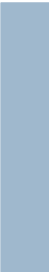


Hale Melia Affordable Rental Apartments – Piikoi and Young Street *201-H Development*

September 25, 2024



Introduction to Team

Two Experienced Local Firms

TRADEWIND
CAPITAL
A TRADEWIND GROUP COMPANY

&

SCD
STANFORD CARR
DEVELOPMENT



801 South Street
Workforce Condos



Hale Kewalo
Affordable Rentals



Halekauwila Place
Affordable Rentals

Deep Local Roots



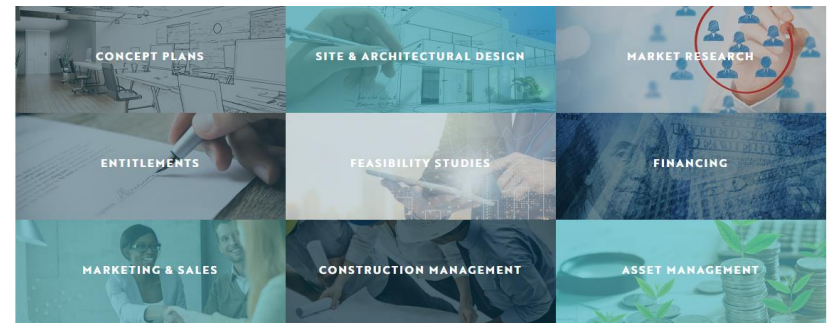
&



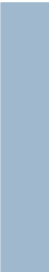
TRADEWIND
GROUP



- ✓ Investing in the islands for over **30 years**
- ✓ Built over **5,500 homes** in the State
- ✓ Projects on **Oahu, Hawaii Island, and Maui**
- ✓ Various building accolades including **3x Grand Champion** of Building Industry Association of Hawaii
- ✓ Expertise in **all aspects of the development process** in Hawaii



- ✓ Part of a Family of **Local Companies**
- ✓ **537 local employees**
- ✓ Operating in the islands for over **100 years**



The Housing Thesis

A Dire Need for Affordable Housing in Hawai'i

Hawai'i needs an estimated **65,000 new housing units** by **2025** to meet demand⁽¹⁾

The O'ahu median single-family home price was **over \$1.1 million** as of August 2024⁽²⁾

In 2023, households needed to earn **183% of the median household income** in order to afford the median single-family home⁽³⁾

Only **21% of local households** can afford a mortgage on the median priced single-family home⁽³⁾

Median rent in Hawaii is the highest in the nation⁽⁴⁾

Honolulu median one- and two-bedroom rents are **\$2,200** and **\$2,950**, respectively, as of September 2024⁽⁵⁾

O'ahu's population has **decreased every year since 2017**⁽⁶⁾

In July 2023 the Governor issued an **Emergency Proclamation** to address the urgent need for action

Piikoi & Young – An Ideal Location for New Affordable Housing

- ❖ Tradewind Capital acquired the property in 2017; the Piikoi parcel was subject to a ground lease until December 31, 2023, which is when the Ground Lessee returned the parcel to Tradewind Capital
- ❖ In the immediate area are various grocers, pharmacies, banks, schools, restaurants, medical facilities, pet stores, discount stores, and gas stations, many that are open late at night
- ❖ 14 bus stops are located within a quarter mile radius, plus two Biki stations on the mauka and makai sides of the property, along with designated bike paths down the surrounding streets



Piikoi Parcel Improvements In March 2024

- ❖ After the Ground Lessee returned the Piikoi parcel improvements at the start of 2024, the property quickly slid into disrepair
- ❖ The location and existing site conditions make the property a prime candidate for redevelopment





Introduction to the New Development

Affordable Rental Tower – Reserved For Renters Earning 60% of the AMI and Below



Project Summary

- ▶ 247 rental units
- ▶ 23 stories (~200')
- ▶ Studios, 1br, 2br and 3br floor plans
- ▶ 243 parking stalls (1:1 ratio)
- ▶ 7 story parking structure
- ▶ Exclusive to residents earning between 30% and 60% of the AMI
- ▶ Entitled through 201H

