

LU Committee

From: Peter A Horovitz <pah@mhmaui.com>
Sent: Monday, July 30, 2018 9:00 AM
To: LU Committee
Cc: Vince Bagoyo; Bill Frampton (bill@mauiframpton.com)
Subject: FW: PowerPoint Presentation - Waikapu Development Venture Affordable Housing Project
Attachments: Waikapu Development Workforce Housing Project Powerpoint.pptx

Per request, attached please find the PowerPoint presentation for Wednesday's committee meeting. We will bring 16 hard copies to the meeting for distribution.

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Sincerely,

Peter A. Horovitz

MERCHANT HOROVITZ & TILLEY

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**Waikapu Development Affordable
Workforce Housing Project Pursuant to
201H-38, HRS**

By: Maui County Council Land Use
Committee

August 1, 2018

TMK: (2) 3-5-002:011 por
Waiale Road, Wailuku, Island of
Maui, Hawaii

Project Summary

Project Name: Waikapu Development Venture Affordable Workforce Housing Project

Applicant and Owner: Waikapu Development Venture, LLC
(Maui-Based Development Partnership)

Location: TMK: (2) 3-5-002:011 por
Waiale Road, Wailuku, Island
of Maui, HI

Acreage of Subject Parcel: 12.5 acres

Project Summary

Proposed Project: 100% Affordable Housing Project
Pursuant to 201H-38, Hawaii Revised Statutes

The proposed project will be developed with the following sales priced guidelines in compliance with 2.96.060, Maui County Code:

- a) 12 (15%) homes will be priced to families earning 70% to 80% of Maui's median income
- b) 12 (15%) homes will be priced to families earning 81% to 100% of Maui's median income
- c) 40 (50%) homes will be priced to families earning 101% to 120% of Maui's median income
- d) 16 (20%) homes will be priced to families earning 121% to 140% of Maui's median income

