



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
 COUNTY OF MAUI

ALAN M. ARAKAWA
 Mayor

CAROL K. REIMANN
 Director

JAN SHISHIDO
 Deputy Director

RECEIVED

2018 JAN 10 AM 9:52
 OFFICE OF THE MAYOR

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January 9, 2018

Honorable Alan M. Arakawa
 Mayor, County of Maui
 200 South High Street
 Wailuku, Hawaii 96793

For Transmittal to:

Honorable Chair Stacy Crivello
 Housing, Human Services,
 and Transportation Committee
 Maui County Council
 200 South High Street
 Wailuku, Hawaii 96793

Dear Chair Crivello:

APPROVED FOR TRANSMITTAL



 ACTING MAYOR
 COUNTY OF MAUI

1/10/18
 Date

2018 JAN 10 PM 1:54
 OFFICE OF THE
 COUNTY COUNCIL

RECEIVED

SUBJECT: 40-ACRE PARCEL OWED BY ALEXANDER AND BALDWIN, INC. FOR DEVELOPMENT OF AFFORDABLE HOUSING (HHT-21)

Thank you for your correspondence of December 27, 2017 requesting information pertaining to the above subject. The information requested in your letter is listed below in bold and is followed by the Department's responses.

- 1. Provide the Department's comments regarding the location of the land, and archaeological and topographic surveys performed on the 40-acre parcel. Include a copy of the survey reports.**

Upon review of our files, the only reference to the location of the housing project was in a correspondence dated March 8, 2012 from A&B Properties, Inc. to former Director Jo-Ann Ridao confirming that the site had been "conceptually identified for these purposes as shown on the attached rendering..." The letter goes on to say that "the final location of the affordable housing, community center and parks sites will be determined at the time of Community Plan or Zoning." The letter along with the rendering are attached and signed by Jo-Ann Ridao as acknowledgment of the information provided in the letter. The department does not have a copy of the survey reports.

Honorable Chair Stacy Crivello
Housing, Human Services,
and Transportation Committee
January 9, 2018
Page 2

2. Provide a copy of the conceptual housing plans for the 40-acre parcel developed in conjunction with Alexander & Baldwin, Inc.

Attached you will find a conceptual housing plan for the 40-acre parcel which was developed in conjunction with A&B, Inc.

Thank you for the opportunity to provide this information. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,



CAROL K. REIMANN
Director of Housing and Human Concerns

Attachments

March 8, 2012

Ms. JoAnn Ridao
Director
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

RE: Maui Business Park – Phase II – Condition No. 7

Dear Ms. Ridao:

As a follow up to our meeting of January 31, 2012, this letter is to confirm our discussions and understanding regarding Alexander & Baldwin, Inc.'s (A&B) donation of approximately 50 acres of land for affordable housing (40 acres), community center (7 acres), and park (3 acres) purposes.

By way of background, on May 2, 2008, Maui County Ordinance No. 3559 granted zoning approval for the Maui Business Park Phase II project at Kahului, Maui. One of the conditions of zoning required the donation of approximately 50 acres of land as provided below:

-
- “7. That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:
- a. Approximately 40 acres for affordable housing purposes;
 - b. Approximately 7 acres for a Kahului community multi-purpose center; and
 - c. Approximately 3 acres for park purposes.

The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability.

Although areas have been conceptually identified for these purposes as shown on the attached rendering, the final location of the affordable housing, community center, and parks sites will be determined at the time of Community Plan or Zoning.

Your assistance in providing acknowledgment of the above by executing the signature line below would be most appreciated as it will assist us with the Planning Department's pending review of our subdivision application at Maui Business Park Phase II.

Please feel free to contact me should you have any questions or concerns. Thank you very much for your kind assistance with this matter.

