

AH Committee

From: lawrence@alaula.org
Sent: Monday, June 13, 2022 7:23 AM
To: AH Committee; Gabe Johnson; Mike J. Molina
Subject: RE: Hale Waipuilani - 6.13.22 Presentation
Attachments: HALE WAIPUILANI - AH Committee 6.13.2022.pdf

Good Morning Paige,

Attached is the Hale Waipuilani June 13, 2022 review for this morning's meeting. I have cc'd Vice-Chair Molina on this thread in case Chair Johnson is unable to make the meeting. I should be able to get through this in 5-10 mins as I practice.

I am available to do a test run with you this morning if needed.
Mahalo,

Lawrence Carnicelli, B
VP of Development, Alaula Builders
Broker, Hale Anuenue Realty
(808) 283-6090
Lawrence@Alaula.org
RB-18787

From: AH Committee <AH.Committee@mauicounty.us>
Sent: Saturday, June 11, 2022 7:31 PM
To: lawrence@alaula.org; Gabe Johnson <Gabe.Johnson@mauicounty.us>
Subject: RE: Hale Waipuilani - 6.13.22 Presentation

Hi, Lawrence,

Yes, please send the presentation to ah.committee@mauicounty.us.

Thank you,

Paige

From: lawrence@alaula.org <lawrence@alaula.org>
Sent: Friday, June 10, 2022 2:57 PM
To: AH Committee <AH.Committee@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>
Subject: Hale Waipuilani - 6.13.22 Presentation

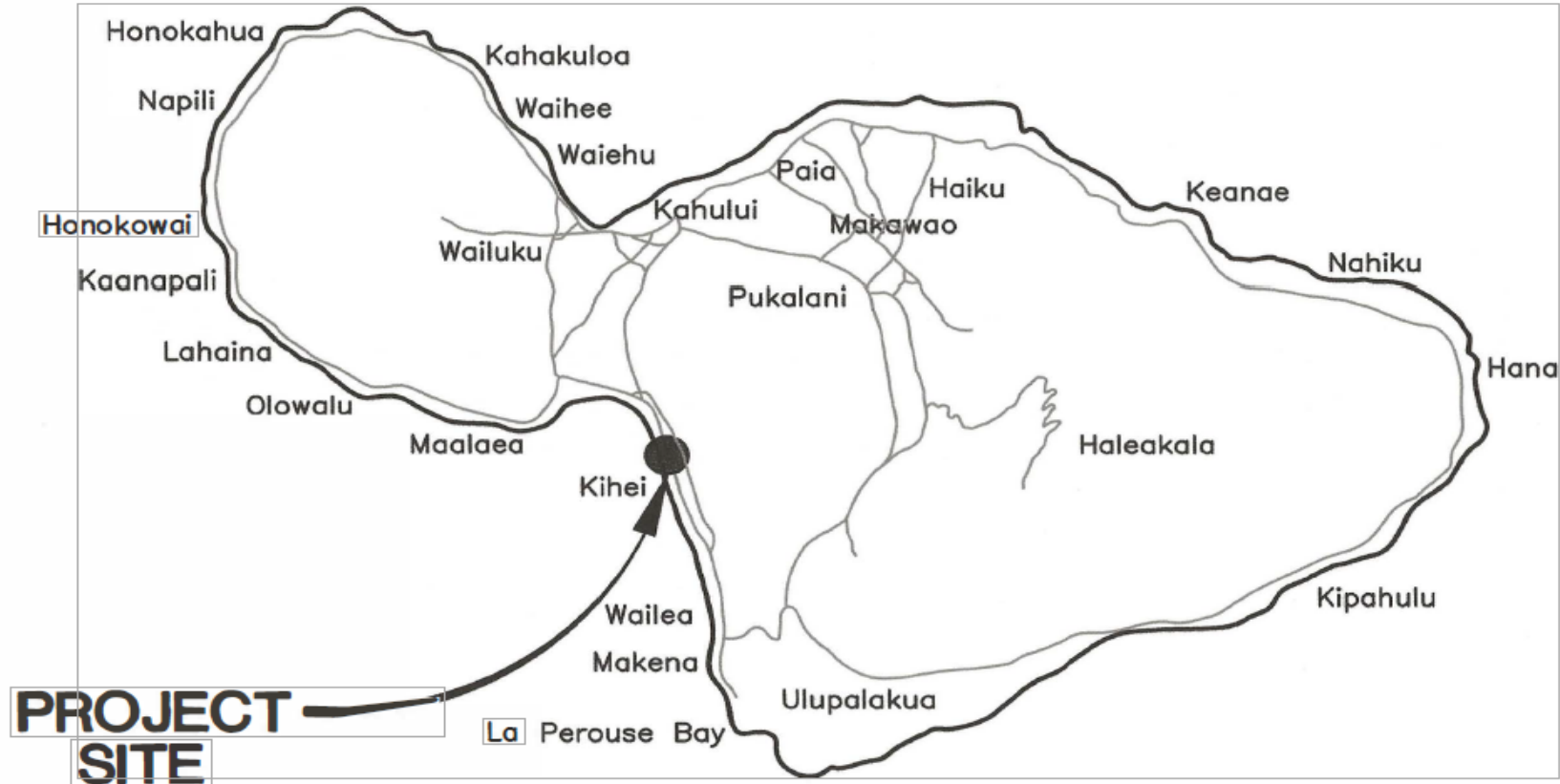
Aloha Paige,

Councilmember Johnson is allowing us to do an summary overview at the beginning of Monday's meeting. Do I need to get that to you?
Thanks,

Lawrence Carnicelli, B
VP of Development, Alaula Builders
Broker, Hale Anuenue Realty
(808) 283-6090
Lawrence@Alaula.org
RB-18787

