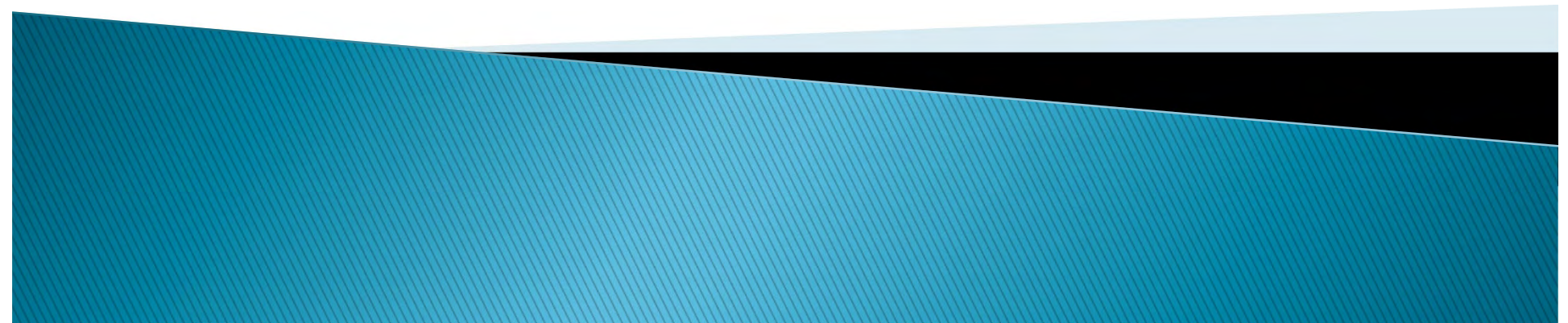


SELF-HELP HOUSING CORPORATION OF HAWAII

NANAIKEOLA SELF-HELP HOUSING PROJECT



Nanaikeola Project Features:

- ▶ TMK 8-7-008:076 in Nanakuli
- ▶ Land: 12.388 acres
- ▶ State Land Use Classification: Urban
- ▶ Zoning: R-5, Residential
- ▶ Proposed Use: 87 single family homes with approx. 12,000 sf park
- ▶ Target Population: 100% of units are for households earning below 80% of area median income of which 35 units are for below 50% AMI
- ▶ Waianae Sustainable Community Plan Compliance and within the Growth Boundary



Aerial Map



SLUD Map



Legend

- | | | | |
|---|-------------------|---|-------------------|
|  | Project Boundary |  | Conservation SLUD |
|  | Agricultural SLUD |  | Urban SLUD |



Nanaieola Village Self-Help Housing
Wai'anae, Hawaii

State Land Use Districts (SLUD)

FHAT Map



Flood Hazard Assessment Report

www.hawaiiifp.org

Property Information

COUNTY: HONOLULU
TMK NO: (1) 8-7-008:076
WATERSHED: ULEHAWA
PARCEL ADDRESS: FARRINGTON HWY
WAIANAE, HI 96792

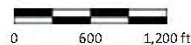
Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL: 15003C0213H
PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: <http://dlinreg.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as "PRELIMINARY", please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determination. Do not use for any other purpose without the floodplain manager's approval.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: Legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

