

Halewilikō Highlands

Affordable Senior Housing at the Former 'Aiea Sugar Mill Site

'Aiea Community Association - September 2020 Update

50 years ago, EAH Housing was founded with the belief that attractive, affordable housing is the cornerstone to sustainable communities.

A roof is just the beginning.



www.eahhousing.org

'Aiea Town Center Master Plan



Base Document

'Aiea Town Center Master Plan (2002)

- Part I – 'Aiea Public Library (Complete)
- **Part II – Affordable Senior Housing**



Development Team

Developer

- EAH Housing

Planner

- PBR Hawaii & Assoc., Inc.

Architect

- Design Partners, Inc.

General Contractor

- Unlimited Construction

Property Manager

- EAH Housing

Services Partner

- Lanakila Pacific



Ola Ka 'Ilima Artspace – EAH



Villages of Moa'e Kū– EAH



Kolopua (Kauai) – EAH RE Mgmt



Villages of Moa'e Kū– EAH



Halewilikō Highlands

Landscape Plan

Studios	83
1Bdrms	56
2Bdrm (Staff)	1
Total Units	140
95 Parking Stalls	



Senior Community Center



Three Focus Areas:

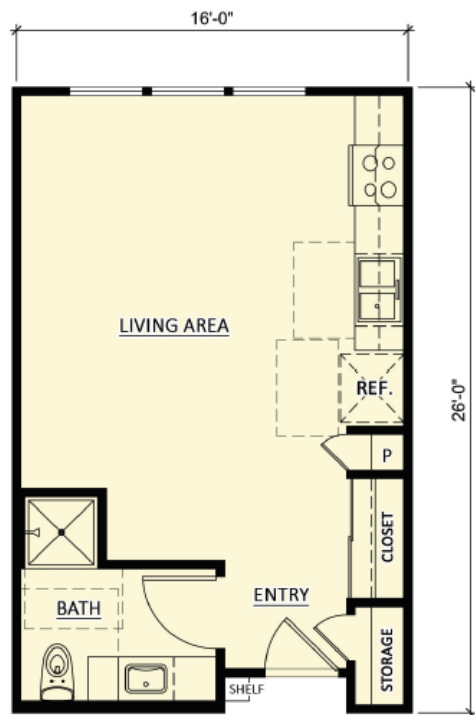
Cognitive Wellbeing:
Games, Creative Crafts,
Education

Physical Wellbeing:
Meals, Exercise, Outings

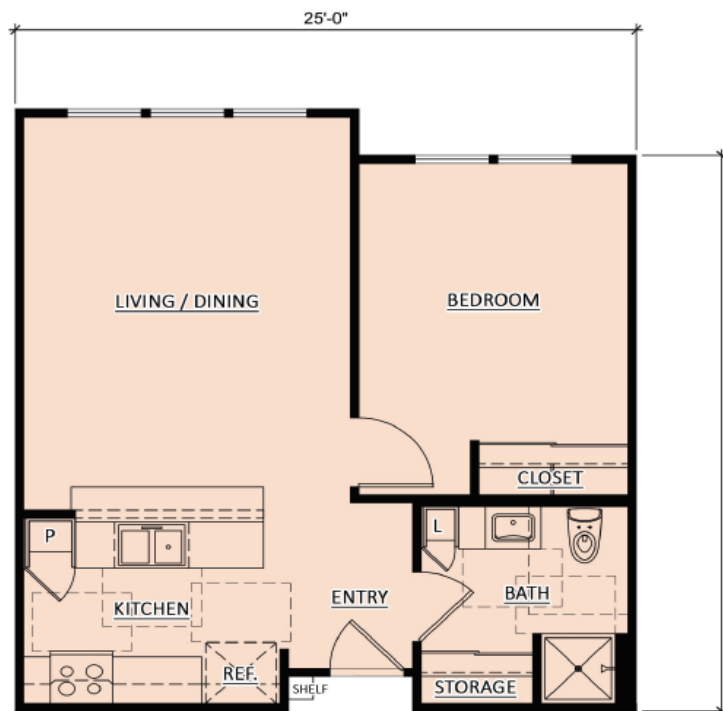
Emotional Wellbeing:
Friendship, Community



Residential Units



Typical Studio Layout
83 Studio (~417 SF)



Typical 1-Bedroom Layout
56 1-Bedroom (~620 SF)

Unit Amenities

- Complete kitchens with full-sized appliances
- High-quality plywood cabinetry
- Solid surface countertops
- Luxury vinyl plank flooring
- Ceiling fans
- Garbage disposals
- Unit alcove entries feature lighting and shelf at entry, representing each unit's "front porch"
 - provides both a practical function (e.g., place for groceries or bags while fumbling for keys)
 - as well as the opportunity for residents to personalize their entries

Accessible Units

7 units fully accessible
3 units accessible to persons with visual and auditory impairments
130 units adaptable



Affordability



All units will be affordable to households with incomes of 60% or less of the Area Median Income (AMI).

Rental Affordability*

<u>30% AMI</u> 13 Units	8 Studios (Rent: \$571); 5 One-Bedroom (Rent: \$602) Income: 1 Person: \$26,460; 2 Persons: \$30,240; 3 Persons: \$34,020
<u>50% AMI</u> 75 Units	45 Studios (Rent: \$1,012); 30 One-Bedroom (Rent: \$1,075) Income: 1 Person: \$44,100; 2 Persons: \$50,400; 3 Persons: \$56,700
<u>60% AMI</u>** 51 Units	30 Studios (Rent: \$1,052); 21 One-Bedroom (Rent: \$1,193) Income: 1 Person: \$52,920; 2 Persons: \$60,480; 3 Persons: \$68,040

*Rents based on 2020 AMI levels; subject to change

**Rents U/W at 55%



201H Application Approval (Next Step)



Exemption Type	Description (Est. Value)
City & County Fees	(1) Building Permit & Plan Review Fees (\$217,830) (2) Grading, Grubbing and Stockpiling Permit Fees (\$1,220) (3) Erosion and Sediment Control Plan Review Fee(\$250)
Utility Fees	(4) Wastewater System Facilities Charge/ Sewer Connection Fee (\$137,738) (5) Storm Drainage Connection License Fee (\$200) (6) Water System Facility Charges (\$224,670) (7) Domestic & Fire Water Meter and Installation Charges (\$24,900)
ROW Improvements	(8) Right of Way Improvement Requirements (\$ N/A)
Taxes	(9) Real Property Tax (\$266,841)
Park Dedication	(10) Park Dedication Requirement (\$ N/A)
Land Use Ordinance	(11) I-2 Zoning and Development Standards (\$ N/A) (12) Permitted Uses to Allow for Residential (\$ N/A) (13) Off-street parking requirements for multifamily dwellings (\$ N/A)

201H exemptions reduce costs to help maintain long-term affordability



Development Schedule

2019

- EAH Awarded Project via RFP
- Phase I ESA Complete
- Community Outreach
- Development Agreement w/ City

2020

- HRS Ch.343 Compliance
- Preliminary Engineering Report
- Preliminary Noise Assessment
- Phase II Soil Investigation (In-Progress)
- 201H Application Approval (In-Progress)
- Architectural Design (In-Progress)

2021

- Building Permit
- Financing
- Start Construction

**Occupancy
Anticipated
Mid-2023**



Halewilikō Highlands: Main Entry



Halewilikō Highlands: Back Porch



Q & A



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