

# KAHULUI CIVIC CENTER MIXED-USE COMPLEX

Hawaii Interagency Council for  
Transit-Oriented Development  
February 16, 2024



The mission of EAH Housing is to expand the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities.





**FOUNDED 1968**

Over 750 Employees  
in CA & HI



**109 PROPERTIES**

Over 8,400 Units  
Developed & Acquired



Serving Over  
**25,000**  
RESIDENTS



Managing Over  
**235 PROPERTIES**  
Over 13,000 units





Developed

16



Managed

28



Pipeline

3

#### Portfolio Per County

Hawai'i	Honolulu	Kauai	Maui
1	14	7	3



#### Honolulu County

##### Property Name

Aloha Iā Halewiliikō\*\*  
 D.E. Thompson Village  
 Hibiscus Hill Apartments\*  
 Kahuku Elderly Hauoli Hale\*  
 Kalani Gardens\*  
 Kekuifani Gardens  
 Kuku'i Gardens\*  
 Kuku'i Tower\*  
 Kunia Village I, II  
 Manana Gardens  
 Meheula Vista I, II, III, IV  
 Nohona Hale\*  
 Ola Ka 'Ilima Artspace Lofts\*  
 Villages of Moa'e Kū I, II, III\*

#### Kaua'i County

Kalepa Village I, IV  
 Kaniko'o I, II\*  
 Kekaha Plantation Elderly  
 Kolopua\*  
 Pa'anau Village Apartments  
 Pua Loke

Waimea Huaka'i

#### Maui County

'Imi Ikena Apartments\*  
 Kahului Town Terrace\*  
 Kenolio Apartments  
 Wailuku Mission Housing\*\*

#### Hawai'i County

Hale Nā Koa 'O Hanakahi\*+

\* Owned / Co-Owned by EAH Housing

\*\* In Development

+ In Construction



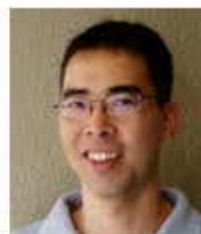
**Welton Jordan**  
Chief Real Estate  
Development Officer



**Karen Seddon**  
Regional Vice President,  
Hawaii



**Marian Gushiken**  
Vice President, Real Estate  
Development, Hawaii



**Questor Lau, AIA**  
Senior Project Manager,  
Hawaii



**Ken Lowney, AIA**  
President, CEO



**Grant Chang, AIA**  
Principal, Hawaii



**Janice Y.K. Li, AIA**  
Studio Director, Hawaii



**Noe Pegardio, AIA**  
Design Director, Hawaii



**Matthew Jun, LEED AP**  
Vice President



**Anthony Musielak**  
Project Executive



**Chivas Miho**  
Preconstruction Director



**Edna Sakai**  
Preconstruction Manager

**DEVELOPER**

EAH Inc. (dba EAH Housing)  
www.eahhousing.org  
733 Bishop St., Ste. 1717  
Honolulu, HI 96813

**ARCHITECT**

Lowney Architecture  
www.lowneyarch.com  
928 Nu'uanu St., #400  
Honolulu, HI 96817

**GENERAL CONTRACTOR**

Moss Construction  
www.mosscm.com  
733 Bishop St., Ste. 2900  
Honolulu, HI 96813

**CIVIL ENGINEER**

Gray, Hong, Nojima & Associates, Inc.  
www.grayhongnojima.com  
201 Merchant St., Ste. 1900  
Honolulu, HI 96813

**STRUCTURAL ENGINEER  
BASE**

www.baseengr.com  
1164 Bishop St., Ste. 1600  
Honolulu, HI 96813

**TRAFFIC ENGINEER**

WSP USA  
www.wsp.com  
1001 Bishop St., Ste. 2400  
Honolulu, HI 96813

**LANDSCAPE ARCHITECT**

Ki Concepts LLC  
www.kiconcepts.com  
1311 Kapiolani Blvd., Ste. 600  
Honolulu, HI 96814

**MECHANICAL & ELECTRICAL**

Inatsuka Engineering, LLC  
1003 Bishop St., Ste. 1960  
Honolulu, HI 96813

**LOCAL COUNSEL**

Settle Meyer Law  
www.settlemyerlaw.com  
900 Fort Street Mall, Ste. 1800  
Honolulu, HI 96813

**PLANNER**

PBR Hawaii & Associates, Inc.  
www.pbrhawaii.com  
1001 Bishop St., Ste. 650  
Honolulu, HI 96813

**CONSTRUCTION MGMT**

Rik Papa Construction  
www.rikpapaconstruction.com  
1234 S. King St., Ste. 201  
Honolulu, HI 96814

**PROPERTY MGMT  
& RESIDENT SERVICES**

EAH Housing  
HI Lic.# RB-16444

**LEED CONSULTANT**

Verde, a VCA Company  
www.verdepp.com  
1188 Fort Street Mall, Ste. 201  
Honolulu, HI 96813

**TAX ACCOUNTANT**

Spiteri Narasky & Daley LLP  
www.sndcpa.com  
3470 Mt. Diablo Blvd., Ste. A300  
Lafayette, CA 94549