60% AMI Rents/Salary

Studio: \$1,462 / \$59k

1br: \$1,566 / \$67k

2br: \$1,879 / \$75k

3br: \$2,172 / \$84k

2024 HHFDC published rates

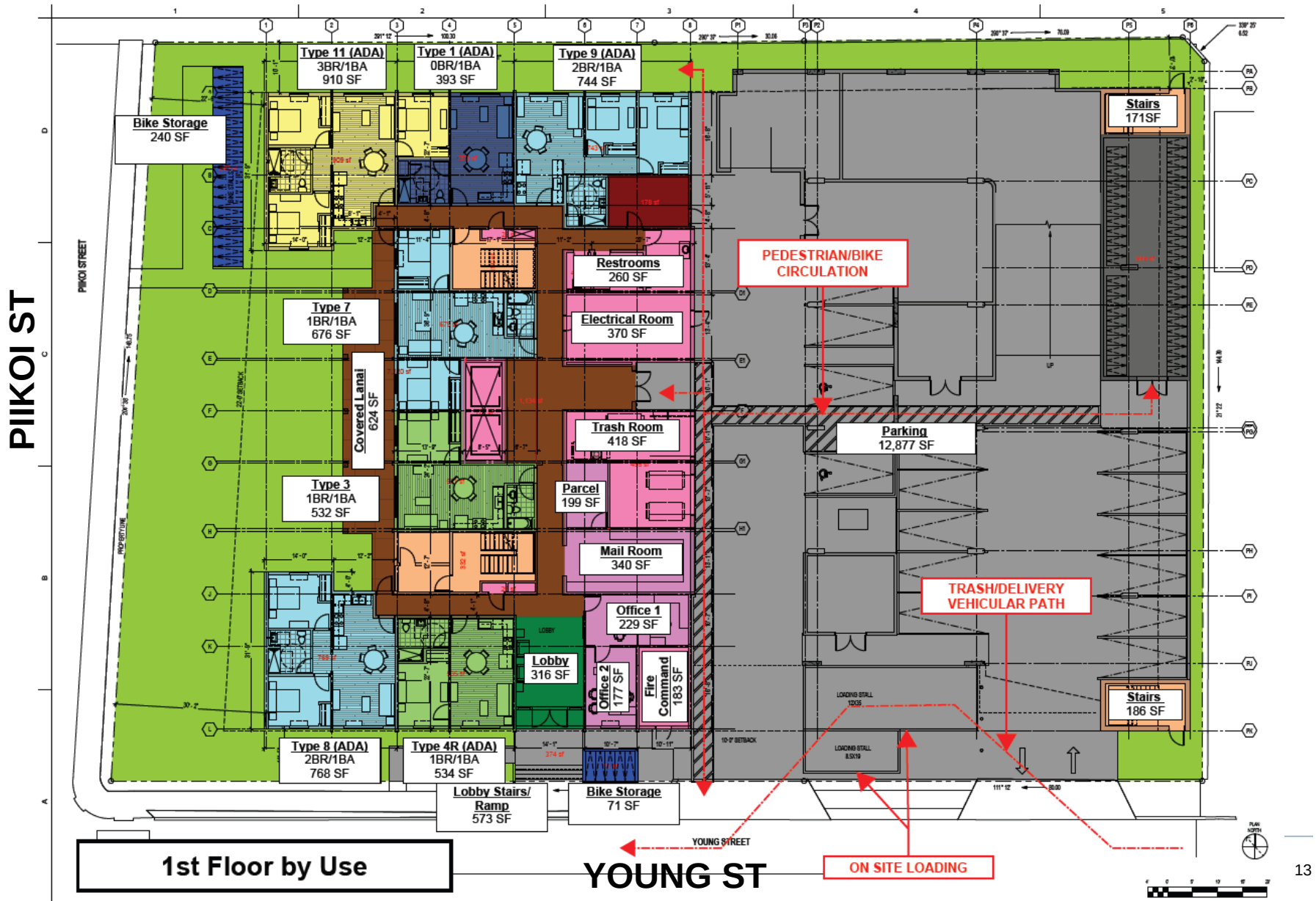
Height Consistent with Existing Towers in the Neighborhood



