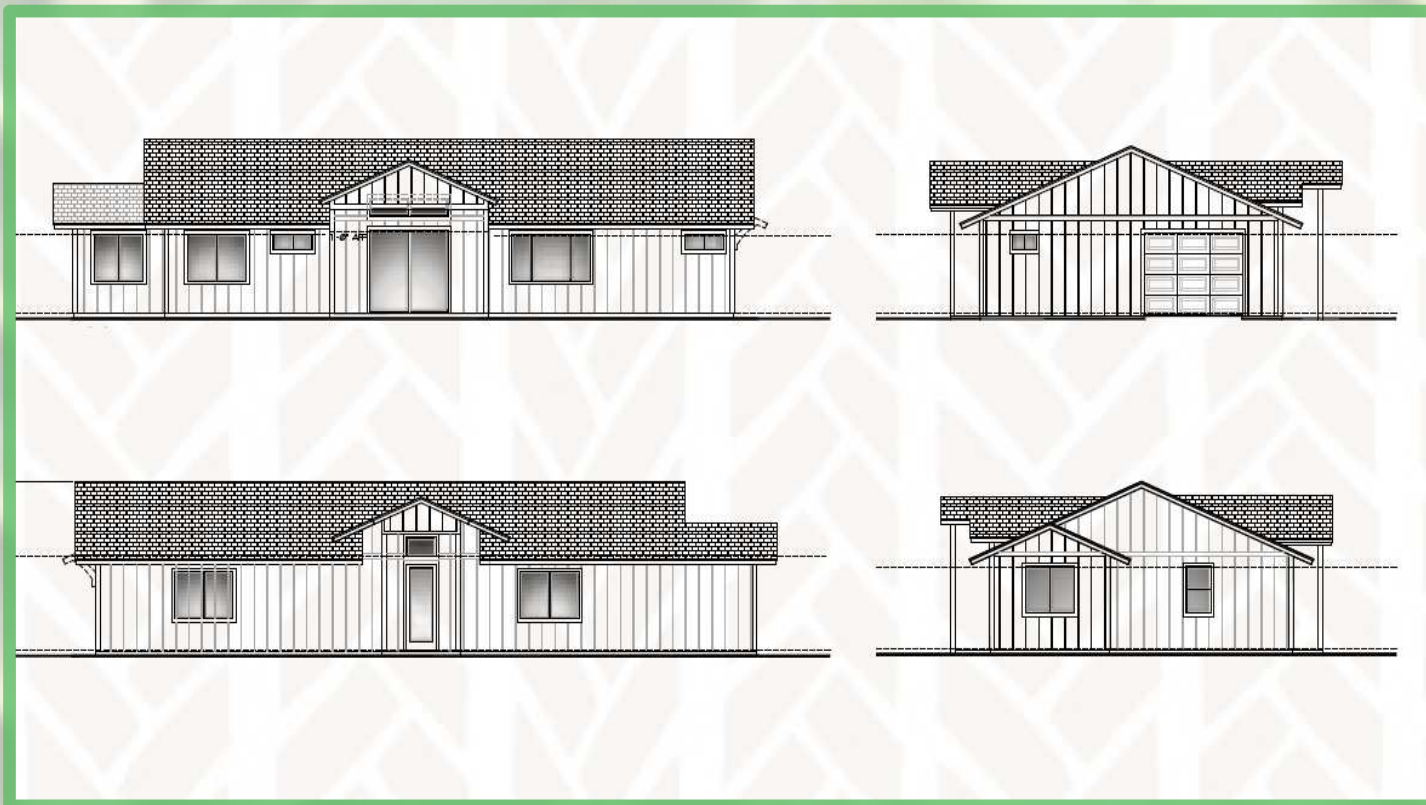


# Makila Kai



Maui County Council Land Use Committee  
November 1, 2017



# Makila Kai Team

**Greg Brown – Makila Kai LLC Landowner/Developer**

**Tom Schnell – PBR HAWAII – Planning Consultant**

**Tom Nance – Tom Nance Water Resource Engineering –  
Hydrologist/Water Engineer**

**Darren Unemori – Warren S. Unemori Engineering, Inc. – Civil  
Engineer**

**Cheryl Soon – SSFM International – Traffic Engineer**

**Tom Welch – Mancini, Welch & Geiger, LLP – Legal Counsel**

# Location





# Background

- Makila Kai:
  - 25 workforce homes on ½ acre lots
  - 24 market-rate homes on 1.5 to 2 acre lots
  - 50% in greenbelt, park, open space, and setback areas
- Council adopted Makila Kai “201H” Resolution on June 16, 2017 (Resolution 17-108)
- Bill 67 – needed for the District Boundary Amendment (DBA) for the 25 workforce home lots (14.594 acres)
  - DBA necessary to allow workforce homes on ½ acre lots

