

Kalei Ma'o

VILLAGE

The Ma'o Lei

West Loch Affordable Rental Housing
Komohale West Loch Venture LP



Submitted by Stanford Carr Development for Resolution 24-202
Committee on Zoning | August 21, 2024

MISC. COM. 378

ZON



Project Background & History

May 2019

Request for Proposal(s)

January 2020

Notice from the City

December 2020

Adoption of Resolution 20-322, CD1, FD1

April 2021

Development Contract

October 2022

Adoption of Resolution 22-226, CD1

February 2023

Submittal of Consolidated Application

October 2023

Award of Private Activity Bonds

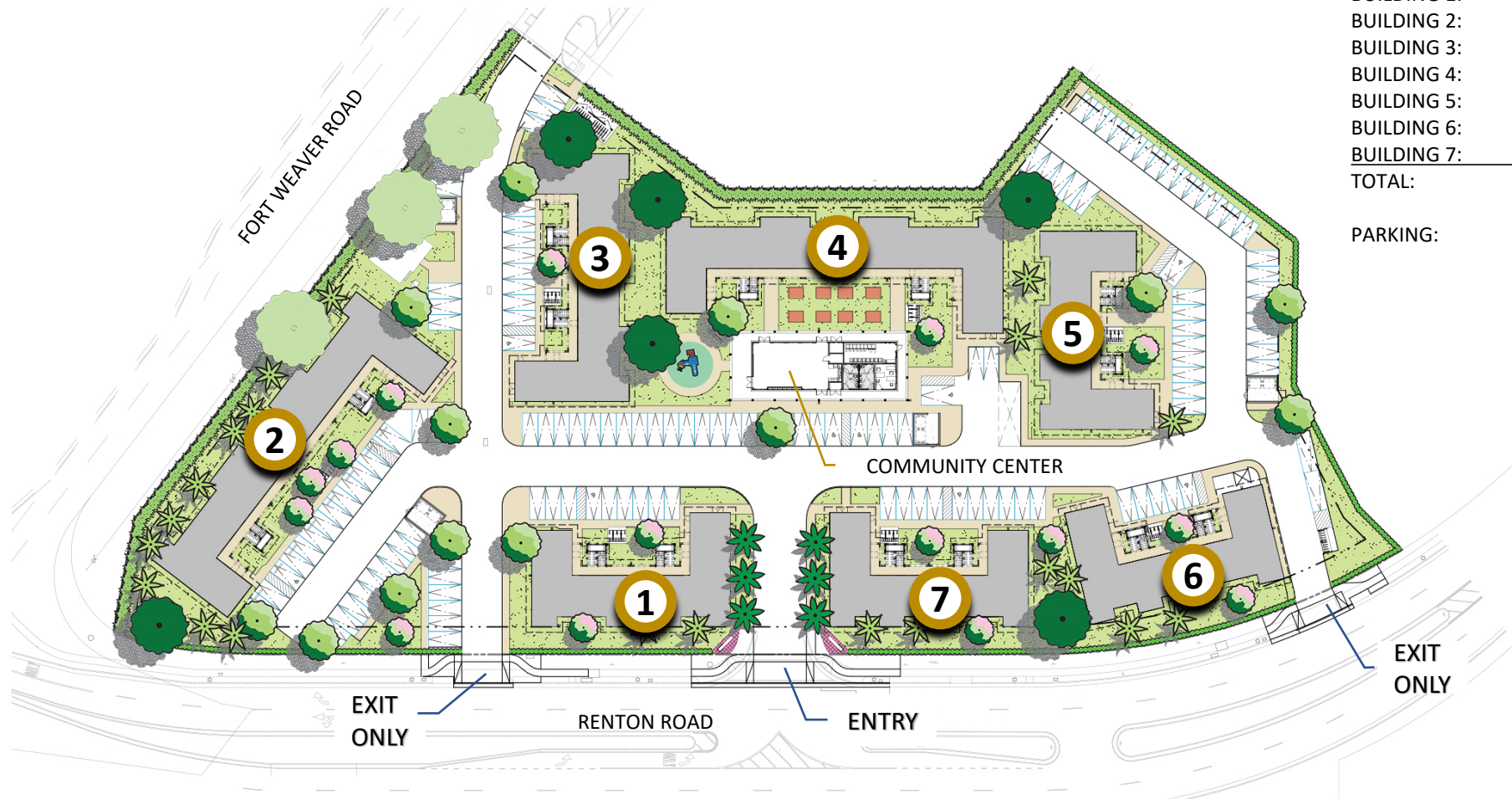
December 2023

Award of LIHTC & RHRF



KALEIMA'O VILLAGE

VICINITY MAP



BUILDING 1:	16 UNITS
BUILDING 2:	22 UNITS
BUILDING 3:	19 UNITS
BUILDING 4:	22 UNITS
BUILDING 5:	16 UNITS
BUILDING 6:	16 UNITS
BUILDING 7:	16 UNITS
TOTAL:	127 UNITS

PARKING: 136 STALLS

Affordability Unit Mix

Unit Type	Floor Area	# of Units	30% AMI	60% AMI
1 bed / 1 bath	544 SF	28 (22%)*	2	25
2 bed / 1 bath	679 SF	87 (68%)	4	83
3 bed / 2 bath	922 SF	12 (10%)	1	11
Total		127*	7	119
* Please note that number includes one (1) Manager Unit				



AFFORDABLE RENT GUIDELINES*

2024

Affordable rents are based on 30% of income (including utilities)**

<u>Area</u>	<u>\$120,100</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
HONOLULU COUNTY						
30% of Median		\$731	\$783	\$939	\$1,086	\$1,211
50% of Median		\$1,218	\$1,305	\$1,566	\$1,810	\$2,018
60% of Median		\$1,462	\$1,566	\$1,879	\$2,172	\$2,422
80% of Median		\$1,950	\$2,089	\$2,506	\$2,896	\$3,230
100% of Median		\$2,437	\$2,611	\$3,132	\$3,620	\$4,037
120% of Median		\$2,925	\$3,133	\$3,759	\$4,344	\$4,845
140% of Median		\$3,412	\$3,655	\$4,385	\$5,068	\$5,652

*Please note that area market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.



KALEIMA'O VILLAGE

VIEW OF ENTRY DRIVE



KALEIMA'O VILLAGE

**VIEW OF BUILDING 3 &
COMMUNITY CENTER BEYOND**



KALEIMA'O VILLAGE

RAISED BED GARDEN VIEW

Project Schedule Milestones

Project's Permits

Q3 2024

Financial Close

Q4 2024

**Commencement of
Construction**

Q4 2024

MAHALO

KALEIMA‘O VILLAGE