

[Click here to register for our lottery.](#)

Lottery



Kaiāulu O Halele'a

120 Homes

March 22, 2022

Development Team

About Us

- Ikaika Ohana is a nonprofit dedicated to the development of meaningful communities and strong families
- Blieu is a developer of workforce/affordable homes with unique financial expertise
- ThirtyOne50 is a property management company with a vision to help individuals and communities thrive

Our Involvement

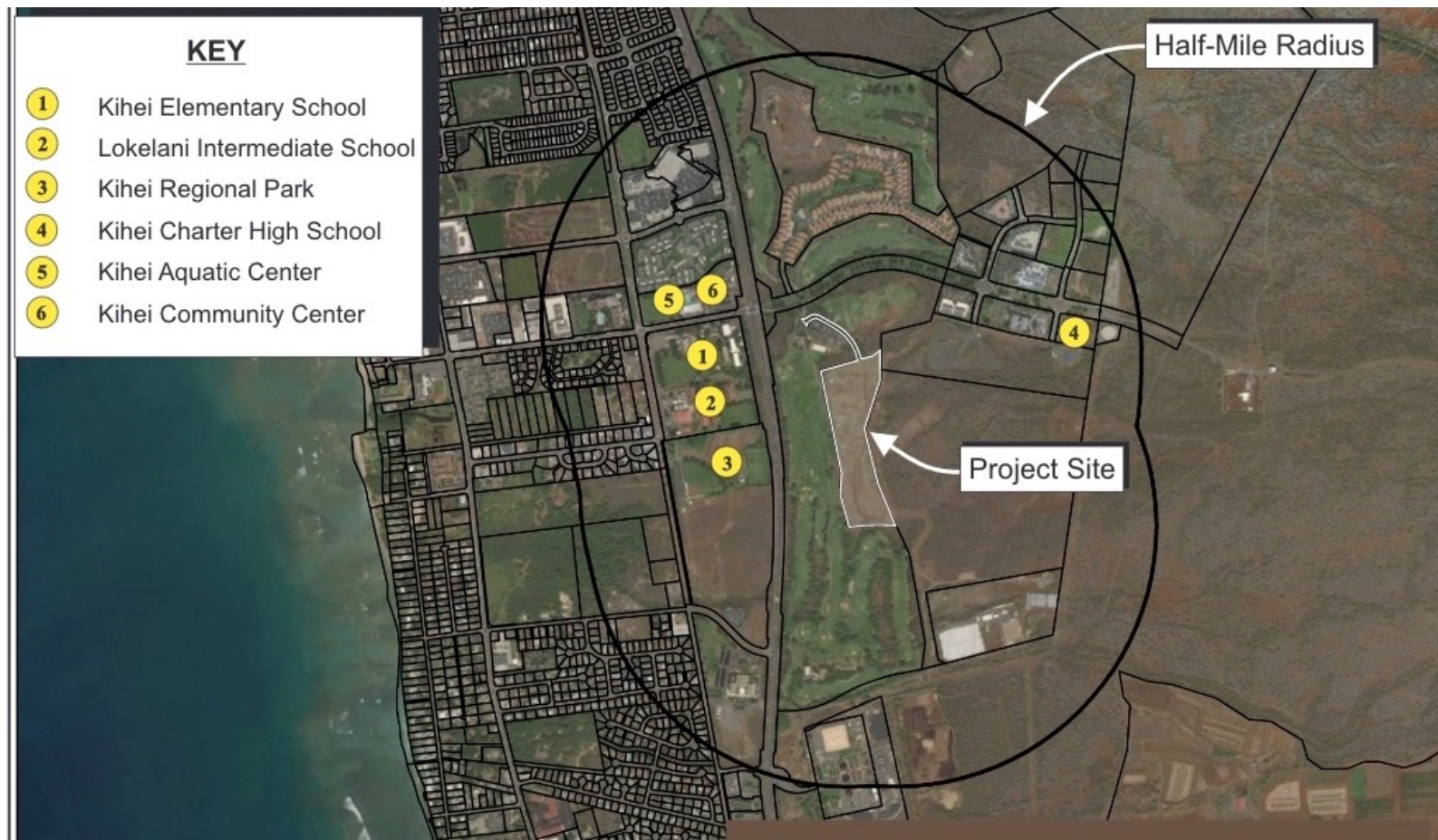
- Owner and social service coordinator
- Owner developer, construction oversight, and asset management
- Property management and leasing



