



RESOLUTION 23-11 **FORT STREET MALL -** **AFFORDABLE SENIOR** **RENTAL HOUSING**

HRS Chapter 201H
February 8, 2023

Submitted by R.M. Towill Corporation for Resolution 23-11
Committee on Zoning | February 8, 2023

MISC. COM. 54
ZON



CATHOLIC CHARITIES
HOUSING DEVELOPMENT
CORPORATION

Introduction

Applicant: Catholic Charities Housing Development Corporation (CCHDC)

Proposal: Develop a 17-story affordable senior rental housing building

- 66 affordable residential units for residents at or below 30% to 60% AMI for 60 years
- 1 manager's unit
- 17,000 sf of Program & Administrative Uses

Entitlement Process: DPP 201H Application

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Catholic Charities Hawaii

History

- Catholic Charities of Diocese of Honolulu was established in 1947 by the Maryknoll Sisters.
- Catholic Charities Hawaii has grown into one of Hawaii's largest human services nonprofit organizations through over 40 programs and services statewide.



Catholic Charities Hawaii

Aging Well: Caregiver training for dementia patients finds success online

In Hawaii, there are about 51,000 caregivers taking care of people with dementia, according to figures from The Alzheimer's Association for 2020.

It's not an easy job, but a series of training classes from a local nonprofit help caregivers and the patient keep Aging Well. Health experts teach caregivers how to care for their loved ones, in a series of trainings from Catholic Charities Hawaii.



Support People in Need this Holiday Season

This Christmas, consider partnering with Catholic Charities Hawai'i to provide some holiday cheer to



Stuffed with Aloha

Together we can make a difference! Join the Catholic Charities Hawai'i team to provide help and hope to families, youth, seniors and individuals facing hardship or crisis during the holidays and throughout the year! We are blessed to have so many in our 'ohana who are generous with their gifts of time and donations. Fifteen years ago, a ten-year-old Kekoa Manner was searching for an opportunity to give back - Māli'i Land would springboard his vision. The Backpack Drive is an initiative spearheaded by Kekoa and his mother, Makua Leilani, to provide essential school supplies for students' success. From

Assistance Program. Residents have received more than \$675,000 to make overdue rent and utility payments.

"Those who think they might be eligible should look into the program and apply for help," Mayor Michael Victorino said. "The Federal Treasury has given Maui Country quite a bit of funding because

Support People in Need in the Community

started at an early age as she saw her parents struggle with substance abuse and then later, homelessness. At a young age, it created a huge passion in me to help

day season by donating to Drugs or Ross.

Emergency Rental and Utility Assistance Helps 250+ Maui Households

holds are receiving help from Maui County's Emergency Rental and Utility Assistance Program. Residents have received more than \$675,000 to make overdue rent and utility payments.

Recent Community Impact

- During the Covid-19 pandemic, CCH mobilized to provide services to address rent relief, senior isolation, food security and mental health needs.
- Over \$100M in rent and utility relief were made available and administered by CCH throughout 2020-2021 to more than 20,000 households statewide.

Catholic Charities Housing Development Corporation

Affordable Housing

- 533 units owned and operated by CCH and its subsidiary Catholic Charities Housing Development Corporation.
- CCH and CCHDC jointly have become a premier non-profit developer, owner and manager of affordable housing in Hawaii.



