



**Affordable  
Housing**  
**Hawaiian Community  
Development Board**

# Emergency Housing Crisis





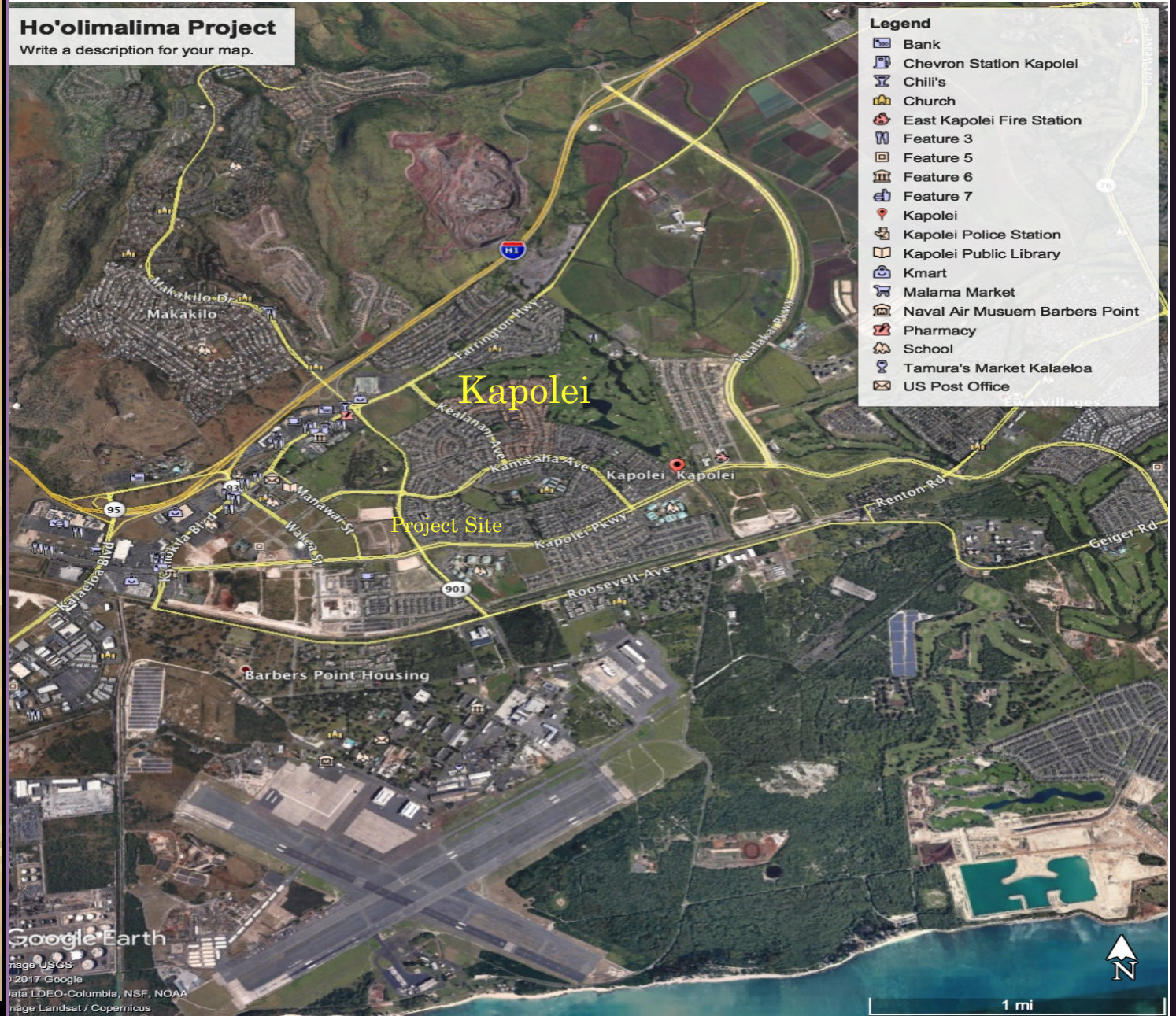
# Ho'olimalima Project

## Ho'olimalima Project

Write a description for your map.

### Legend

- Bank
- Chevron Station Kapolei
- Chili's
- Church
- East Kapolei Fire Station
- Feature 3
- Feature 5
- Feature 6
- Feature 7
- Kapolei
- Kapolei Police Station
- Kapolei Public Library
- Kmart
- Malama Market
- Naval Air Musuem Barbers Point
- Pharmacy
- School
- Tamura's Market Kalaeloa
- US Post Office



Google Earth

Page USGS  
©2017 Google  
Data LDEO-Columbia, NSF, NOAA  
Image Landsat / Copernicus

1 mi





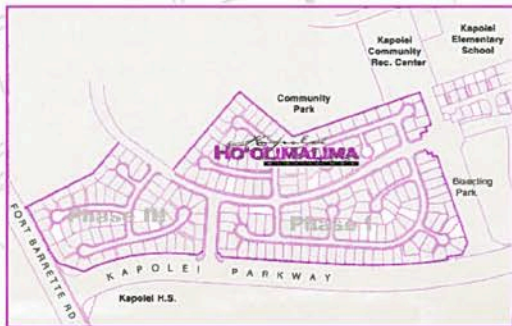
# Kapolei O'OLIMALIMA

RENT-TO-OWN



*170* single family homes at affordable rental prices. With all of the amenities of the newest planned community on the leeward coast.