HALE WAIPU'ILANI
100% WORKFORCE HOUSING

Affordable Housing Committee
June 13, 2022



ISLAND OF MAUI
NOT TO SCALE

LOCATION MAP





HALE WAIPU'ILANI - OVERVIEW

- 100% Workforce Housing
- 100% For-Sale Homes
- 100% Maui Resident Buyers
- 100% Owner Occupied
- Mixed Use
- Infill
- 28 Homes
- Common Area & Pavilion
- Dual Access - Kauha'a and E. Waipuilani
- Environmentally Sensitive Design
- Medium Density (Missing Middle Housing)
- 6th Revision Due to Community Input

STUDIES AND DUE DILIGENCE

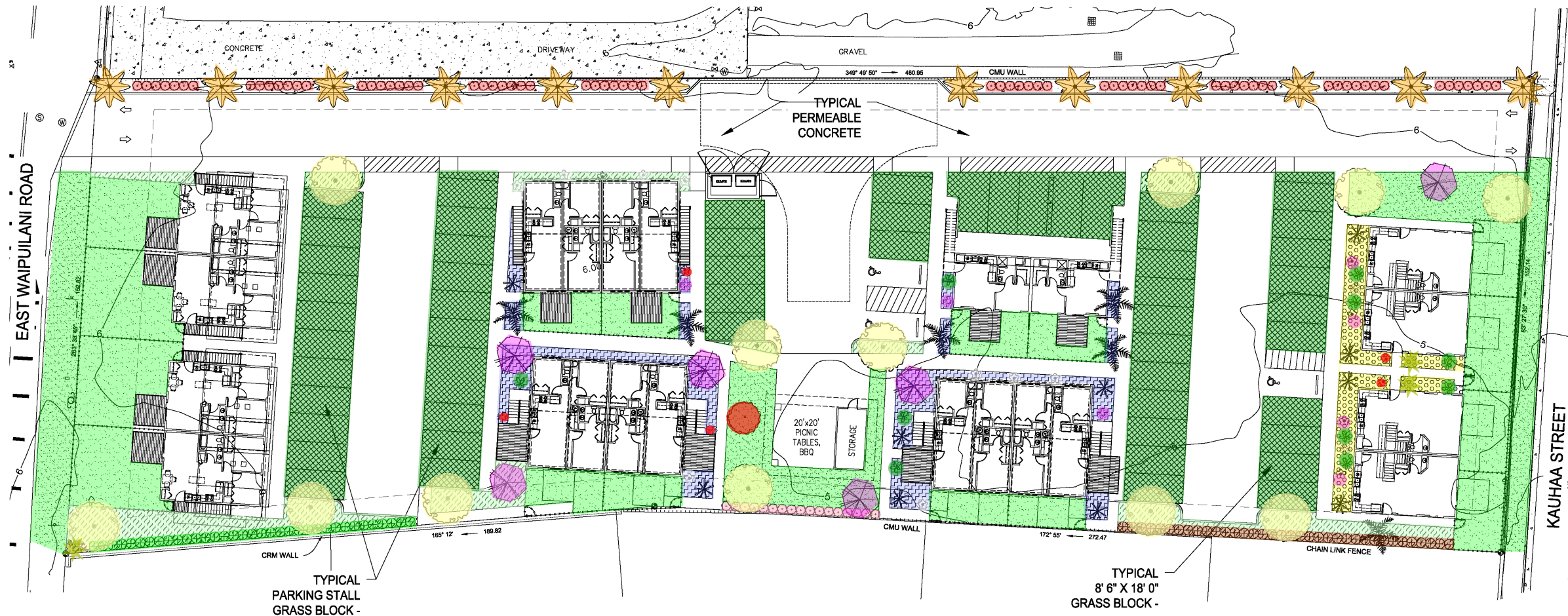
- Traffic Impact Analysis Report
- Preliminary Engineering Report
- Flora and Fauna Survey Report
- Archeological Inventory Study
- Cultural Impact Assessment
- State Historic Preservation Division HRS 6E
- Wetland Survey Report
- Army Corps of Engineers Jurisdictional Determination
- Tsunami Inundation Locator
- FEMA Flood Hazard Zone Analysis
- Zoning and Flood Confirmation Form
- Sea Level Rise 3.2ft Vulnerability and Adaptation Assessment
- Real Estate Comprehensive Market Analysis

