

LU Committee

From: Selena Pang <spang@pbrhawaii.com>
Sent: Tuesday, May 16, 2017 10:33 AM
To: Gary Saldana; LU Committee; jeffrey.ueoka@co.maui.hi.us; carol.reimann@co.maui.hi.us; buddy.almeida@co.maui.hi.us; Carla Nakata
Cc: Tom Schnell; Greg Brown; twelch@mrwlaw.com
Subject: RE: Makila Kai follow up items
Attachments: Makila Kai slides 05-17-2017 20170516.pdf

Hi all,

Attached are the slides for Makila Kai, revised per DHHC comments and reformatted for a wide screen.

Please let us know if you have any questions. Thank you!

Selena

From: Gary Saldana [mailto:g.saldana@mauicounty.us]
Sent: Monday, May 15, 2017 10:21 AM
To: Selena Pang <spang@pbrhawaii.com>; LU Committee <LU.Committee@mauicounty.us>; jeffrey.ueoka@co.maui.hi.us; carol.reimann@co.maui.hi.us; buddy.almeida@co.maui.hi.us; Carla Nakata <Carla.Nakata@mauicounty.us>
Cc: Tom Schnell <tschnell@pbrhawaii.com>; Greg Brown <gregbrown@bdmaui.com>; twelch@mrwlaw.com
Subject: RE: Makila Kai follow up items

Thank you for the transmission of the presentation, I have loaded it for the meeting on Wednesday.
gary

From: Selena Pang [mailto:spang@pbrhawaii.com]
Sent: Monday, May 15, 2017 10:14 AM
To: LU Committee <LU.Committee@mauicounty.us>; jeffrey.ueoka@co.maui.hi.us; carol.reimann@co.maui.hi.us; buddy.almeida@co.maui.hi.us; Gary Saldana <g.saldana@mauicounty.us>; Carla Nakata <Carla.Nakata@mauicounty.us>
Cc: Tom Schnell <tschnell@pbrhawaii.com>; Greg Brown <gregbrown@bdmaui.com>; twelch@mrwlaw.com
Subject: RE: Makila Kai follow up items

Hi all,

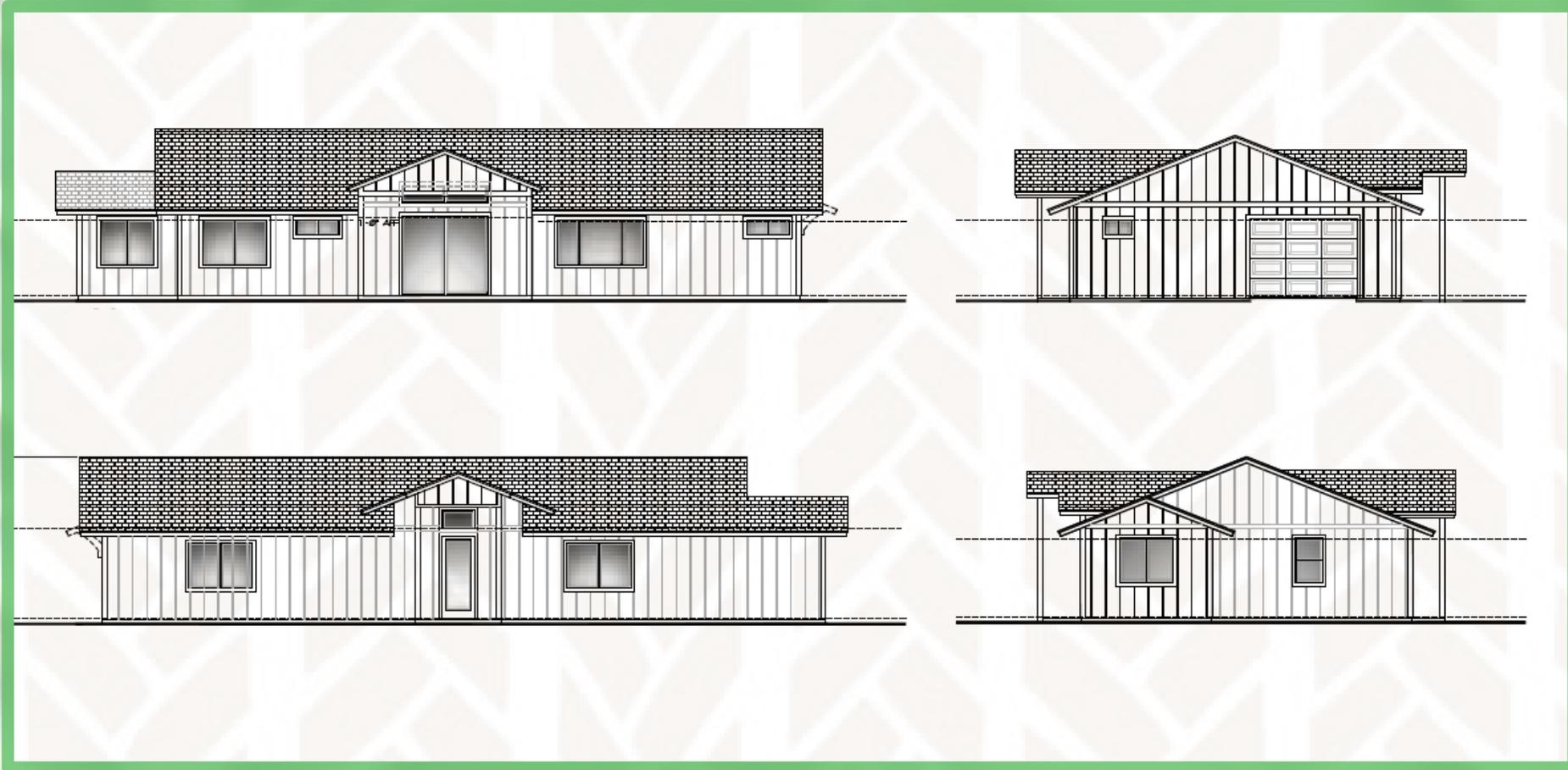
Attached is a PDF of the slideshow that will be presented at the May 17 hearing for Makila Kai.
Please let me know if you have any issues viewing the file. Thank you!