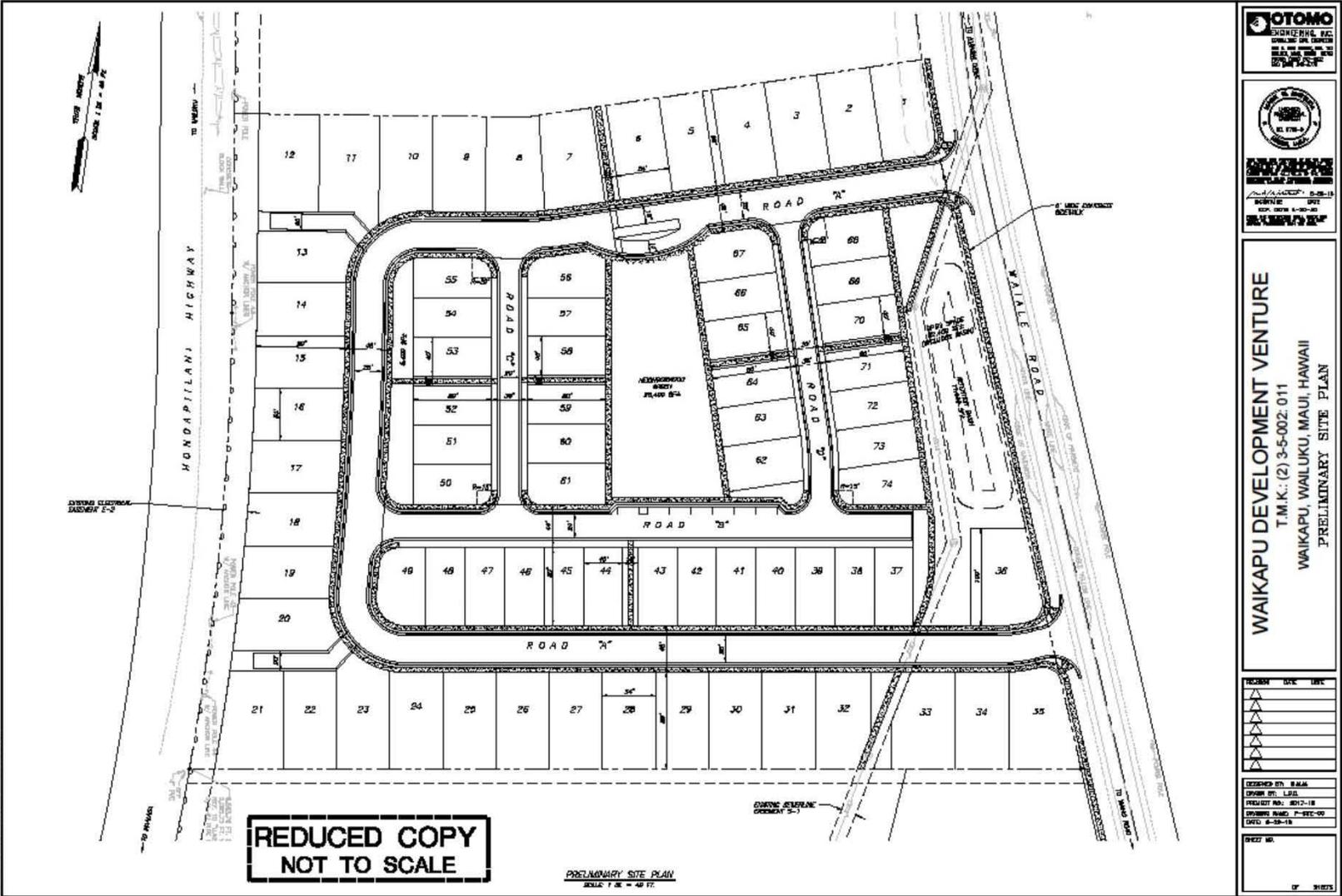
Project Summary

Proposed Project:	68 single-family units (will be sold in fee as house and lot package); 12 duplex units and neighborhood passive park
Proposed Lot Sizes:	Ranging from approximately 3,000 s.f. to 6,500 s.f. and neighborhood passive park (approx. 29,000 s.f.)
Existing Land Use Designation:	State Land Use District “Urban” Community Plan “Public-Quasi-Public” County Zoning “Public-Quasi-Public” Maui Island Plan “Urban Growth Boundary”
Approval Required:	By Maui County Council pursuant to 201H-38, Hawaii Revised Statutes (HRS) (Affordable Housing Project)

Project Vision/Goal:

The Applicant is guided by vision and goal to build and develop 100% affordable workforce housing community which provides quality, solid, dependable, attainable housing for local families and residents; in nice community with unique “Sense of Place”.

