

Wailuku Apartment Rental Housing Project Pursuant to 201H-38, HRS

TMK no. (2) 3-5-001:064
Waiale Road, Wailuku, Island of Maui, Hawaii

October 17, 2018

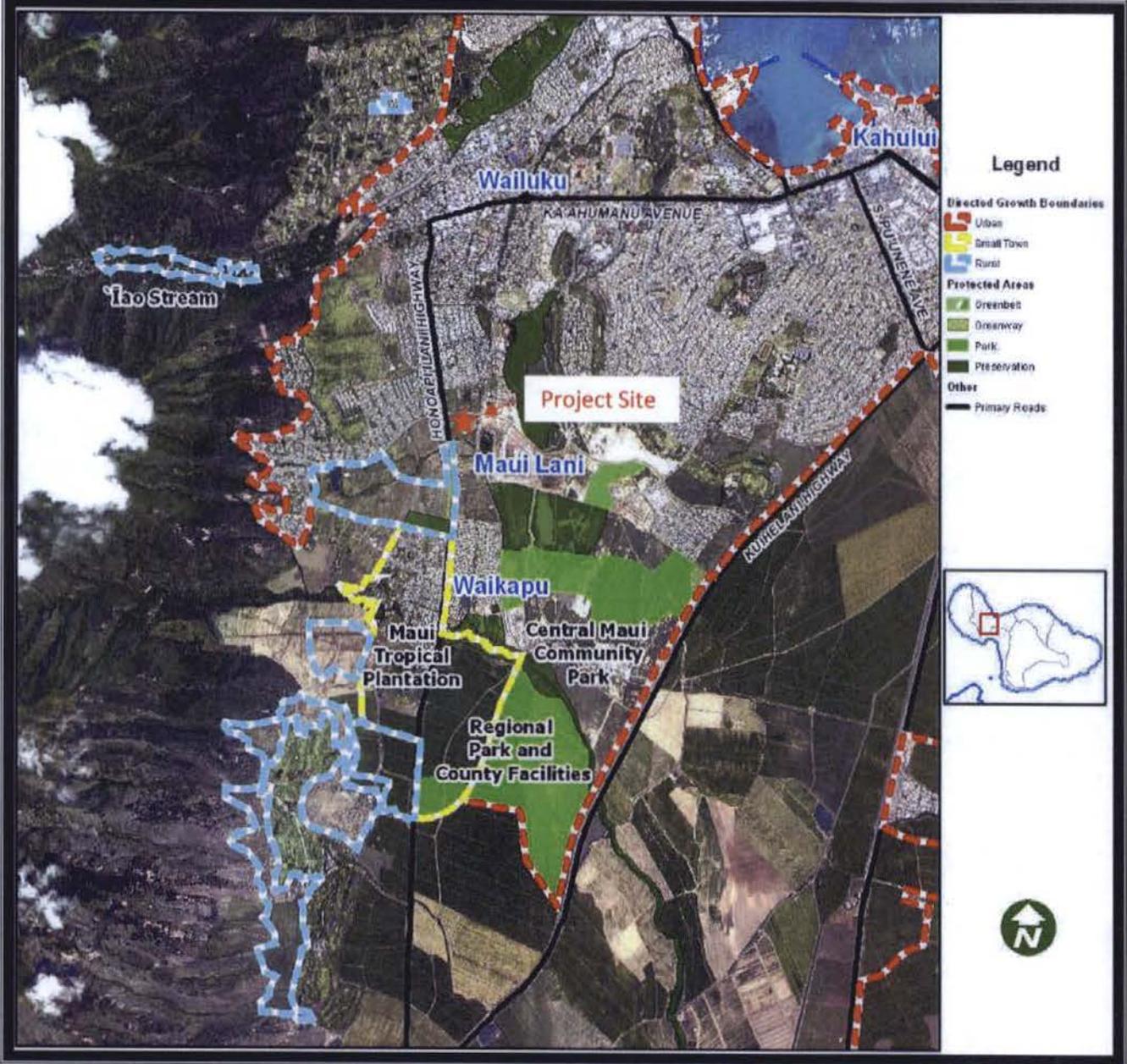
RECEIVED AT LU MEETING ON 10/17/18¹
Linda Schetz

