



Villages of La'i 'Opua

**Presentation by
Ikaika Ohana and UHC Communities**

**For the
Hawaiian Homes Commission
Item E-1 Workshop**

February 19, 2019

Topics

- Our Team
- Our Concept
- Timeline
- Design
- Financial Structure
- Tenant Services
- Next Steps

Ikaika Ohana & UHC Communities

- Ikaika Ohana is a nonprofit dedicated to the development of meaningful communities and strong families
- UHC Communities is a mission-driven developer with unique financial and development expertise



Working Together



AGENTS 
DRIVERS 
RESOURCES 

Ikaika Ohana & UHC Communities

Our Involvement

- Develop property by combining vision with resources and professional expertise
- Oversight of all development, construction, operating, and sales activities
- Coordinate and provide valuable social services

Ikaika Ohana & UHC Communities

Our Experience

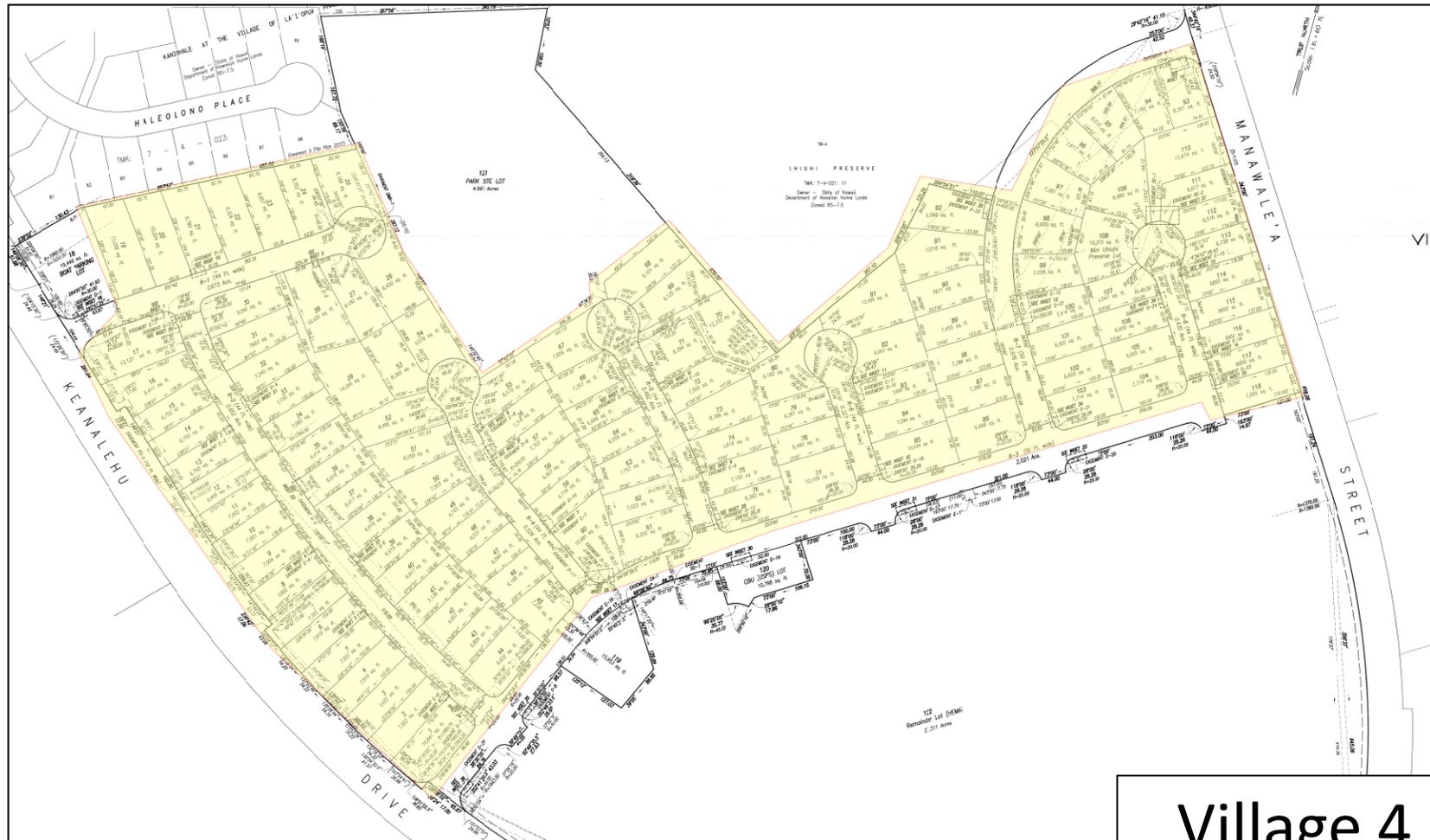
- 2000+ units, \$1B+ of project value
- Active pipeline with multiple projects under development and construction in Hawaii
- We know how to execute

