

Makila Rural East Workforce Housing Project Pursuant to 201H-38, HRS

By: Maui County Council Affordable
Housing Committee

June 19, 2019

TMK: (2) 4-7-013:006; 007; 008; and
010

Launiupoko, Lahaina, Island of Maui,
Hawaii

RECEIVED AT AM MEETING ON 6/28/19

Project Summary

Project Name: Makila Rural East Workforce Housing Project

Applicant and

Owner: Hope Builders, LLC

Location: TMK: (2) 4-7-013:006, 007, 008, and 010
Launiupoko, Lahaina, Island
of Maui, HI

**Acreage of
Subject**

Parcels: Approximately 97 acres

Project Summary

Proposed Project: 50 Affordable Workforce Housing Units and 45 Market-Priced Agricultural Lots. The project is being processed pursuant to 201H-38, Hawaii Revised Statutes

The proposed affordable workforce housing units will be developed with the following sales priced guidelines in compliance with 2.96.060, Maui County Code:

- a) 15 (30%) homes will be priced to families earning 80% to 100% of Maui's median income
- b) 25 (50%) homes will be priced to families earning 101% to 120% of Maui's median income
- c) 10 (20%) homes will be priced to families earning 121% to 140% of Maui's median income

Project Summary

Proposed Project:	46 single-family units affordable workforce units (will be sold in fee as house and lot package) and 4 live-work units and neighborhood store; 45 market-priced agricultural lots; and community park
Proposed Lot Sizes:	Residential Workforce Housing: Minimum Lot Size 10,000 square Feet Market-Priced Agricultural Lots: Minimum Lot Size 1 acre Community Park: 2 acre Neighborhood Store: Approx. 20,000 Square Feet
Existing Land Use Designation:	State Land Use District "Agriculture" Community Plan "Agriculture" County Zoning "Agriculture" Maui Island Plan "Plan Growth Area, Rural and Outside of Protected Areas"
Approval Required:	By Maui County Council of Project's 201H-38, Hawaii Revised Statutes (HRS) Application and District Boundary Amendment (DBA) from State Ag to Urban District for approximately 14.6 acres for proposed Makila Rural East Workforce Housing Project and neighborhood store.

Key Considerations and Project Vision:

Approximately 56% of the project site will remain open space and agriculture.

500-Foot greenbelt buffer area and building setback is provided consistent with Maui Island Plan.

Accessory dwelling unit (ADU - Ohana) will NOT be permitted within the project.

All homes within the project will be limited to single-story to protect views.