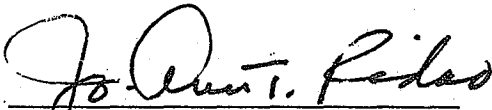
Sincerely yours,



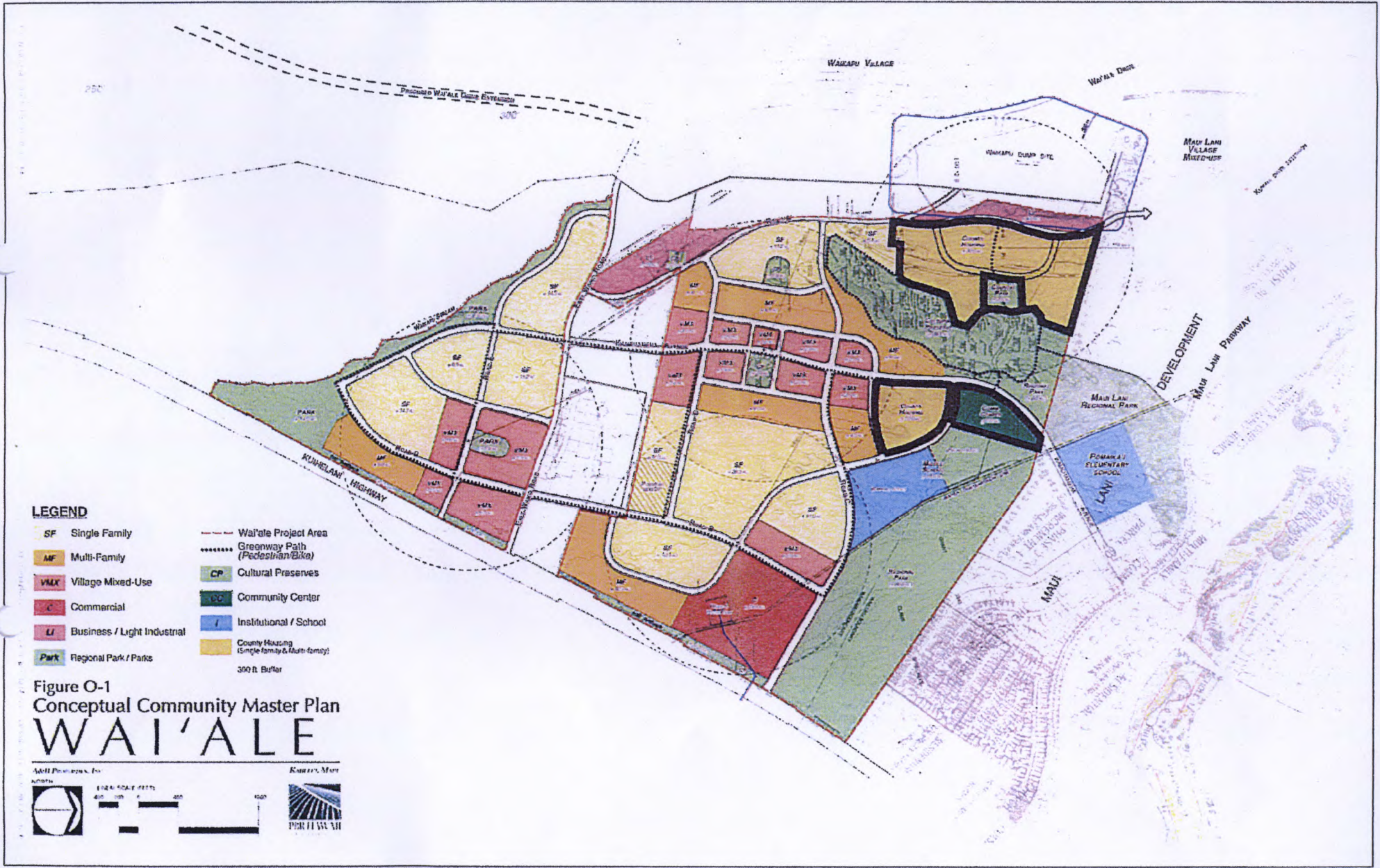
GRANT Y. M. CHUN
Vice President

Enclosure

ACKNOWLEDGED:



JoAnn Ridao
Director, Department of Housing and Human Concerns

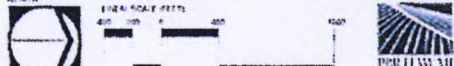



LEGEND

- SF Single Family
- MF Multi-Family
- VMX Village Mixed-Use
- C Commercial
- LI Business / Light Industrial
- Park Regional Park / Parks
- CP Cultural Preserves
- CC Community Center
- I Institutional / School
- County Housing (Single-family & Multi-family)
- 300 ft Buffer
- Waialeale Project Area
- Greenway Path (Pedestrian/Bike)

Figure O-1
Conceptual Community Master Plan

WAI'ALE

AECOM PROJECTS, INC. KAMALI, MAUI
 MAP SHEET 1 OF 4 SCALE: 1" = 100'





\shop\2016 county land plan\County Housing Scheme with SF.psd
 Maui\Waiale (Waiko)\F

Summary

Parcel ID	Product Type	Unit Count
A	8-plex 2-story Stack Flat (<80% Rental)	96
B	Single Family (+/- 6,000 sqft) Lot	50
C	8-plex 2-story Stack Flat (<80% Rental)	80
D	Single Family (+/- 6,000 sqft) Lot	38
E	18-plex 3-story Stack Flat (Senior Rental)	36

County Affordable Housing
 Conceptual Plan
Wai'ale North

A&B Properties, Inc. Island of Maui
 North PBR HAWAII

Linear Scale (in feet)
 0 100 200 300