Development Team and Roles

Team Member	Role
Ikaika Ohana	Owner
UHC Communities	Developer
Design Partners Incorporated	Architect
RM Towill	Engineer
Moss & Associates	General Contractor
Hunt Capital Partners, LLC	Investor/Lender
Cox, Castle & Nicholson	Legal Counsel
Rush Moore LLP	Legal Counsel

Villages of La'i 'Opua

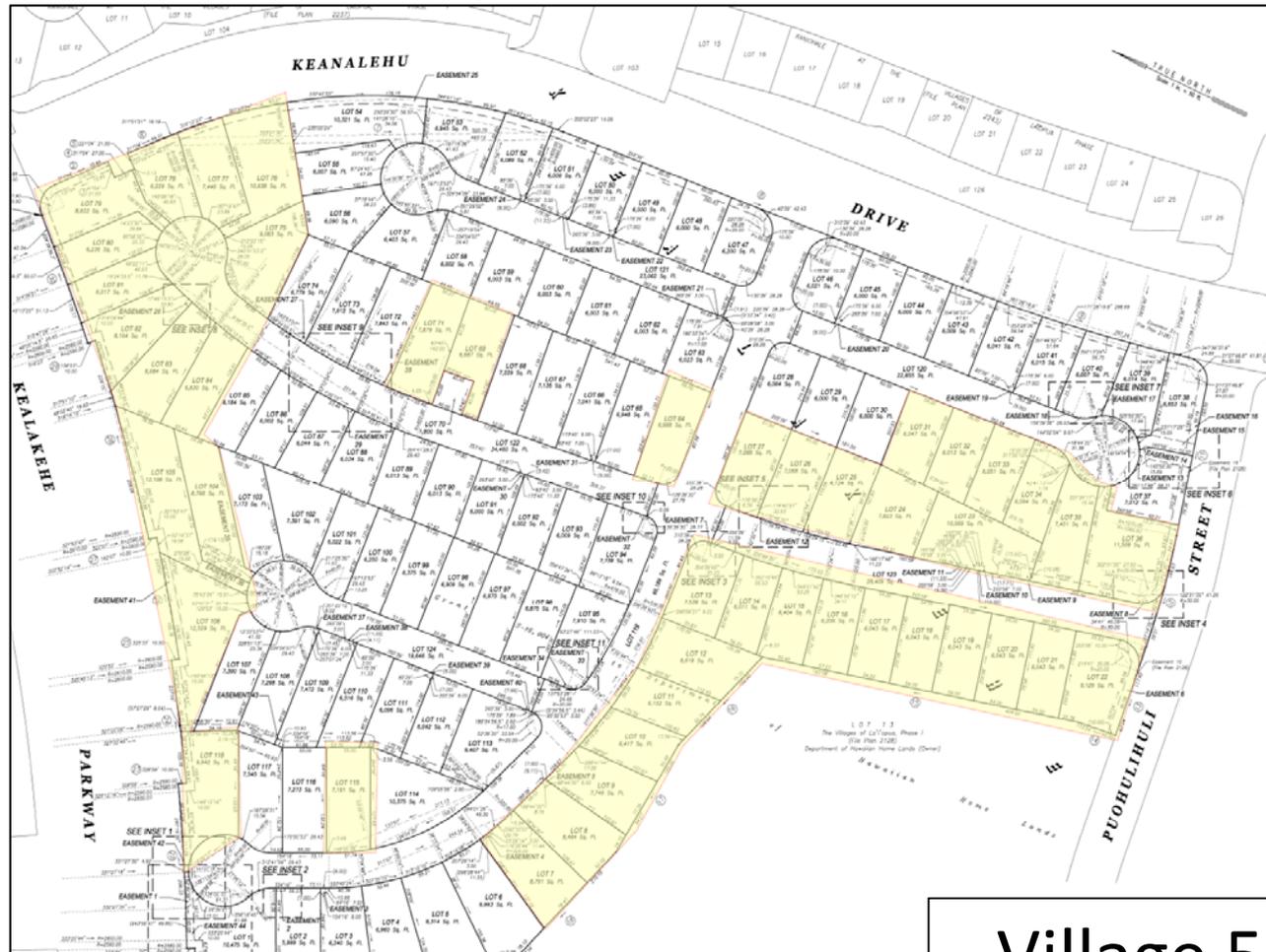
163 affordable units in Villages 4 and 5