Selena

Selena Pang
Planner

PBR HAWAII
Land Planning | Landscape Architecture

Makila Kai



Maui County Council
May 17, 2017



Project Team

Makila Kai LLC – Landowner/Developer (Greg Brown)

PBR HAWAII – Planning

Tom Welch – Mancini, Welch & Geiger, LLP

SSFM International – Traffic Engineer

Warren S. Unemori Engineering, Inc. – Civil Engineer

Tom Nance Water Resource Engineering – Water Engineer

Casey Stewman – Biologist

Scientific Consultant Services, Inc. – Archaeologist

CBRE – Market Analyst/Economic Impact

CWA Ventures, LLC – Architect



BACKGROUND & LOCATION

Landowner/Developer Background

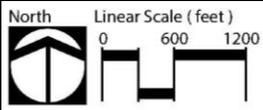
Greg Brown

- Makila Kai LLC Owner
- Brown Development Owner
- Building homes on Maui since 2003
- Supportive of agriculture in Hawai'i
 - Working ranch
 - Provided therapeutic horseback riding to disabled Maui children
 - Invited children from Maui schools for educational ranch field trips
- Committed to community
 - Brown family donated over \$100,000 to help re-establish 4-H program on Lāna'i (2014)
 - Numerous testimonials from homeowners
 - Will fund a gift of \$50,000 for each workforce home buyer to increase affordability

Background

- Workforce housing in Launiupoko (25 workforce homes)
- Consistent with the purpose and intent of Chapter 201H, HRS
- Consistent with Chapter 2.96, MCC
- Processing agency: Department of Housing & Human Concerns

Location



LEGEND

	Makila Kai
	Tax Map Key Parcel
	Lahaina Bypass Phase 1B-2 (Hokiokio Place to Launiupoko)

