

# Hana Housing Development

## 100% Affordable Single-Family Subdivision

Land Use Committee  
October 18, 2017



# Introduction

## PROJECT TEAM

Land Owner:

Tom & Nancy Hoeffken

Applicant:

GTH Land Company Inc. (Gabe Hoeffken)

Land Use Planners:

Chris Hart and Partners, Inc. (Jordan Hart & Brett Davis)

# Project Location Map

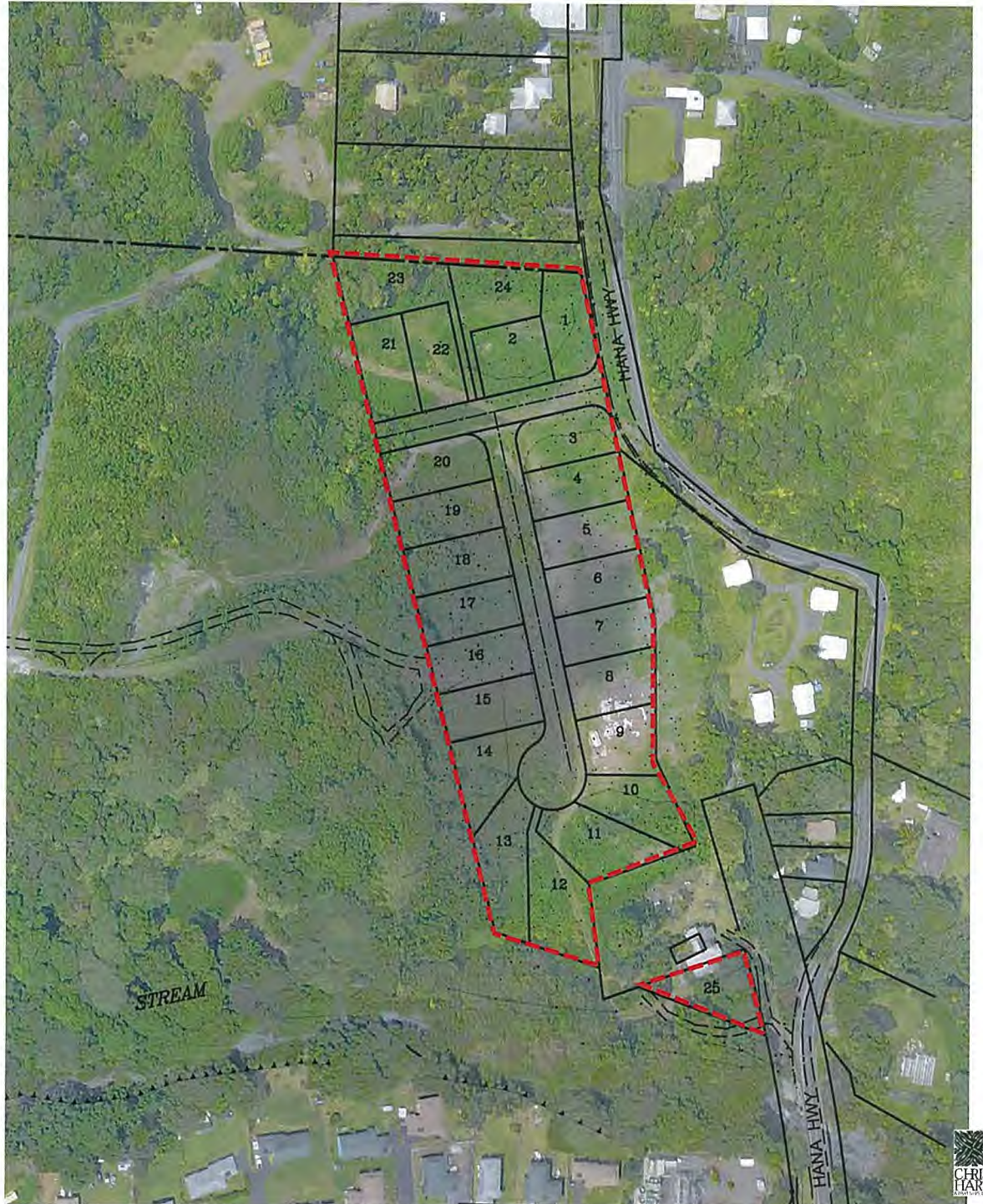