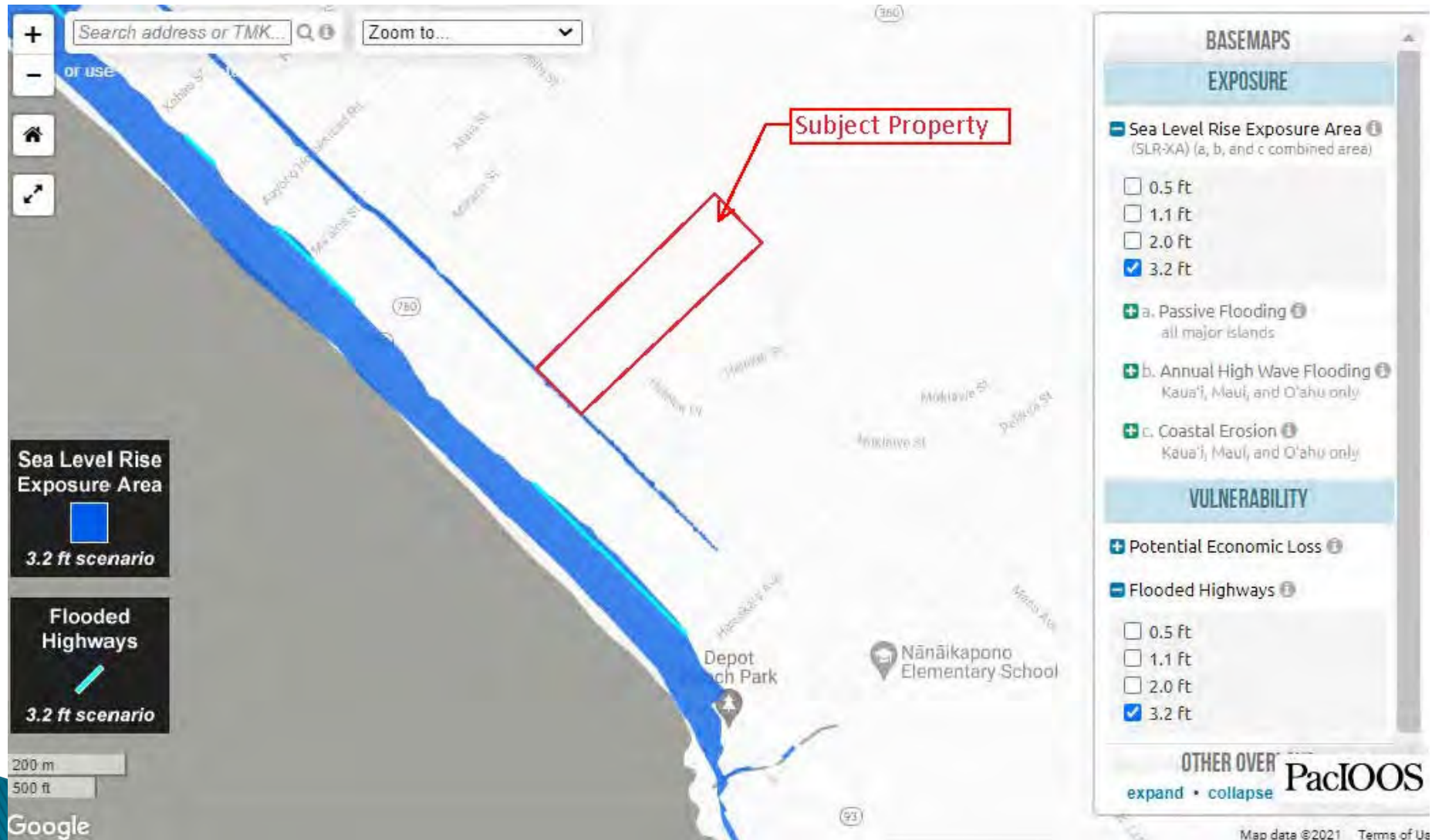
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
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Sea Level Rise Map



Status of Project:

- ▶ Cleared Phase I–Environmental Site Assessment
- ▶ EA exemption (Chapter 343 HRS)
- ▶ Drafted preliminary subdivision maps
- ▶ Applied for 201H exemptions to maintain affordability and currently in the review process
- ▶ Drafted house plans, house costs
- ▶ Input from community residents, service providers, neighborhood board, housing committee, churches, transitional shelters



201 H Exemptions Requested:

- ▶ Exemption of Review & Permit fees (Bldg, ESCP, Grading, Filing, Plan Review)
- ▶ Deferral of Utility Fees (BWS & WSFC)
- ▶ Waive R-5 (5,000 sf) requirement
- ▶ Waive R-5 lot minimum width of 50-feet
- ▶ Waive park dedication requirements
- ▶ Waive street tree requirements



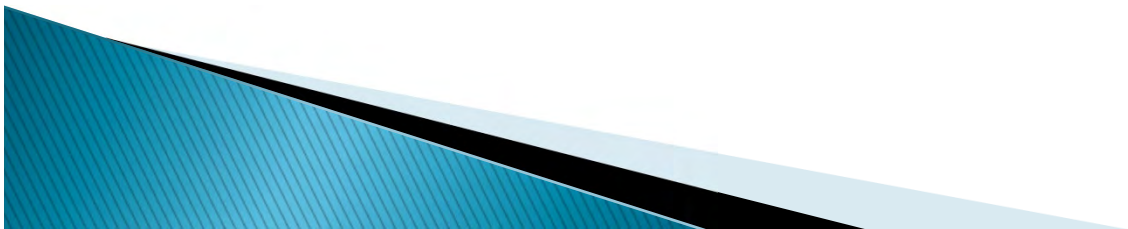
Proposed Infrastructure:

- ▶ Develop 89 lot subdivision containing 87 single family homes
- ▶ Construct 44-foot wide interior roadways with sidewalks
- ▶ Access to the subdivision will be from Nanaikeola Street to all lots on the mauka side of Ulehawa Channel
- ▶ Install underground utilities which includes water, sewer, drainage, and electrical



Residential Construction:

- ▶ Families will build two different models with three roof styles
- ▶ Model 1248–1 story, 4 bedroom, 2 full bath, 1248 sf with carport of 400 sf (43 units)
- ▶ Model 1120– 2 story, 3 bedroom, 2 full bath, 1155 sf with carport of 490 sf (44 units)
- ▶ House and Lot priced at approximately \$380,000 fee simple







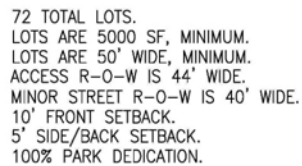


Subdivision Layout A

- ▶ Subdivision Layout A (Without Exemptions)
 - Typical R-5 Subdivision
 - No City Exemptions
 - 72 Units with providing 100% Park Area
- Not providing an optimal amount for affordability of units and therefore obtaining City Exemptions is required



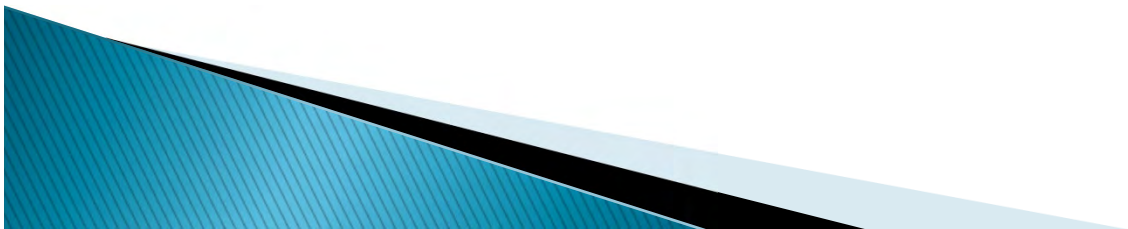
3' SIDE/BACK SETBACK.
100% PARK DEDICATION.