- New state-of-the-art elementary, middle and high schools
- Access to Kapolei Community Recreational Center and pool
- Close to parks, shopping, new work center, and golf
- New police and fire stations







**How do you finance a  
Project like this?**



# Major Financing Programs

Hawaii Housing Finance &  
Development Corporation

Low-income Housing Tax Credits (LIHTC)  
Hula Mae Multi-Family Bonds (HMMF)  
Rental Housing Revolving Fund (RHRF)



# Villages of Lai Opua – Kona, Hawaii





# Laiopua Rent to Own Housing

## SITE CONCEPTS:

1. Orientation of homes on east-west axis allows for optimum light, ventilation, and solar panel locations.
2. One- and two-story models provide streetscape variety and opportunities for ocean views from every home.
3. All units staggered along front elevations for visual relief.
4. Variations of building massing, roof types and color provide differentiation between residences while maintaining sense of cohesiveness within the community.
5. Minimum 18' - 20' driveways for extra parking.
6. All units designed for future expansion.
7. Roof designs allow for future PV installation.



## Site Plan



***Hawaiian Home Lands Rental Housing in the Villages of La'i'Ōpua***

RFP 16-HHL-004



Lailima O La'i'Ōpua  
Partners



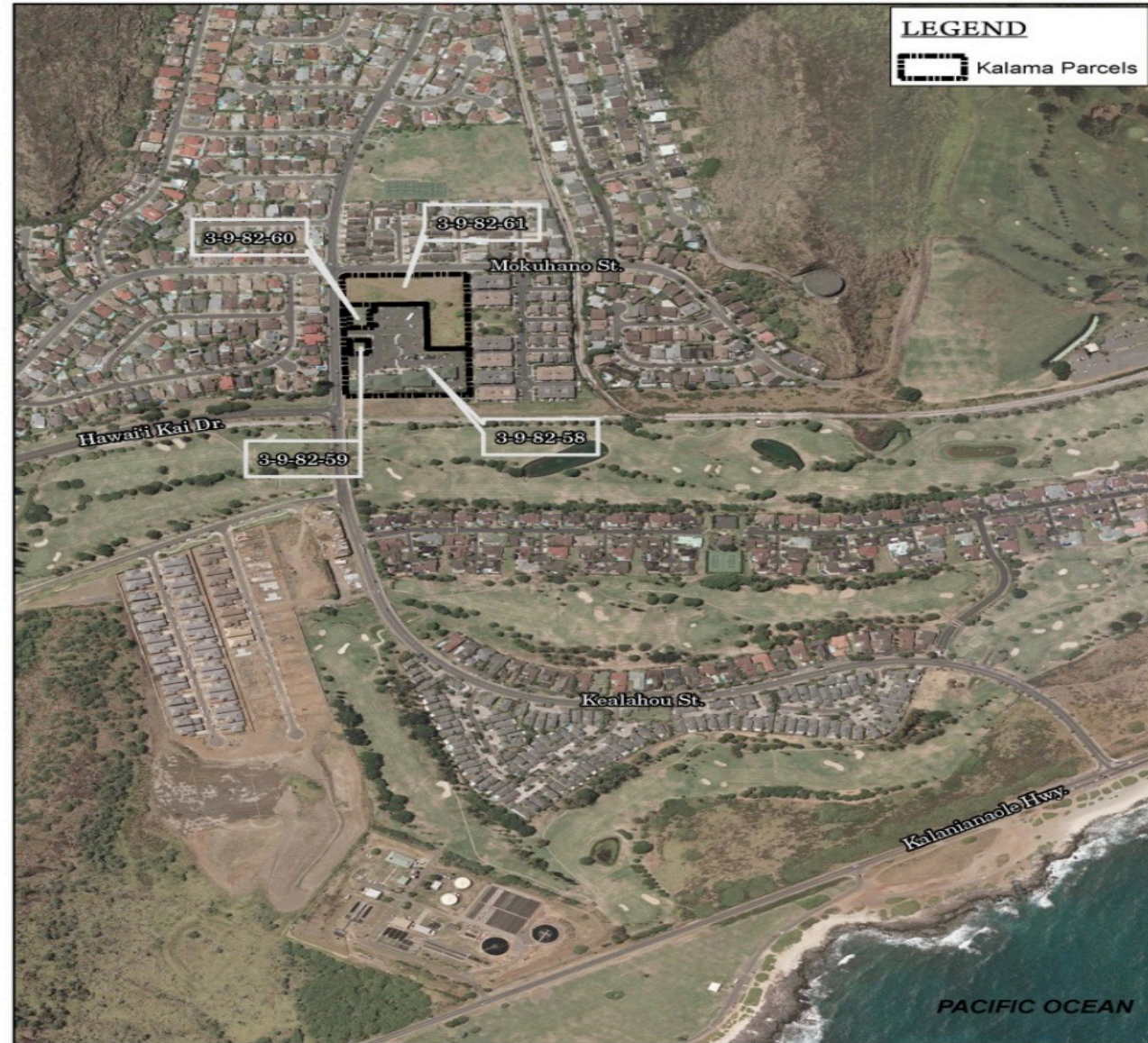
# Waimanalo Kupuna Housing





# Kalama Valley Kupuna Housing Project

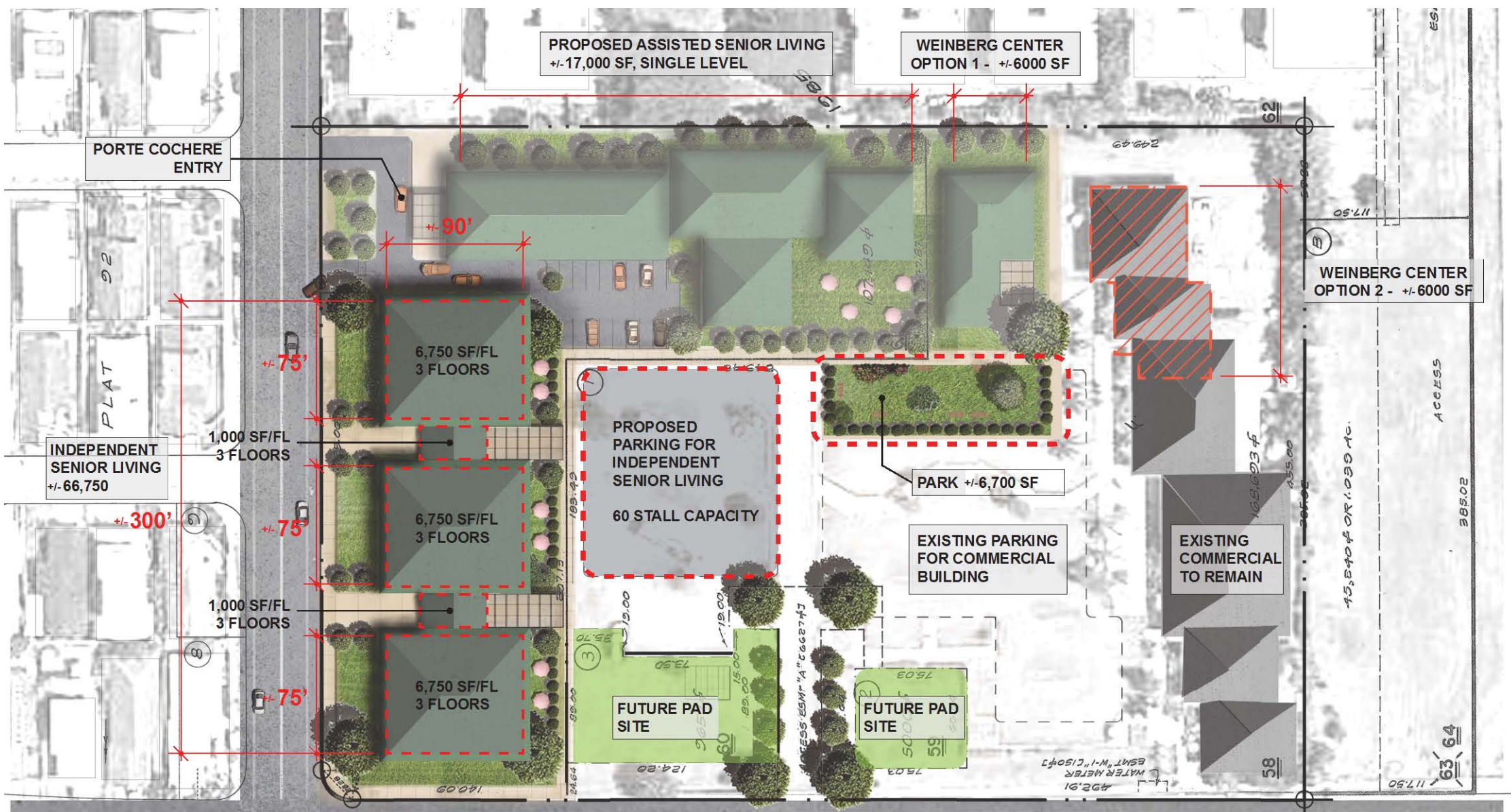
Exhibit B



Site & Area Plan for  
the Kalama Valley Shopping Center







**INDEPENDENT SENIOR LIVING**

Building Area: 6,750 SF/FL x 3 Floors = 20,250 SF/Bldg.  
 Common Areas: 1,000 SF/FL x 3 Floors = 3,000 SF/Comm.

**TOTAL AREA:** (3 Bldgs. x 20,250 SF/Bldg.) + (2 Comm. x 3,000 SF/Comm.)  
 = 66,750 SF (85,000 SF Requested)

# of Floors = 3 Floors  
 Total # of Units Per Building = 36 Units (+/- 450 SF/Unit)  
 Total # of Individual Living Units = 108 Units  
 # of Parking Stalls Required for Independent Senior Living = 38 Stalls  
 # of Parking Stalls Provided for Independent Senior Living = 60 Stalls



**KALAMA VILLAGE**

Kamehameha Schools  
 Design Partners Incorporated

SCALE: 1" = 60'-0"

Conceptual Site Plan

MARCH 20, 2017



## *Nanakuli Village Center*





DHHL Land  
State, Federal & County Funding  
Affordable Housing  
Low-Income Tax Credits & Bonds  
And  
Services