\*Well distance apx 2,500 feet from Project Site



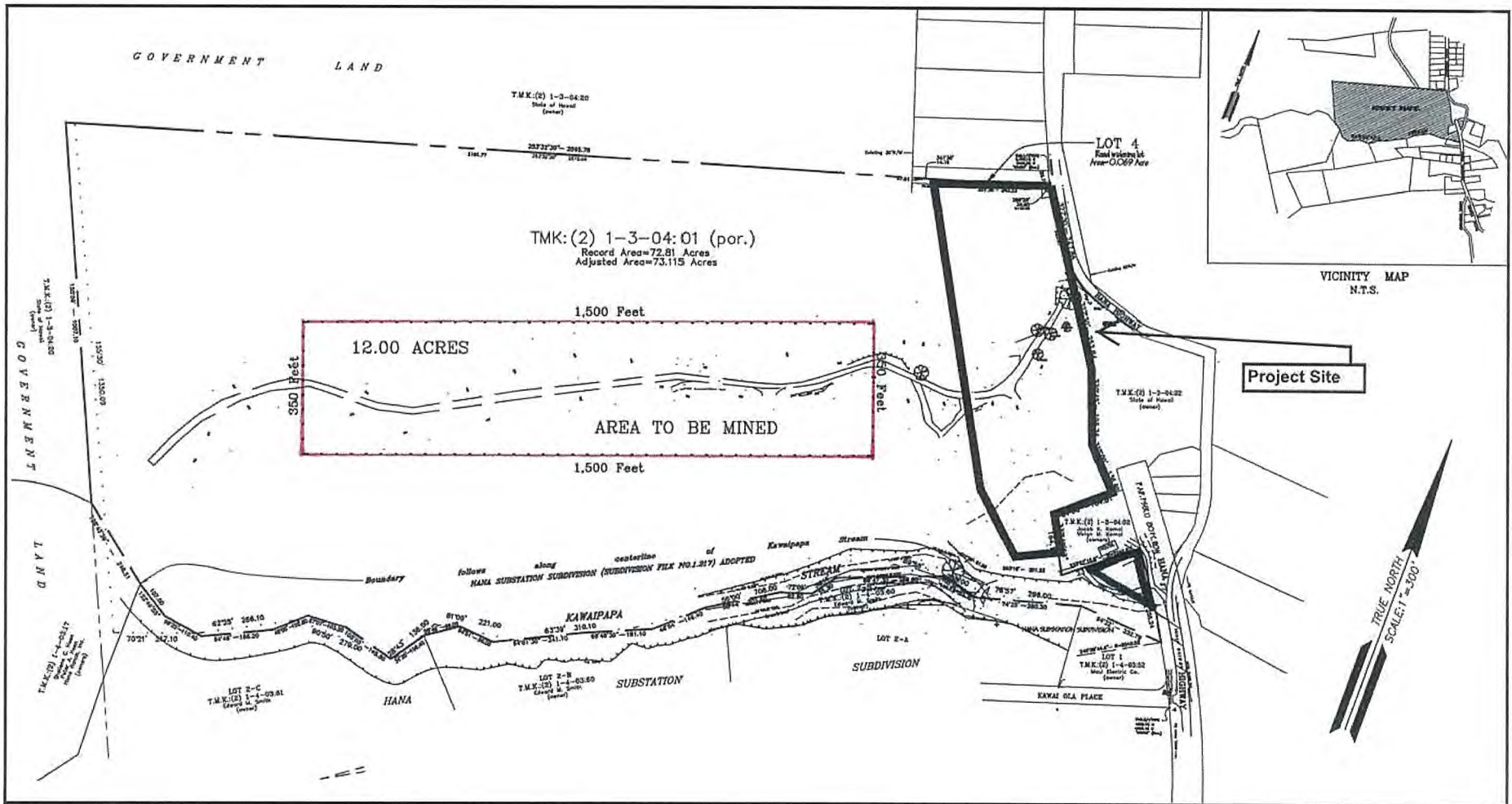


# Subdivision Map





# Location Map of Existing Mining Area



\*Quarry distance apx 303 feet from Project Site

# Project Details

## Subject Property:

TMK: (2) 1-3-004:001 portion

Project Site – 7.226 acre portion of a 72.81 acre parcel

Located at 4356 Hana Highway west of the Kawaipapa Stream

State Land Use:

Agricultural

Community Plan:

R (Rural)

Zoning:

Interim Districts

Maui Island Plan:

Rural Growth Boundary

**(Note: Lot 25 is not in the Rural Growth Boundary)**





















# Project Description

- 100% affordable for sale lots
- 25 total lots, with up to 13 houses provided by Habitat for Humanity aimed at serving Hana families and individuals
  - 10 lots will be sold at 80% and below area median income.
  - 15 lots will be at between 140% - 90% and below area median income.
  - Estimated costs range per unimproved lot is from \$130,000 to \$207,000 using 2017 data. (Note: the Affordable sales price Guidelines are updated annually and these cost estimates could change)
  - Lots will be accessed by 20 ft wide roadway ending in a cul-de-sac designed large enough for emergency services.
  - Rural Design Standards are proposed
    - (i.e. No curbs, gutters and sidewalks)



# Potential Impacts

## • Flora and Fauna Resources

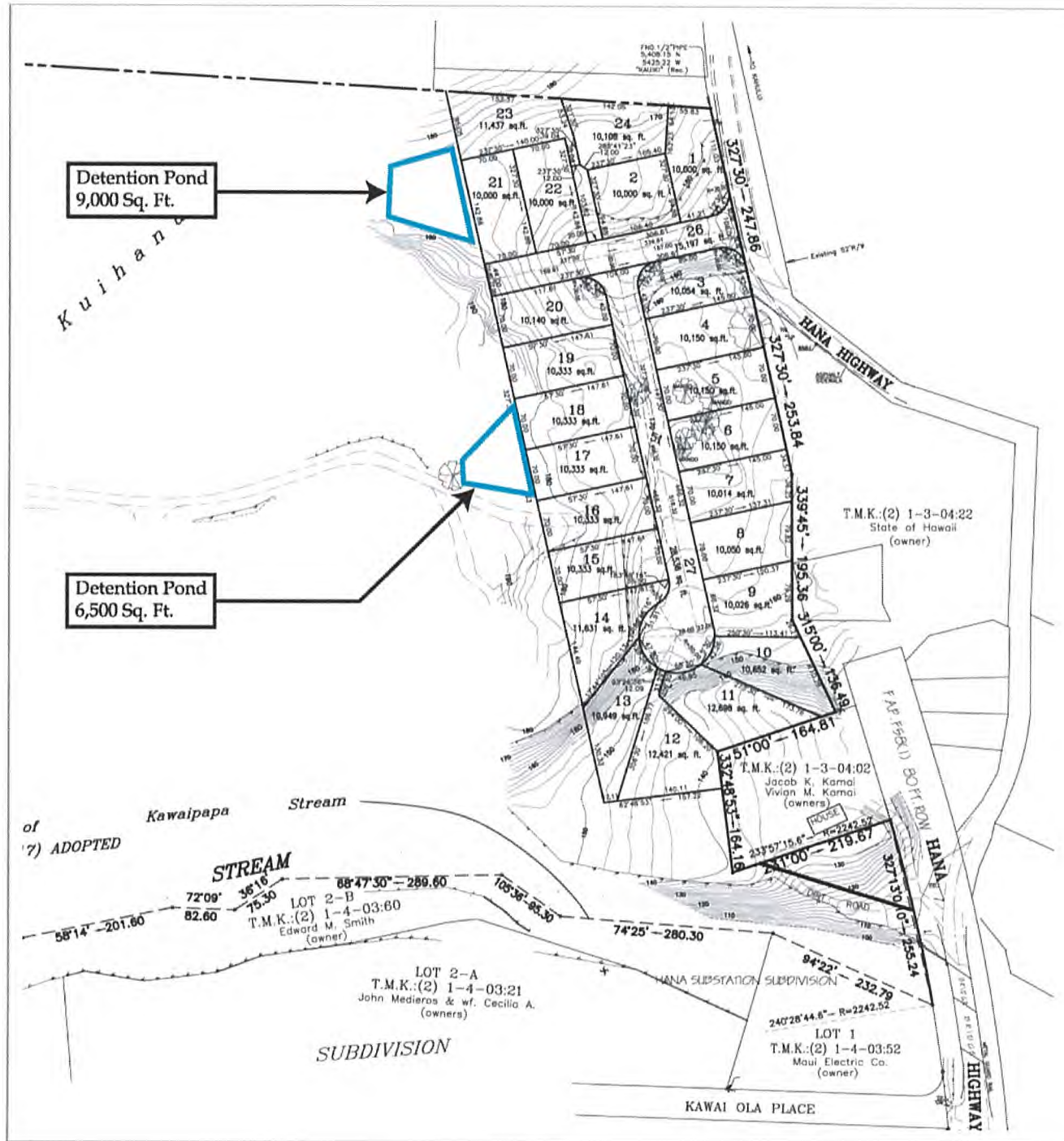
- A Botanical and Fauna Survey was completed by environmental Consultant Mr. Robert. W Hobdy in March 2014.
- No federally listed Threatened or Endangered species were identified on the property.
  
