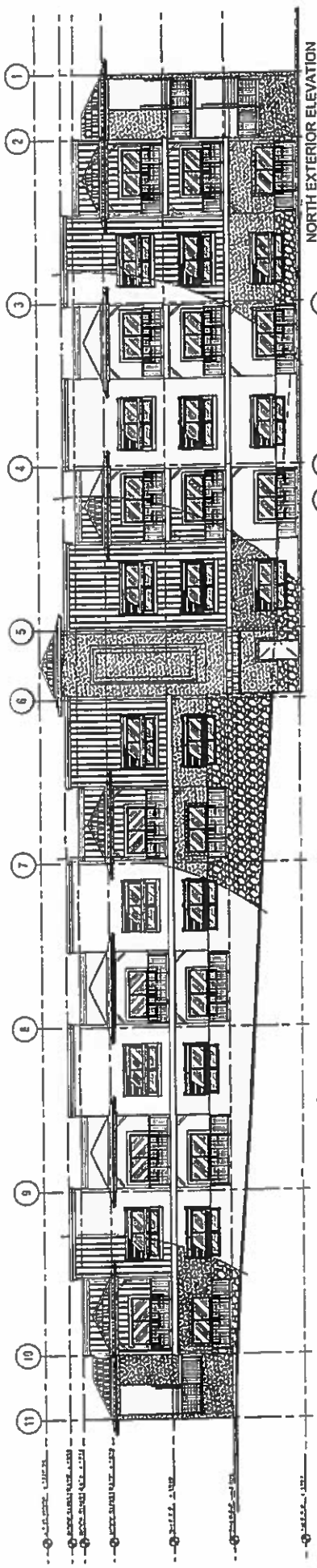


**RESIDENTIAL BUILDING A - ROOF PLAN**

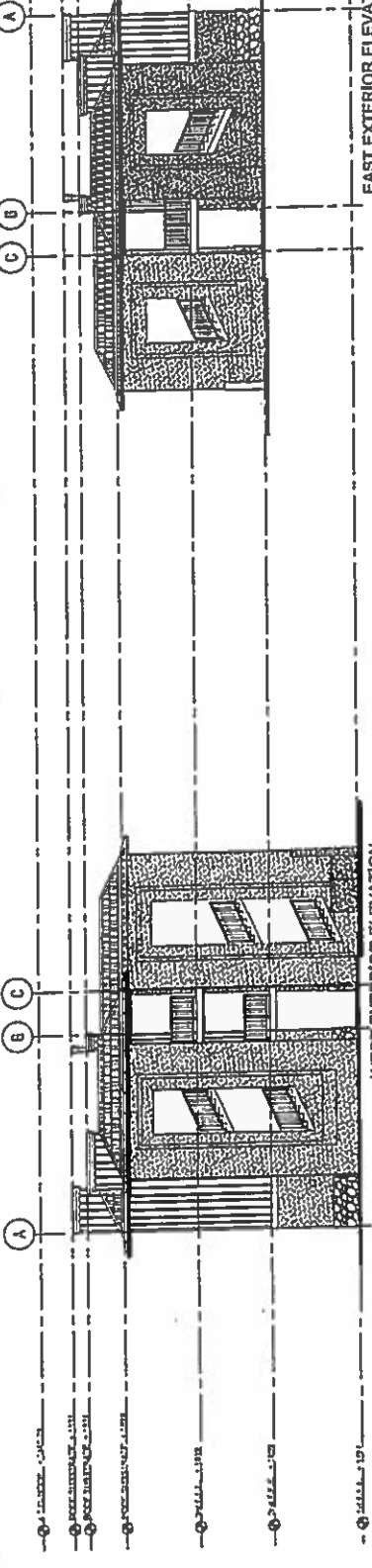
**RIECKE  
SUNNLAND  
ARCHITECTS, P.C.  
KONO**

HALE MAHAOLU EWA  
SPEAR HONOLULU HONOLULU  
HAWAII 96813

2015/12/15 09:14:05  
JTB 06/10/16 11:28:13  
© 2015 Riecke Sunnland Architects, P.C.

