



# Kuilei

— P L A C E —

Housing for  
Kama'aina Families



Submitted by Kobayashi Group for Resolution 22-298  
Committee on Zoning | January 11, 2023



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ZON

# Acute Housing Shortage for Moderate Income Families

**57.4%**  
HOMEOWNERSHIP  
(HONOLULU)

Lowest home ownership rate  
among Hawai'i counties and  
47<sup>th</sup> lowest of all states

*\*2020 US Census*

**2,751**

80-140 AMI units needed by 2025

*\*2019 DBEDT Hawai'i Housing Study*



2.97 people:  
Average Honolulu household size

*\*2020 US Census*



Working kama'aina families  
Dual income \$47,040-\$83,320 per  
income earner

*\*2020 US HUD*





**1,005** Total units

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**60%** Of units affordable;  
exceeding required  
50% + 1

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**603** Affordable housing  
units for 80-140 AMI  
households

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**402** Market units

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**400'** Tower fronting  
Kapiolani Blvd, near  
other buildings of  
similar size

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**3.15** Acre site

# Kuilei Place - Housing for local families

5%

Deposit



No studios; 1, 2, and 3 bedrooms  
for couples and families to grow



Owner-occupant affidavit and  
financing required



Hawai'i tax returns required  
to qualify



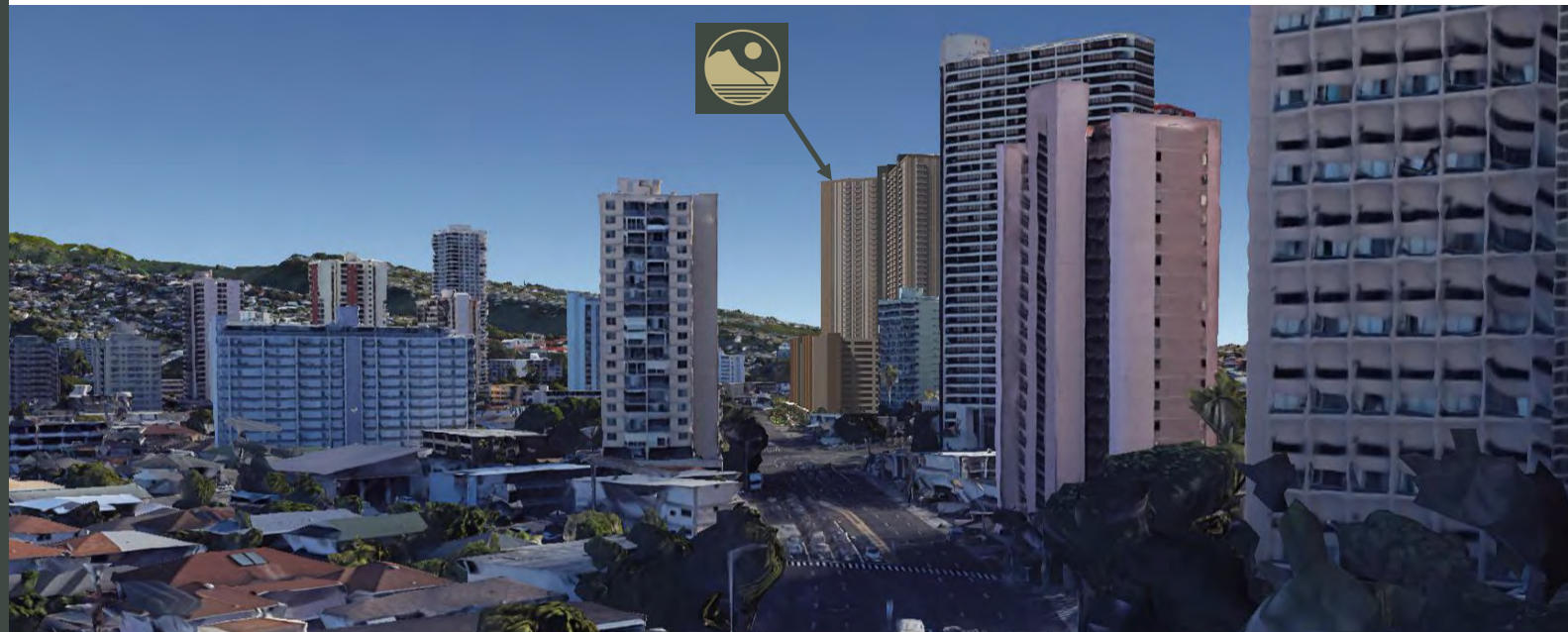
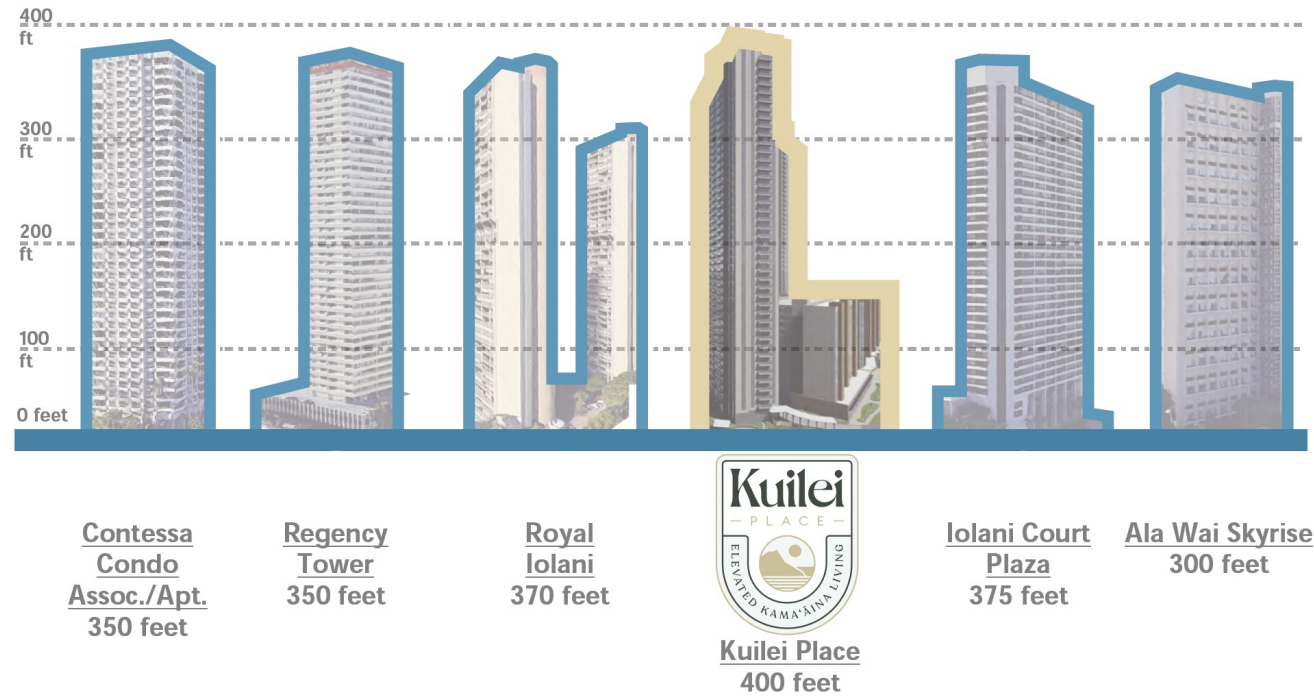
Homeownership and credit  
counseling services available