Property Photos



Property Photos



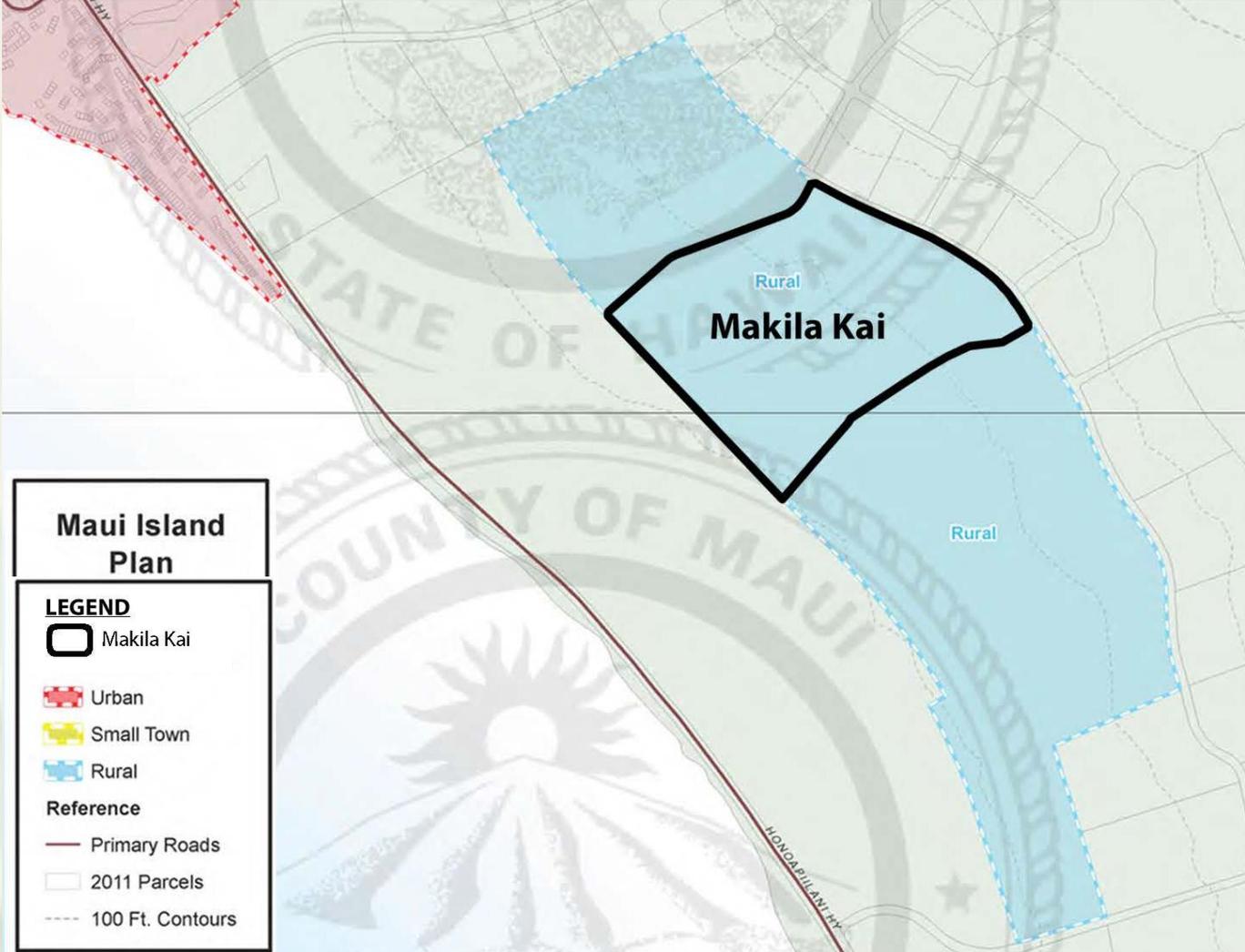
Property Photos



Property Photos



Maui Island Plan Within Rural Growth Boundary (Makila Planned Growth Area)