Project Summary

Applicant & Owner:	Legacy Wailuku LLC
Location:	TMK no. (2) 3-5-001:064 Waiale Road, Wailuku, Island of Maui, HI
Acreage of Parcel:	14.416 acres
No. of Units	324 units
Parking Stalls:	661 stalls
Proposed Affordability:	60% Affordable Housing Project Pursuant to 201H-38, Hawaii Revised Statutes
Affordability Period:	30 years
State Land Use District:	Agriculture
County Zoning:	Agriculture
Community Plan:	Agriculture
Maui Island Plan:	Urban Growth Boundary

Maui Island Plan – Urban Growth Boundary

Wailuku – Kahului – Planned Protected Areas



Project Highlights

- Maui's first privately financed workforce rental project in approximately 30 years.
- 43% of Maui's Households are renters. Maui needs 3,119 housing units by 2025 for 80-140%AMI households. Our project would meet only 10% of that housing demand.
- 324 units of studios, 1-, 2-, and 3-bedroom units.
- Does NOT require any direct County, State, or Federal subsidies.
- Affordability period is 30 years.
- State agency Hawaii Housing Finance Development Corporation has processed the Environmental Assessment.
- Environmental Assessment received a Findings of No Significant Impact (FONSI) from HHFDC on July 3, 2018.
- HHFDC Board approved project on August 15, 2018.

Project Vision

To build “workforce housing” for police officers, fire fighters, teachers, nurses and others doing essential services that ought to be better rewarded. It’s in every community’s best interest to have the backbones of their society live in town.

To meet the needs of 22,735 renter households in Maui and fight the hidden costs of our housing crisis.

Through this project we aim to provide representation and voice to renters and future residents who will live in our community.

Proposed Unit Distribution by AMI Category & Rent Range

Area Median Income Level	Income Group	Number of Units	Rental Range*	Percentage of Units
51-80% (as required by 2.96)	Low income	55	\$627 - \$1,616	17%
81-100% (as required by 2.96)	Below-moderate income	55	\$1,123 - \$2,107	17%
101-120% (as required by 2.96)	Moderate income	55	\$1,453 - \$2,598	17%
121-140% (as required by State**)	Above-moderate income	30	\$1,783 - \$3,089	9%
Subtotal of Affordable Units		195		60%
Market Units		129	TBD	40%
Grand Total		324		100%

*Rents are based on 2018 HHFDC Rent Guidelines minus utility allowance which are derived from HUD median income limits. These are subject to change based on annually published rent guidelines and utility allowances by State and County agencies.

**State General Excise Tax Exemption requires that 60% of the total unit count be at rents of 140%AMI or below. These additional 30 units required by State to meet the 60% GET exemption to help subsidize the affordable units.

HHFDC Rent Guidelines, Income Qualification Process & Environmental Assessment

- Two sets of HUD income guidelines exists:
 - HUD's Section 8 Limits
 - HUD's Multifamily Tax Subsidy Program Limits (MTSP) (Low-income housing tax credit and tax exempt bond projects)
- From a private sector development standpoint, using the MTSP/HHFDC income guidelines help make the project feasible.
- Maui County guidelines may be appropriate for targeting other market segments, such as affordable for sale housing. Under consultation with HHFDC and DHHC we felt it was best to follow HHFDC rent guidelines and income qualification process.

Some additional information on this subject:

[HUD-Published Income Limits – Section 8 vs. MTSP: https://www.youtube.com/watch?v=0ZHVAT7X_M4](https://www.youtube.com/watch?v=0ZHVAT7X_M4)

[HUD MTSP Income Limits \(Including HERA Special and Hold Harmless\): https://www.youtube.com/watch?v=AEOVYIKVDGA](https://www.youtube.com/watch?v=AEOVYIKVDGA)

Project Location is within the Urban Growth Boundary and Centrally Located, Walkable, Close to Amenities