Catholic Charities Housing Development Corporation



Project Highlights

Meheula Vista - Oahu

- 225 completed senior residences
- 75 residences under construction

Kahului Lani - Maui

- 165 completed senior residences

Looking Ahead

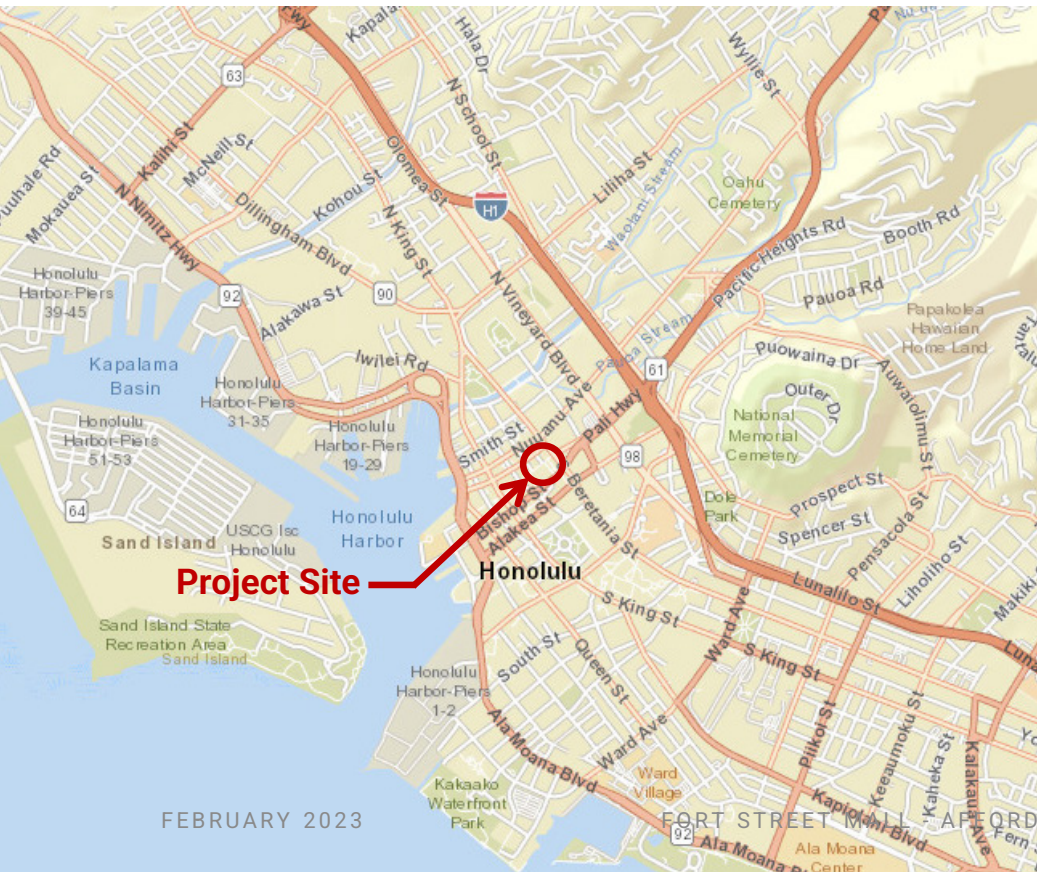
Hale Pilina- Maui

- CCHDC is anticipating to provide 88 multi-family residences by the end of 2024 and an additional 90 units in future phases.



Project Site

Overall



Vicinity



Project Site



Lot Area:

6,900 square-feet

Address:

1155 and 1159 Fort Street Mall

Zoning:

BMX-4 Business Mixed-Use

Height Limit:

400-feet

Existing Site



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Project Overview

17-Story Building

- 13 levels Residential
- 1 level Amenity/Residential
- 3 levels Program & Admin. Uses