# Makila Kai Plan





# Truly Affordable Homes

- \$50,000 financial gift from Brown Development for all workforce homebuyers
- Prices start at \$178,760, with the \$50,000 gift
- Lottery winner can choose their home size, based on what they can afford
- Homes affordable for 30 years
- Brown Development waives the right to increase workforce home prices if not sold within 90 days (§2.96.090(D)(4), MCC)
- Workforce homes on ½ acre lots allow room for families, gardens, and the ability to expand when needed
- Makila Kai is Maui's most affordable workforce community

# Workforce Home Price Comparison

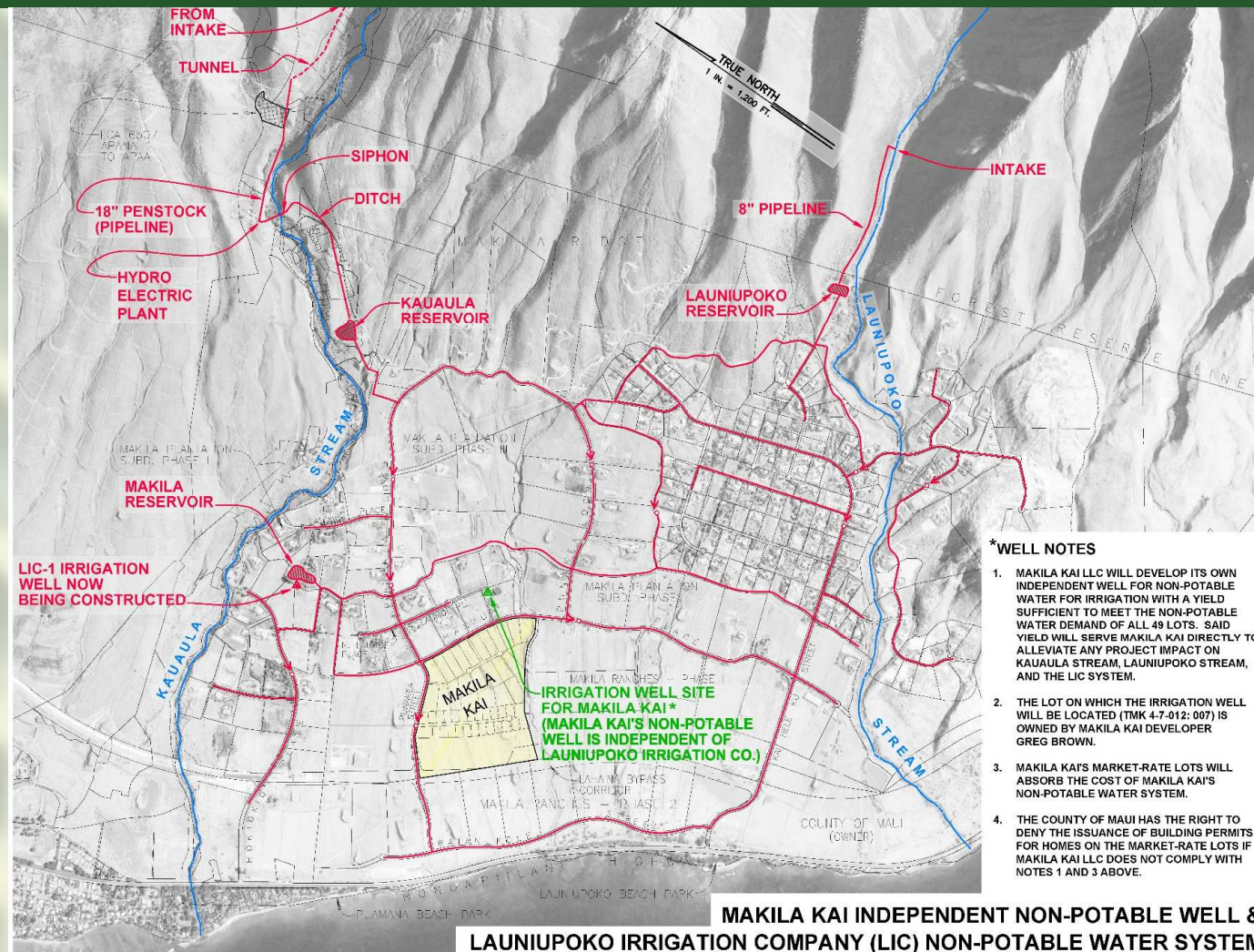
Income Bracket	<b>Makila Kai</b>	Waiale Road 201	Waikapu Gardens II	Kaiaulu at Kaanapali	Kahoma Villages
Below Moderate (80%)	<b>\$178,760 (1 BR)</b>	\$359,400 (3 BR)	\$334,300 (3 BR)	\$359,400 (3 BR)	\$281,520 (2 BR)
Moderate (100%)	<b>\$264,510 (1 BR)</b>	\$449,200 (3 BR)	\$417,800 (3 BR)	\$449,200 (3 BR)	\$414,000 (3 BR)
Above Moderate (120%)	<b>\$321,700 (1 BR)</b>	\$539,100 (3 BR)	\$501,400 (3 BR)	\$539,100 (3 BR)	\$496,800 (3 BR)