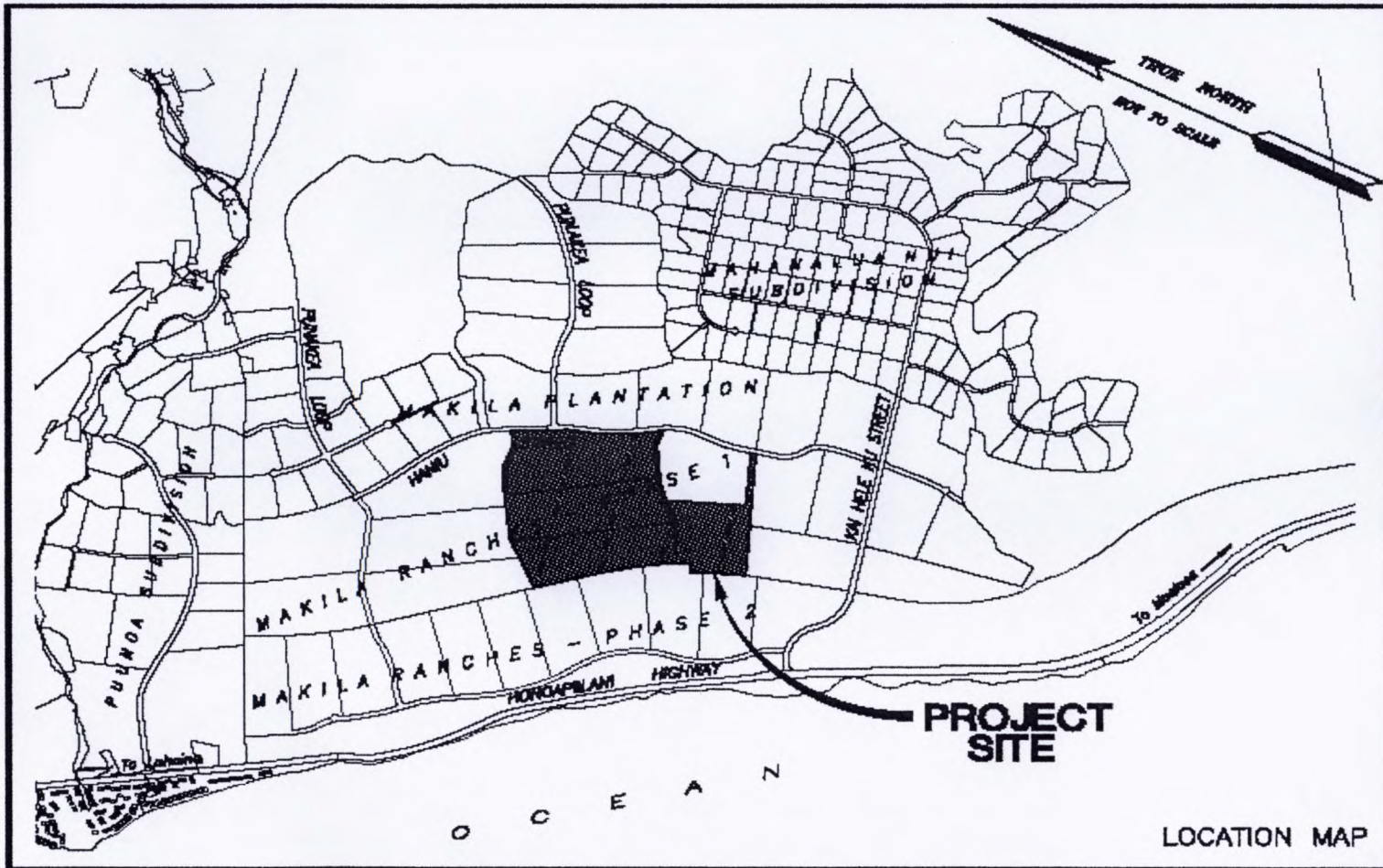
Con't. Key Considerations and Vision

Condominium Property Regime (CPR) will NOT be permitted on market-priced Ag lots.

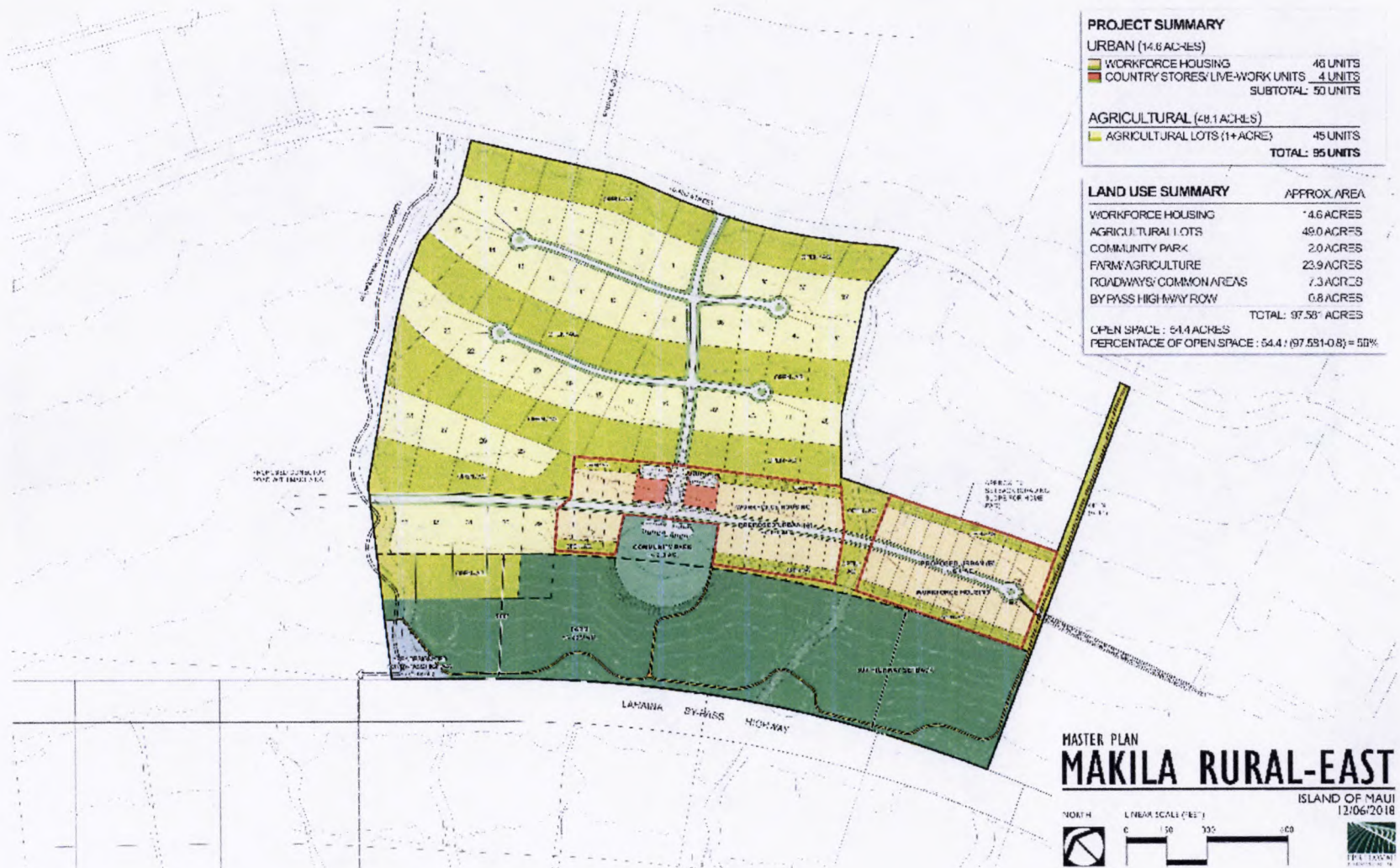
All homes will be served by individual advance Aerobic Treatment Units (ATUs) – resulting a higher quality of treated wastewater compared to septic system.