Village 4

Villages of La'i 'Opua

163 affordable units in Villages 4 and 5



Village 5

Villages of La'i 'Opua

Phasing

Phase I - 60 units in Village 4

- Quickest execution with available resources
- Achieves economically viable size
- Highest probability of receiving funding from HHFDC

Villages of La'i 'Opua

Phasing

Future Phasing – 103 units

- We will apply for additional resources in upcoming funding rounds to facilitate the development of the remaining units

Villages of La'i 'Opua

Phase I - Schedule

Milestone	Date
HHFDC application for financing	Feb 2019
Anticipated award of funding	May 2019
Financial close	Dec 2019
Construction of homes	Dec 2019 – Apr 2021 *
Initial lease-up	Jul 2020 – Jun 2021 **
15 year rental period	Dec 2020 – Apr 2036
Unit sales	May 2036

* First units should be available by Dec 2020. Last units available by Apr 2021

** Lease-up and tenant underwriting begins prior to CofO on the first units

Design

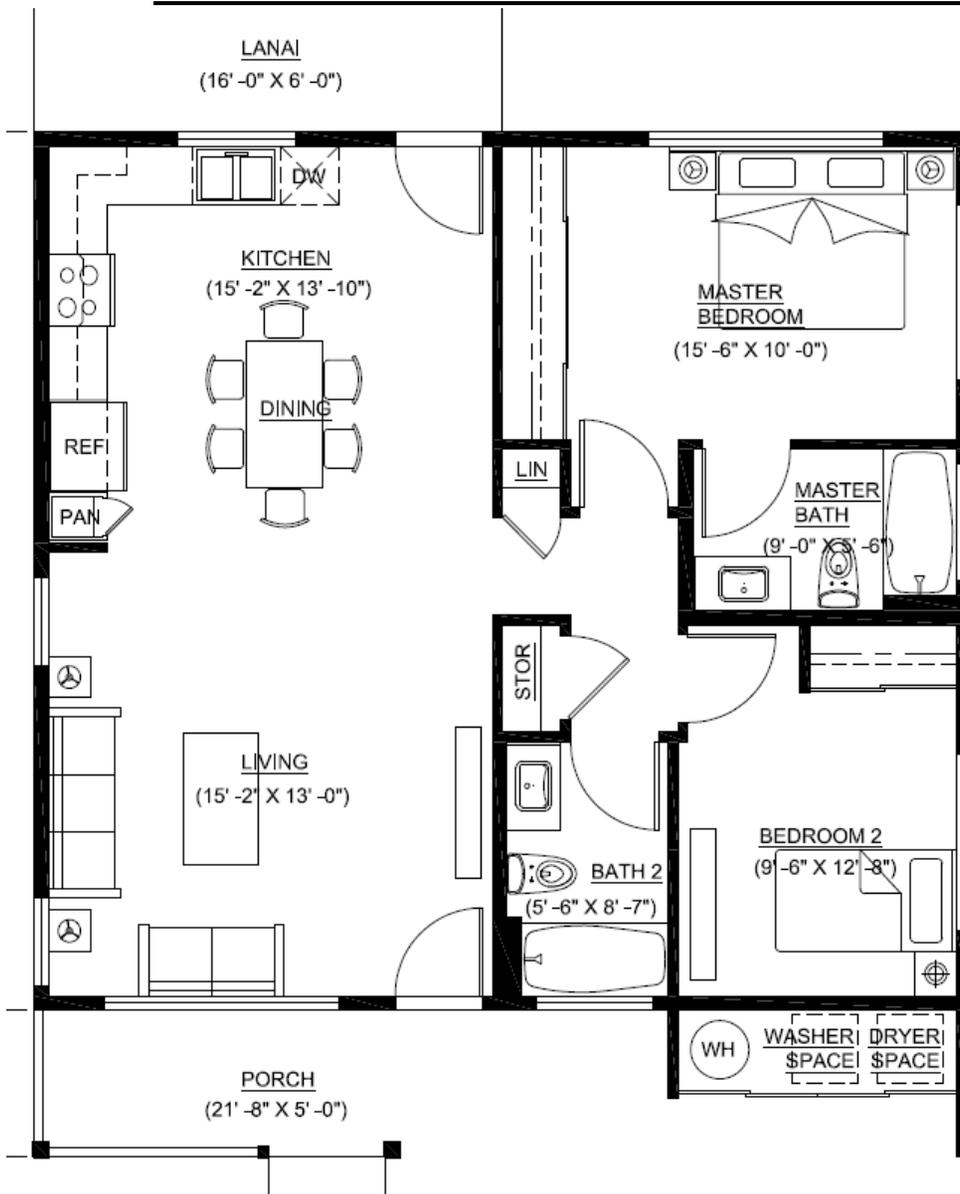
Villages of La'i 'Opua



CONCEPT RENDERINGS

Artwork by Ernie Marjoram

Villages of La'i 'Opua



2A

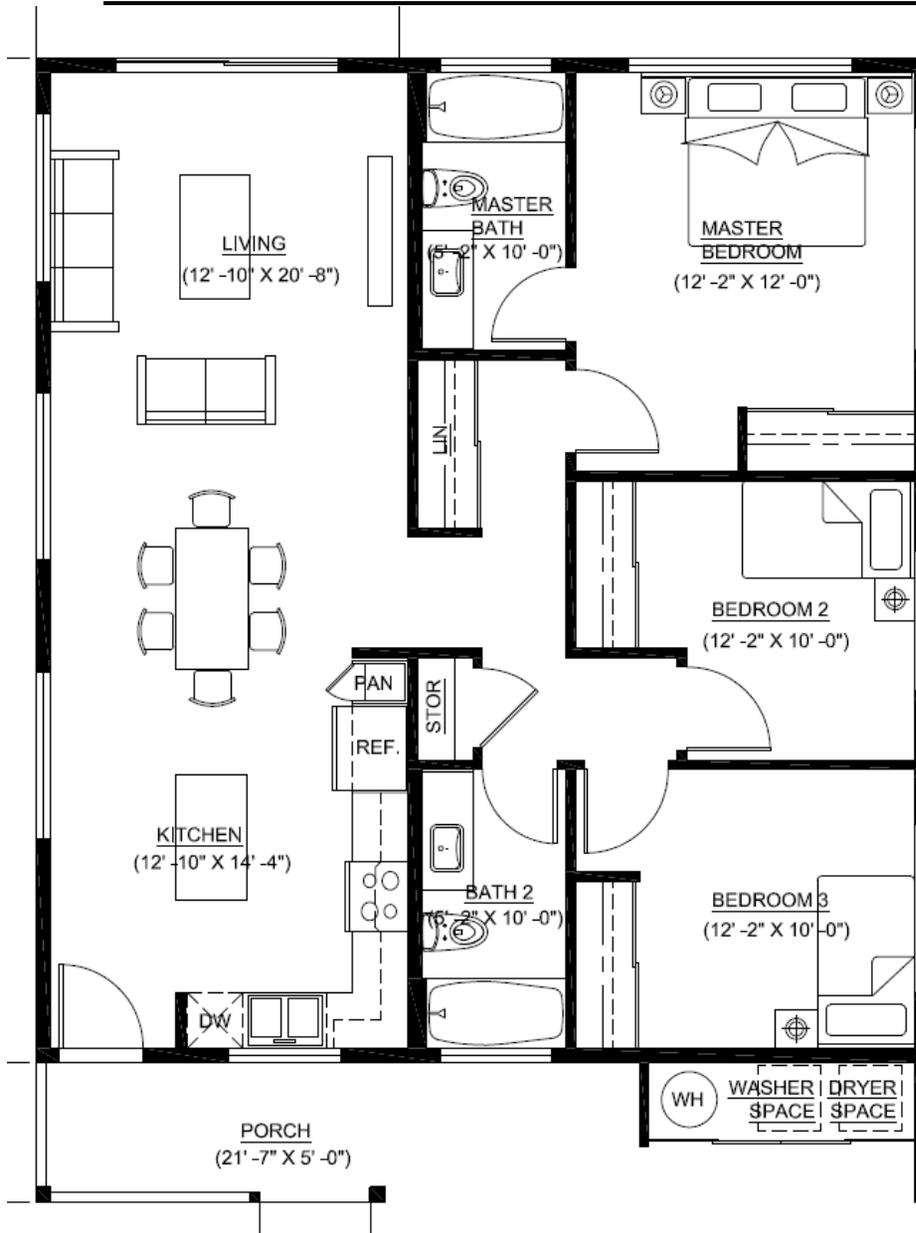
LIVING AREA = 960 SF

CARPORT / PORCH = 550 SF

LANAI = 96 SF

TOTAL = 1,606 SF

Villages of La'i 'Opua



3A

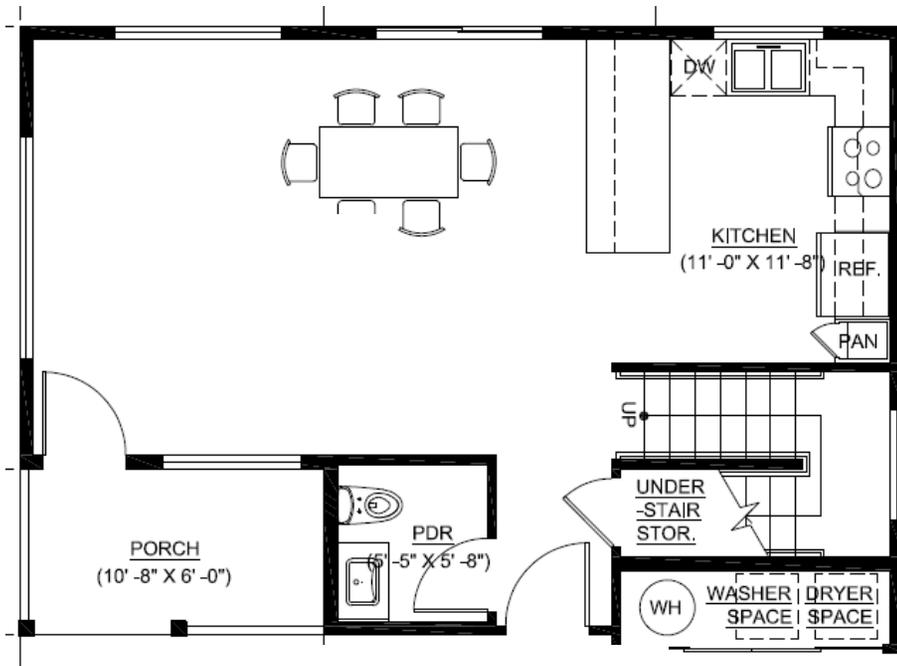
LIVING AREA = 1152 SF

CARPORT / PORCH = 550 SF

LANAI = 78SF

TOTAL = 1,780 SF

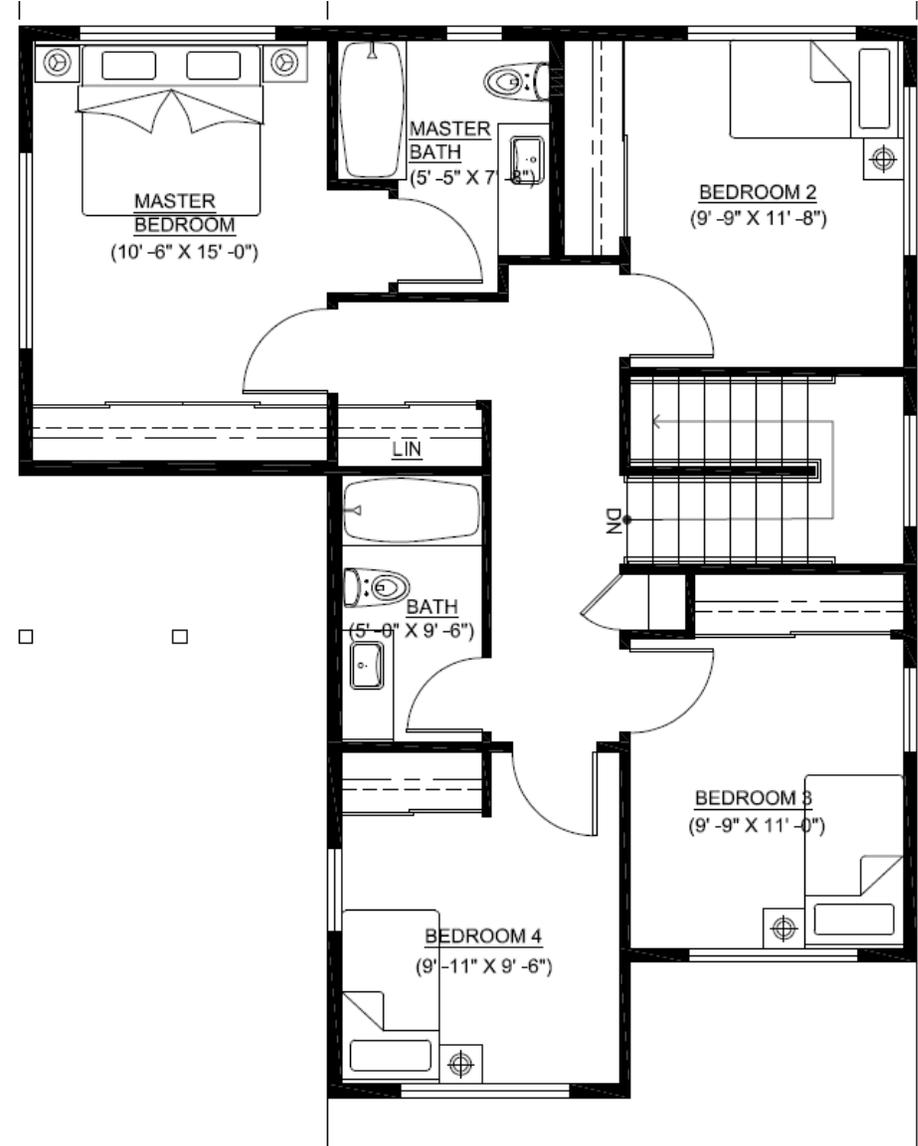
Villages of La'i 'Opua



4A

FIRST FLOOR = 615 SF
SECOND FLOOR = 928 SF
TOTAL LIVING - 1,543 SF

PORCH = 66 SF
CARPORT = 444 SF
LANAI = 72 SF



Design



Villages of La'i 'Opua

Sources and Uses

Source	Amount
LIHTC Proceeds	12,926,000
HHFDC – RHRF Loan	7,620,000
DHHL Proceeds	5,000,000
Ikaika Ohana Loan	600,000
Deferred Developer Fee	194,000
TOTAL	26,340,000

Use	Amount