# Independent Irrigation Well & System

- Makila Kai will develop its own non-potable irrigation well, storage, and distribution system
  - Well on mauka property owned by Brown Development
  - Independent from LIC system
- Well permit application submitted to CWRM on August 28, 2017
- Makila Kai's non-potable system will not use water from any stream (Kauaula Stream or Launiupoko Stream)



# Makila Kai Irrigation Well



# Potable Water System

- Potable (drinking) water from Launiupoko Water Company (LWC)
  - Separate from LIC system
  - Source: 3 potable wells with more than sufficient capacity for Makila Kai, existing homes, and future users
- Written verification of long-term, reliable supply of water submitted to DWS on August 23, 2017 (“Show Me the Water,” Chapter 14.12, MCC)



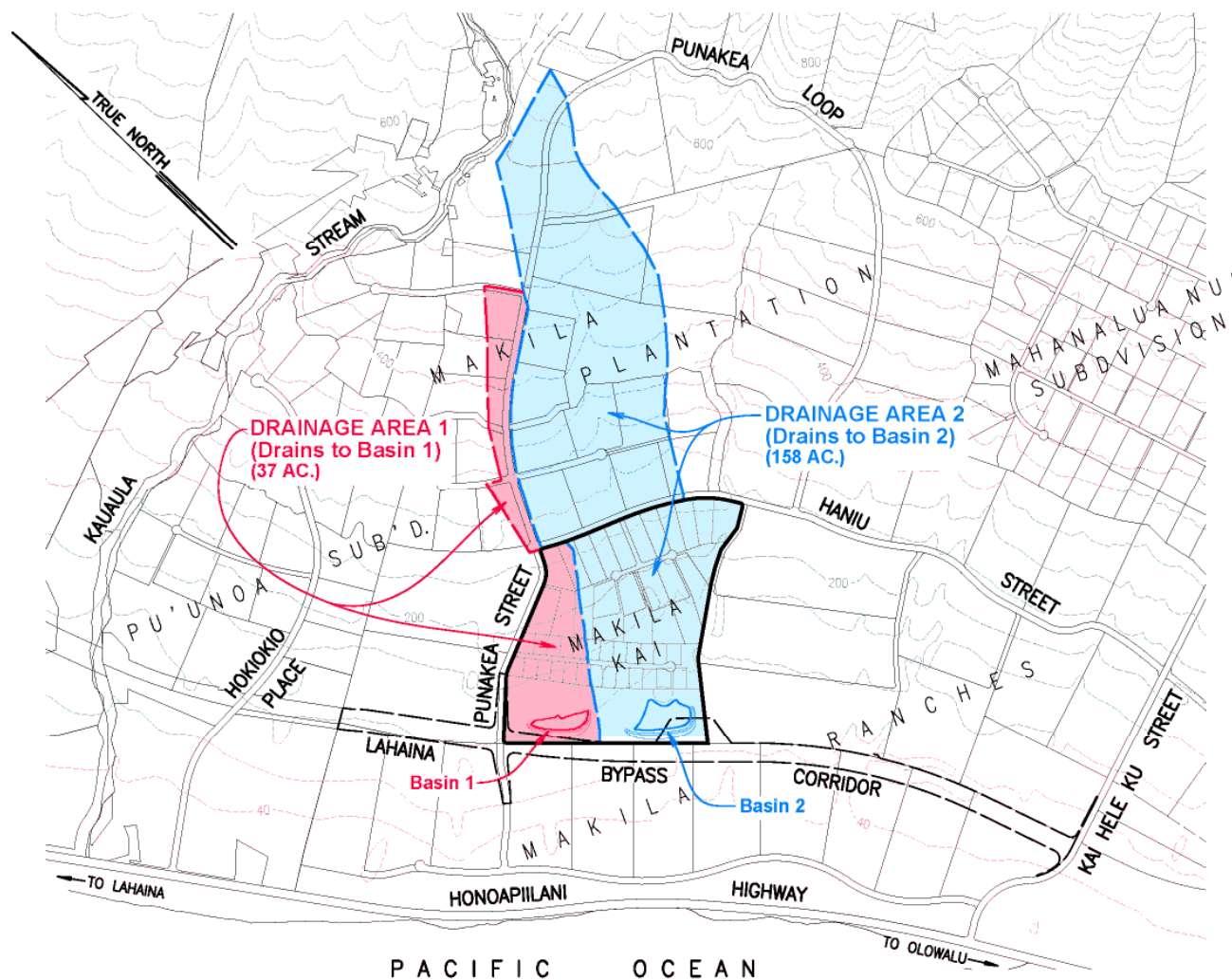
**LAUNIUPOKO WATER COMPANY  
DRINKING WATER SYSTEM**



# Drainage

- Makila Kai will construct 2 oversized retention basins to:
  - Retain runoff from Makila Kai and mauka subdivision
  - Reduce runoff that reaches the ocean
  - Reduce sediment released into the ocean
  - Greatly exceed Maui County DPW standards for flood control and water quality for new developments

# Drainage



# Access





# Access

- **Access to Makila Kai** will be via:
  - Hāniu Street
  - Punakea Street
  - Kai Hele Kū Street, Honoapiʻilani Highway (across from Launiupoko Beach Park & signalized)
- **The Lahaina Bypass**
  - Under construction
  - State DOT confirmed that it is on schedule and will be completed in 2018
  -
- **The Bypass** will provide an additional intersection with Kai Hele Kū Street
- **Traffic Impact Analysis Report concludes:**
  - With Makila Kai, traffic will operate at acceptable levels with the completion of the Lahaina Bypass