- U.S. Fish and Wildlife was consulted and the following mitigation measures will be implemented by the Applicant:
  1. Trees greater than 15 feet in height will not be cut or trimmed between June 1 and September 15, which is the Hawaiian Hoary Bat pupping season.
  2. Barbed Wire will not be used as part of the proposed project as Hawaiian Hoary Bats can become entangled.

## • Drainage

- The increase in runoff as a result of development will be retained onsite in 2 detention basins located mauka of the project site.



# Drainage Plan



# Potential Impacts

- Water

- Existing 12-inch water line along Hana Highway will provide water to project site.
- Estimated water demand for the 25 lots is 28,800 gallons per day

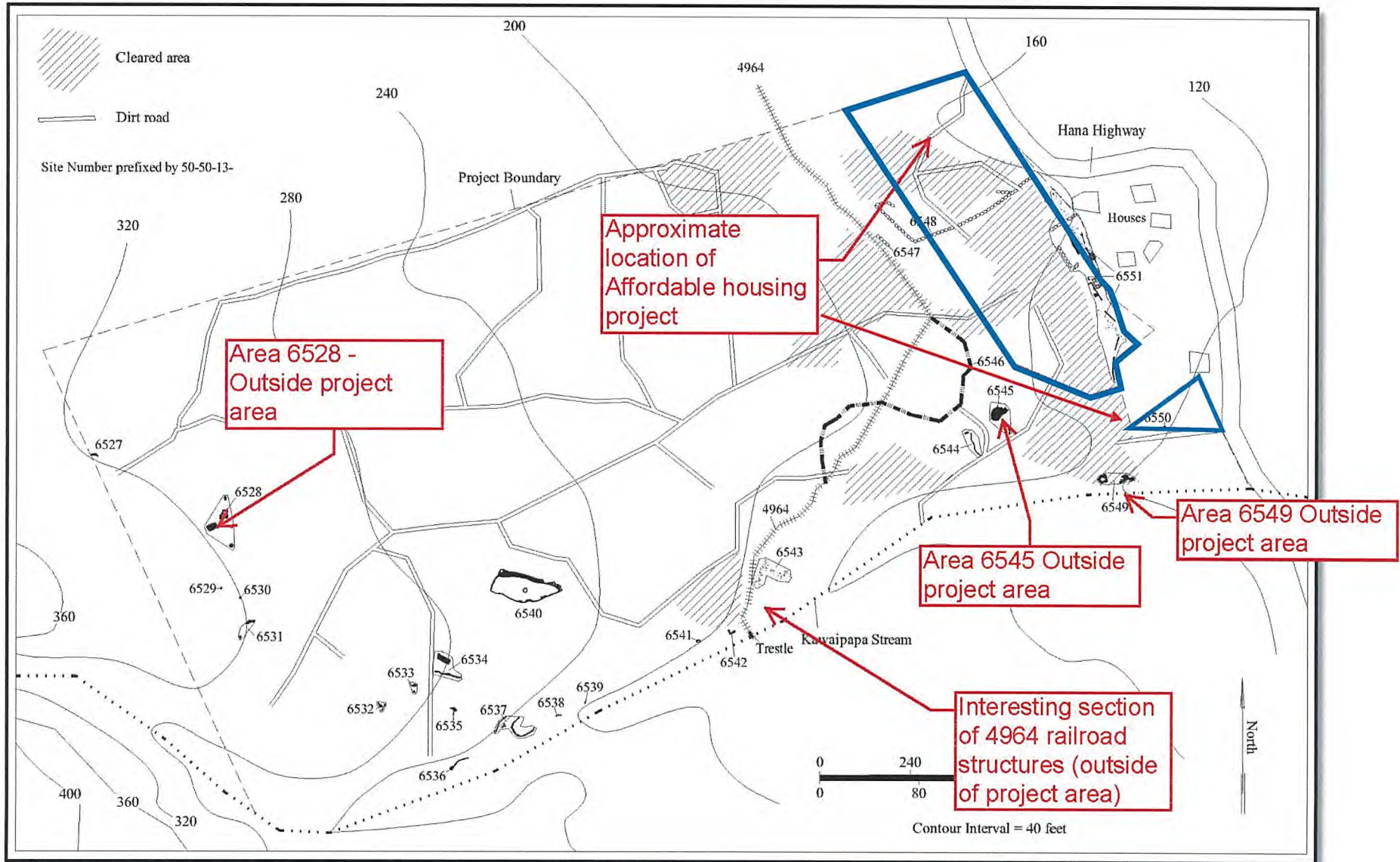
- Public Services

- The small scale project is expected to provide housing for Hana residents and is not anticipated to impact public services, such as recreational facilities, schools and police and fire protection.



# Potential Impacts

- Archaeological Resources
  - AIS was conducted for the entire 72.18 acre parcel and 26 sites were identified.
  - 3 sites (6548, 6550, 6551) are located within the boundary of the proposed 100% affordable housing project and State Historic Preservation Division (SHPD) recommended for no further work or preservation in a letter dated March 13, 2014.
    - Site 6548 is a complex of 4 walls
    - Site 6550 is an agricultural terrace
    - Site 6551 is a historic habitation and agricultural complex





# Potential Impacts

- Archaeological Resources
  - 4 Sites located on the Applicants property, but not within the project site are recommended for data recovery or preservation.
  - In response to SHPD, The Applicant has retained Haun and Associates, who have prepared a preservation plan for sites 4964, 6528, 6545, 6549 located mauka and outside of the project site.