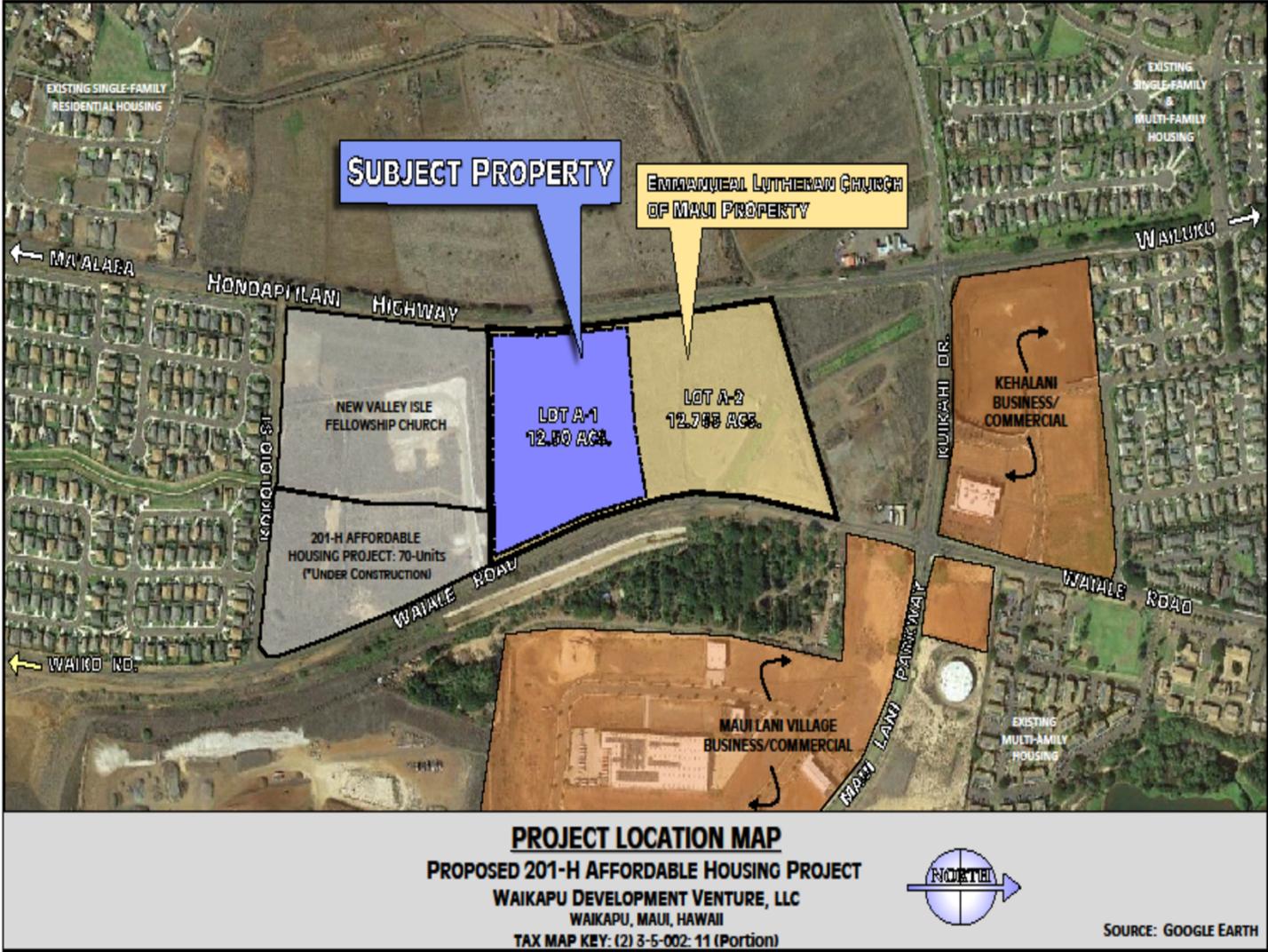
Preliminary Site Plan



Conceptual Landscape Plan



Aerial Photo of Project Site



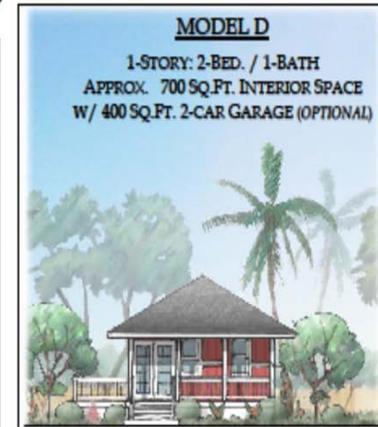
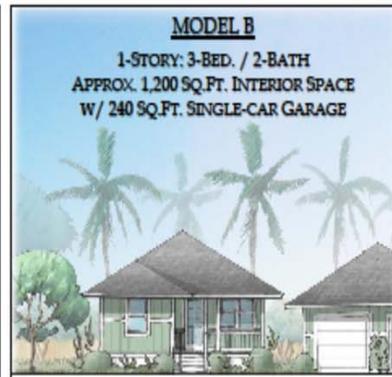
PROJECT LOCATION MAP
PROPOSED 201-H AFFORDABLE HOUSING PROJECT
WAIKAPU DEVELOPMENT VENTURE, LLC
WAIKAPU, MAUI, HAWAII
TAX MAP KEY: (2) 3-5-002: 11 (Portion)



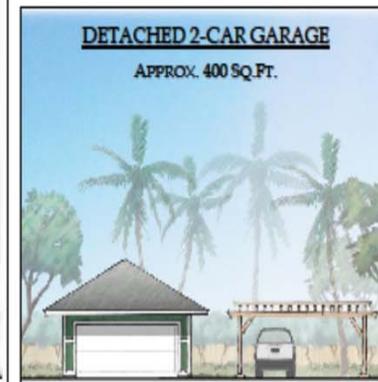
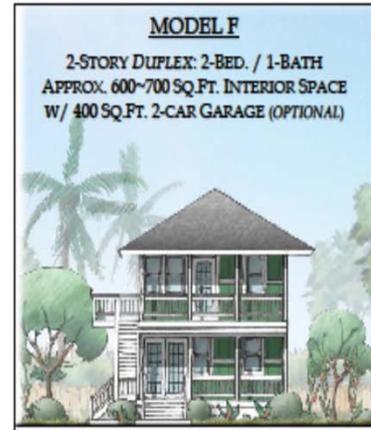
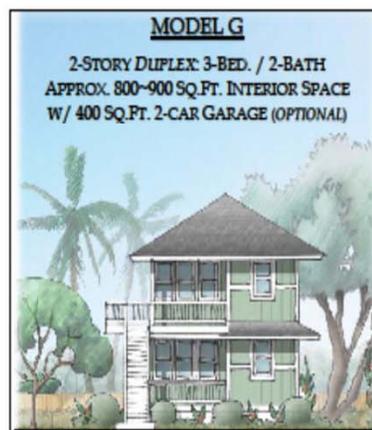
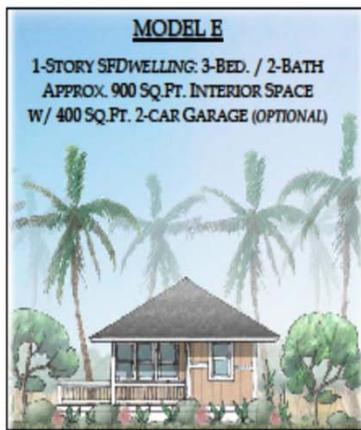
SOURCE: GOOGLE EARTH

Conceptual House Models

WAIKAPU DEVELOPMENT VENTURE, LLC
201-H AFFORDABLE HOUSING PROJECT
CONCEPTUAL RANGE OF MODELS & ELEVATIONS/RENDERING



artel^{INC.}



Neighborhood and Agencies Informational Meetings

The Applicant attended several community and government agencies meetings to present and solicit input/comments before finalizing the project's application pursuant to 201H, HRS

THANK YOU