TIMELINE AND APPROVALS

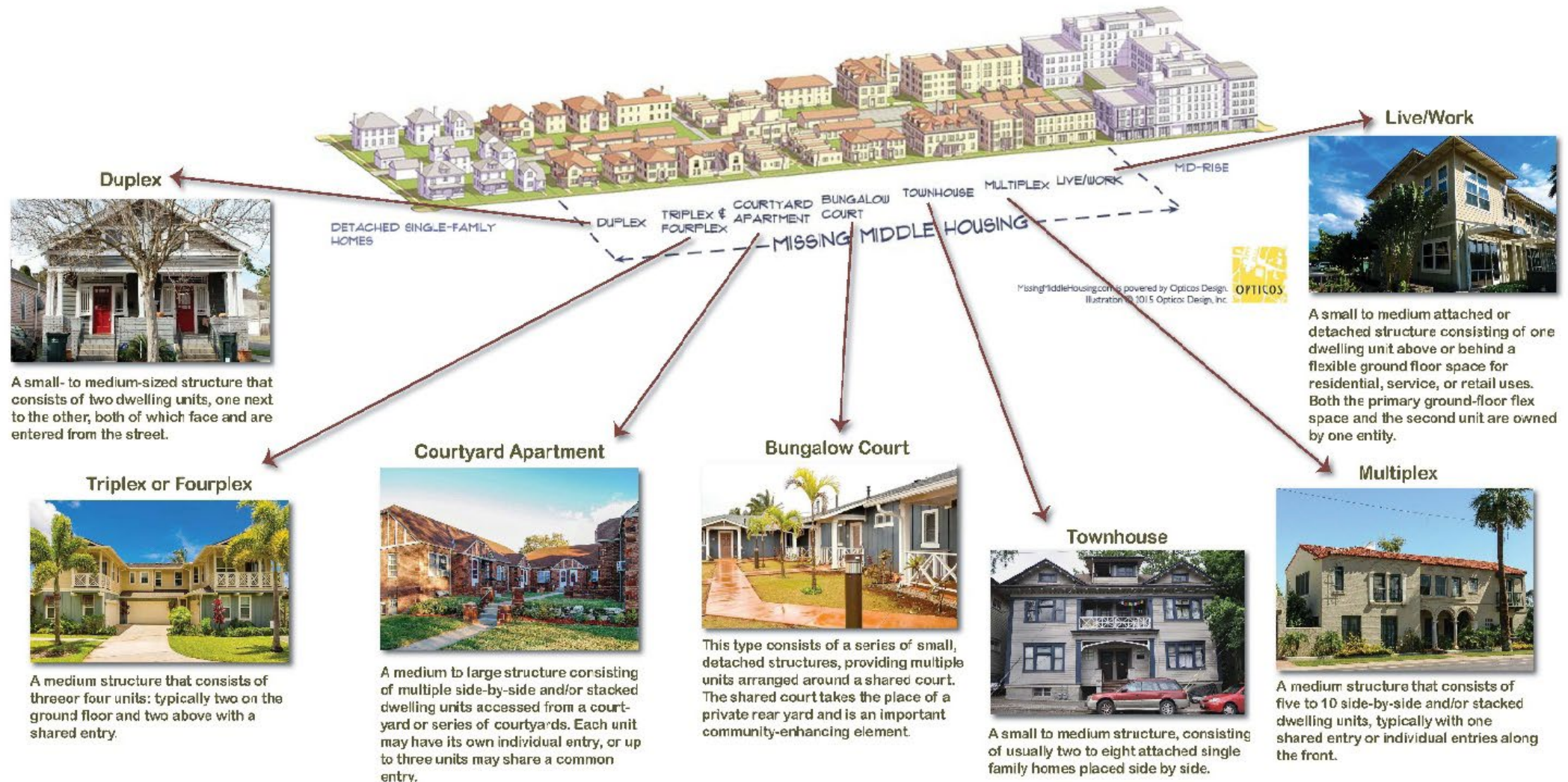
<u>Approvals Needed</u>	<u>Estimated Time</u>
• Maui County Council – 2.97 Application	Q2 2022
• Maui Planning Commission – SMA Permit	Q3 2022
• Building Permits	Q1 2023
• Site Work Starting	Q1 2023
• Workforce Families move in	Q4 2023

“Fast-Track” will be approximately 3 ½ years concept to completion.

NEW PROPOSED HALE WAIPU'ILANI



MISSING MIDDLE HOUSING

















HOME BREAKDOWN

MODEL	BEDROOMS	BATHROOMS	SQUARE FEET	COUNT
C1	1	1	450	2
A, H	2	1	731	8
B, C2, F, G	3	2	900	14
D, E	3	2.5	1360	4

CURRENT BUYER POOL AND DEMAND

- Hale Kaiola Lottery Waitlist - **77 qualified families**
- Active Buyers List - **1270 residents**
- HCA Financial Opportunity Center – **60 qualified families**

“We could sellout Hale Waipu’ilani ourselves today.” ~Jeff Gilbreath

- **OVER 400** Petition Signatures
....in less than one week!

CONCERNS

“Although I support affordable housing...”

“We support workforce housing, but...”