# Hale Makana Resource Center



UNIVERSITY  
of HAWAII  
WEST O'AHU



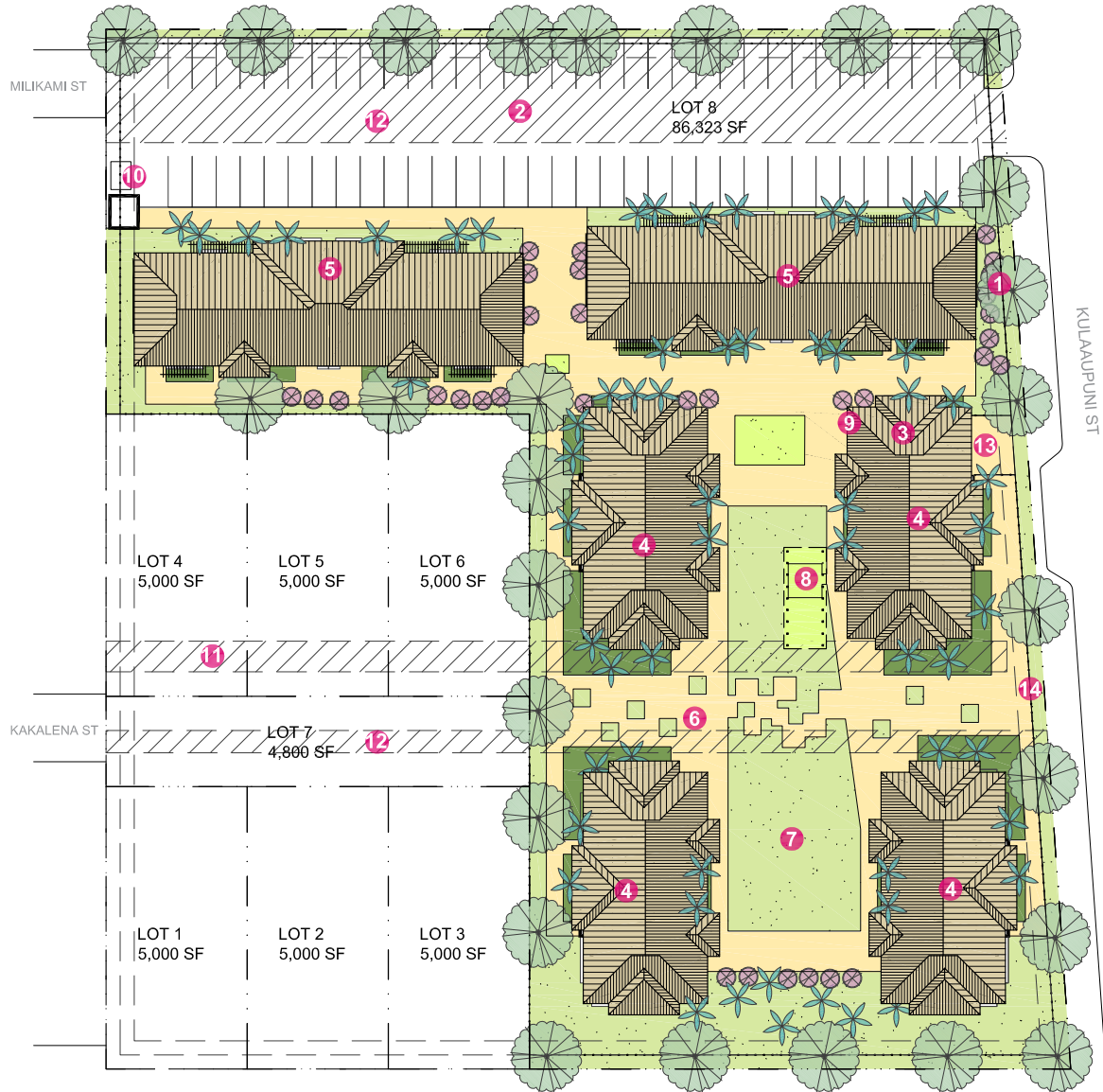


# Hale Makana O Maili





# Hale Makana O Maili



- ① SITE ENTRY
- ② RESIDENTIAL PARKING
- ③ RESIDENTIAL RESOURCE CENTER (GROUND FLOOR)
- ④ RESIDENTIAL 8-UNITS BUILDING
- ⑤ RESIDENTIAL 12-UNITS BUILDING
- ⑥ COMMON AREA
- ⑦ PARK / GARDEN
- ⑧ TRELLISED PICNIC AREA
- ⑨ MAINTENANCE STORAGE
- ⑩ TRASH / CAR WASH
- ⑪ POWER LINE EASEMENT
- ⑫ SEWER EASEMENT
- ⑬ RESOURCE CENTER ENTRY
- ⑭ PERIMETER FENCE

## AREA SUMMARY

RESIDENTIAL 9 UNITS EA. (4 BLDGS):	5,788 SF/BLDG	20,810 SF
RESIDENTIAL 10 UNITS EA.(2 BLDGS):	9,110 SF/BLDG	18,220 SF
RESOURCE CENTER:		2,463 SF
<b>TOTAL DEVELOPED AREA:</b>		<b>41,493 SF</b>

## RESIDENTIAL UNITS

1 BEDROOMS:	13 UNITS (25%)
2 BEDROOMS:	32 UNITS (62%)
3 BEDROOMS:	7 UNITS (13%)
<b>TOTAL RESIDENTIAL:</b>	<b>52 UNITS</b>