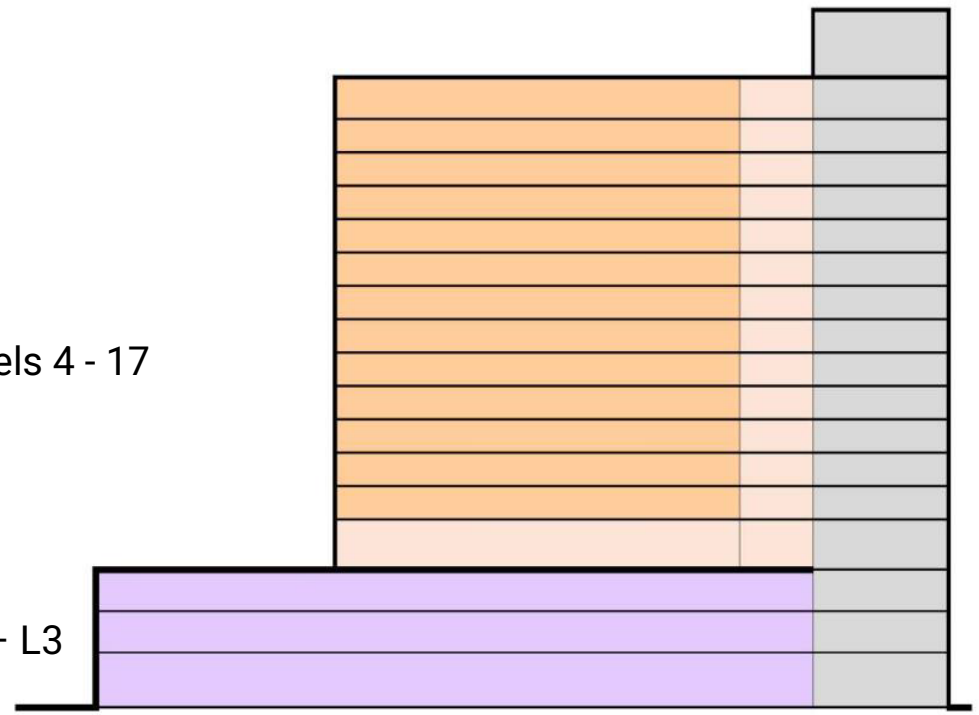
66 Affordable Residential Units

Program & Administrative Uses

- 17,000 square-feet

Levels 4 - 17

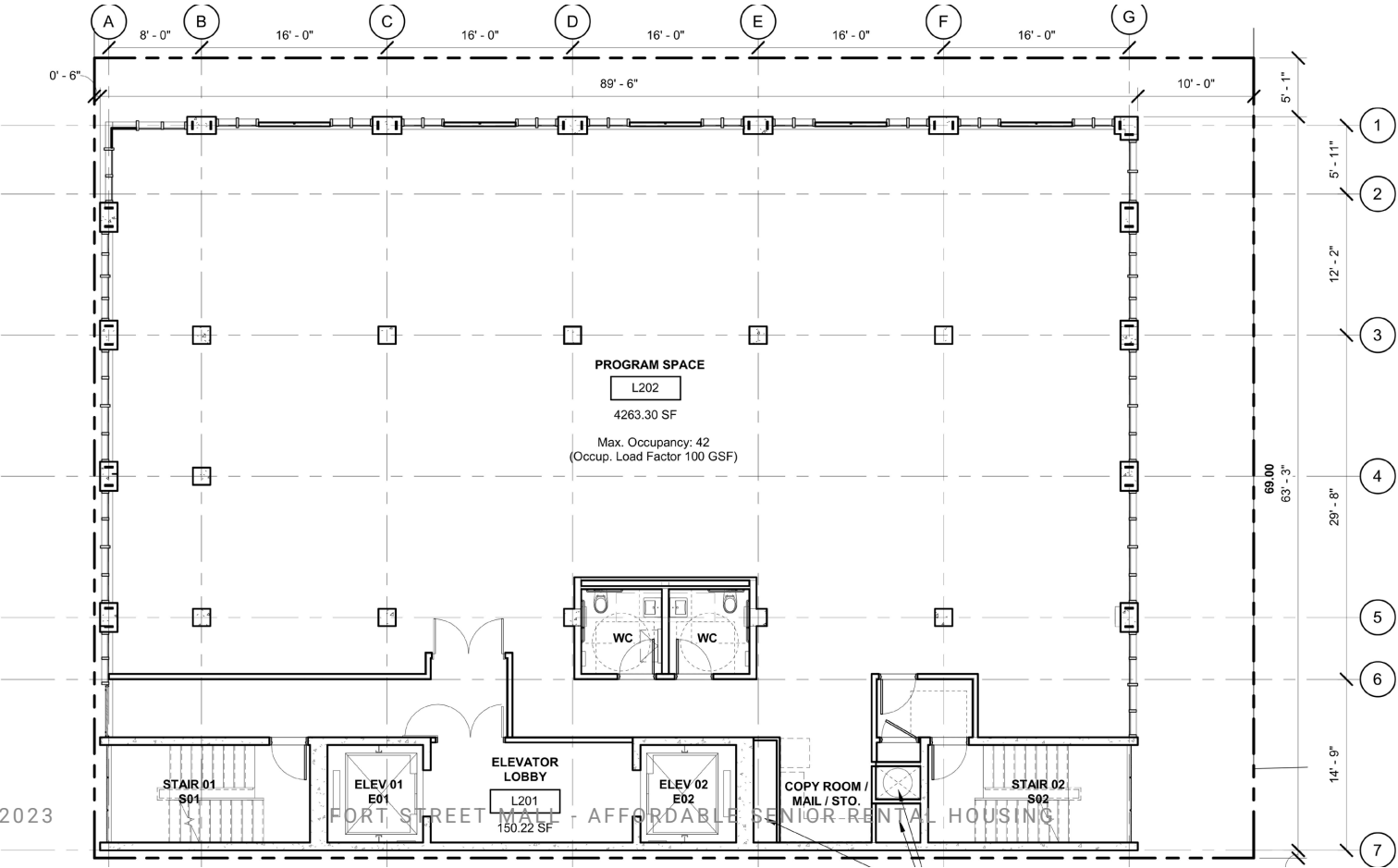