Height Consistent with Existing Towers in the Neighborhood



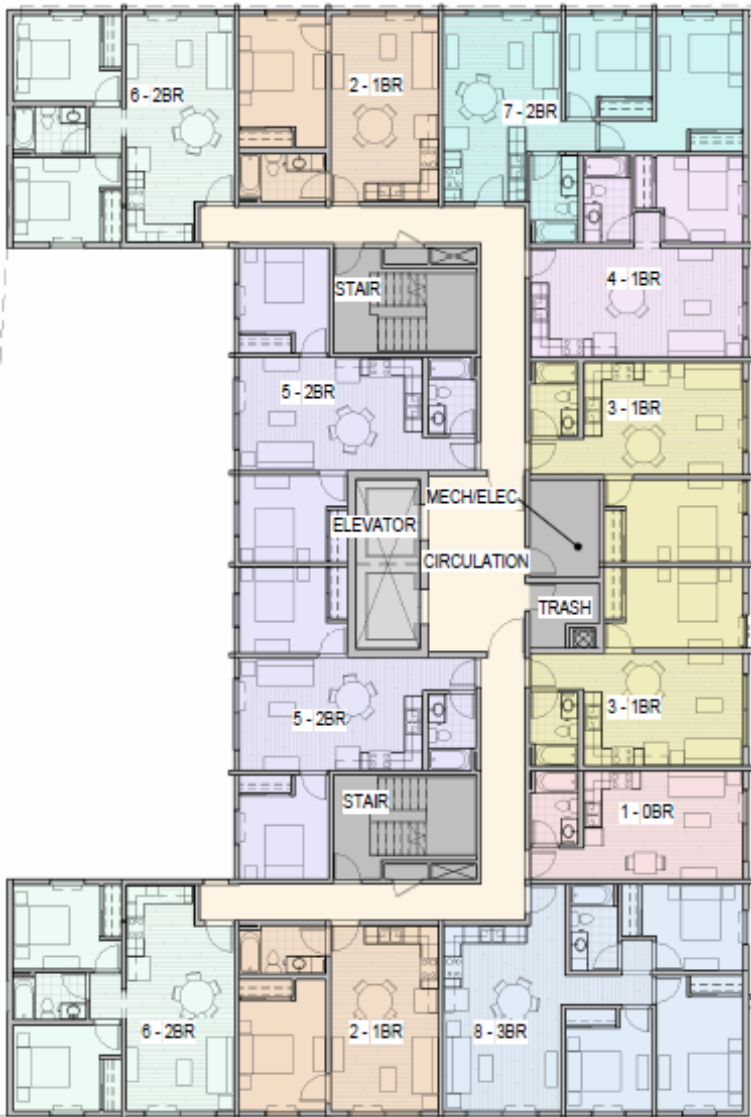
A Site Plan Considerate of the Piikoi Corridor



Resulting in an Attractive Streetscape for Residents, Pedestrians, and Passing Commuters Along Piikoi Street



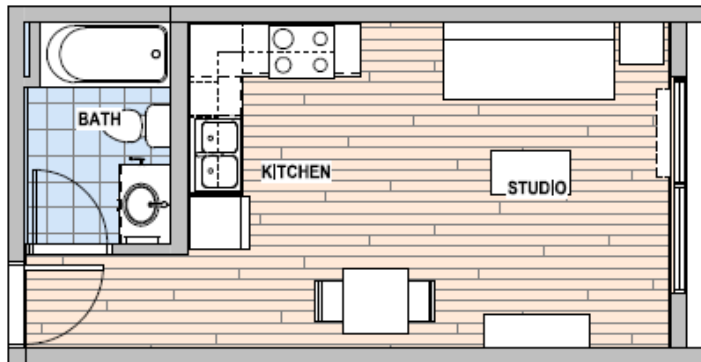
Floors 8-23 – Mix of Studios, 1br, 2br, and 3br Units



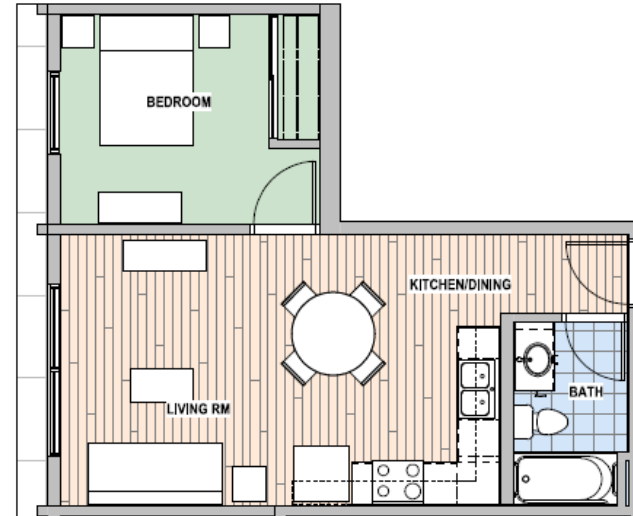
Summary Unit Allocation				
Bds	Units	% Units	Total SF	Avg SF
0	17	6.9%	5,753	338
1	94	38.1%	49,955	531
2	119	48.2%	83,532	702
3	17	6.9%	15,662	921
Total	247	100.0%	154,902	627