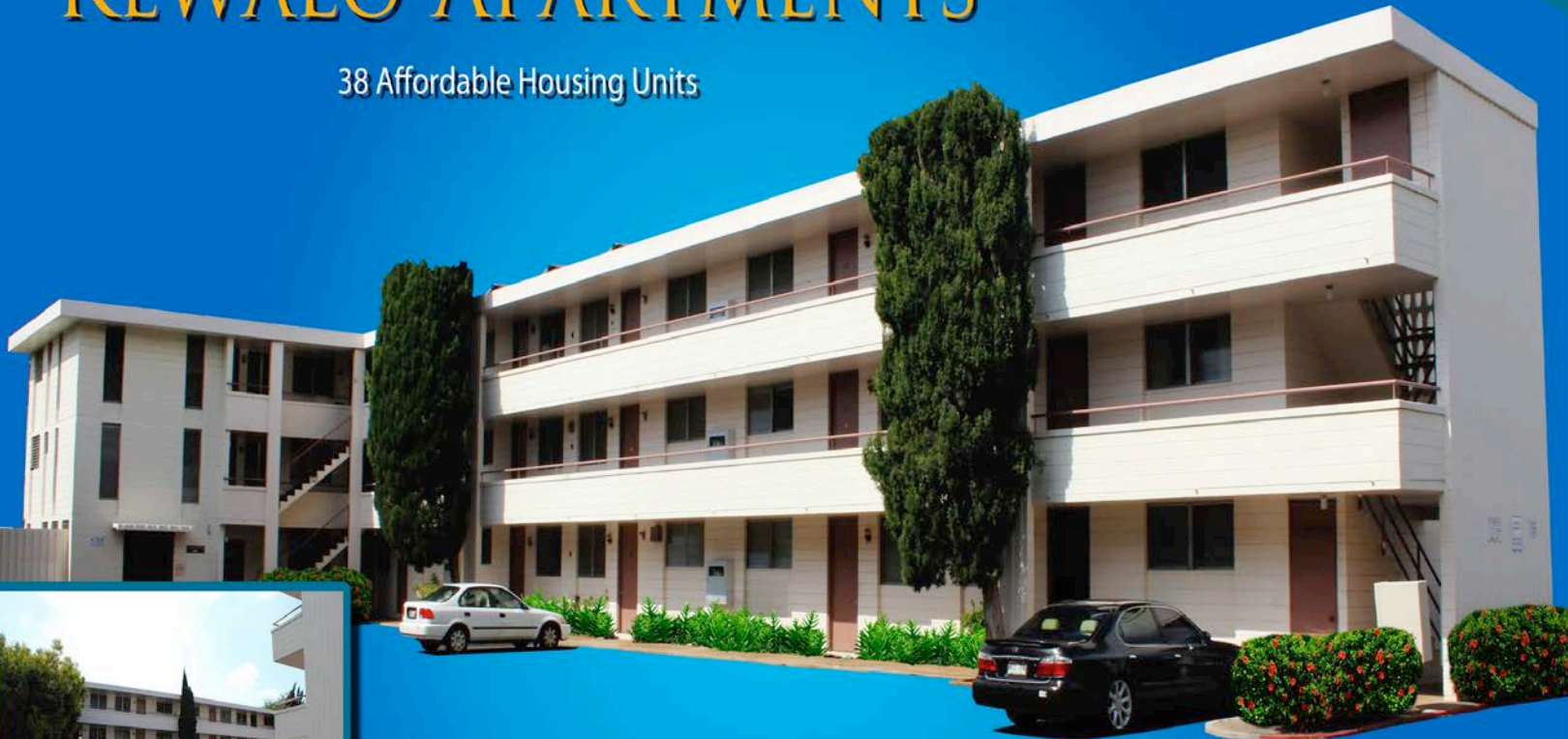
**PARKING PROVIDED:** 70 STALLS

## SITE / ROOF PLAN



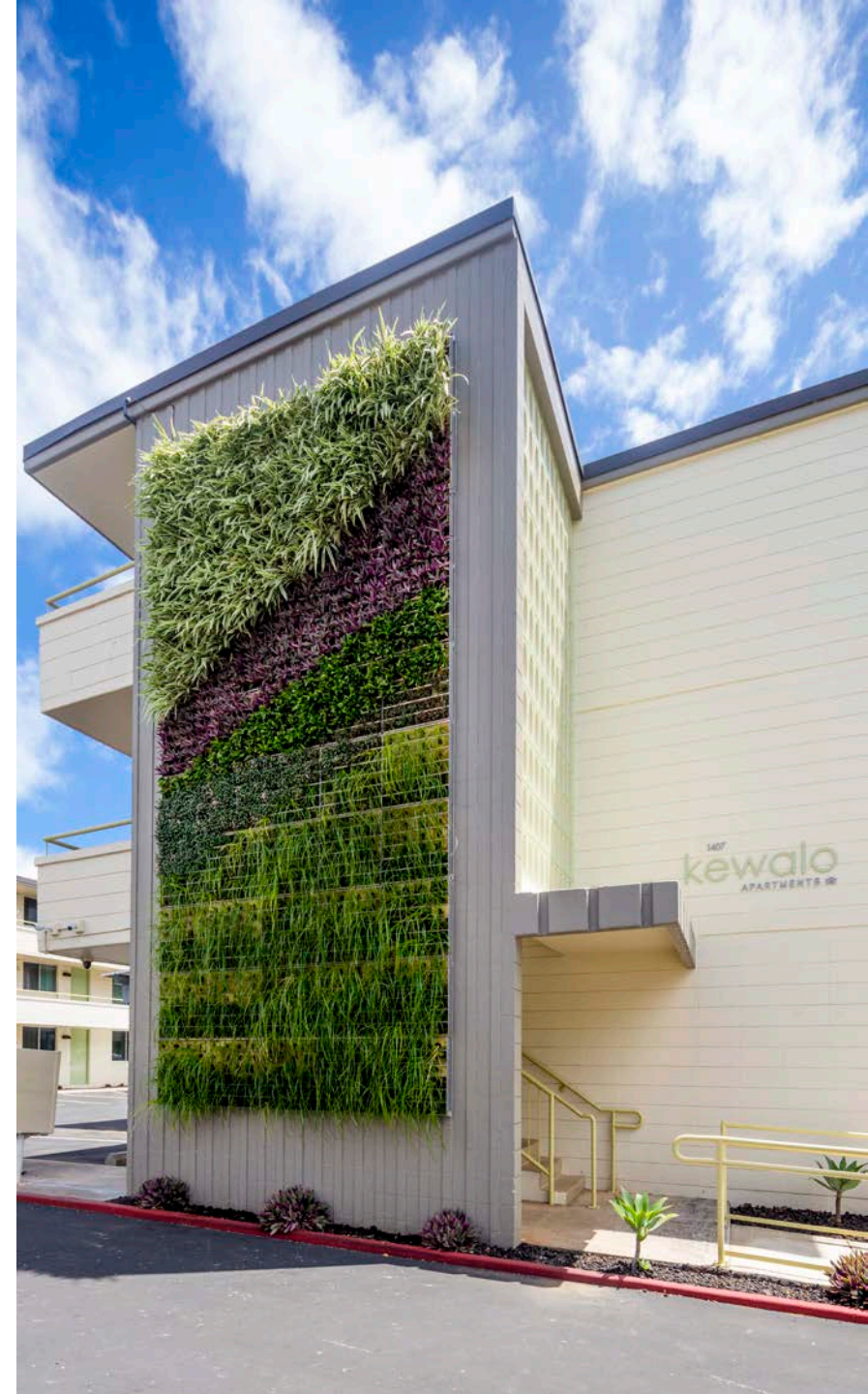
# KEWALO APARTMENTS

38 Affordable Housing Units



## Rehabilitation of the property will include:

- Kitchen cabinets & appliances
- Bathroom tub surrounds
- Plumbing & electrical facilities
- Flooring & paint
- Interior & exterior doors
- Drought tolerant landscaping
- Exterior building facade improvements
- Computer room access
- Beautification & energy saving features.







Rehabilitation of the property will include:

- replacing all kitchen cabinets, appliances, bathroom tub surrounds, plumbing and electrical facilities, flooring, paint, and interior and exterior doors.
- In addition, exterior improvements will include drought tolerant landscaping, exterior building facade improvements, recreational and computer room access for residents and other beautification and energy saving features.

# HALAWA VIEW APARTMENTS



# Punchbowl Project







NOTE: SUBJECT TO PUNCHBOWL SPECIAL DESIGN DISTRICT REQUIREMENTS



# Punchbowl Parcel Development

HAWAIIAN COMMUNITY DEVELOPMENT BOARD  
DESIGN PARTNERS INCORPORATED

# Concept Site Plan

26 SEPTEMBER 2008