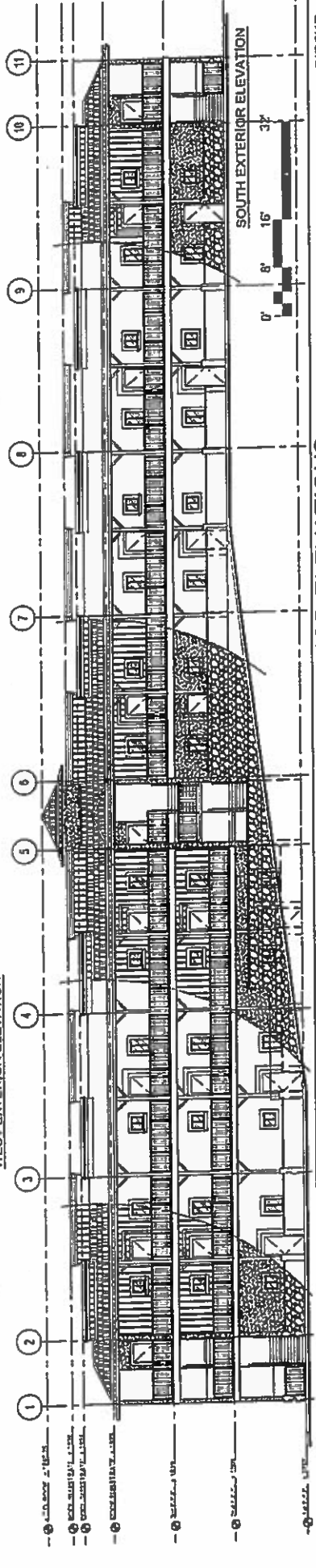


NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



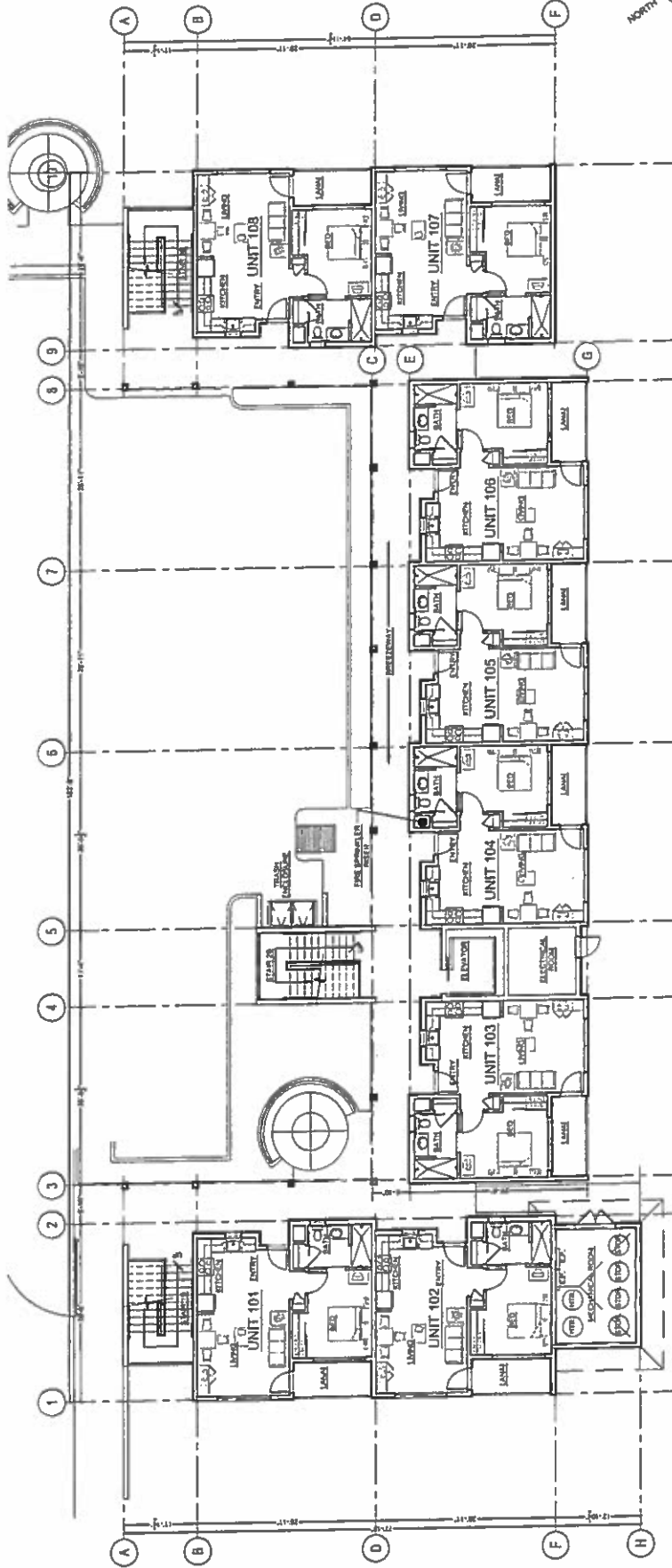
RESIDENTIAL BUILDING A - EXTERIOR ELEVATIONS

RIECKE  
SUNNLAND  
ARCHITECTS  
KONO

HALE MAHAOLU EWALU  
SENIOR HOUSING AT PULAMA  
PROJECT # 23-0461018 & 019

DATE: 11/14/2023  
DRAWN: RICKY  
CHECKED: JACOB

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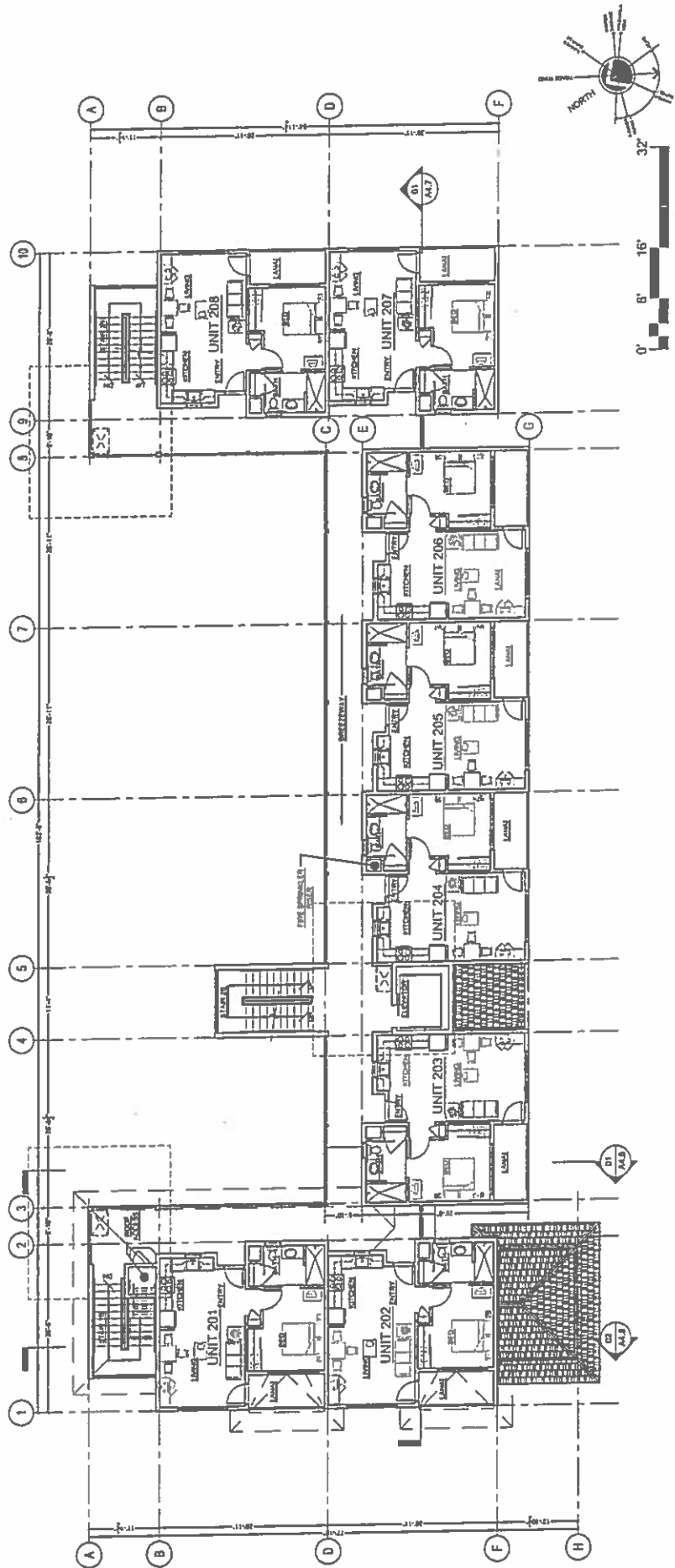
**RESIDENTIAL BUILDING B - 1ST FLOOR PLAN**