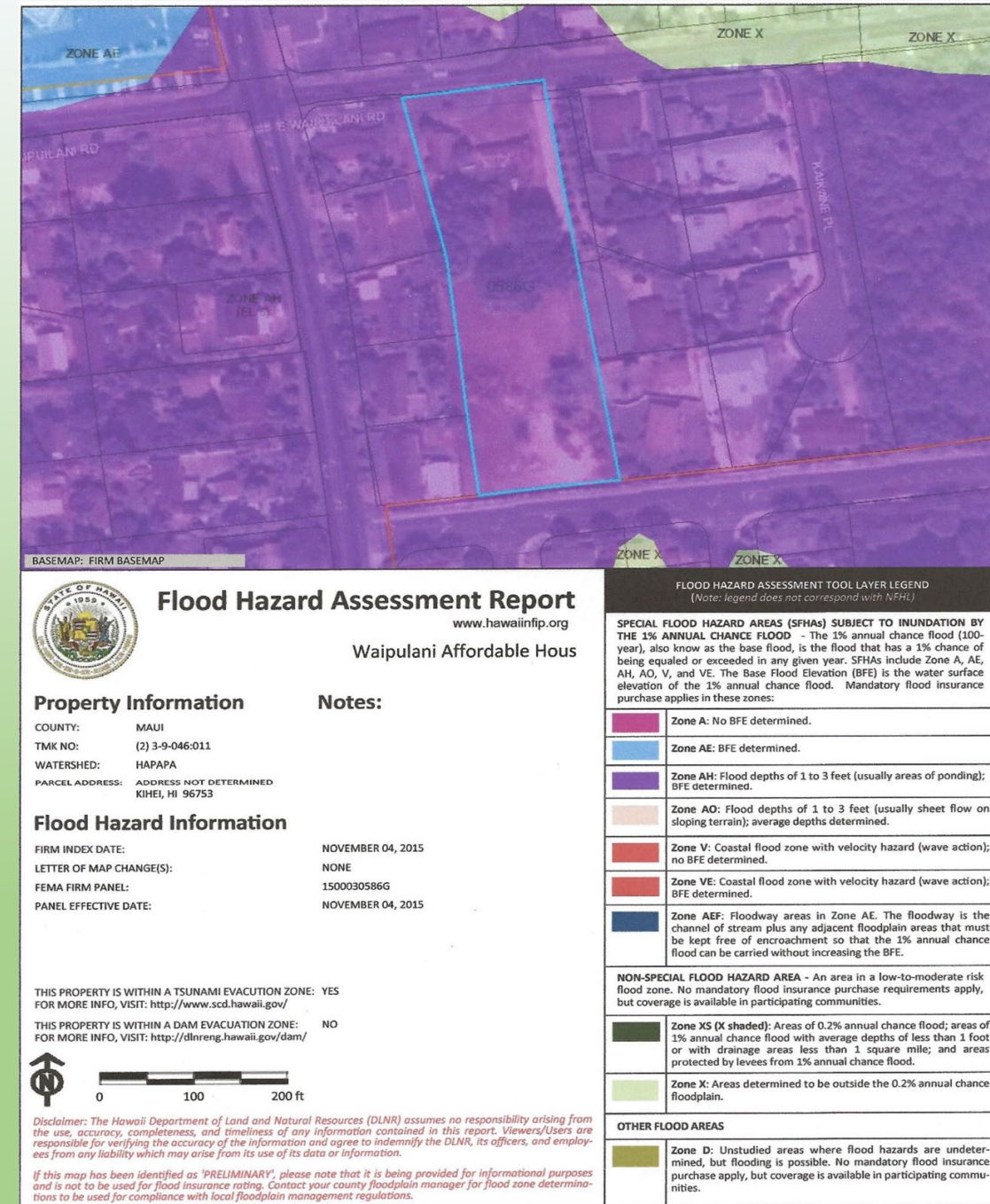
“Good project, wrong place.”

REGIONAL FLOODING



FEMA DESIGNATION FLOOD HAZARD ZONE (AH)

- AH – Flood Fringe Area
(Other 3: Floodway, Floodplain, Coastal High Hazard)
- No Watercourse Alteration
- Base Flood Elevation – 6 feet



BASE FLOOD ELEVATION (AH) 6'

- MCC Chapter 19.62
- Flood Zone Standards for Development, Permitting
- STRUCTURES MUST BE ELEVATED TO 7' ABOVE MEAN SEA LEVEL

AH-17, HALE WAIPU'ILANI Building Elevation for Flood Mitigation



Jordan Hart <Jordan.Hart@co.maui.hi.us>
To: gabe.johnson@mauicounty.us
Cc: Michele McLean; AH.committee@mauicounty.us



Wed 6/8/2022 2:06 PM

If there are problems with how this message is displayed, click here to view it in a web browser.

Aloha Chair Johnson & Members,

As a follow up to my comments to the Committee on Monday June 6, 2022 on the above referenced item, I would like to confirm that **the basis for calculating building elevation for flood mitigation purposes is mean sea level**, pursuant to Maui County Code Chapter 19.62 - FLOOD HAZARD AREAS:

https://library.municode.com/hi/county_of_maui/codes/code_of_ordinances?nodeId=TIT19ZO_ARTIVREMIAR_CH19.62FLHAAR_19.62.030DE

"Mean sea level" means the Local Tidal Datum (LTD) also called local mean sea level or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced."

As noted in the Application's Preliminary Engineering Report section 2.2 DRAINAGE, "Elevations on the site range from approximately 6.1 feet above mean sea at the northeast corner of the site to approximately 4.4 feet above mean sea level at the southwest corner, with an average slope of approximately 0.4%." (SEE: PDF Page 495 of Correspondence from the County Clerk 05-27-2022).

As discussed during your committee meeting the Project site is located in Flood Zone AH, with a Base Flood Elevation of 6 feet, above mean sea level (SEE: PDF Page 47 of Correspondence from the County Clerk 05-27-2022).

In order to receive a Flood Zone Development Permit, structures must be elevated to seven feet, above mean sea level.

Mahalo for the opportunity to provide this clarification,

Jordan E. Hart, Deputy Director
Department of Planning
County of Maui
Jordan.Hart@co.maui.hi.us
(808) 270-7821

SITE SPECIFIC 'FLOODING'

*We cannot solve the regional flooding issues.
However, we aim to improve the situation.*