✓ *Emphasis on family units*

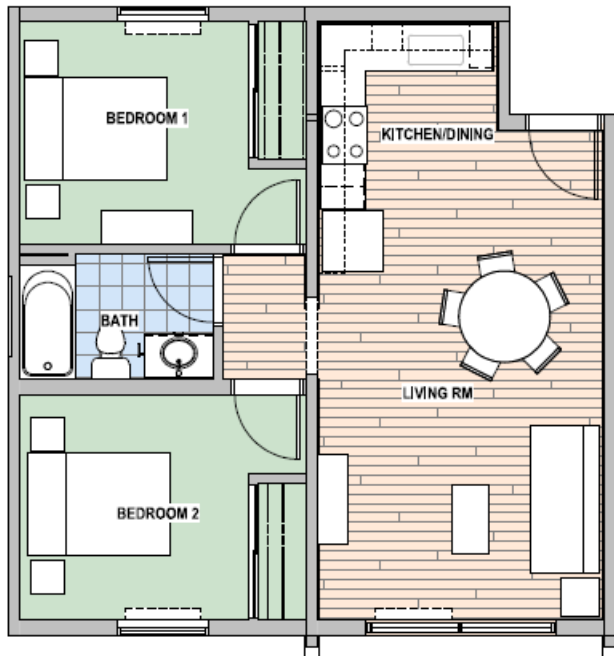
Example Floor Plans – A Mix Serving Various Family Sizes



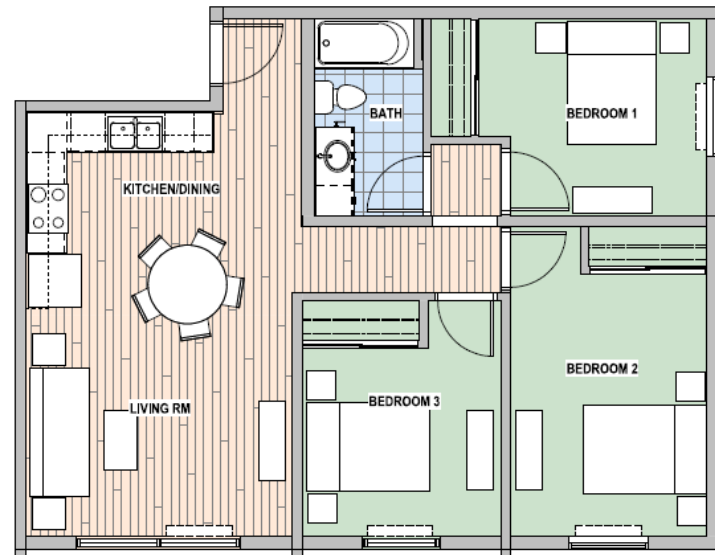
Studio:
335 sf



1br:
519 sf



2br:
714 sf



3br:
922 sf



Requested Exemptions

Requested Exemptions

Design Exemptions Requested

- ❖ **Height:** 210ft instead of 150ft
- ❖ **Density:** 7.0 FAR instead of 2.5 FAR
- ❖ **Height setbacks:** 16ft instead of 1ft of setback for every 10ft in height above 40ft in height
- ❖ **Joint development:** to allow two parcels to be treated as one zoning lot for development purposes

Design Exemptions NOT Requested

We were able to incorporate:

- ❖ **Street setback:** respects 10ft standard street setback
- ❖ **Loading stalls:** includes two on-site loading stalls
- ❖ **Bicycle stalls:** includes 128 long-term and 25 short-term bicycle stalls

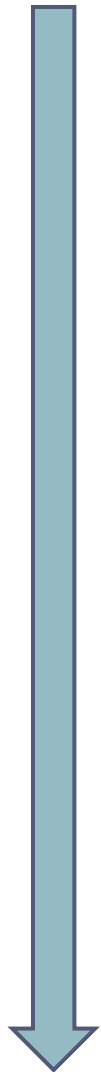
Fee Exemptions Requested

- ❖ **Standard waivers of impact fees, including, but not limited to:** park dedication fee, plan review fees, building permit fees, wastewater system facility charge, water system facility charge, fire department plan review fees



Summarized Project Timeline

Summarized Timeline



Date	Task	Description
March – April 2024	Community Outreach	❖ Notified community members of development plans, including current Young St Apartment residents and neighboring businesses ❖ Presented to Makiki and Ala Moana Neighborhood Boards
May – Oct 2024	201-H Entitlements	❖ Submitted 201-H application through DPP ❖ Processing through DPP and City Council
Nov 2024/ January 2025	Building Permit Submission	❖ Submit for building permits after entitlements secured
February 2025	HHFDC Funding Application	❖ Submit for construction funding through HHFDC
Summer/ Fall 2025	Funding Award (fingers crossed)	❖ Awarded construction funds from HHFDC
Spring 2026	Building Permit Approval / Break Ground	❖ Assuming all building permits can be secured within one year
Summer 2028	Construction Completion	❖ Assuming approximately 30 months from pre-construction to project completion

Q&A

Mahalo!