Potable water will be serviced by PUC regulated Launiupoko Water Co (LWC). Non-potable water will be serviced by Launiupoko Irrigation Co. from groundwater wells (LIC-1, State No. 5139-001) and skimming wells (State Nos. 5240-002 and 003).

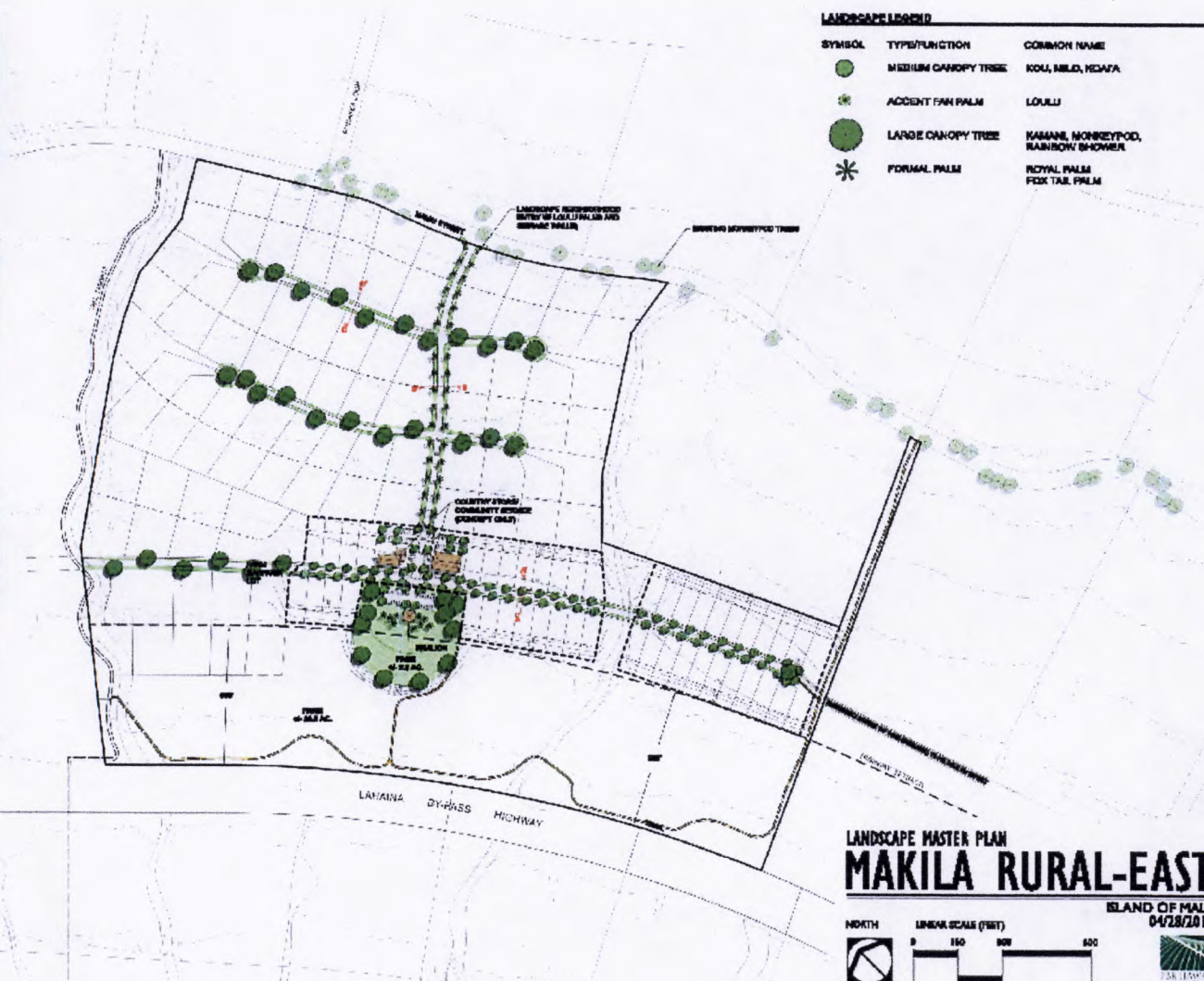
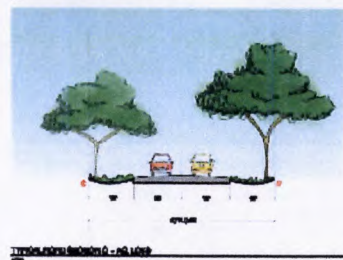
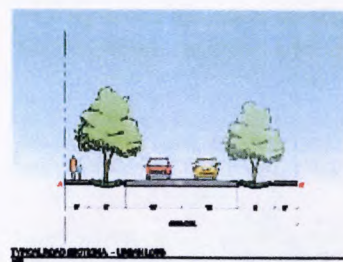
Location Map