# Waianae Kai Project

Write a description for your map.

**Legend**

- Feature 2
- School
- Waianae City Hall
- Waianae Coast Community Mental Health Center, Inc.
- Waianae Coast Comprehensive Health Center



Google Earth

© 2017 Google  
Image © 2017 DigitalGlobe

2000 ft




**SITE SUMMARY**

TMK: 8-6-003:008  
 Acres: 34.33 Acres  
 Units:  
   Single Family: 20 Units  
   Multi-family: 100 Units  
 Total Units: 120 Units  
 Overall Density: 3.5 units/ac.

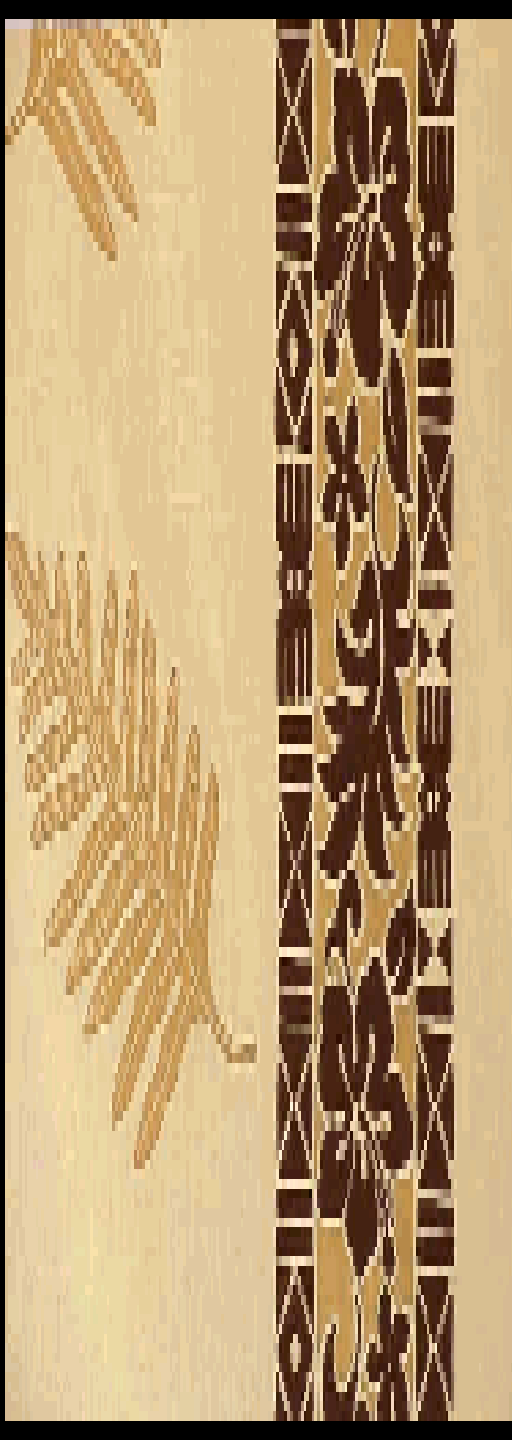




# Hawaiian Home lands - Bowl a Drome







**KAPOLEI MIXED-USE DEVELOPMENT**



# Second Units as an Affordable Housing Solution

Hawaiian Community Assets

Hawaii Appleseed

Hawaiian Community Development Board



# What is and ADU?

- An Accessory Dwelling Unit (ADU) is defined as a second dwelling unit, including its own kitchen, bedroom, and bathroom facilities. It may be attached or detached from the primary dwelling unit on the zoning lot. ADUs are intended to be “accessory” to the primary dwelling, and are typically much smaller in size.
- Also known as backyard cottages or mother-in-law units
- Similar to ohana unit, but with different size restrictions and rentable to family or non-family tenants.