- **MCC 19.62 – FLOOD HAZARD AREAS STANDARDS**

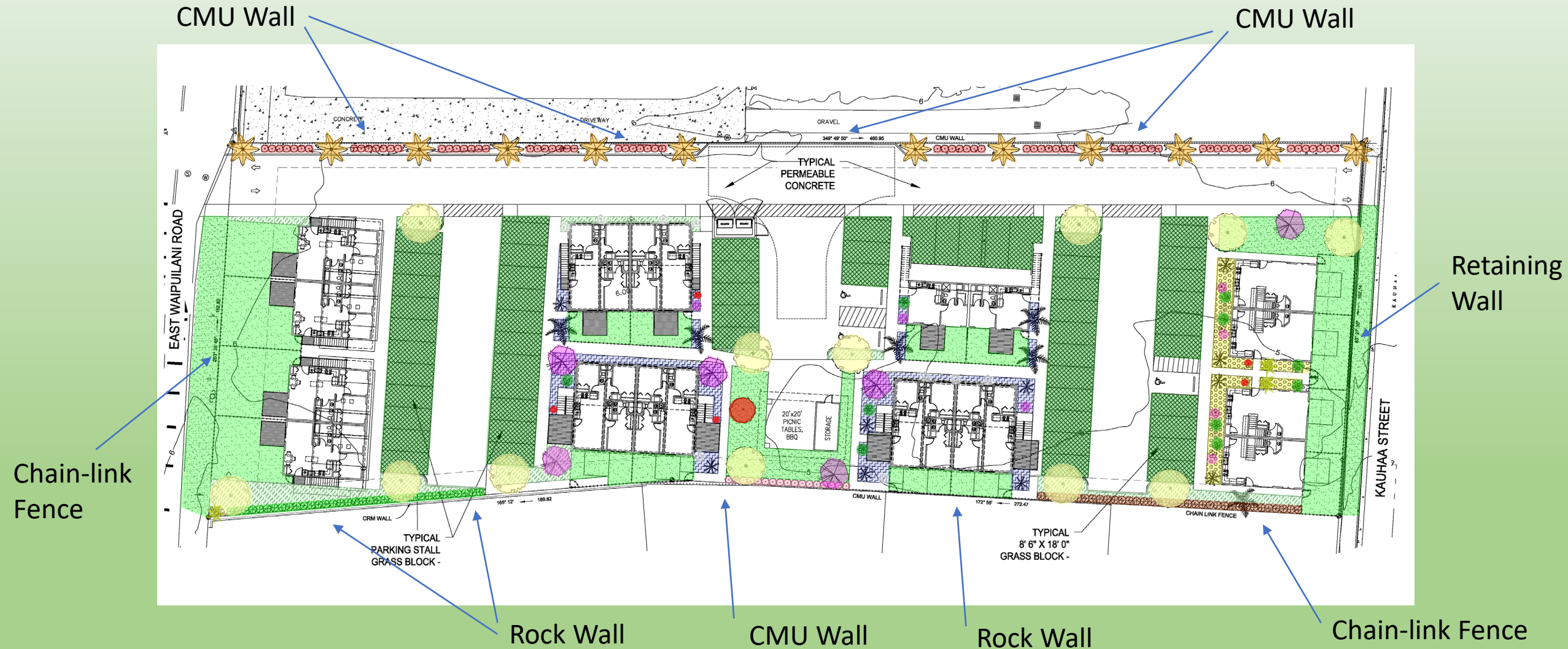
“...this chapter establishes flood hazard areas and imposes restrictions upon man-made changes to improved and unimproved real estate within the areas.”

- **MCC 18.20.130 – DRAINAGE STANDARDS**

“Drainage systems in all subdivisions shall be planned, designed, and constructed in accordance with standards of the department or consistent with generally accepted engineering practices certified by an engineer ”

- Onsite retention
- Limit Sheeting from Property
- **Less Runoff and Higher Quality**

SITE SPECIFIC DRAINAGE / RUNOFF (CURRENT)



WETLANDS

U.S ARMY CORPS OF ENGINEERS

Approved Jurisdictional Determination Section 404 of the Clean Water Act

*“...the Corps has determined the site **does not** contain waters of the U.S., including wetlands or navigable waters of the U.S., as defined by 33 CFR Parts 328 and 329 respectively.”*



DEPARTMENT OF THE ARMY
HONOLULU DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY OFFICE
FORT SHAFTER, HAWAII 96828-6448

August 11, 2021

SUBJECT: Approved Jurisdictional Determination and No Permit Required,
DA File No. POH-2021-00084

Mr. David Bruce and Mr. Doug Van Soest
Hawaii Home Buyers
75-646 Haulolalo Road
Kaliua Kona, Hawaii 96740

Dear Mr. Bruce and Mr. Van Soest:

The Honolulu District, U.S. Army Corps of Engineers (Corps), Regulatory Branch has received your request for an approved jurisdictional determination (AJD) and determination whether a Department of the Army (DA) permit is required for the Sunset Estates Residential Development located in Kihei, Island of Maui, Hawaii. Your request has been assigned DA file number POH-2021-00084. Please reference this number in all future correspondence with our office relating to this action.

The review area for this AJD includes a 1.531-acre parcel of land located at 16 E. Waipulani Road in Kihei, Island of Maui, Hawaii and is shown on the enclosed map (Enclosure 1).

Based on our review of the information you provided dated April 20, 2021 and our April 21, 2021 site visit and desk determination, the Corps has determined the site does not contain waters of the U.S., including wetlands or navigable waters of the U.S., as defined by 33 CFR Parts 328 and 329, respectively. Therefore, a DA permit under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899 is not required.

This AJD is valid for a period of five (5) years from the date of the AJD form, unless new information supporting a revision is provided to us before the expiration date. The basis for this determination can be found in the enclosed AJD form(s) (Enclosure 2). Additionally, a Notification of Administrative Appeal Options and Process and Request for Appeal form regarding this AJD (see section labeled "Approved Jurisdictional Determination") is enclosed (Enclosure 3).

While a DA permit is not required for your proposed project, you are responsible for obtaining all other applicable Federal, state, or local authorizations required by law.