HALE MAHAOLU EWAALU  
 55 MAHAOLU EWAALU  
 T.A.K. (71) 3-0688-013 & 020

RIECKE  
 SUNNLAND  
 ADDRESS 123 KONO

NOVA 10 2819 025  
 7-16 OCTOBER 2013

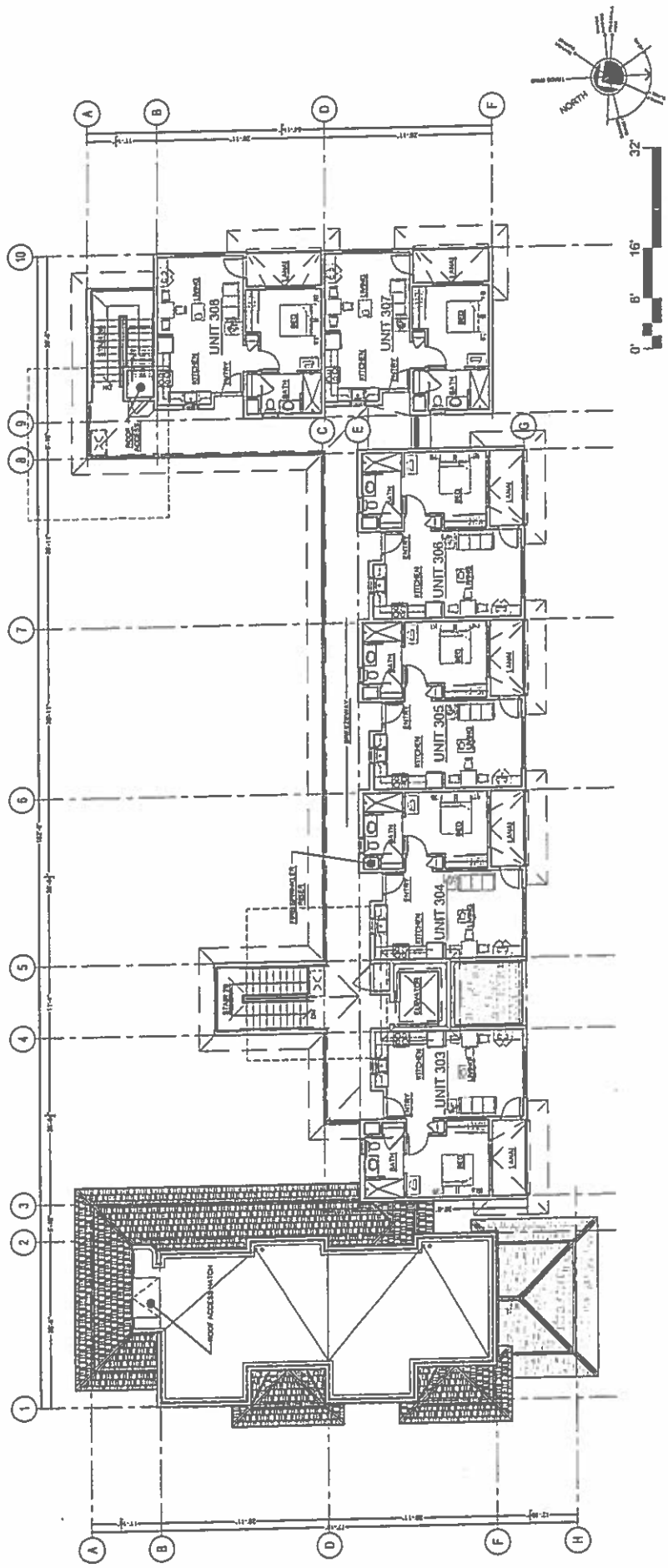
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**RESIDENTIAL BUILDING B - 2ND FLOOR PLAN**