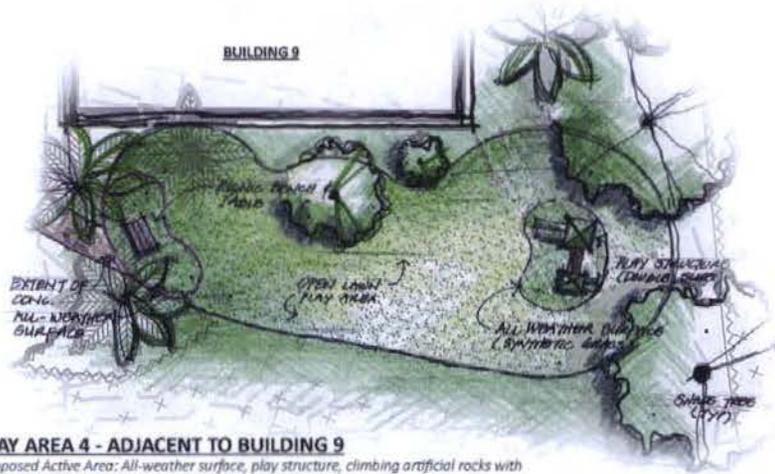




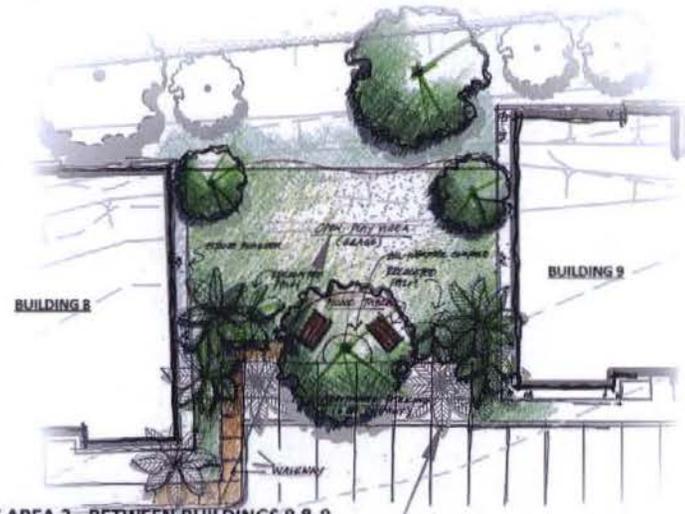
Preliminary Landscape and Site Plan

NOTE: ALL LANDSCAPE PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM UTILIZING WATER AND ENERGY CONSERVING EQUIPMENT AND PRACTICES.

Open Lawn Play Areas



PLAY AREA 4 - ADJACENT TO BUILDING 9
 (Proposed Active Area: All-weather surface, play structure, climbing artificial rocks with picnic table & bench in proposed open grassed play area.)



PLAY AREA 3 - BETWEEN BUILDINGS 8 & 9
 (Proposed Passive Area: All-weather surface, picnic tables & bench in proposed open smaller grassed play area. Additional tandem parking provided.)



PLAY AREA 1&2 - ADJACENT TO COMMUNITY CENTER & POOL
 (Proposed Active Area: PA 1: All-weather surface, play structure, climbing artificial rocks and benches in proposed open grassed play area. PA 2: All-weather surface, climbing rocks & cargo nets w/ Sea putting holes.)