## Sites included in Preservation Plan

- Site 4964 is a section of the historic “Plantation Railroad” grade that is a historic transportation route.
- 6528 is a complex of 5 “Permanent Habitation” features including two platforms, a double enclosure, and two modified outcrops.
- 6545 is a complex of 2 “Permanent Habitation” features including a pavement and a wall.
- 6549 is a complex of 2 “Permanent Habitation” features including a pavement and an enclosure.



# Traffic Impacts

- Traffic Impact Analysis Report (TIAR) was prepared for the proposed project by Phillip Rowell and Associates.
- The project is estimated to generate 53 trips during the morning peak hour. During the afternoon peak hour, the project will generate 57 trips
- The project Driveway will intersect with Hana Highway
- State DOT had no comments on the Draft EA

# Environmental Review

## PROCESS COMPLETED:

- April 8, 2016; Draft EA published. Comment Period ended May 9, 2016
- May 2, 2016; Presentation to the Hana Advisory Committee
- June 8, 2017; Final EA published in The Environmental Notice. Completed July 10, 2017
- September 26, 2017; Community in Hana, Approximately 75 Attendees
- October 5, 2017; 201H submittal with District Boundary Amendment (45 day processing)

## TODAY:

- October 18, 2017; 201H LUC Hearing in Hana

## ESTIMATED FUTURE DATES:

- November, 2017; 201H Approval by County Council in Wailuku
- December, 2017; Subdivision Approval, Building Permits
- 2018; Future Resident Application Process and Infrastructure Construction





# Conclusion

- **Price of Housing**
  - The price per improved lot will range between \$130,000 and \$207,000.
- **Project is intended for existing Hana Residents.**
  - Strategies include:
    - The Applicant will not advertise the project outside of Hana.
    - Completed applications must be hand delivered, in Hana.
    - The rules require that the owner live on the property and in the house and qualify for affordable housing.

Thank You