L1 - L3



Ground Floor



Level 2 - 3

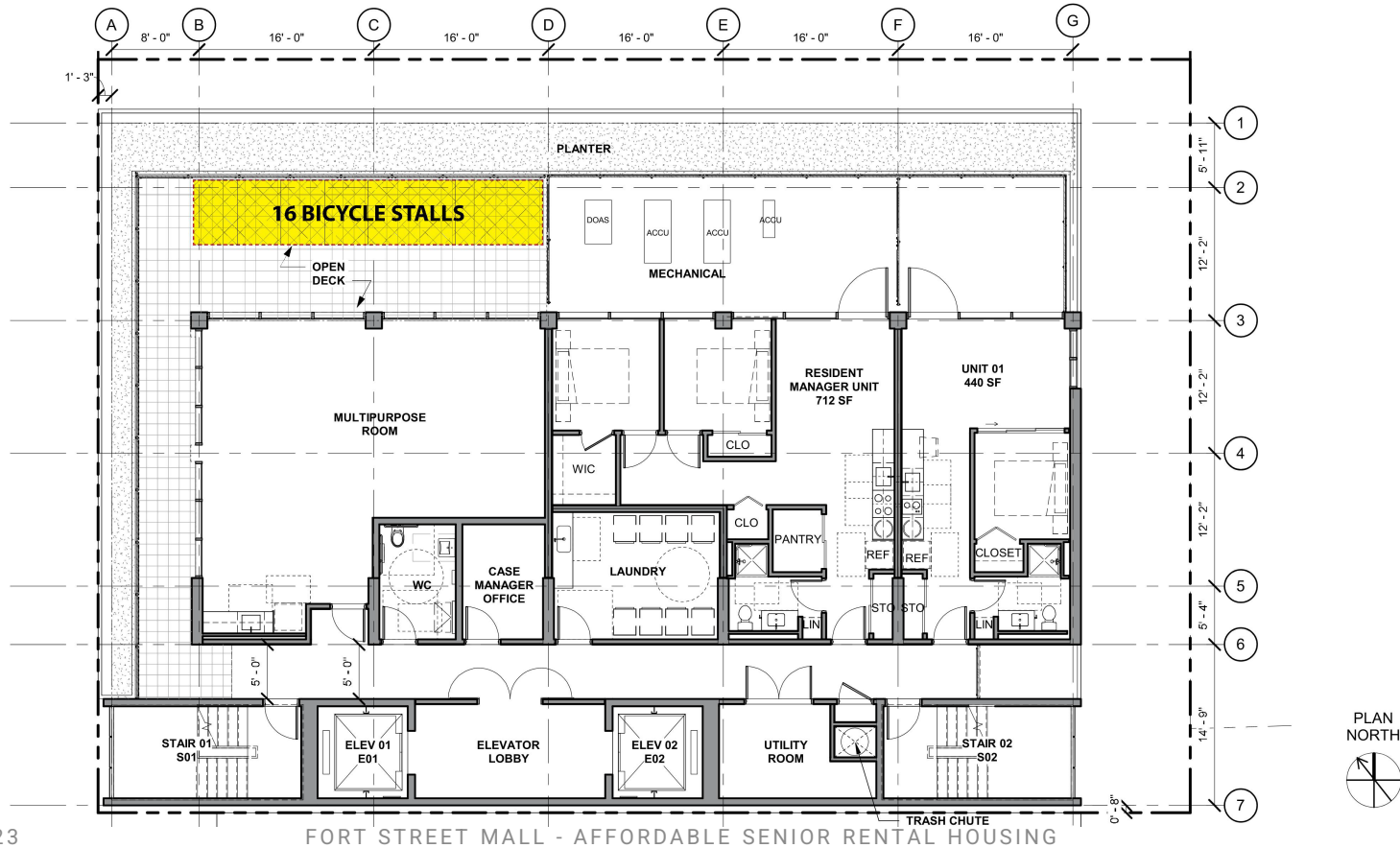


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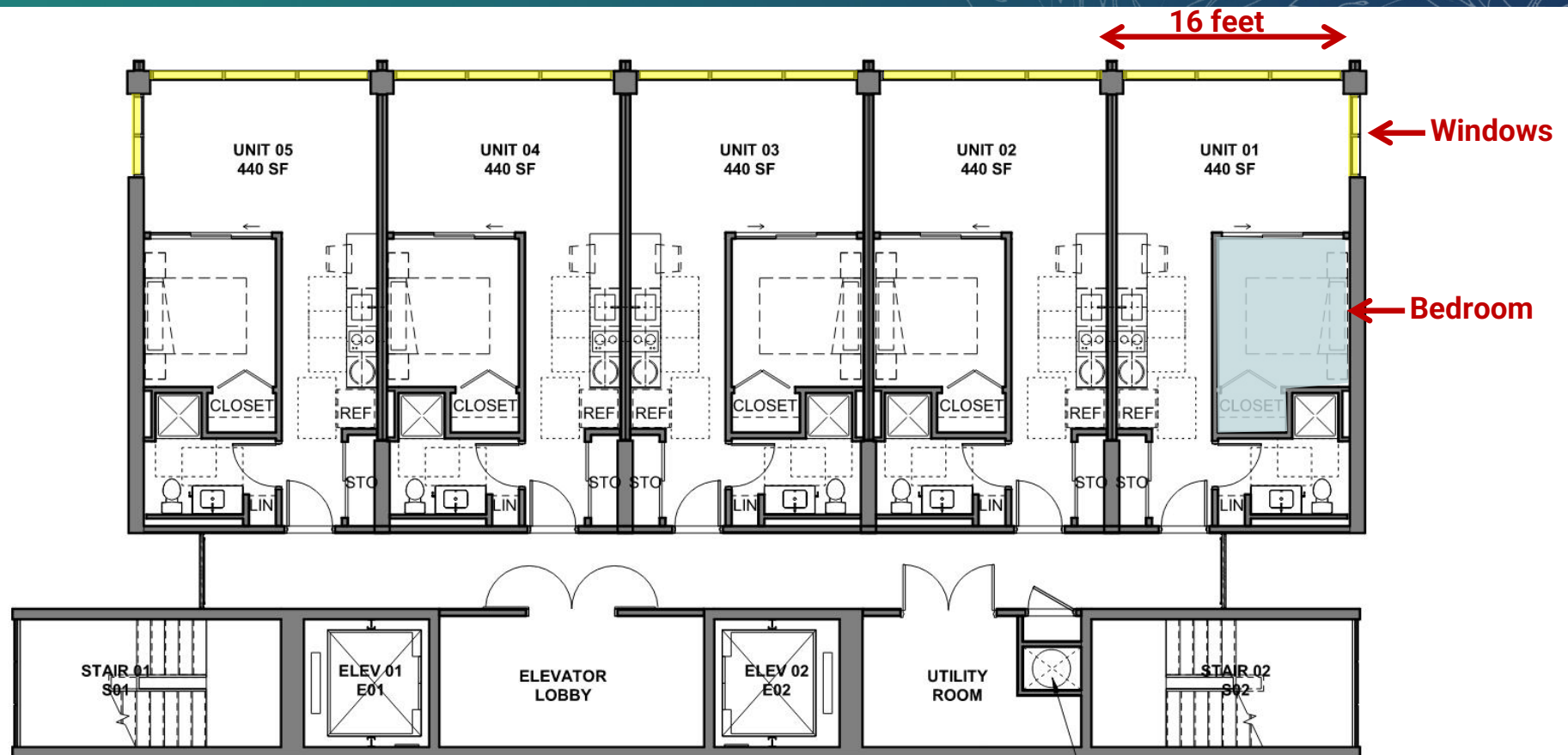
Level 4