- 2 -

Thank you for your cooperation with the Honolulu District Regulatory Program. If you have any questions related to this determination, please contact me at 808-835-4309 or via e-mail at Kristi.D.Fluker@usace.army.mil. If you would care to provide comments on your experience with the Honolulu District Regulatory Office, please access our web-based customer survey form at http://corpsmap.usace.army.mil/om_apex/?p=136410. For additional information about our Regulatory Program, please visit our web site at <https://www.poh.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,

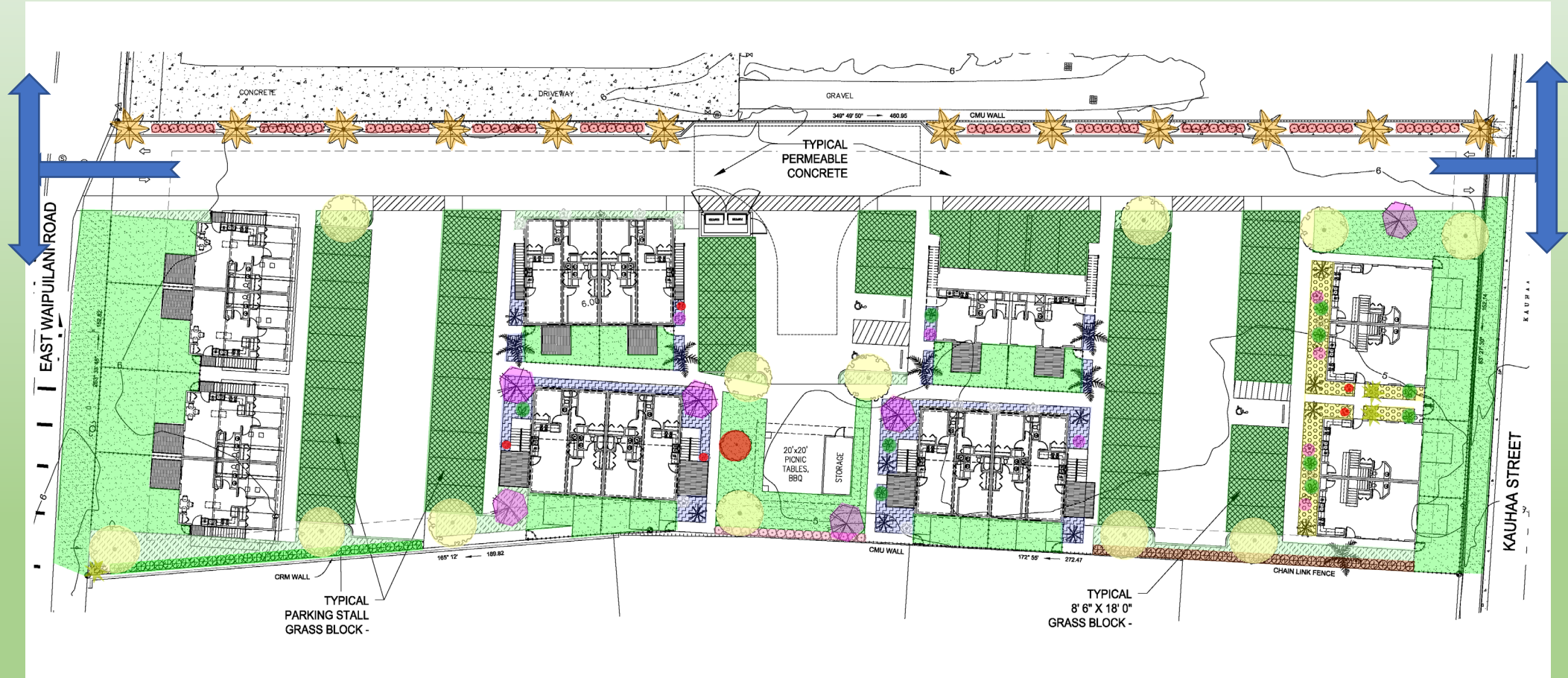

Kristi D. Fluker
Regulatory Specialist

Enclosure

cc:
Mr. Lawrence Camicelli, Akula Builders, LLC (LawrenceC@akula.org)

TRAFFIC

15 Additional Morning Trips
20 Additional Evening Trips
0.1% Overall Increase



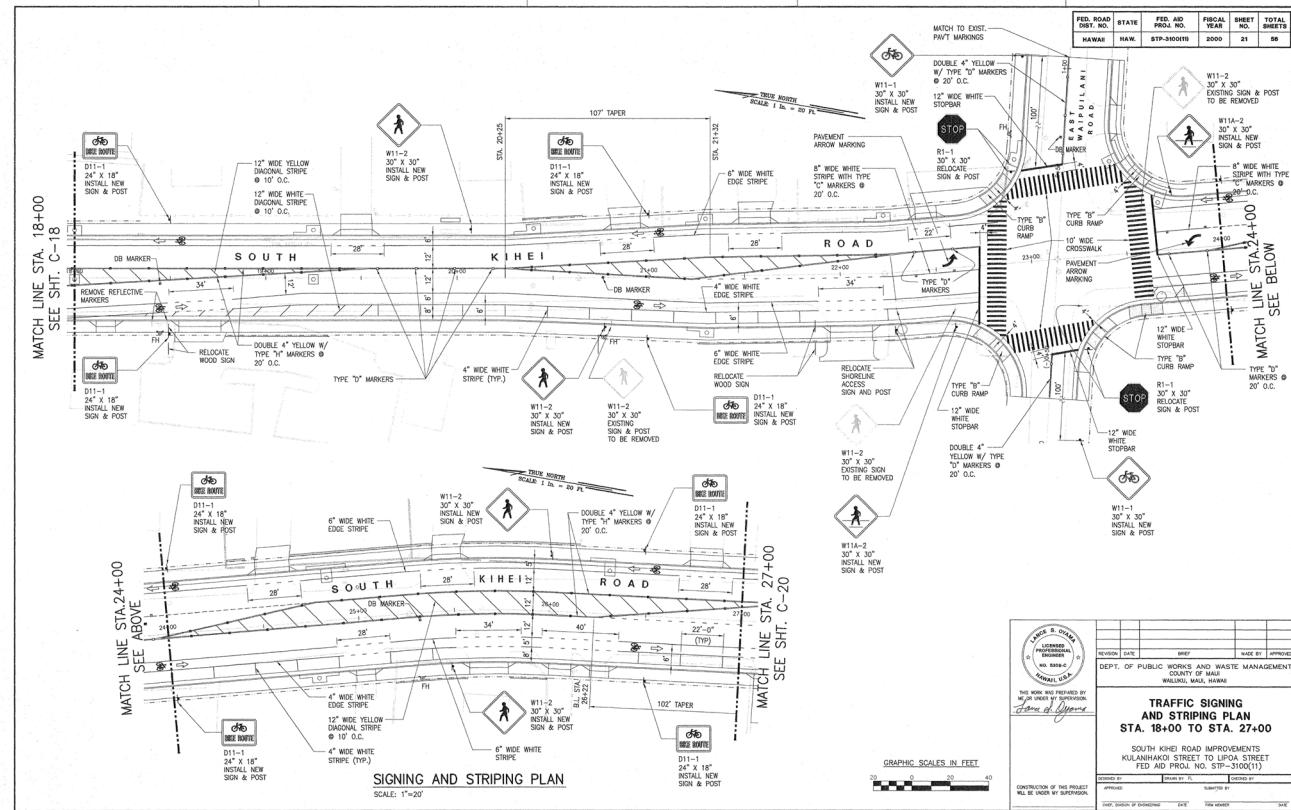
REGIONAL INFRASTRUCTURE NORTH – SOUTH COLLECTOR ROAD (LILOA)