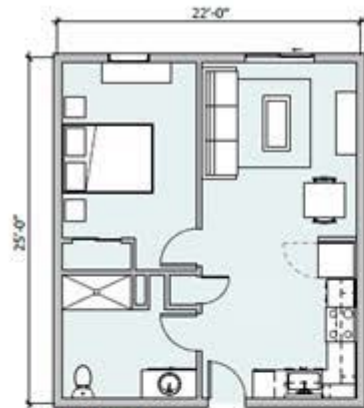




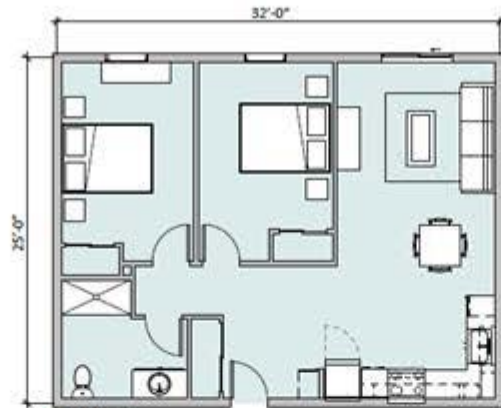




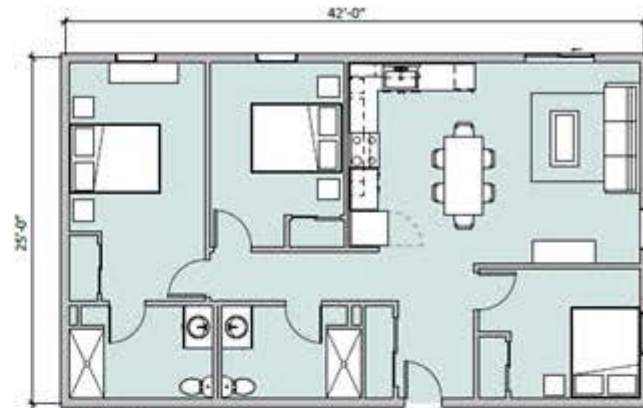




1 BEDROOM  
519 SF



2 BEDROOM  
762 SF



3 BEDROOM  
1,006 SF

Unit Count	Phase 1	Phase 2	Total	RuSo
1-Bedroom	70	36	106	35.0%
2-Bedroom	117	60	117	58.4%
3-Bedroom	10	10	20	6.6%
<b>Total</b>	<b>197</b>	<b>106</b>	<b>303</b>	<b>100%</b>

Phase 1	1-Bedroom	2-Bedroom	3-Bedroom	Total
Level 1	0	0	0	0
Level 2	14	21	2	37
Level 3	14	24	2	40
Level 4	14	24	2	40
Level 5	14	24	2	40
Level 6	14	24	2	40
<b>Subtotal</b>	<b>70</b>	<b>117</b>	<b>10</b>	<b>197</b>

Phase 2	1-Bedroom	2-Bedroom	3-Bedroom	Total
Level 1	0	0	0	0
Level 2	4	12	2	18
Level 3	8	12	2	22
Level 4	8	12	2	22
Level 5	8	12	2	22
Level 6	8	12	2	22
<b>Subtotal</b>	<b>36</b>	<b>60</b>	<b>10</b>	<b>106</b>











## Community Amenities

- Onsite Laundry facilities in each building
- Elevators
- Computer room
- Community room and lounges
- Fitness room in each building

## Parking

- 320 parking stalls including guest stalls
- Six (6) stalls for disabled access
- Two (2) full-size loading stalls



## Unit Amenities

- Complete kitchens with full-sized appliances
- High-quality plywood cabinetry
- Solid surface countertops
- Contemporary vinyl plank flooring
- Ceiling fans and large windows
- High-speed internet, cable-ready outlet, and VoIP phone

## Outdoor Spaces

- Amenity deck for each building
- Pedestrian pathways
- Landscaping which provides shade, privacy, and minimizes outdoor noise



## Phase 1

	30% AMI	50% AMI	60% AMI	Staff Unit	Total	%
1-BR	3	22	45		70	36%
2-BR	6	25	86		117	59%
3-BR	1	8	0	1	10	5%
<b>Total</b>	<b>10</b>	<b>55</b>	<b>131</b>	<b>1</b>	<b>197</b>	
%	5.1%	27.9%	66.5%	0.5%		100%

## Phase 2

	30% AMI	50% AMI	60% AMI	Staff Unit	Total	%
1-BR	3	10	23		36	34%
2-BR	3	15	42		60	57%
3-BR	1	3	5	1	10	9%
<b>Total</b>	<b>7</b>	<b>28</b>	<b>70</b>	<b>1</b>	<b>106</b>	
%	6.6%	26.4%	66.0%	0.9%		100%

PHASE 1	
Program	Amount
Sponsor Equity	\$250,000
LIHTC Equity	\$5,370,942
Solar Equity	\$563,574
Construction Loan	\$61,265,518
Rental Housing Revolving Fund	\$31,103,712
DURF	\$5,000,000
Maui Affordable Housing Fund	\$17,500,000
Other Deferred Costs	\$2,195,101
<b>Total</b>	<b>\$123,248,847</b>

PHASE 2	
Program	Amount
Sponsor Equity	\$250,000
LIHTC Equity	\$3,139,865
Solar Equity	\$303,243
Construction Loan	\$35,780,709
Rental Housing Revolving Fund	\$16,530,621
Maui Affordable Housing Fund	\$10,000,000
Other Deferred Costs	\$3,739,980
<b>Total</b>	<b>\$69,744,418</b>







**Mahalo!**