22%

Meets 22% of 2025 projected need  
for affordable units (80 - 140 AMI)



# Adjacent Tower Heights within Project Vicinity







# Thoughtfully Designed for Lower Long-Term Costs, Environmentally Conscious and Quality



Solar water  
system



Split AC



Bosch  
appliances



Kohler  
fixtures



All LED  
lighting



CarbonCure  
lower-carbon  
concrete

# Revised - Units Per AMI Category

AMI Category*	Original	Revised	% Change
80 AMI	13	41	+215.3%
>80 - 90 AMI	28	91	-11.6%
>90 - 100 AMI	75		
>100 - 110 AMI	61	219	+68.4%
>110 - 120 AMI	69		
>120 - 130 AMI	182	252	-29.4%
>130 - 140 AMI	175		
<b>Total</b>	<b>603</b>	<b>603</b>	<b>NA</b>

City & County Criteria	Original	Revised	% Change	% of ALL Units
80-120 AMI	246	351	+42.6%	<b>35%</b>

\* 5.25% 35-year mortgage per HHFDC.



# **\$10.3 Million**

**IN PROPOSED COMMUNITY BENEFITS**

## **\$6.9M**

**in complete street  
improvements**

## **\$500K**

**for EV charging for  
public use**

## **\$2.9M**

**in Honolulu's first-  
ever residential condo  
greywater system**





# 201H Fee Waivers & RPT Payback

City & County of Honolulu	201H Fee Waiver
Building Permit Fees	\$1,948,300
Plan Review Fees	\$389,660
Sewer Fees (Units <120 AMI ONLY)*	\$1,625,551
Grading & Grubbing	\$40,000
Trenching Permit Fees	\$30,000
Utility Connection Fees	\$10,000
Private Storm Drain Connection License Fee	\$10,000
Fire Department Plan Review Fees	\$194,830
Park Dedication (Units <120 AMI ONLY)	\$8,108,100
<b>Total City &amp; County Fee Waivers*</b>	<b>\$12,356,441</b>
Increase in Real Property Tax (Sales Value)	\$2,758,711
<b>Real Property Tax Payback (Years)</b>	<b>4.5</b>

*\*Excludes BWS waiver because may not receive. Also excludes fee deferral for wastewater (Units >120 AMI).*

# Mahalo