Location

Kihei, Maui HI 96753

100% affordable housing units on 17.2 acres in Kihei



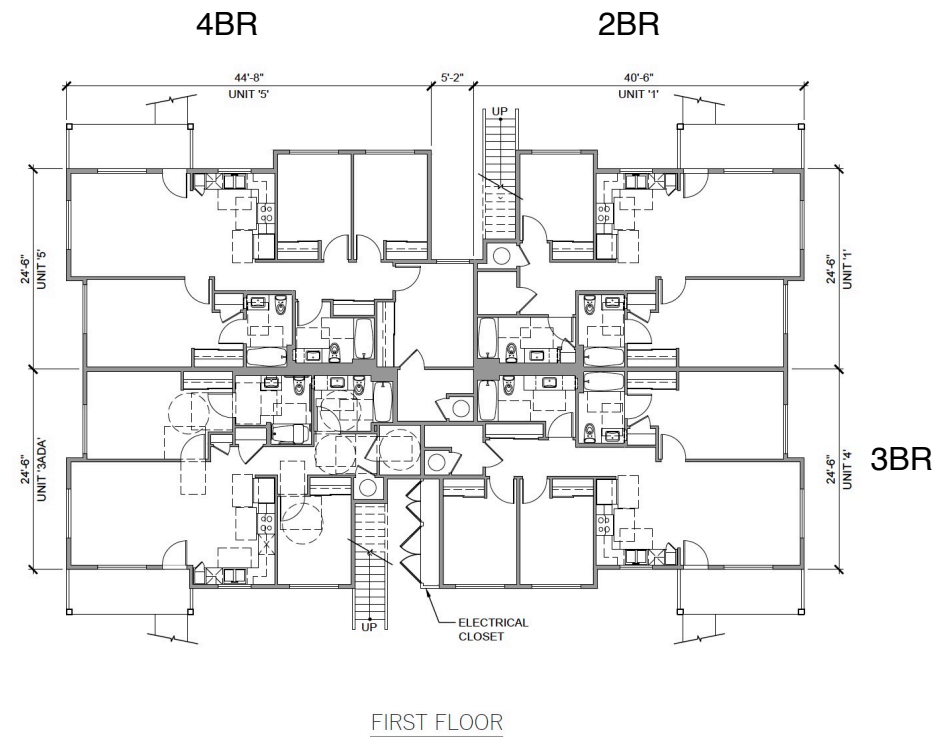
Site Plan



The property features:

- LEED certification
- Community room
- Community gardens
- Tot lot
- BBQ area
- On-site laundry rooms
- Low flow water fixtures
- Solar hot water
- Energy star appliances
- Hard surface flooring with a wooden look
- Quartz countertops
- Air conditioning

Design



Rents

Area Median Income

Unit	30%	40%	60%
2 BR	\$562	\$795	\$1,260
3 BR	\$630	\$899	\$1,436
4 BR	\$683	\$983	\$1,582

*Net of utility allowance (subject to change annually)

Income

Area Median Income

	30%	40%	60%
1 Person	\$21,720	\$28,960	\$43,440
2 People	\$24,810	\$33,080	\$49,620
3 People	\$27,900	\$37,200	\$55,800
4 People	\$30,990	\$41,320	\$61,980
5 People	\$33,480	\$44,640	\$66,960
6 People	\$35,970	\$47,960	\$71,940
7 People	\$38,430	\$51,240	\$76,860

**Income will be adjusted based on family size
(subject to change annually)

Leasing

- Kaiāulu O Halele'a is currently under construction, scheduled to open **November 2022** (Phase I)
- If you are interested, please contact us at **808-206-8103** and leave your name, phone number, current address and household size, or visit our website at www.thirtyone50.com

Applications

- Kaiāulu O Halele'a will be leased through a lottery with the County of Maui
- There will be a pre-application process
- With the current projections, we will conduct the lottery at the end of June or July 2022 (the date will be posted on our website)
- Winners will be notified and underwriting will begin

Mahalo!