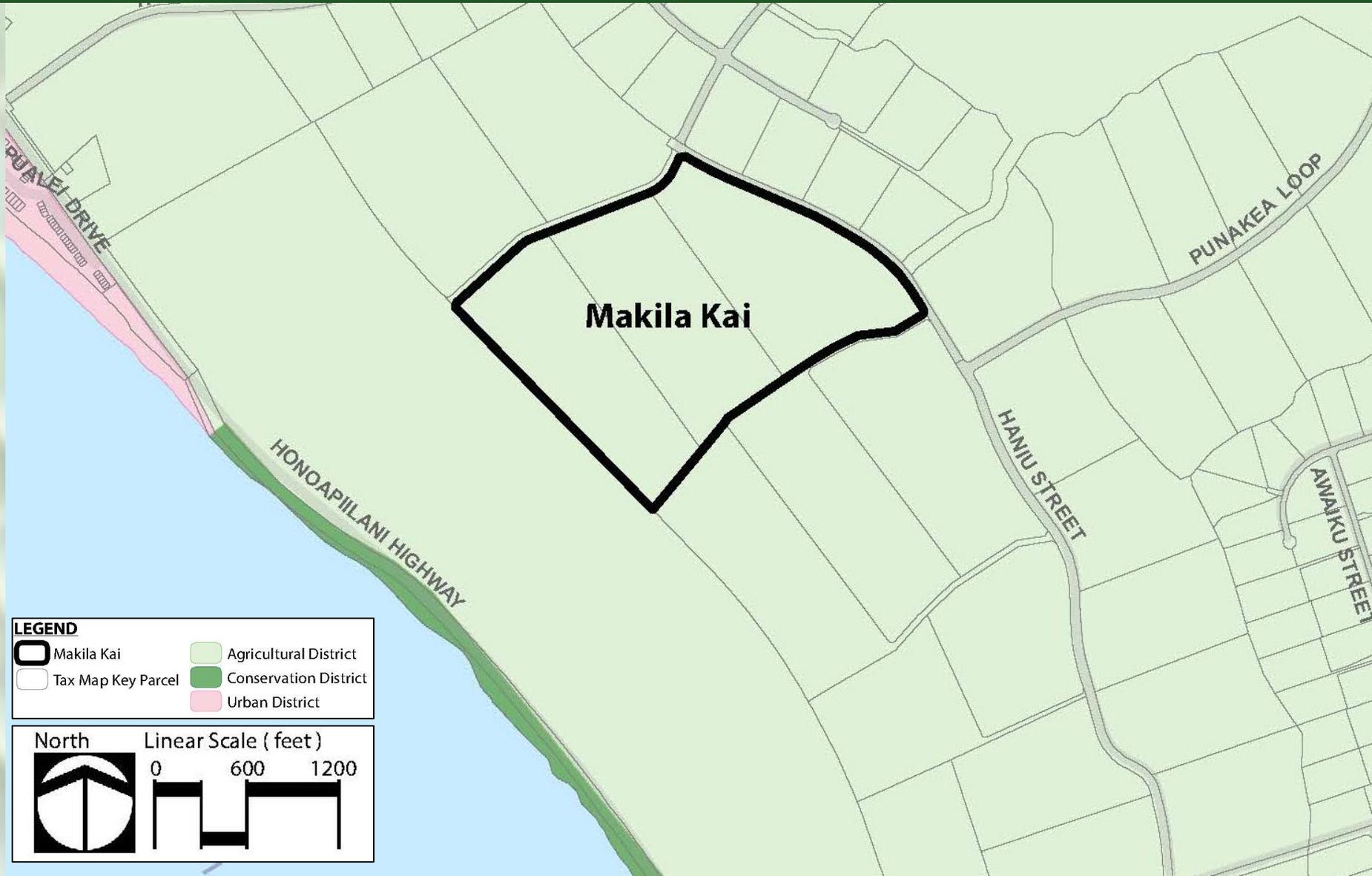


County Zoning



North	Linear Scale (feet)	LEGEND Makila Kai Tax Map Key Parcel Lahaina Bypass Phase 1B-2 (Hokiokio Place to Launiupoko)
	0 600 1200	

State Land Use District





MAKILA KAI OVERVIEW

Makila Kai

- 25 workforce homes
 - ½ acre lots
 - Makila Kai will build all workforce homes in 1 phase before or concurrent with any market rate homes
- 24 market-rate lots
 - 1.5 to 2 acre lots
 - Individual lot owners will construct homes
- 79.5 acres total area

Makila Kai Plan



Amenities & Features

- **Open Space:** Approximately 50% in greenbelt, park, open space, and setback areas including:
 - **Neighborhood park** (proposed dedicated to the County, maintained by HOA)
 - **500-foot wide “greenbelt”** (approximately 20 acres) between the Lahaina Bypass Highway and closest rural lot
- **Loop trail:** around the entire community
- **Rural-sized lots:** to maintain the rural character of the area
- **Space for homeowner gardens** for self-sufficiency and sustainability
- **Single-story homes/protected views:** (market and workforce)
- **No further subdivision** or CPR allowed (market & workforce)
- **No short term rental homes** allowed (market & workforce)

The image features a blurred background of green leaves with prominent veins. A solid dark green horizontal band runs across the center of the image. The word "AFFORDABILITY" is written in white, bold, uppercase letters within this band.

AFFORDABILITY

Affordability

(Per DHHC Affordable Sales Price Guidelines & Chapter 2.96, MCC, Residential Workforce Housing Policy)

- **Median sales price in the Lahaina area (2016)**
 - \$760,000 single-family home
 - \$480,573 condominium
- **Makila Kai Workforce Home Prices:**
 - 1 Bed/1 bath starting at \$251,000 (up to \$440,230)
 - 2 Bed/1 bath starting at \$305,000 (up to \$534,565)
 - 3 bed/2 bath starting at \$359,000 (up to \$628,900)
 - 4 bed/2 bath starting at \$413,000 (up to \$723,235)
 - 2016 affordable sales price guidelines (subject to update)
 - Prices based on 4% interest rate
- **Gift to increase affordability:** Makila Kai will provide a \$50,000 gift to each workforce home buyer at the escrow closing of each workforce home
- **Workforce home distribution (minimum)**
 - 8 homes (32%) priced for “Below Moderate” income households earning between 81%-100% of the median income.
 - 13 homes (52%) priced for “Moderate” income households earning between 101%-120% of the median income.
 - 4 homes (16%) priced for “Above Moderate” income households earning between 121-140% of the median income.
- **Significant Points:**
 - Makila Kai will provide more homes priced for the Below Moderate and Moderate income groups if there are qualified buyers in these groups
 - Makila Kai will keep all workforce homes at workforce housing prices until sold to qualified workforce housing buyers.
 - Workforce homes will be built in one phase and made available for occupancy before or concurrently with any homes completed on the market-rate lots

Who Can Buy?