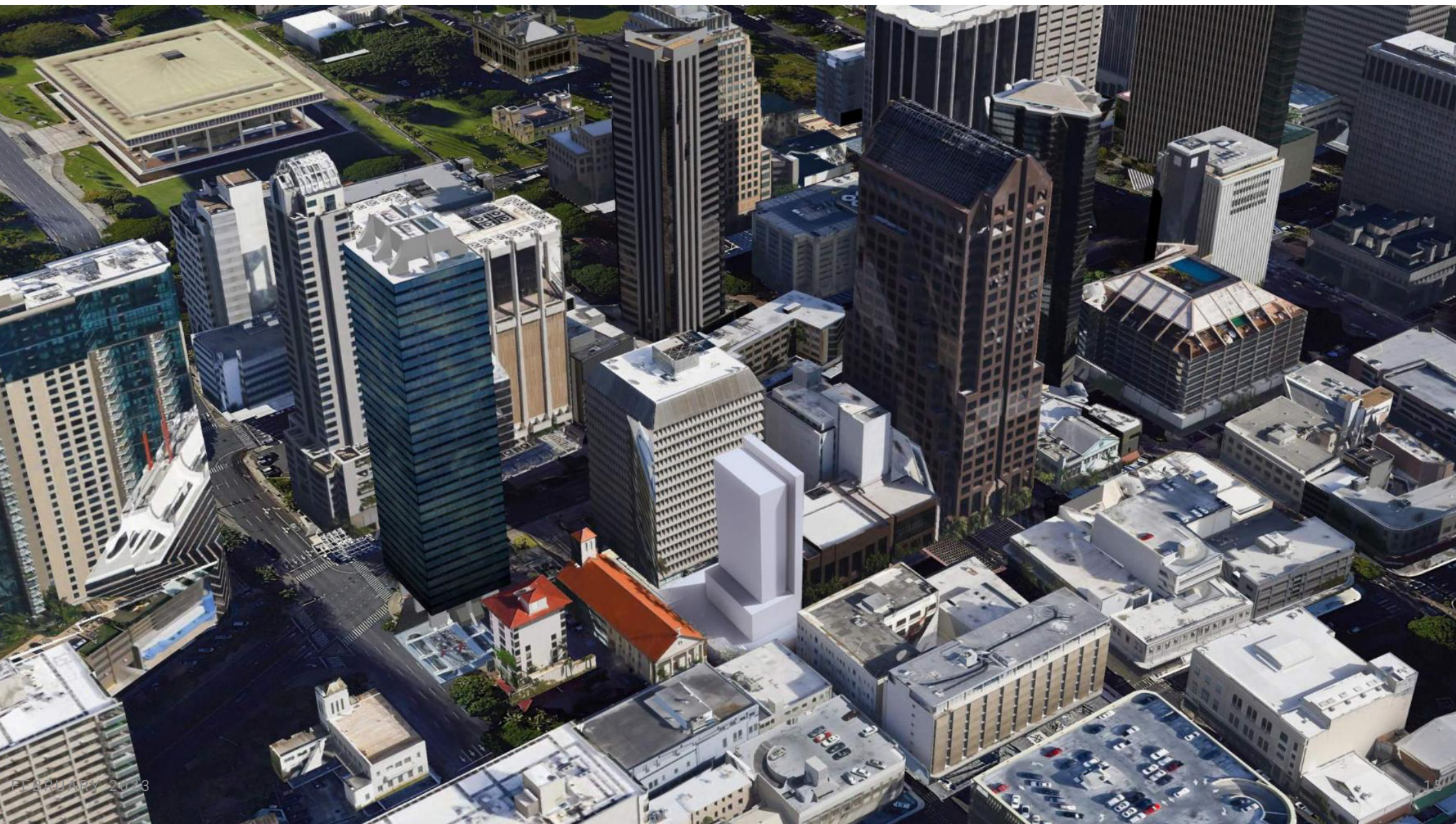


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Level 5 - 17





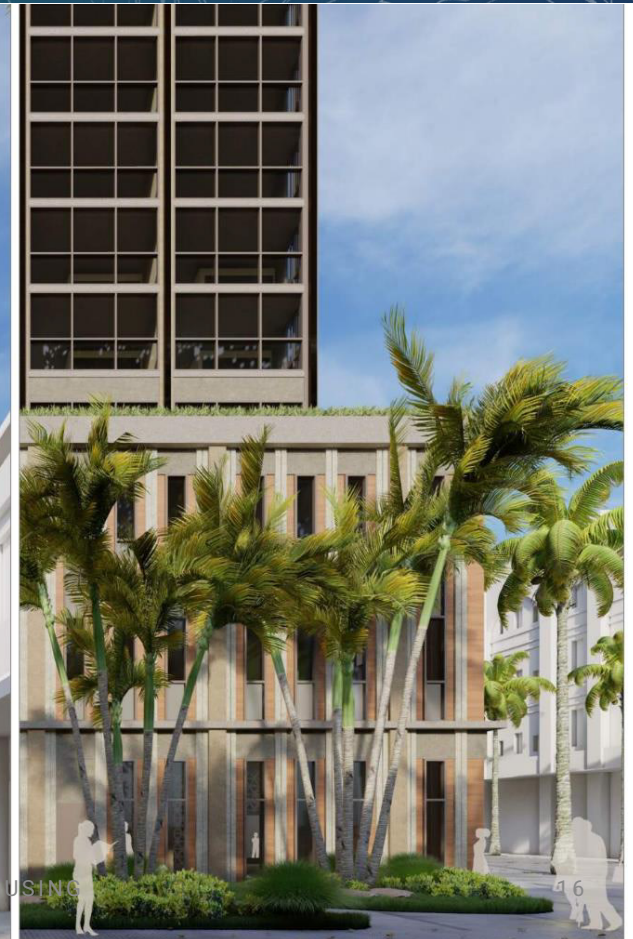
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Conceptual Rendering



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Site Access and Loading

LEGEND

PROJECT SITE

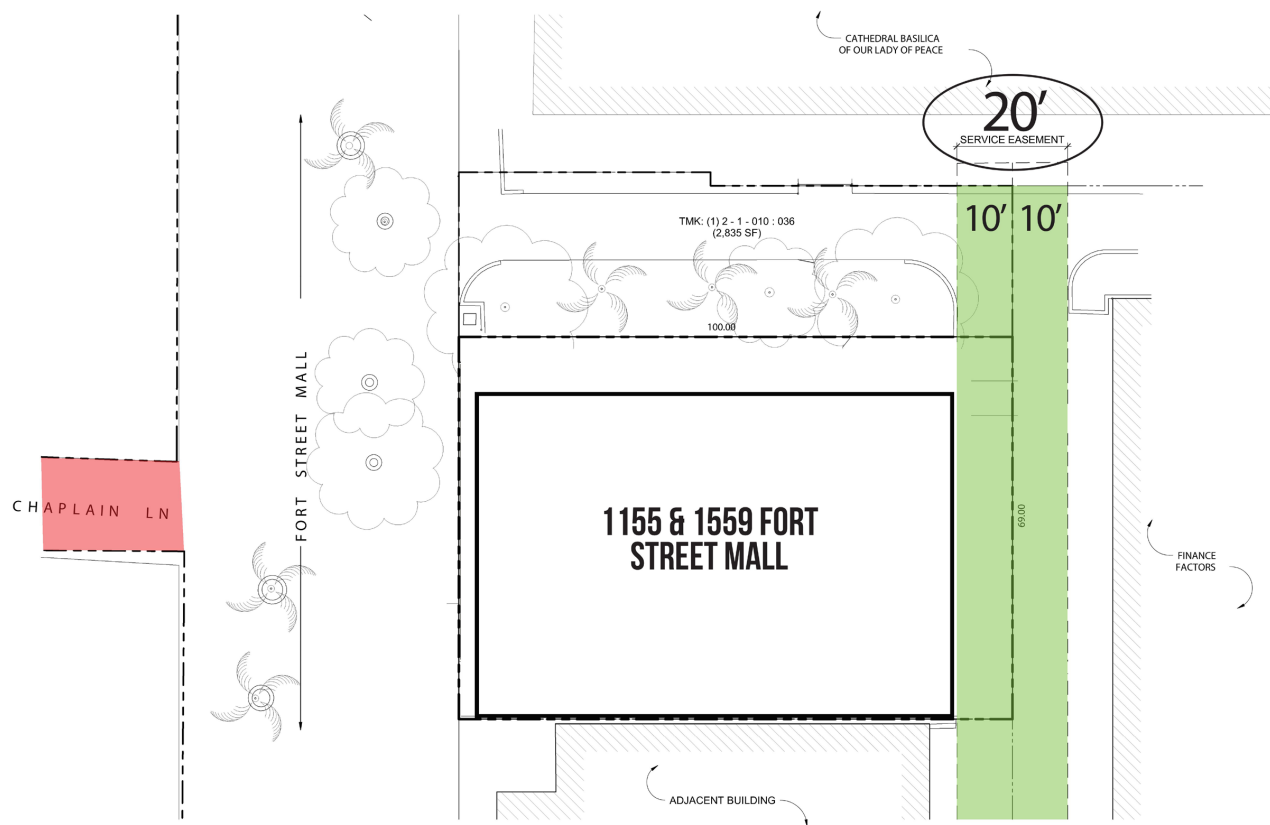
LOADING ZONE

An aerial photograph of an urban area with several streets labeled: PAUHI STREET, BETHEL STREET, S. BERETANIA STREET, S. HOTEL STREET, FORT STREET MALL, CHAPLAIN LANE, and BISHOP STREET. A red rectangular area is highlighted on Fort Street Mall, labeled 'PROJECT SITE'. Yellow hatched rectangular areas are marked along the streets, labeled 'LOADING ZONE'. A specific loading zone on the east side of Fort Street Mall is highlighted with a white dot and labeled '20FT WIDE VEHICULAR ACCESS'. Another loading zone further south is labeled 'SERVICE LANE'. A north arrow is located in the bottom right corner of the map.