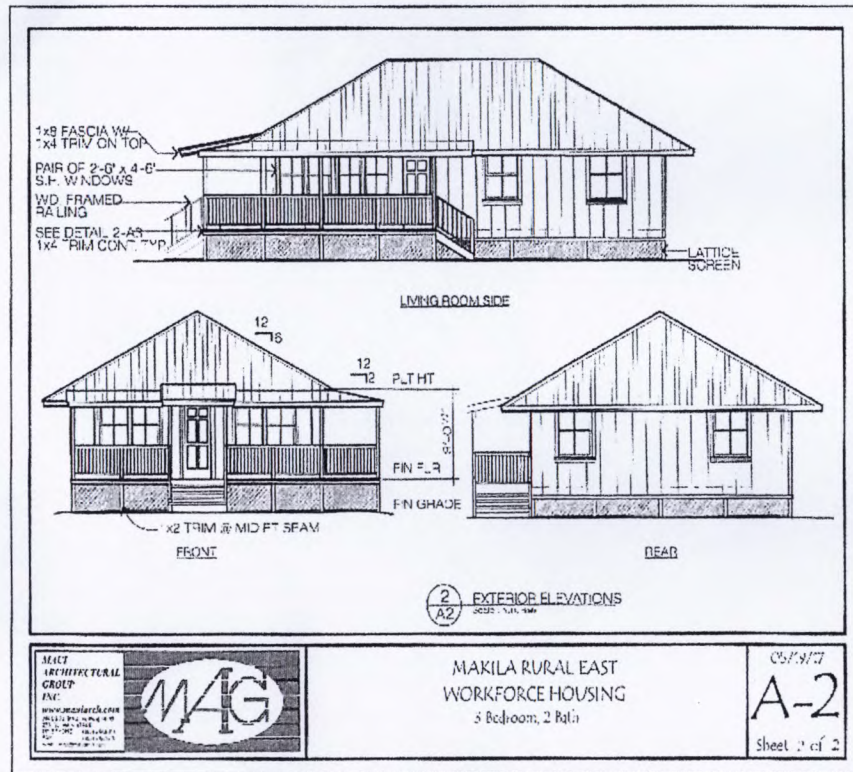
Preliminary Site Plan



Conceptual Landscape Plan



Conceptual House Models



Community and Government Agency Informational Meetings

The Applicant attended several community and government agency meetings to discuss the proposed workforce housing project pursuant to 201H-38, Hawaii Revised Statutes (“HRS”).

THANK YOU