(in accordance with Chapter 2.96 MCC)

- **Who can buy:**
 - Must be a Maui County resident
 - Cannot have a gross annual family income (or assets) more than 140% of the County's median income
 - Cannot have owned a home (more than 50% ownership) in the last three years
 - Must pre-qualify for a loan.
- **Workforce home eligibility**
 - **Wait list:** MKL will establish a wait list for workforce homes.
 - **Lottery:** Selection for purchasing a workforce home will be by a lottery held by a third party
- **Deed restrictions to maintain affordability**
 - Each workforce home must be owner-occupied (i.e. cannot be rented) for a minimum period:
 - 10 years for Below Moderate income priced homes
 - 8 years for Moderate income priced homes
 - 5 years for Above Moderate income priced homes
 - If the owner decides to sell their workforce home within the above time periods:
 - The County shall have the first option to purchase the unit from the owner
 - Any resale will be subject to workforce home pricing as provided under Section 2.96.060(B)(2)(f), MCC



INFRASTRUCTURE OVERVIEW

Infrastructure Overview

- **2 internal roads** for access to homes
 - Not a gated community (workforce & market)
 - Designed and constructed to Rural Street standards (Maui Subdivision Code, Section 18.16.050, MCC)
- **Sidewalk** along workforce housing road (one side)
- **Emergency access lane** within the greenbelt area, for:
 - Fire truck and emergency access/egress
 - Additional pedestrian route
- **Oversized retention basins** within the greenbelt area to contain runoff from:
 - Makila Kai
 - Upstream mauka properties, thus significantly improving downstream drainage conditions

Infrastructure Overview

- **Water** provided by the Launiupoko Water Company, Inc., a private PUC-regulated water company
- **No water from Launiupoko Stream** or other diversions will be used
- **Water Distribution** new water mains under the internal roads to provide water service to each home.
- **Fire hydrants** along Hāniu Street, Punakea Street, and internal roads
 - Spaced (as recommended by the Maui County Department of Fire & Public Safety).
- **Individual wastewater systems** on each lot
 - (in compliance with all State of Hawai'i Department of Health standards)

Roadways & Traffic

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

Consultation & Meetings

Community Meeting Open House September 29, 2016

- Over 200 invitation sent to owners in surrounding subdivisions (Makila Plantation, Makila Ridge Properties, Makila Land Co., & Makila Ranches neighbors)
- Over 30 neighbors attended

Meetings with:

- Makila Plantation HOA
- West Maui Taxpayers Association
- Individual neighbors

County

- DHHC
- County Councilmembers
- Planning Department
- Department of Public Works
- Department of Fire & Public Safety
- Police Department
- Department of Parks & Recreation
- Department of Water Supply

State

- Land Use Commission
- Office of Planning
- Hawaii Housing and Finance Development Corporation

Draft Application sent to 40 agencies and elected officials

- Responses provided to all agencies

Final Application distributed by DHHC

- Contains all comments received and written responses

Other Considerations

- Ohanas not prohibited, but it will be up to homeowners to obtain all necessary permits
- All studies included impacts of ohanas
- It is not likely that all owners would chose to build an ohana, and it cannot be determined when
- Ohanas cannot be subdivided or “CPR’ed”
- Ohanas cannot be used for short term rentals

Timeline

- Makila Kai ready to build all workforce homes as soon as all approvals are received
- Makila Kai will build all workforce homes in 1 phase before or concurrent with any market rate homes
- Workforce homes completed by 2019 (pending all approvals)
- Market rate homes built by lot owners
 - Projected 2027 build-out of all market homes

Makila Kai Positive Impacts

- **25 Maui families** will own a workforce single-family home in West Maui on a ½ acre lot!
- **No other 201H project has provided such large lot sizes** (most in West Maui have been multi-family units)
- **Implements the Maui Island Plan**
- **50% open space**, including greenbelt (20 acres), neighborhood park, and setback areas
- **Rural-sized lots** maintain the rural character of the area
- **Large lots** provide space for homeowner gardens for self-sufficiency and sustainability
- **Single-story homes** protect views



Thank You