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Site Access and Loading



PROJECT DATA

Project Site

SLU District: Urban

Special District: Not within

Special Management Area: Not within

TOD Plan: Downtown Neighborhood TOD

Flood Zone: X

Tsunami Zone: Safe Zone

Proposed Building

Density (FAR): 10.0

Height: 173-feet

Vehicle Parking: 0

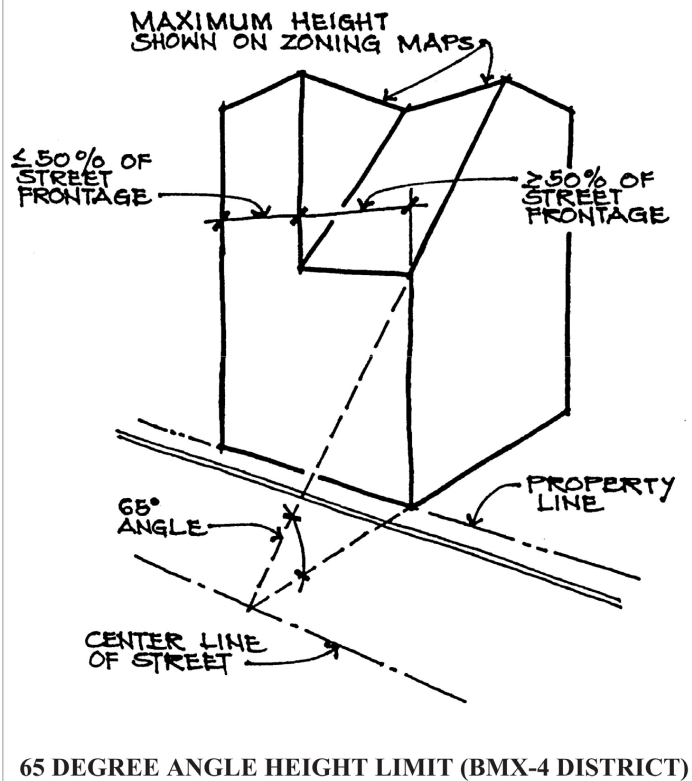
Vehicle Loading: 0, service access

Bicycle Parking: 16

Requested Exemptions

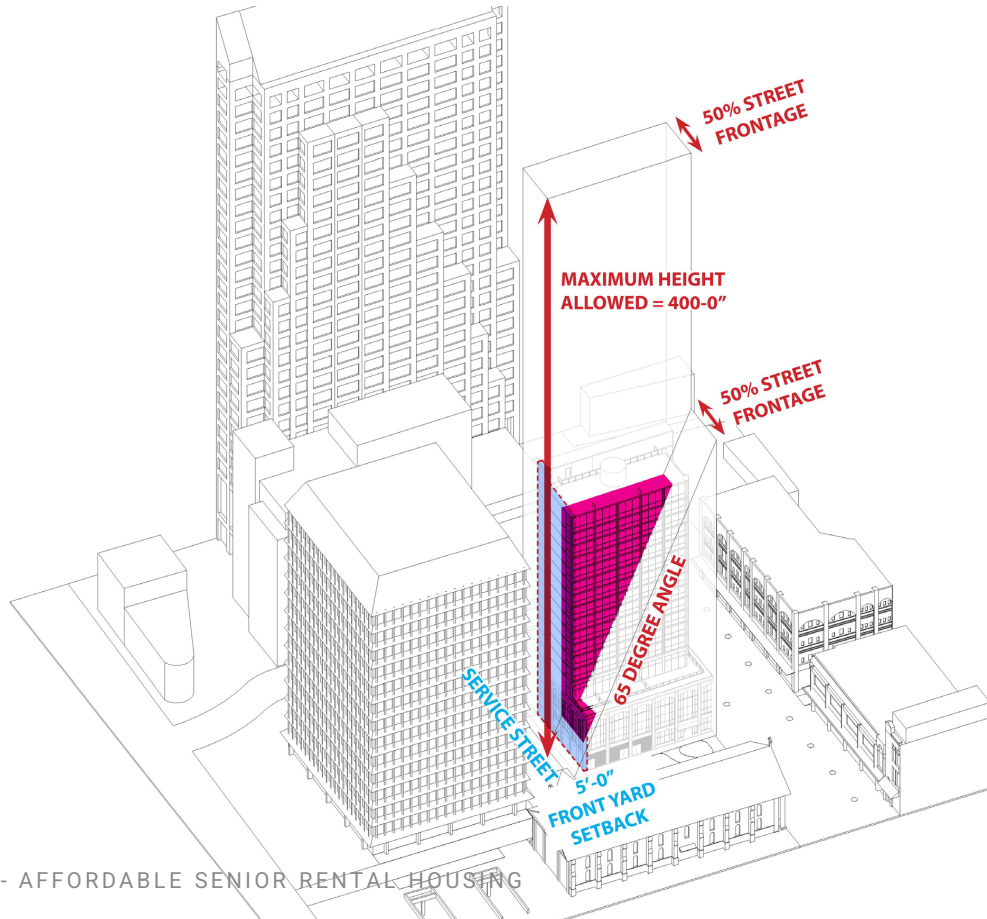
Standard	Requirement	Proposed
Density (FAR)	4.0	10.0
Front Yard	5 feet	0
Loading Stalls	1 stall	0
Bicycle Stalls	16 short-term 35 long-term	16 short or long-term
Park Dedication Requirement for Affordable Units	7,260 sf	Provided: 1,060 sf Requested: 6,200 sf (remaining area)
Permit, Review, and Utility Connection and Facility Fees for Affordable Units	\$550,000	Exemption of fees. Water- deferral of fees until certificate of occupancy
Height Setback	See following sheets.	
Lighting and Ventilation	See following sheets.	