Construction Hard Costs	17,500,000
Contingencies & Reserve	2,650,000
Financing Costs	2,075,000
Professional Services	1,880,000
Other Costs	2,235,000
TOTAL	26,340,000

Villages of La'i 'Opua

Income and Rent Limits

Income Limits – 4 person household *

AMI Level	30%	40%	60%
Annual Income	\$23,500	\$31,400	\$47,100

Monthly Rent Limits **

Unit Size	2-Bedroom	3-Bedroom	4-Bedroom
30% AMI	\$530	\$612	\$683
40% AMI	\$707	\$816	\$911
60% AMI	\$1,060	\$1,224	\$1,366

* Based on 2018 income levels

** Rent includes the value of utilities paid by the tenant

Villages of La'i 'Opua

Population Served

Occupations within Income Range

Hotel Staff

Public Safety

Retail Salespersons

Food Service

School Administration

Secretaries & Assistants

Villages of La'i 'Opua

Unit Sales

Potential Unit Sales Values

Unit Size	2-Bedroom	3-Bedroom	4-Bedroom
30% AMI	\$87,000	\$97,000	\$105,000
40% AMI	\$116,000	\$129,000	\$139,000
60% AMI	\$174,000	\$194,000	\$209,000

- Based on 2018 income levels
- Assumes 4.50% rate, 30 yr term, and 25% P&I ratio
- The formula for determining unit sales values will be developed in coordination with DHHL staff

Villages of La'i 'Opua

Tenant Services

- Home buying programs and training courses
- Home care courses
- Periodic tenant/home buyer evaluations
- Educational classes
- Health and wellness programs
- And more

Villages of La'i 'Opua

- Assignment to Limited Partnership – A0597 Kona, L.P.
- Form and funding of \$5,000,000 for predev and construction to expedite start of construction
- Determine rent ceilings, floors, and course of action in the event of a technical default by tenant
- Finalize Village 4 subdivision approval

Thank you

Ikaika Ohana & UHC Communities

For more information please visit us at:

ikaikaohana.org

uhcllc.net