HALE MAHAOLU EWA  
SENIOR HOUSING AT KOLAMAAU  
PROJECT # 23-3086-019 & 020

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SUNLAND  
ARCHITECTS  
KONO



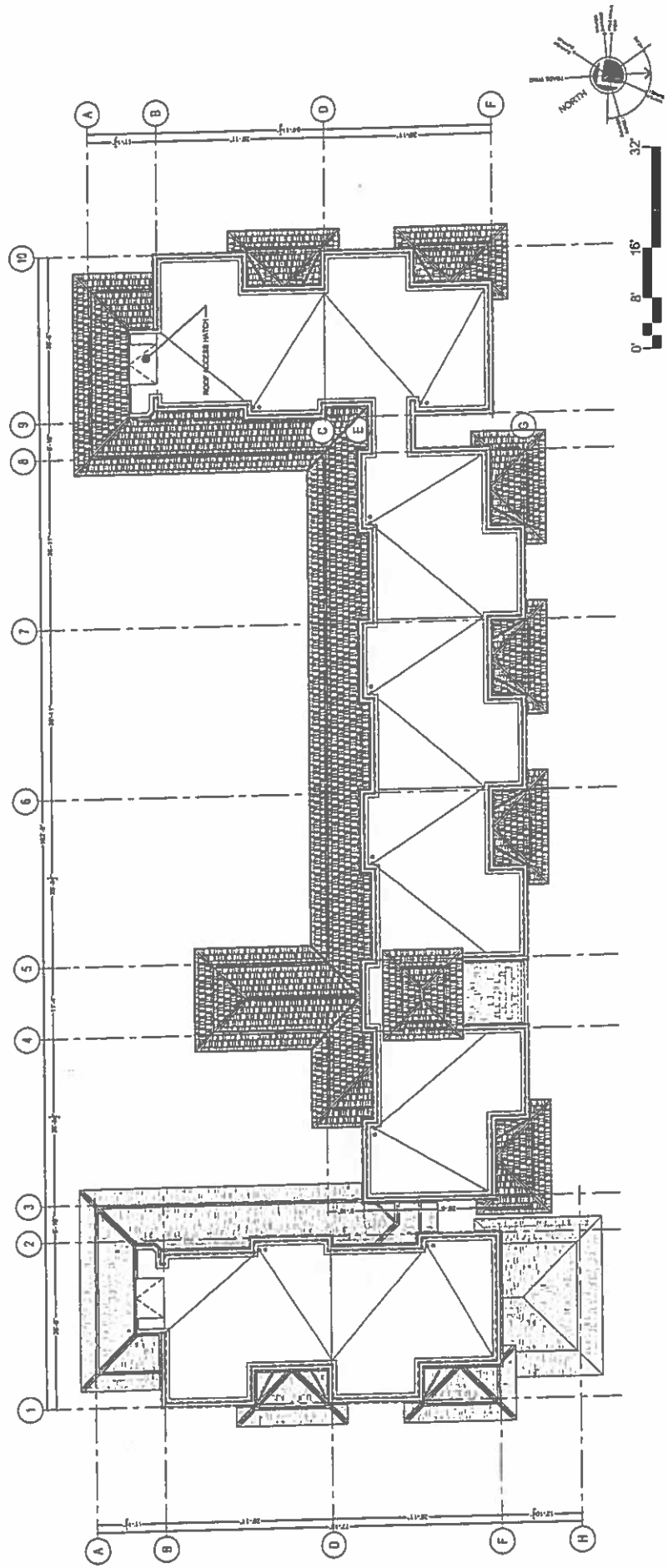
**RESIDENTIAL BUILDING B - 3RD FLOOR PLAN**

RIECKE  
SUNNLAND  
ASSOCIATES, INC.  
KONO

HALE MAHAOLU EWALU  
SENIOR HOUSING AT KUALAIAU  
T.M.C. (71) 3-3-066; 019 & 020

PROJECT NO. 2015-025  
DATE: OCTOBER 2013  
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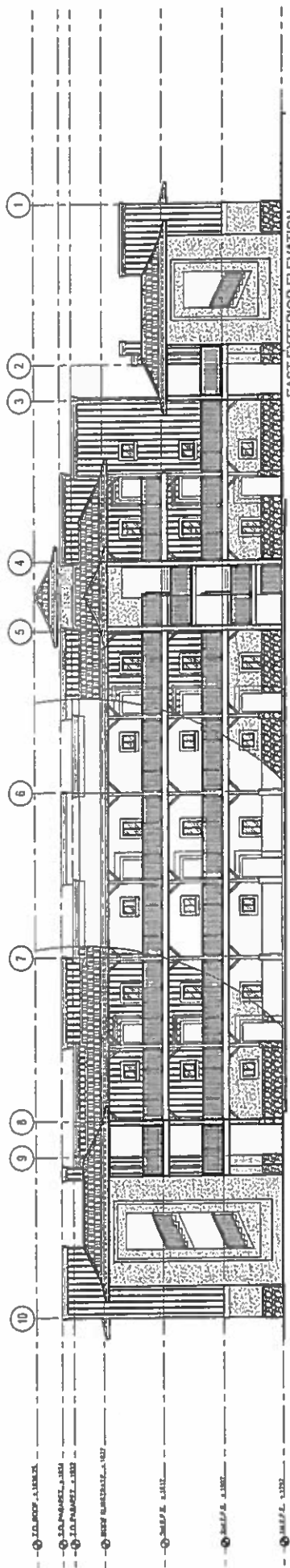