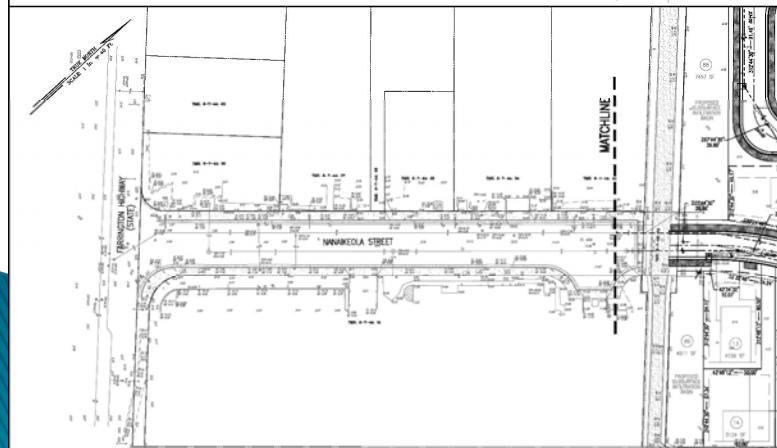
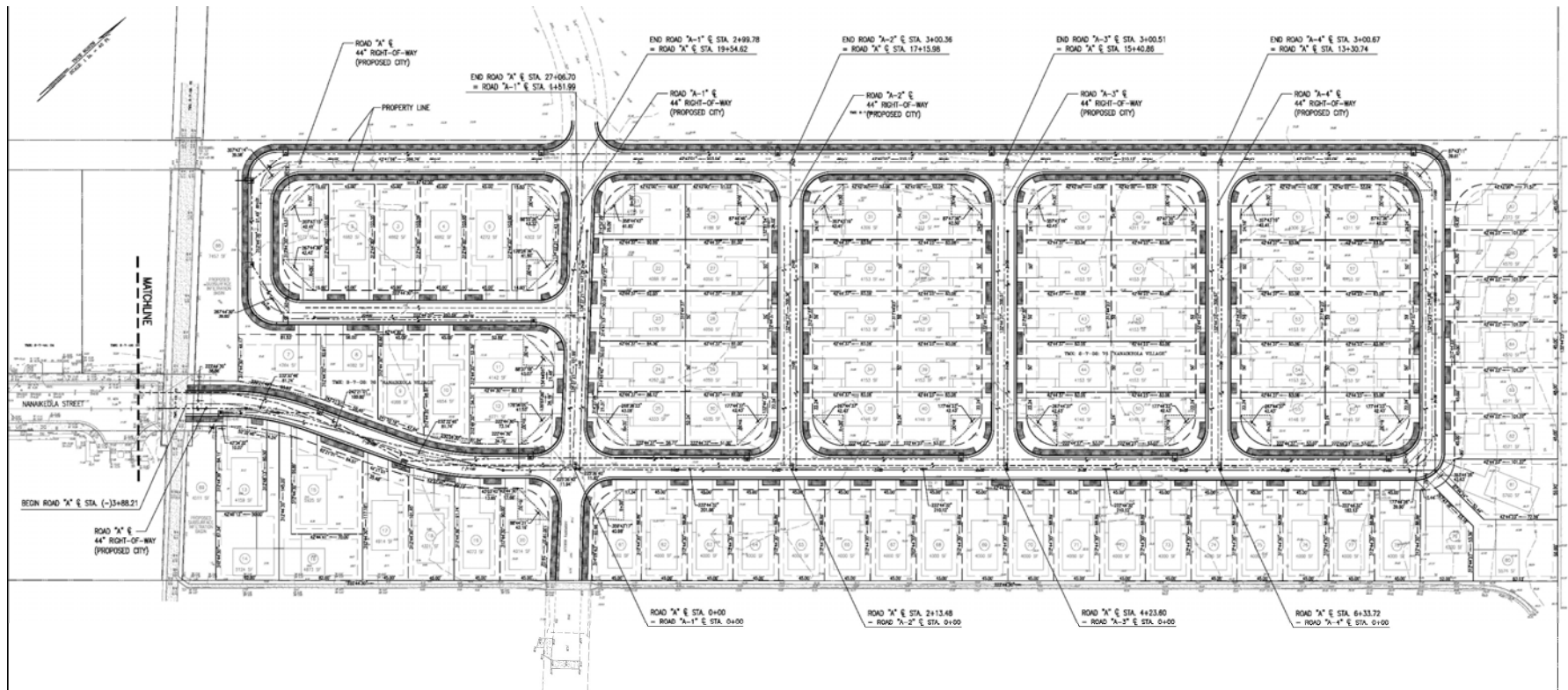
NANAIKEOLA VILLAGE MAUKA LAND
OPTION 6

Subdivision Layout B

- ▶ Subdivision Layout (with 20H Exemptions)
 - Allow R-5 lots less than 5,000 sf and less than 50-foot wide
 - Waive park dedication requirements
 - 87 Units and providing approx. 40% Park Area (12,000sf)
 - This is the recommended layout which provides an optimal amount of units with some ample park area.



Layout B



PRELIMINARY MAP OF NANAIKEOLA VILLAGE SELF-HELP HOUSING PROJECT

PROPOSED CONSOLIDATION OF 1 LOT (TMK 8-7-008:076)
INTO LOTS 1 TO 89 (INCLUSIVE) AT NANAKULI, WAIANAE, HAWAII

OWNER: SELF HELP HOUSING CORPORATION OF HAWAII
ADDRESS: 1427 DILLINGHAM BLVD., SUITE 305
HONOLULU, HI. 96817

ENGINEER: FUKUNAGA AND ASSOCIATES
DATE: MAY 18, 2021

ZONING: R-5 RESIDENTIAL GENERAL PLAN: RESIDENTIAL
TOTAL AREA = 12.39 ACRES

REVISION NO.	DATE	DESCRIPTION	BY	DATE	FILED
1					
<div style="display: flex; align-items: center;"> <div style="text-align: center;">  <p>STATE OF HAWAII FUKUNAGA AND ASSOCIATES LICENSED PROFESSIONAL ENGINEER NO. 8843-C HAWAII, USA</p> </div> <div style="margin-left: 20px;"> <p>FUKUNAGA AND ASSOCIATES, CONSULTING ENGINEERS</p> <p>NANAIKEOLA VILLAGE SELF-HELP HOUSING PROJ.</p> <p>WAIANAE, OAHU, HAWAII</p> </div> </div>					

End of Presentation

- Questions?