CONCEPTUAL PLAN



REGIONAL INFRASTRUCTURE

SOUTH KIHAI ROAD - IMPROVEMENTS



AFFORDABLE PRICING

CONCEPTUAL INCOME TARGETING AND DEFERRED PAYMENT MORTGAGE PROGRAM

# Units	2	7	1	13	1	4
Sq Footage	450	731	731	900	900	1360
# Beds/# Baths	1/1	2/1	2/1	3/2	3/2	3/2.5
Original AMI %	80-100%	100-120%	100-120%	100-120%	120-140%	120-140%
Original Purchase Price	\$332,900	\$404,345	\$485,265	\$570,900	\$661,100	\$661,100
Estimated Original Monthly Payment*	\$2,160	\$2,623	\$3,148	\$3,704	\$4,293	\$4,293
Adjusted AMI %	60-80%	60-80%	60-80%	80-100%	80-100%	100-120%
Avg County Expanded DPA Grant per Homebuyer	\$67,000	\$81,000	\$162,000	\$96,000	\$191,000	\$95,000
Adjusted Purchase Price*	\$199,000-\$266,000	\$243,000-\$323,000	\$243,000-\$323,000	\$428,000-\$475,000	\$428,000-\$475,000	\$523,000-\$571,000
Monthly Payment*	\$1,291-\$1,725	\$1,576-\$2,094	\$1,576-\$2,094	\$2,776-\$3,081	\$2,776-\$3,081	\$3,393-\$3,705



*Conceptual and subject to change

AFFORDABLE PRICING

Monthly HOA Fees Include

- ✓ Water
- ✓ Sewer
- ✓ Trash
- ✓ Internet Access
- ✓ Property Insurance
- ✓ Landscaping
- ✓ Reserves for Future Maintenance

*note: All items would be paid for by SFR individually.

AFFORDABLE PRICING

Flood Insurance

- Base Flood Elevation 6',
- Structure's Lowest Adjacent Grade 7'
- FEMA Letter of Map Amendment (LOMA)
- Flood Insurance Requirement Dropped

Elevation Certificate

Elevation Certificate Review (Free)

An Elevation Certificate details a structure's elevation. This certificate verifies the elevation of the lowest floor of a house relative to the ground. It's especially important if your house/building is in a FEMA high-risk flood zone.

If you find that the Lowest Adjacent Grade (LAG) of the structure is above the FEMA Base Flood Elevation (BFE), a Letter of Map Amendment is possible.

This will drop the mandatory flood insurance requirement, and if the homeowner choose to have flood insurance, it's available at a heavily reduced price.

How to get an Elevation Certificate

If you are looking for an elevation certificate, check with your local government for any elevation information or certificate on file. You may have one in your closing documents. If not, check with the local building department to see if there is one in your permit file or contact the builder that sold the property. If nothing is available, you must contract a state-licensed surveyor to complete the Elevation Certificate. The price of an elevation certificate varies greatly by state. We recommend calling around to find an average price in the area...hopefully, the homeowner can find a good deal.

What should I do if I have an Elevation Certificate?

You can email us a copy for a Free Elevation Certificate Review. We will study the elevations and discuss your options. Save time and money by working with an experienced FEMA Map Specialist.

[Send us Elevation Certificate](#)

Name

Email *

Address in question

Do you have an Elevation Certificate?

☐ Yes

☐ No

Let us know about your situation (optional)

[Send to Map Specialist](#)

*Conceptual and subject to change

AFFORDABLE PRICING

Private Mortgage Insurance (PMI)

- Underwriting Methods
- Calculating Loan to Value Ratios (LTV)
- Resale Restrictions

Home / Selling Guide / Origination thru Closing / Subpart B5: Unique Eligibility and Underwriting Considerations / Chapter B5-5: Community Seconds, Community Land Trusts, and Loans with Resale Restrictions
/ Section B5-5.2: Loans with Resale Restrictions

Share

B5-5.2-03, Loans with Resale Restrictions: Underwriting and Collateral Considerations (07/28/2015)

Introduction

This topic provides information on loans with resale restrictions, including:

- [Underwriting Methods](#)
- [Calculation of LTV Ratios](#)
- [Allowable Resale Restrictions](#)
- [Duration of Resale Restrictions](#)
- [Resale Restriction Appraisal Requirements](#)

Underwriting Methods

Loans with resale restrictions may be underwritten manually or with DU. DU will issue a message that the lender must ensure that the loan meets all the requirements for properties with resale restrictions, including property type, amortization type, and loan purpose.