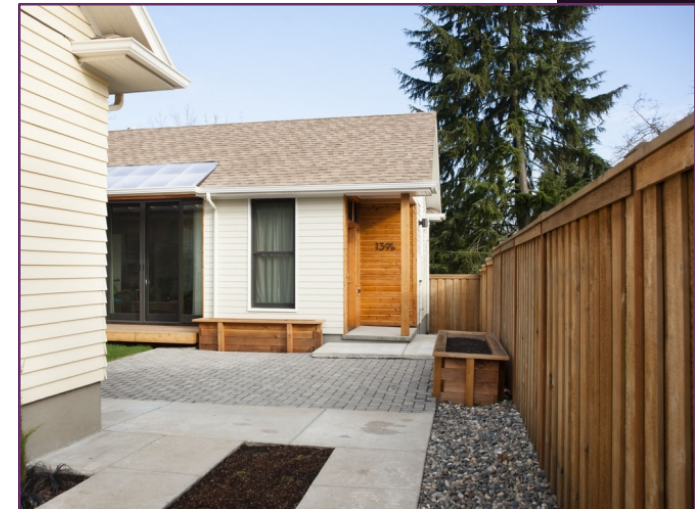


# ADU Ordinance signed into law

[News clip video](#)

Requirements for an ADU:

- Lot size of 3,500-4,999 sq ft → ADU of up to 400 sq ft
- Lot size of 5,000 sq ft or more → ADU of up to 800 sq ft
- Must provide one parking stall for ADU, unless lot is within ½ mile of light rail station
- Must have adequate water, sewer, and road infrastructure
- Must have signed rental agreement for periods of at least 6 months





# ADU Rules on Hawaiian Home Lands

- DHHL Administrative Rule

- DHHL HHCAR Rental Section

§208. Conditions of leases  
No building structure of improvement may be constructed on the premises without written approval from the commission. Such an approval shall be considered only after submission of a plan as to design, materials, and probable value and use of the structure to be built on the leasehold. *Building structures or improvements shall meet lodging either within the lessee's existing building and zoning codes and other ordinances and home or in a separate residential dwelling unit constructed on the premises.* regulations of the respective counties except as otherwise provided by the commission.”