# Lahaina Bypass Under Construction



AviatorAgent.com

# “201H” Reso Conditions

- All workforce homes must be developed before or currently with any market-rate homes
- Construction must start within 2 years from the adoption of the resolution
- Must develop a well for non-potable irrigation water for all 49 lots
  - Market-rate lots must absorb the cost of the non-potable water system.
  - The County can deny the issuance of building permits for market-rate homes if the developer does not develop a non-potable well for irrigation
- Developer cannot sell the workforce homes at market rates
- Workforce homes must be owner-occupied for 30-years
- All homes limited to single story (market and workforce)
- No CPR or subdivision of any of the 49 lots allowed (market and workforce)
- No short-term transient vacation (TVR) or short-term rentals allowed (market and workforce)
- Makila Kai must be developed in strict compliance with the representations made to the Council in obtaining the “201H” resolution
- No exemptions to any County fees



# Conclusion

- Makila Kai is Maui's most affordable workforce community
  - \$178,760 – starting prices, with the \$50,000 gift from Brown Development
  - Homes affordable for 30 years
  - Single-family Workforce homes on ½ acre lots
- Council already adopted Makila Kai “201H” Resolution on June 16, 2017 (Resolution 17-108)
- DBA (Bill 67) for workforce homes is necessary for Makila Kai to proceed
- Makila Kai will develop its own non-potable irrigation well, storage, and distribution system
- Makila Kai's non-potable system will not use water from any stream (Kauaula Stream or Launiupoko Stream)
- LWC's 3 potable wells have more than sufficient capacity for Makila Kai and surrounding subdivisions



**Thank You**