RIECKE  
SUNNLAND  
ARCHITECT, LTD.  
KONO

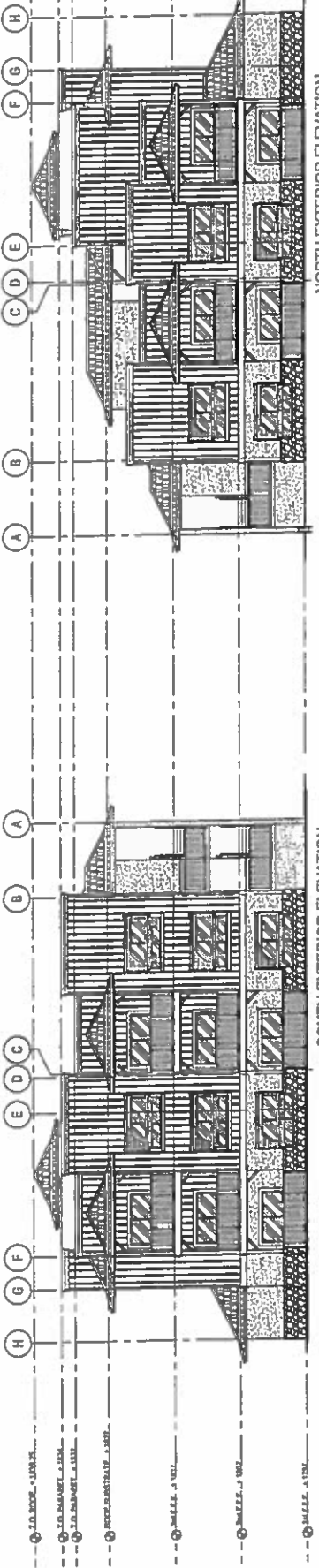
RESIDENTIAL BUILDING B - ROOF PLAN

HALE MAHALO EWALU  
SUNNLAND ARCHITECT, LTD.  
KONO, HAWAII

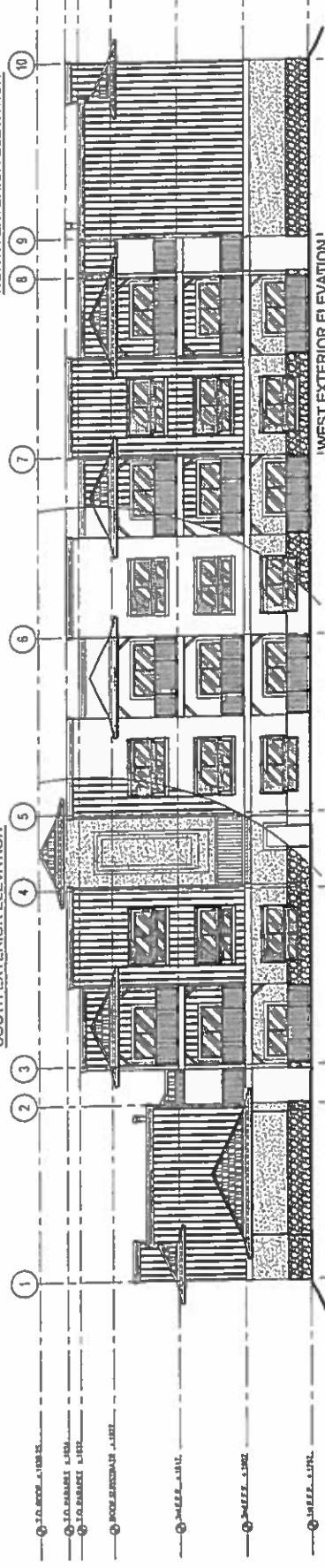
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EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



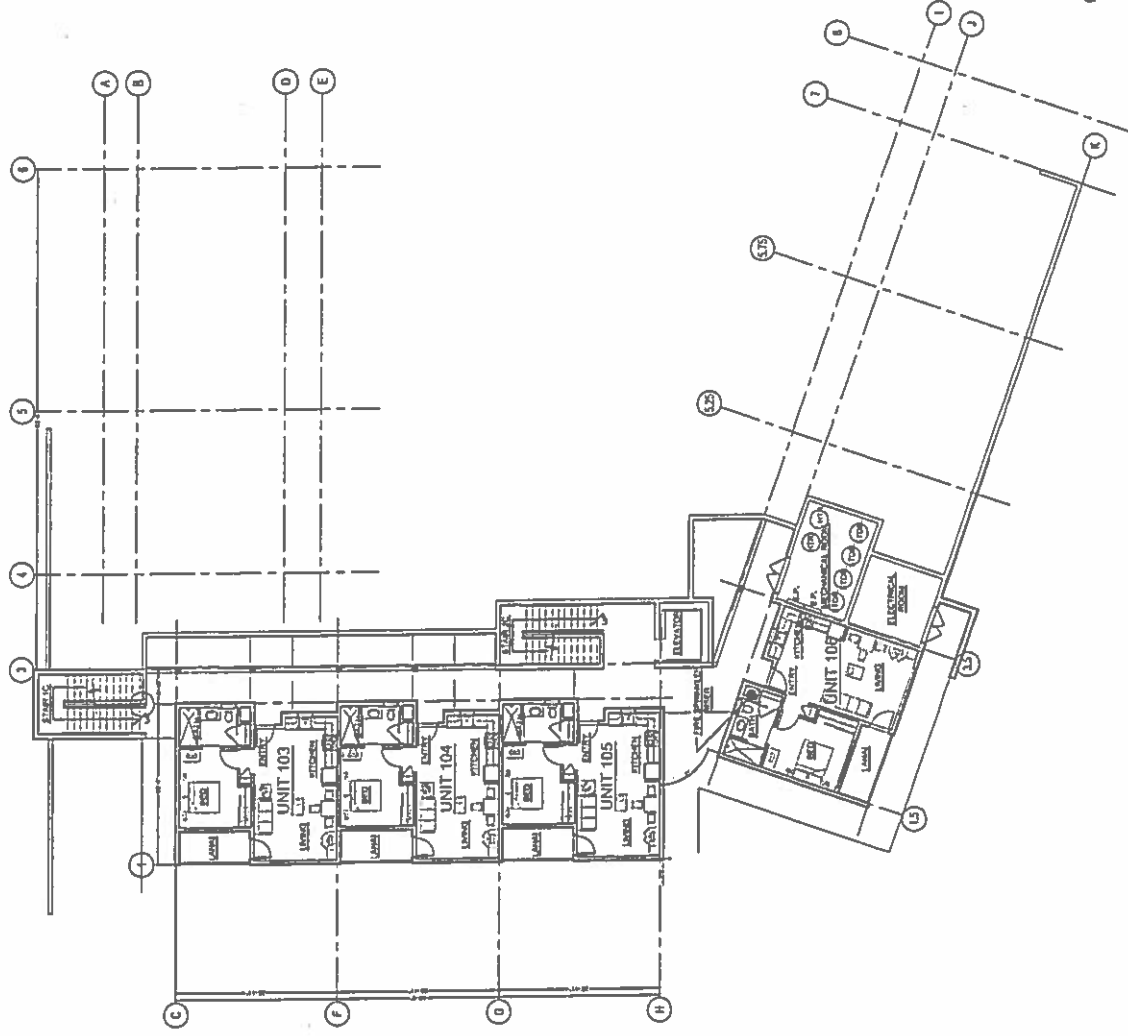
WEST EXTERIOR ELEVATION



RESIDENTIAL BUILDING B - EXTERIOR ELEVATIONS

HALE MAHAOLU IWAU  
 SENIOR HOUSED AT OLE MAHALU  
 T.A.K.A.: (71) 2-3-086; 019 & 020

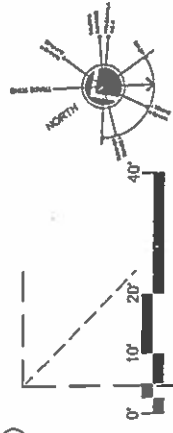
RIECKE  
 SUNNLAND  
 ARCHITECTS  
 KONO