OPEN LAWN PLAY AREA CONCEPTS

WAILUKU APARTMENTS

NOVEMBER 13, 2017



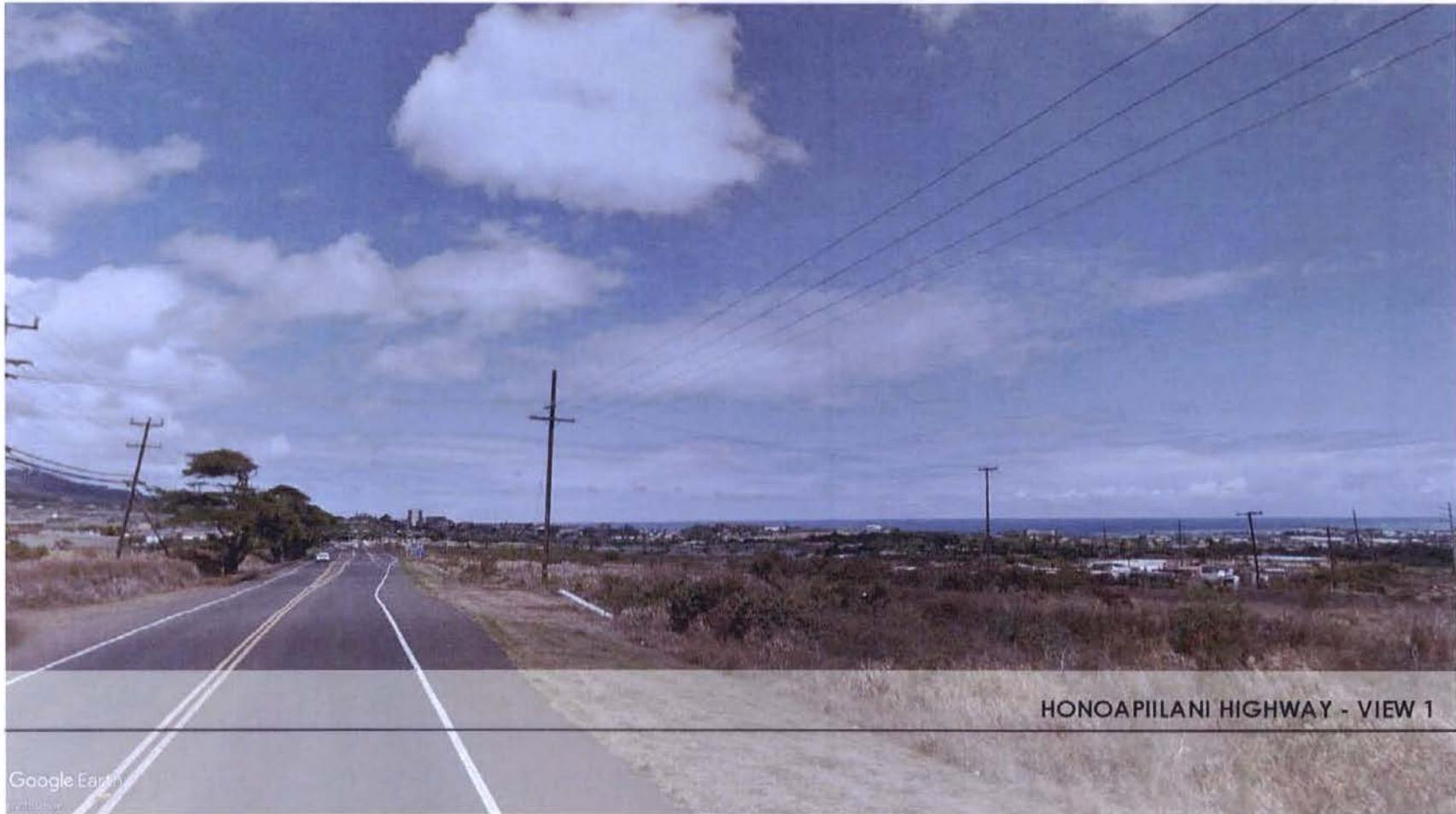
TYPICAL FLOOR PLAN (TYPE II)



TYPICAL ELEVATION (TYPE II)

SITE PLAN/TYPICAL ELEVATION (TYPE II)
 WAILUKU APARTMENTS RENTAL HOUSING PROJECT

SEPTEMBER 21, 2018



Google Earth
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HONOAPIILANI HIGHWAY - VIEW 1

FEBRUARY 09, 2018

VIEW ANALYSIS
FOR PROPOSED
WAILUKU APARTMENT 201H PROJECT





Artistic conceptual rendering

HONOAPIILANI HIGHWAY - VIEW 1

Google Earth
© 2017

ELEVATIONS BASED ON PRELIMINARY GRADING PLAN PREPARED BY WARREN S. UEMORE ENGINEERING, INC. - APRIL 2017
SITE LANDSCAPING BASED ON PRELIMINARY LANDSCAPE PLAN PREPARED BY RUSSEL Y. GUSGHI A.S.A. LANDSCAPE ARCHITECTS - JULY 2017

FEBRUARY 09, 2018

VIEW ANALYSIS FOR PROPOSED WAILUKU APARTMENT 201H PROJECT





Google Earth

HONOAPIILANI HIGHWAY - VIEW 2

FEBRUARY 09, 2018

VIEW ANALYSIS
FOR PROPOSED
WAILUKU APARTMENT 201H PROJECT





Artistic conceptual rendering

Google Earth

HONOAPIILANI HIGHWAY - VIEW 2

ELEVATIONS BASED ON PRELIMINARY GRADING PLAN PREPARED BY WARREN Z. UMEMORI ENGINEERING, P.C., APRIL 2017
 SITE LANDSCAPING BASED ON PRELIMINARY LANDSCAPE PLAN PREPARED BY RUSSELL Y. GUSHTI ASLA LANDSCAPE ARCHITECTS - JULY 2017

