



KILOHANA

makai

Budget, Finance and Economic Development Committee

February 5, 2024

Kilohana Makai 100% Workforce Project
Requesting Infrastructure Grant

Received at BFED meeting on 02/05/2024
Submitted by Howard Kihune, Jr. (developer) (BFED-66)

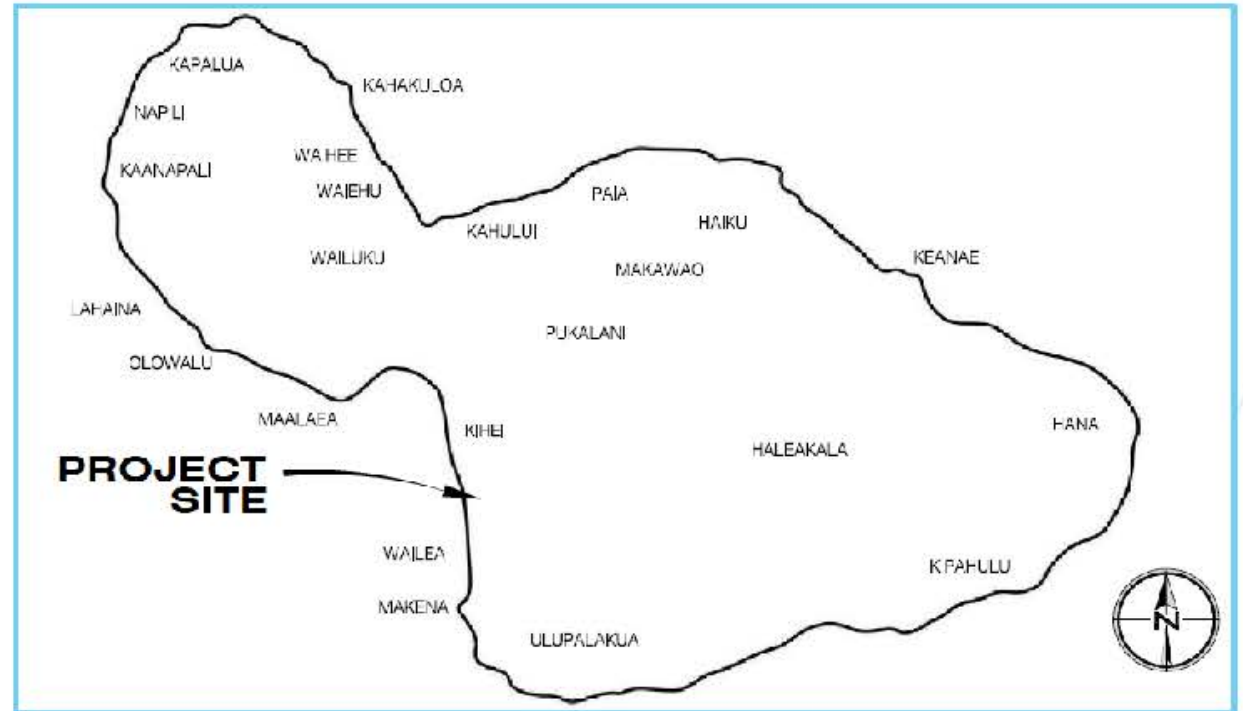
Project Summary

Project Name:	Kilohana Makai
Proposed Actions:	31-Lot Subdivision (28 Residential Units)
Tax Map key No.:	(2) 3-9-004:141
Site Size:	6.94 acres
Addresses:	No Address Assigned
Location:	East side of S Kihei Road, south of Ala Koa Street and north of Kilohana Drive
Zoning:	R-1
Community Plan:	Kihei-Makena Community Plan

Applicant/Owner:

Aina Lani Pacific LLC
360 Papa Place, #203
Kahului, HI 96732

Project Location



Project Description

- The development consists of a 28-lot subdivision, “Kilohana Makai”, a single-family detached workforce housing development for Maui residents with 28 residential units, along with streets and utilities to serve the new residences, and a pedestrian pathway connecting Wela Street and South Kihei Road.
- The project serves to provide much needed workforce housing and economic opportunities in the Kihei area. As described in Chapter 2.96 - Residential Workforce Housing Policy of the Code of the County of Maui, there is a critical shortage of affordable housing within the County, making home acquisition by the majority of County resident workers extremely difficult. The resident workforce is leaving in search of affordable housing, and new employees are being deterred by the high cost of living. This development serves to further the purpose of Chapter 2.96 by providing 28 workforce housing units.
- Within the finished development, five home designs range in size from 2,239 to 2,841 square feet, with each containing 4 bedrooms, 2.5 bathrooms, and a covered lanai. Lot sizes within the district have a minimum area of 6,000 square feet, and this minimum will be maintained.
- The site is located on the east side of South Kihei Road, north of Kilohana Drive and immediately south of Ala Koa Street. The existing TMK is approximately 6.94 acres in size and has a State Urban (U) land use zoning.



Subdivision Plan




Project Site and Surrounding Area

Looking to the southeast across
the site, from the west side of S
Kihei Road



Looking south towards the site
along S Kihei Road

 Maui Hill Resort monument sign, located at
the NW corner of the site at the intersection
of S Kihei Road and Ala Koa Street

Looking south across the site along
Kihei Road



Looking northwest from the site
along S Kihei Road

- Maui Hill Resort monument sign, located at the NW corner of the site at the intersection of S Kihei Road and Ala Koa Street



Building Elevations

- Five floor plan designs, ranging in size from 2,239 to 2,841 square feet.
- Each home design includes a covered lanai.
- Standard features include 9-foot ceilings, double pitched plantation style roofs, stainless steel appliances, vinyl plank flooring and double-pane low E windows.
- Exterior materials have been selected for quality, durability and ease of maintenance including narrow lap horizontal siding and/or board and batten siding (Hardie or equal), asphalt roof shingles, and fully trimmed windows and doors. Colors are light neutral earth tones to provide energy efficiency by reflecting heat.






KILOHANA
makai

Project Milestones

- Change in Zoning December 5, 2020
- Wela Street Improvement Funding Approved on May 12, 2022
- Preliminary Subdivision Approval July 11, 2022
- SMA Permit Issuance February 14, 2023
- Subdivision Construction Plans submitted May 4, 2023
- Building Permit Application Date October 26, 2023

2020 vs 2024 Budget

Kilohana Makai/Aina Lani Partners is asking for \$4,929,088 grant for infrastructure cost associated with the project to include all the following.

HECO – Underground Utilities

Grading/Grubbing/Mass Excavation/Curb & Gutter/Sidewalks/Streetlights/Drainage Mitigation & Storage/Water Improvements/Sewer Improvements/Paving/Finish Lot Grading/Fencing/Walls

2020 Revenues (28 Homes)		2020 Cost (28 Homes)
\$19,282,280.00	(\$1,161,450)	\$18,121,130.00
2024 Revenues (28 Homes)		2024 Cost (28 Homes)
\$19,282,280.00	(\$4,451,738.00)	\$23,734,018.00
Civil Construction (Subdivision)	52% increase in overall cost	
Vertical Construction (Homes)	31% increase in overall cost	

Contributing Factors for Request

Construction Cost increases both Civil & Vertical from 2020 to current:

(In addition, costs on engineering, in-depth SHPD studies, carrying costs escalations)

Covid-19

Current inflation

Financing Cost: (additional debt on project will impact construction loan)

(financing not available for a project that now doesn't pencil)

Started project vision 2018