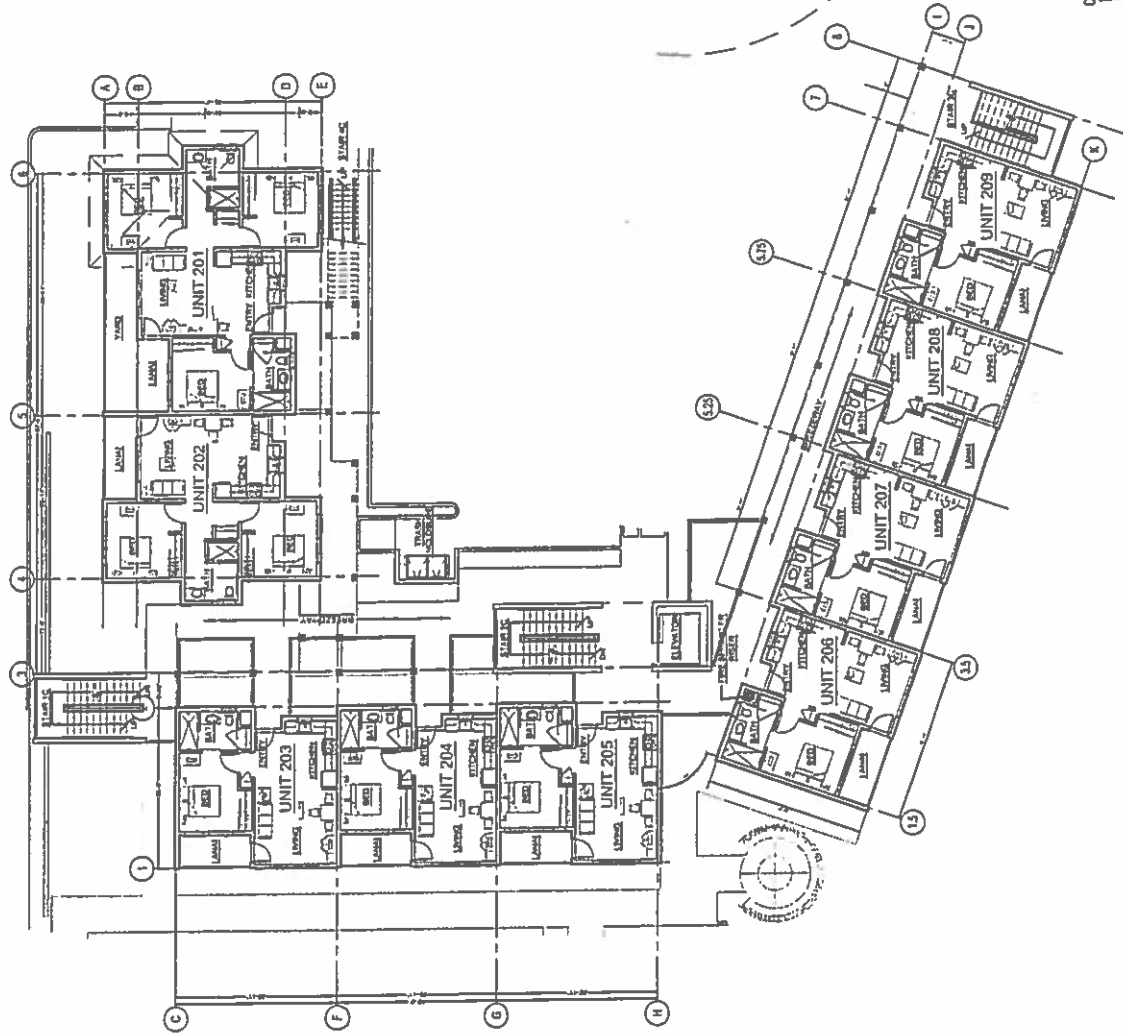


**RESIDENTIAL BUILDING C - 1ST FLOOR PLAN**

HALE MAHAOLU EWALLI  
 300 MAHAOLU  
 T.H.A.M.L. (713-298) 019 8.000

RIECKE  
 SUNNLAND  
 ARCHITECTS  
 T.H.A.M.L. KONO

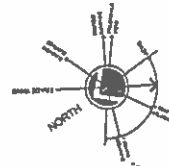


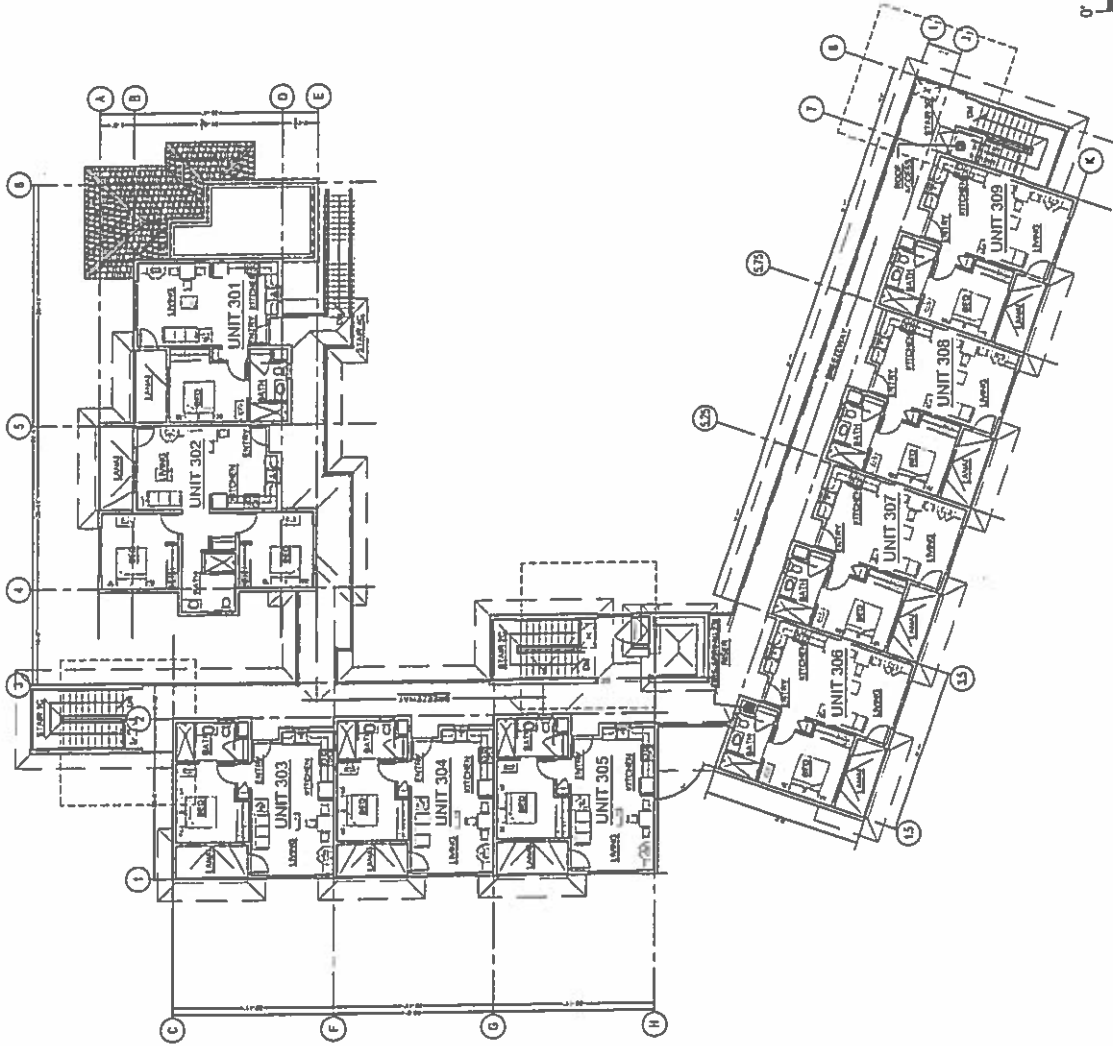


**RESIDENTIAL BUILDING C - 2ND FLOOR PLAN**

HALE MAHAOLU EWAII  
 GEORGE MAHAOLU EWAII  
 TALK: 713-2-2066; 819 & 000

RIECKE  
 SUNNLAND  
 ARCHITECTS  
 AND KONO

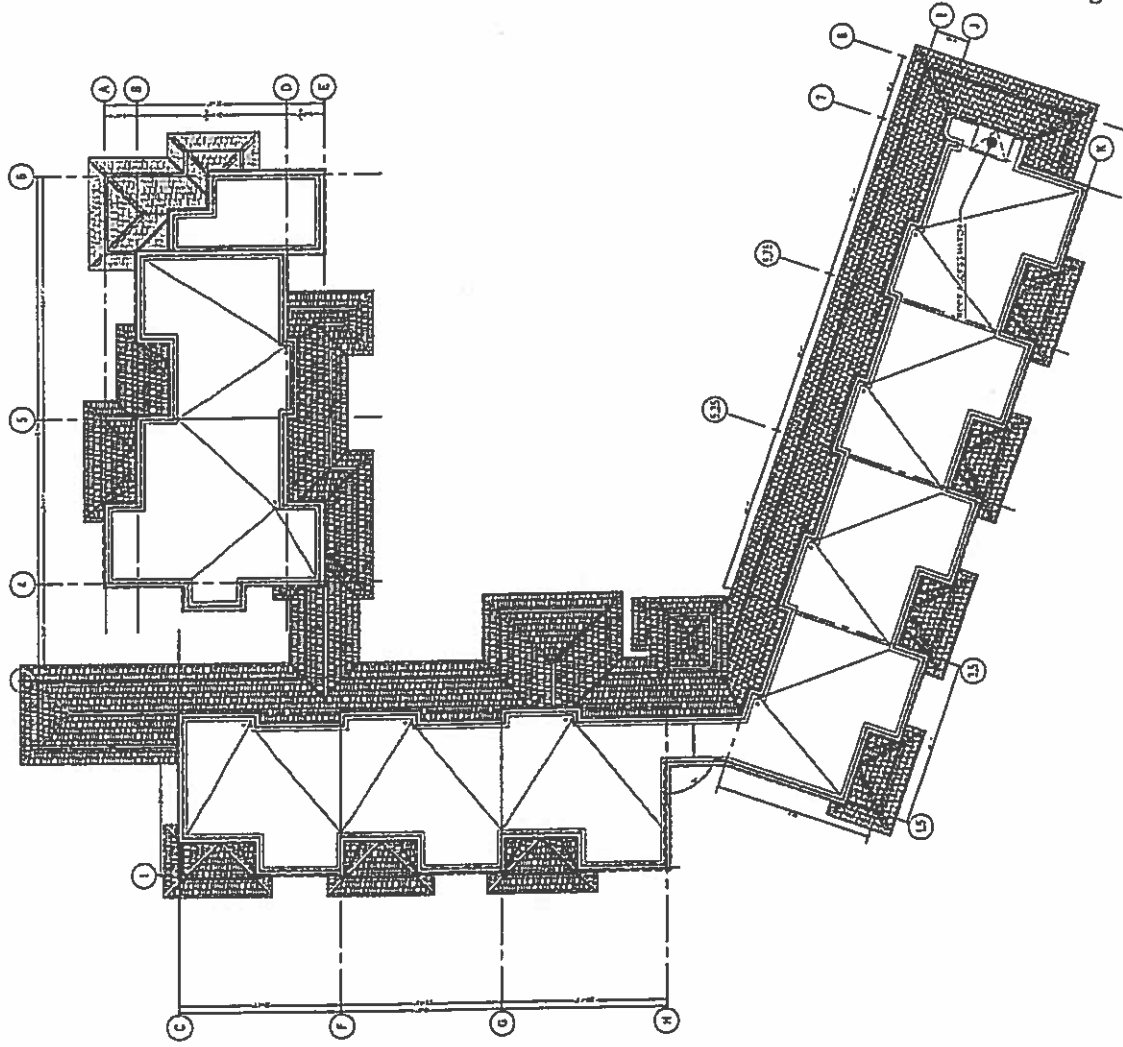




**RESIDENTIAL BUILDING C - 3RD FLOOR PLAN**

HALE MAHAOLU EWALU  
 SENIOR HOUSING AT KULAMALI  