Height Setback

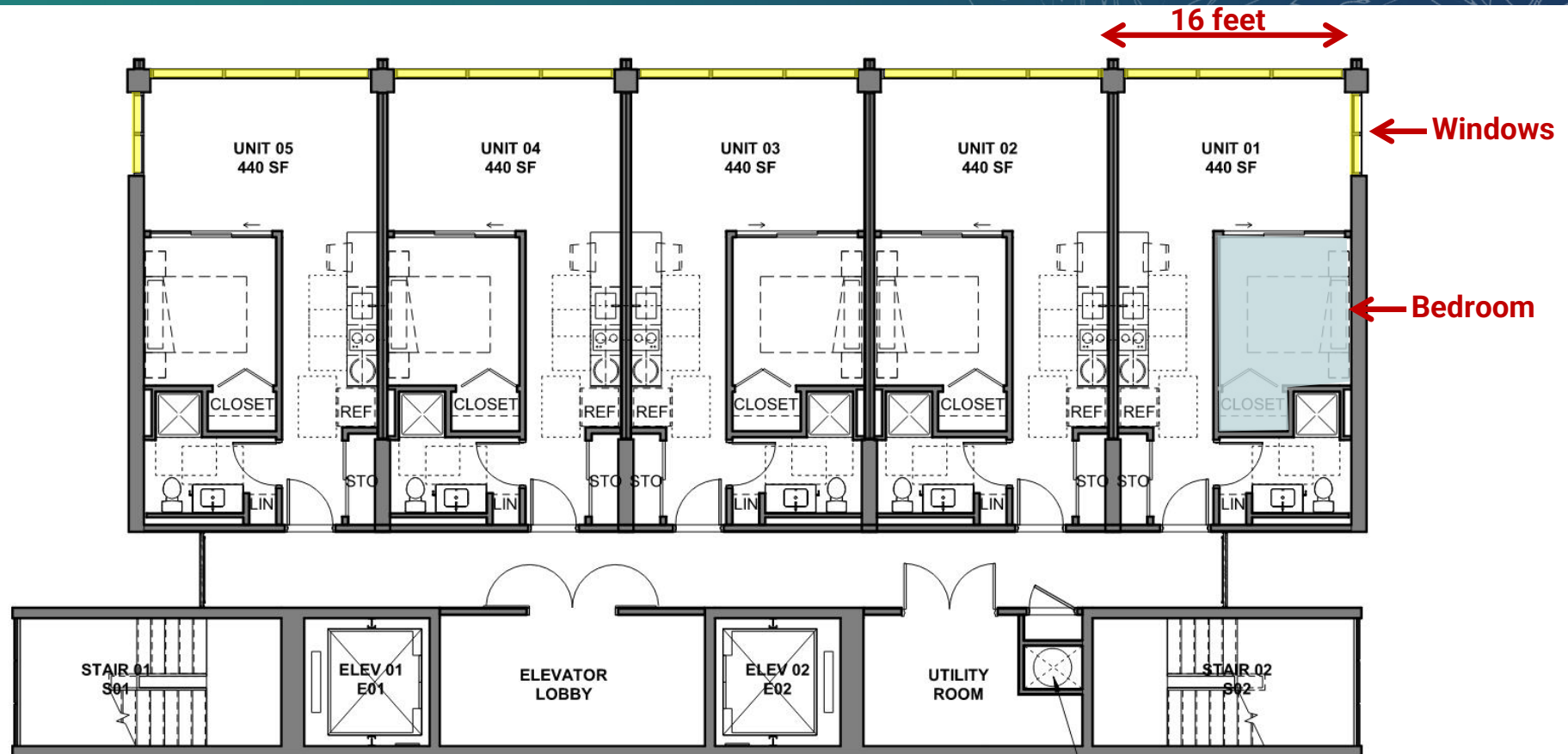


Sec. 21-3.120-2 Business mixed use district uses and development standards.

- (5) BMX-4 District Height Setback. For a minimum of 50 percent of any contiguous street frontage, no portion of a structure located on a lot adjacent to a street may exceed a height that is intersected by a plane over the buildable area that makes an angle of 65 degrees with the horizontal at ground elevation at the center line of the street (see Figure 21-3.9).



Lighting and Ventilation





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MAHALO!

Applicant:
Catholic Charities Housing Development
Corporation (CCHDC)

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