FEBRUARY 09, 2018

VIEW ANALYSIS
 FOR PROPOSED
 WAILUKU APARTMENT 2011H PROJECT





1. Existing Morning Peak Traffic Queues
2. Proposed Left Turn Lanes
3. Future DPW Intersection Improvements
4. Future Maui Lani Parkway Extension
5. Future DPW Roundabout

1

3

4

2

5



PUPU KUKUI
ELEMENTARY SCHOOL

MAUI MEMORIAL PARK

MAUI COMMUNITY
CORRECTIONAL CENTER

WAIALE PARK

FOODLAND

LONGS DRUGS

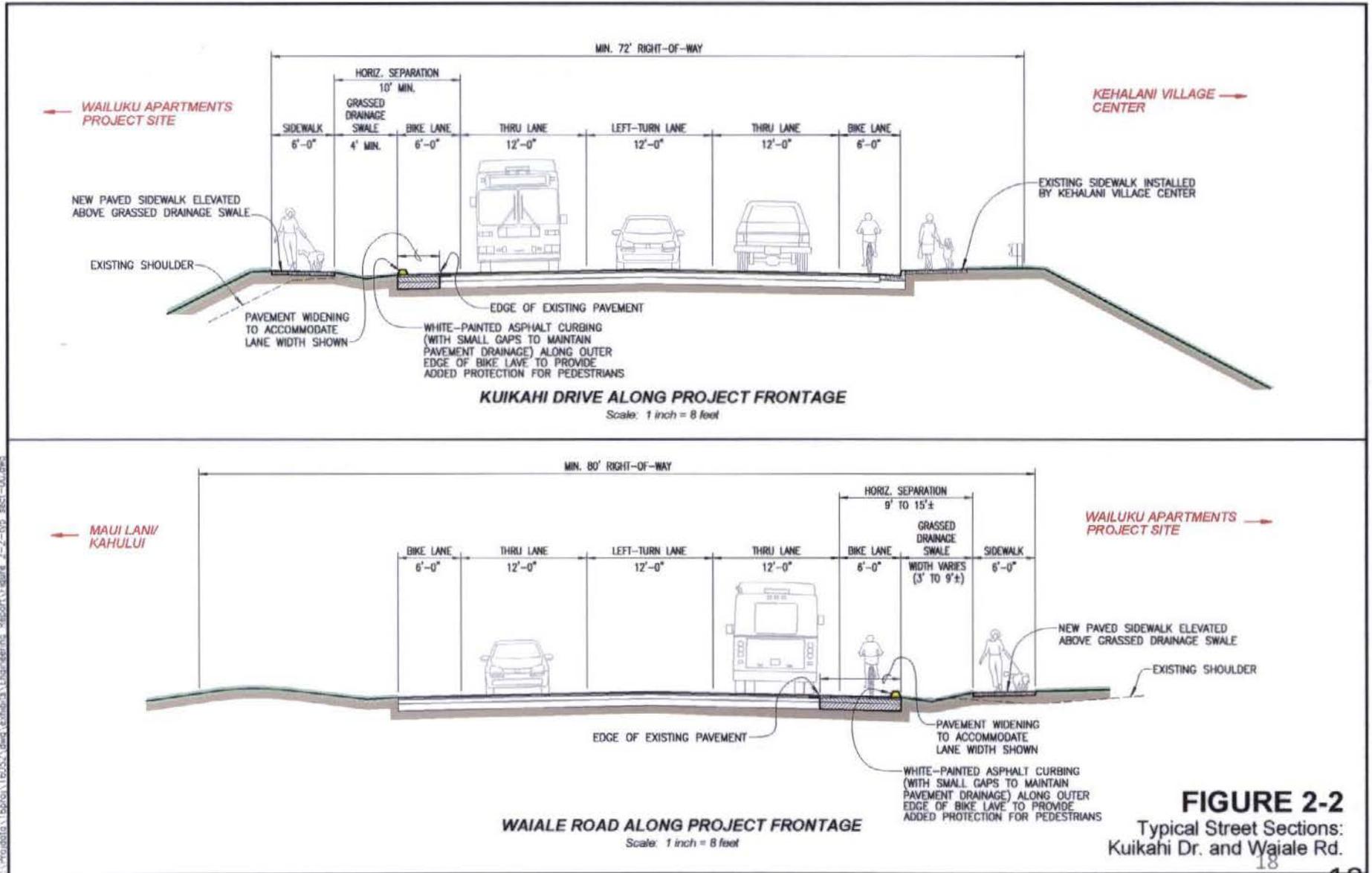
WAILUKU APARTMENTS

BINHI AT ANI FILIPINO
COMMUNITY CENTER

MAUI WAENA INTERMEDIATE
SCHOOL

THE DUNES AT
MAUI LANI GOLF COURSE

Traffic Mitigation



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Traffic Mitigation



7:00AM – 7:30AM

Traffic Mitigation



7:30AM – 7:40AM & 7:50AM - 7:55AM

Traffic Mitigation



7:40 AM – 7:50 AM

Drone Video of Traffic from
7:15AM to 8:10AM
on a Typical School Week Day



KUIKAHI ROAD TRAFFIC STUDY
FEBRUARY 12, 2018
HONOAPIILANI HWY. INTERSECTION EAST TO WAI'ALE
START TIME 7:15 A.M.

[30 Second Time Lapse Video
https://www.dropbox.com/s/n8ckoq28m4ta557/30%20Sec%20Time%20Lapse.avi?dl=0](https://www.dropbox.com/s/n8ckoq28m4ta557/30%20Sec%20Time%20Lapse.avi?dl=0)

[1 Minute Time Lapse Video
https://www.dropbox.com/s/86fy9dcyhcyb263/1%20Minute%20Timelapse.avi?dl=0](https://www.dropbox.com/s/86fy9dcyhcyb263/1%20Minute%20Timelapse.avi?dl=0)

[2 Minute Time Lapse Video
https://www.dropbox.com/s/a0ep6ubu8zrvpet/2%20Minute%20Timelapse.avi?dl=0](https://www.dropbox.com/s/a0ep6ubu8zrvpet/2%20Minute%20Timelapse.avi?dl=0)

Community Outreach

FACE Maui April 2017	Ka Hale A Ke Ola and Hale Makana April 2017	Face Maui May 2017
Waikapu Community Association May 2017	Kehalani Homeowner's Association Board May 2017	Face Maui June 2017
Waikapu Community Association June 2017	Reid Kawabata (Waikapu Community Association President) August 2017	Dick Mayer September 2017