 T. HALL, CT 2-3-906-019 & 020

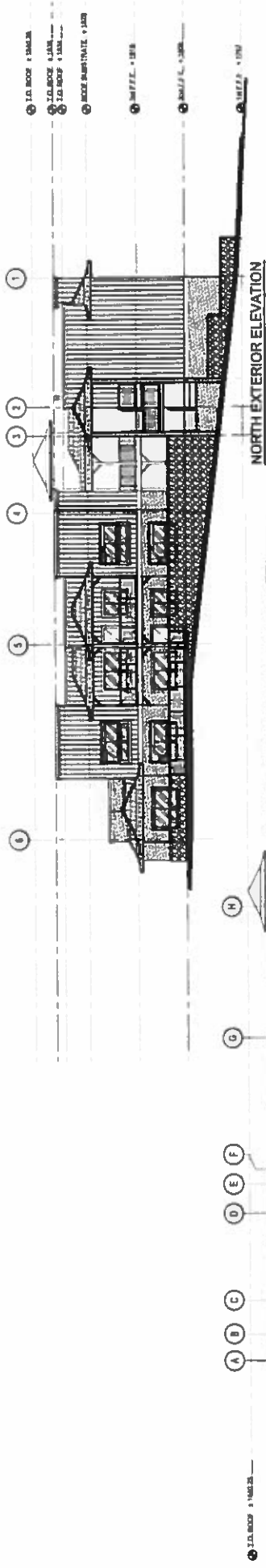
RIECKE  
 SUNNILAND  
 ARCHITECTS, KONO



RIECKE  
SUNNLAND  
ARCHITECTS  
P.C. KONO

RESIDENTIAL BUILDING C - ROOF PLAN

HALE MAHAOLU EWALU  
SENIOR HOUSING AT MAHAOLU  
TAXID. (1) 2-25-6119 & COB



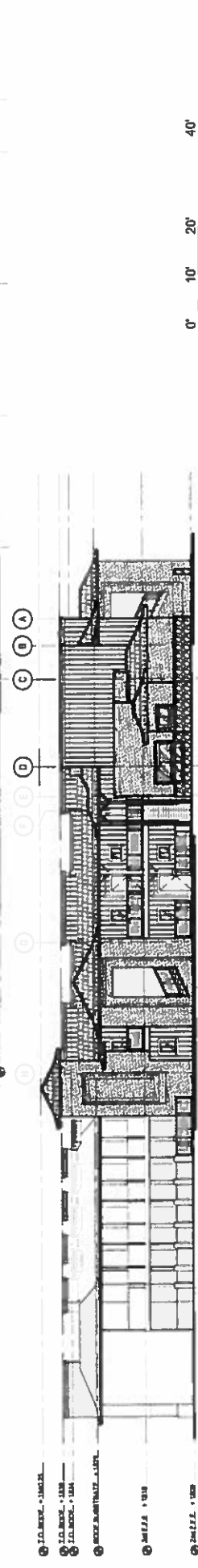
NORTH EXTERIOR ELEVATION

- 1. 1st Floor + 1.000
- 2. 2nd Floor + 1.000
- 3. 3rd Floor + 1.000
- 4. 4th Floor + 1.000
- 5. 5th Floor + 1.000
- 6. 6th Floor + 1.000
- 7. 7th Floor + 1.000
- 8. 8th Floor + 1.000



WEST EXTERIOR ELEVATION

- 1. 1st Floor + 1.000
- 2. 2nd Floor + 1.000
- 3. 3rd Floor + 1.000
- 4. 4th Floor + 1.000
- 5. 5th Floor + 1.000
- 6. 6th Floor + 1.000
- 7. 7th Floor + 1.000
- 8. 8th Floor + 1.000



SOUTH EXTERIOR ELEVATION

- 1. 1st Floor + 1.000
- 2. 2nd Floor + 1.000
- 3. 3rd Floor + 1.000
- 4. 4th Floor + 1.000
- 5. 5th Floor + 1.000
- 6. 6th Floor + 1.000
- 7. 7th Floor + 1.000
- 8. 8th Floor + 1.000



EAST EXTERIOR ELEVATION

RESIDENTIAL BUILDING C - EXTERIOR ELEVATIONS

HALE MAHAOLU EWA  
SENIOR HOUSING AT KULAMAU  
1st FL. - 01 23 086 018 020

RIECKE  
SUNNLAND  
KONO

DATE: 08/11/2020  
OCTOBER 11, 2020

Notes: All dimensions are in feet.