# Waianae

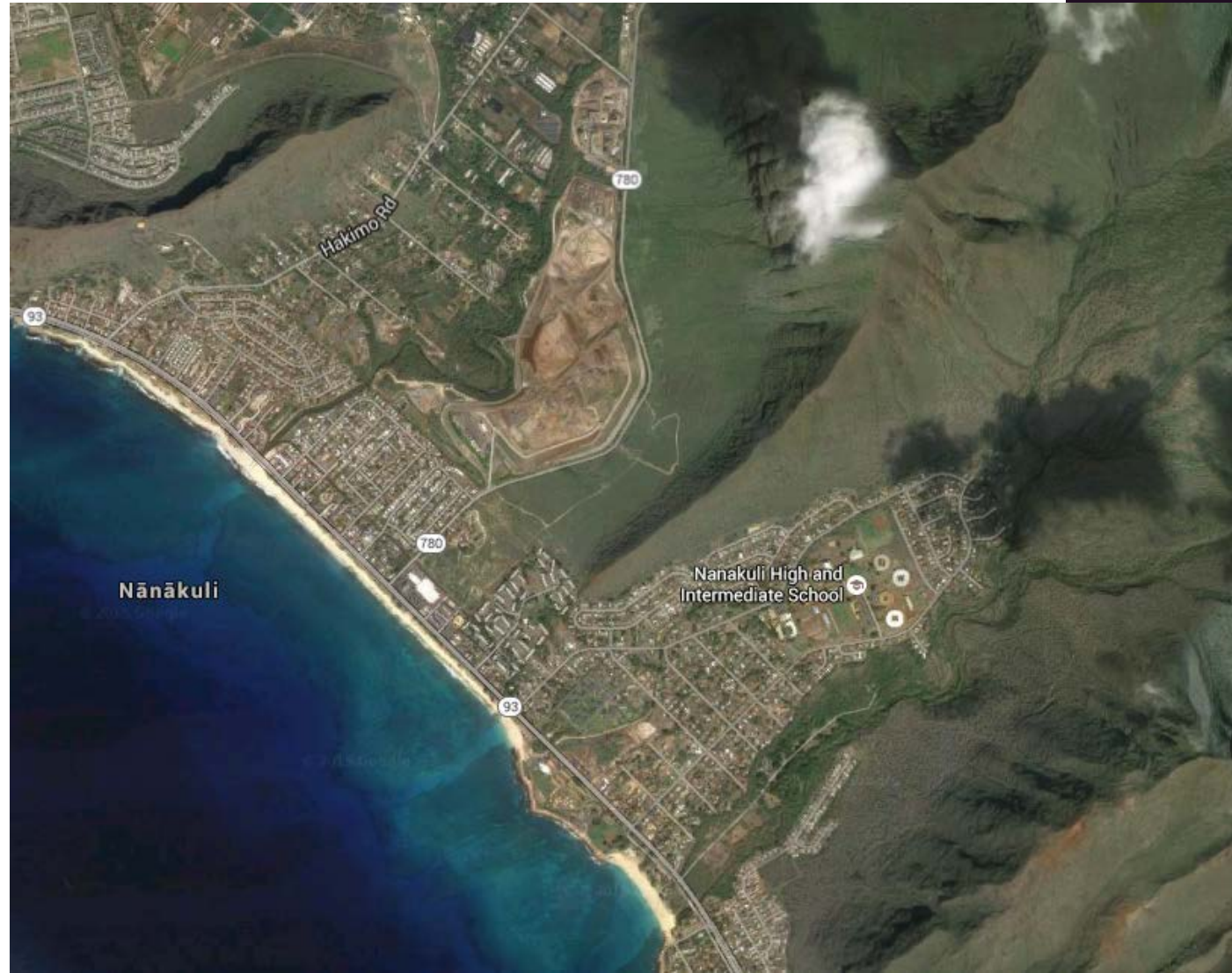
## 915 Residential Homesteads





# Nanakuli

- 1,049 Residential Homesteads





# Papakolea, Kewalo, & Kalawahine

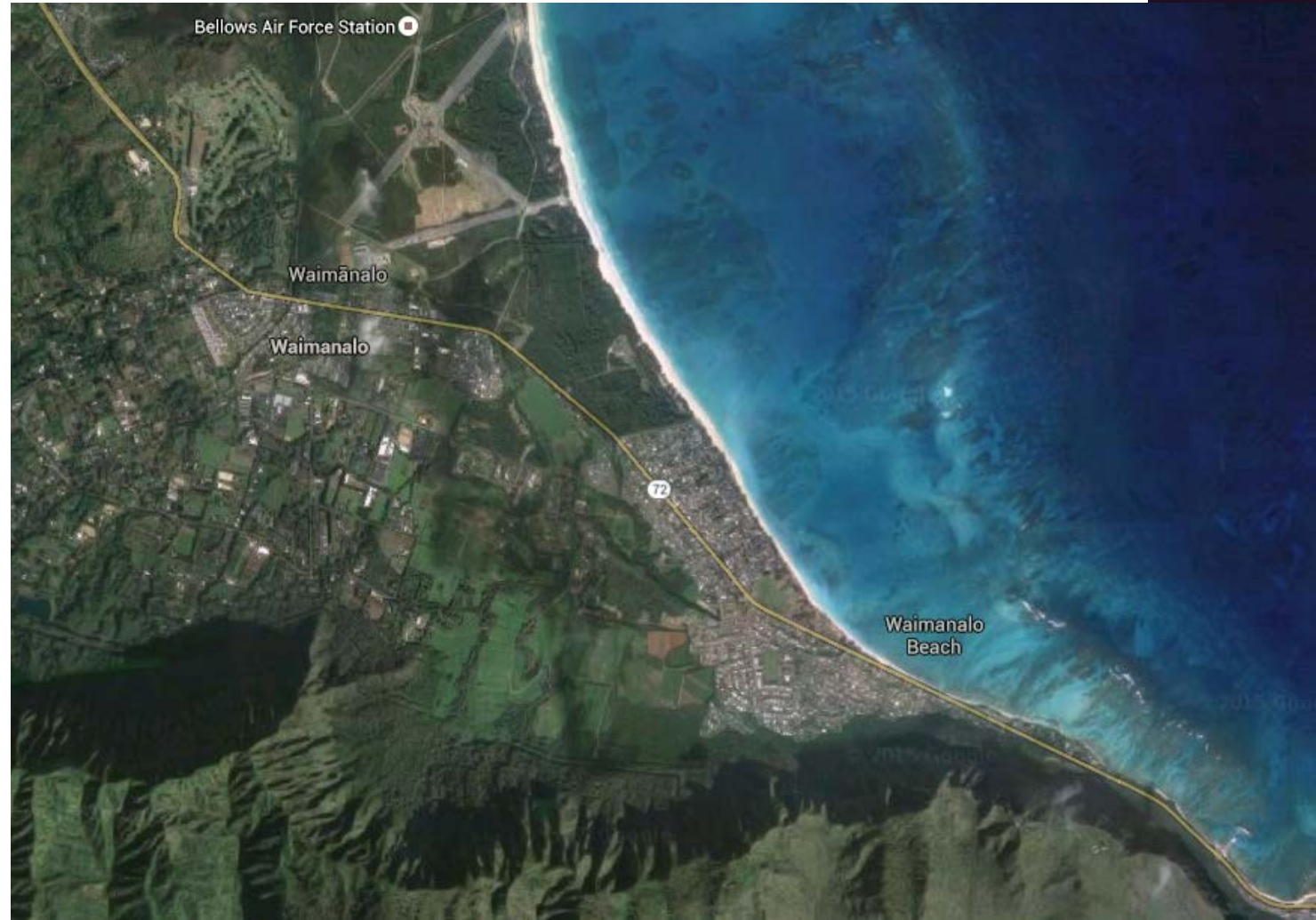
- 407 Residential Homesteads





# Waimanalo

- 755 Residential Homesteads





*United in Order to Progress*  
*“Pupukahi I Holomua”*



*Mahalo and A hui Hou*