Lucienne DeNaie (Sierra Club Maui President) October 2017	Carpenter's Union October 2017	Wailuku Heights Homeowner's Association October 2017
Hawaii Government Employees Association October 2017	Kehalani Homeowner's Association October 2017	Waikapu Community Association Membership Meeting November 2017
Waikapu Community Association Meeting March 2018	Kehalani Community Association Annual Meeting April 2018	University of Hawaii Maui College October 2018
Boys and Girls Club of Maui October 2018	Hale Makua October 2018	Maui Memorial Hospital Nurses October 2018

Over 60 meetings took place with County and State Agencies, Community Organizations, Individual Maui Stakeholders, and Non-profits. Above is just a list of some of the community meetings that took place over the last 18 months.

Preliminary Project Timeline

Milestones	Date
201H & DBA Approvals	December 2018
Architecture, Engineering, and Permitting	January 2019 to April 2020
Start Building Construction	April 2020
Pre-leasing Starts for all Rental Units	September 2020
Delivery of Building 1, Recreation and Leasing Center (36-Affordable Units)	November 2020 (First Move-ins!)
Delivery of Building 2 (36-Market Units)	January 2021
Delivery of Building 3 (36-Affordable Units)	March 2021
Delivery of Building 4 (36-Market Units)	May 2021
Delivery of Building 5 (36-Affordable Units)	July 2021
Delivery of Building 6 (36-Market)	September 2021
Delivery of Building 7 (36-Affordable Units)	November 2021
Delivery of Building 8 (21-Market and 15-Affordable)	January 2022
Delivery of Building 9 (36-Affordable)	March 2022

We are allowing 14 months for design and permitting. If the permitting process takes longer then it will push our construction start date out.

This is a preliminary project schedule. Unforeseen changes that are not in the developer's control such as tariffs, economic conditions, major construction cost increases, labor shortages, and permitting processes may cause the timeline to change over time.