Calculation of LTV Ratios

When resale restrictions terminate automatically upon foreclosure (or the expiration of any applicable redemption period), or the recordation of a deed-in-lieu of foreclosure, the sales price is typically not a reliable indicator of market value for the property. Accordingly, for these types of mortgages, Fannie Mae permits lenders the option to use the appraised value of the property without resale restrictions, rather than the lesser of sales price or appraised value with the restrictions in place, when calculating the LTV and CLTV ratios (and HCLTV ratio if applicable).

Fannie Mae is permitting this calculation based on the market value without resale restrictions because it is indicative of the actual value of the property in the event of a foreclosure or acceptance of a deed-in-lieu of foreclosure (disregarding factors that may affect value after origination and prior to foreclosure).

For loans underwritten with DU, the lender must enter "Affordable LTV" in the Product Description field in the online loan application. This will result in DU calculating the LTV, CLTV, and HCLTV ratios based solely on the appraised value for purchase transactions (and not the lesser of the sales price or appraised value).

When resale restrictions survive foreclosure or a deed-in-lieu of foreclosure and the resale restrictions limit the sales price of the property, the lender must use the lesser of the sales price or appraised value of the property with resale restrictions when calculating the LTV, CLTV, and HCLTV ratios, which is the standard method of calculation. Fannie Mae is requiring the standard calculation on the lower value due to the presence of resale restrictions, which would limit the property's sales price in the event of foreclosure or acceptance of a deed-in-lieu of foreclosure.

*Conceptual and subject to change

NEIGHBOR/KCA PREFERRED ALTERNATIVE

MARKET RATE SINGLE FAMILY HOMES

STATE LAND USE: URBAN

MAUI ISLAND PLAN: URBAN GROWTH BOUNDARY

COMMUNITY PLAN: RESIDENTIAL

ZONING: R-3

10,000 sqft lots

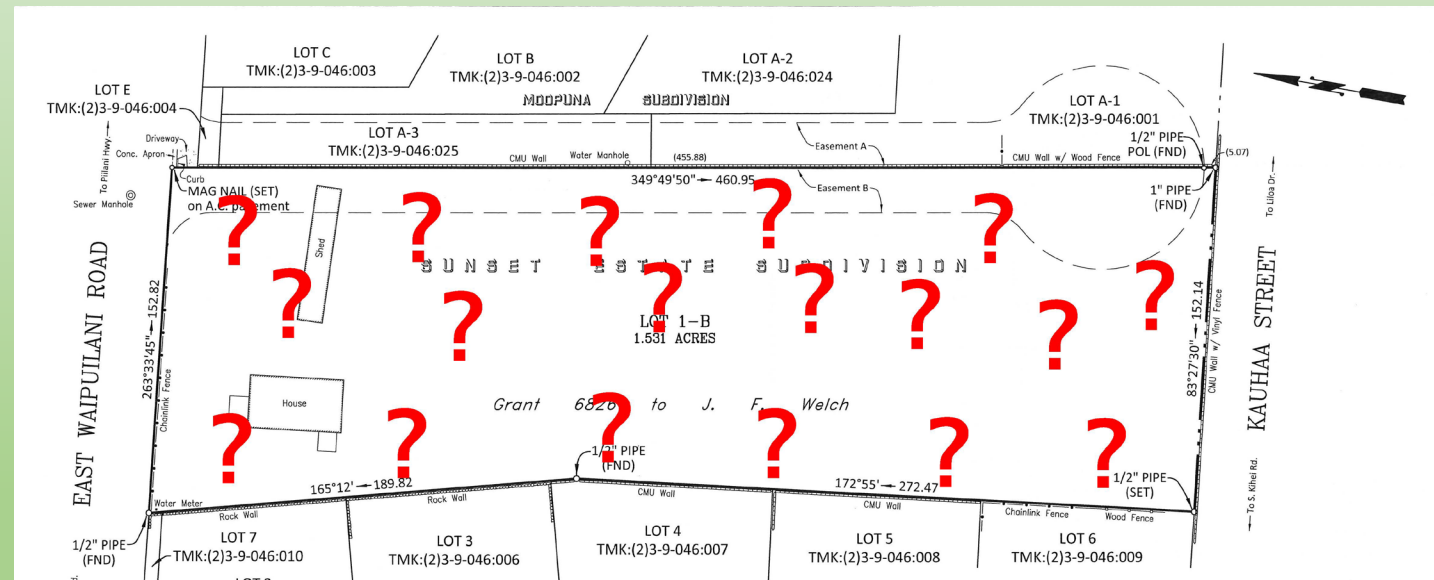
Main House

Two Ohanas (720 sq ft)

No residency requirement for purchase

SAME

- Drainage Requirements
- Runoff Requirements
- Regional Issues
- Climate/SLR Concerns and Issues



HALE WAIPU'ILANI WORKFORCE HOUSING

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- 100% Maui Resident Buyers
- 100% Owner Occupied
- Mixed Use
- Infill
- NO Short-Term Rentals
- 28 Homes
- Common Area & Pavilion
- Dual Access - Kauha'a and E. Waipuilani
- Environmentally Sensitive Design
- Medium Density (Missing Middle Housing)
- 6th Revision Due to Community Input
- NO Investors

MAHALO