

## AH Committee

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**From:** Linda Munsell <Linda.Munsell@co.maui.hi.us>  
**Sent:** Thursday, December 30, 2021 3:59 PM  
**To:** AH Committee  
**Cc:** Buddy Almeida; Kimberly Ferguson; LoriAnn Tsuhako; Laksmi M. Abraham  
**Subject:** Re: AH-14(8) Priority Projects - Lanai Affordable Housing Project  
**Attachments:** 2022-01-03 AH-14(8) LANAI AH Update.pdf

My apologies. Updated to correct the year (2022).

>>> Linda Munsell 12/30/2021 3:49 PM >>>

Attached is the Department of Housing and Human Concerns pdf presentation for AH-14(8) which is on the agenda for Monday, January 3.

Buddy Almeida (Housing Administrator) and I will be representing the department.

Please let us know if you have any questions.

Have a great new year (be safe out there)!

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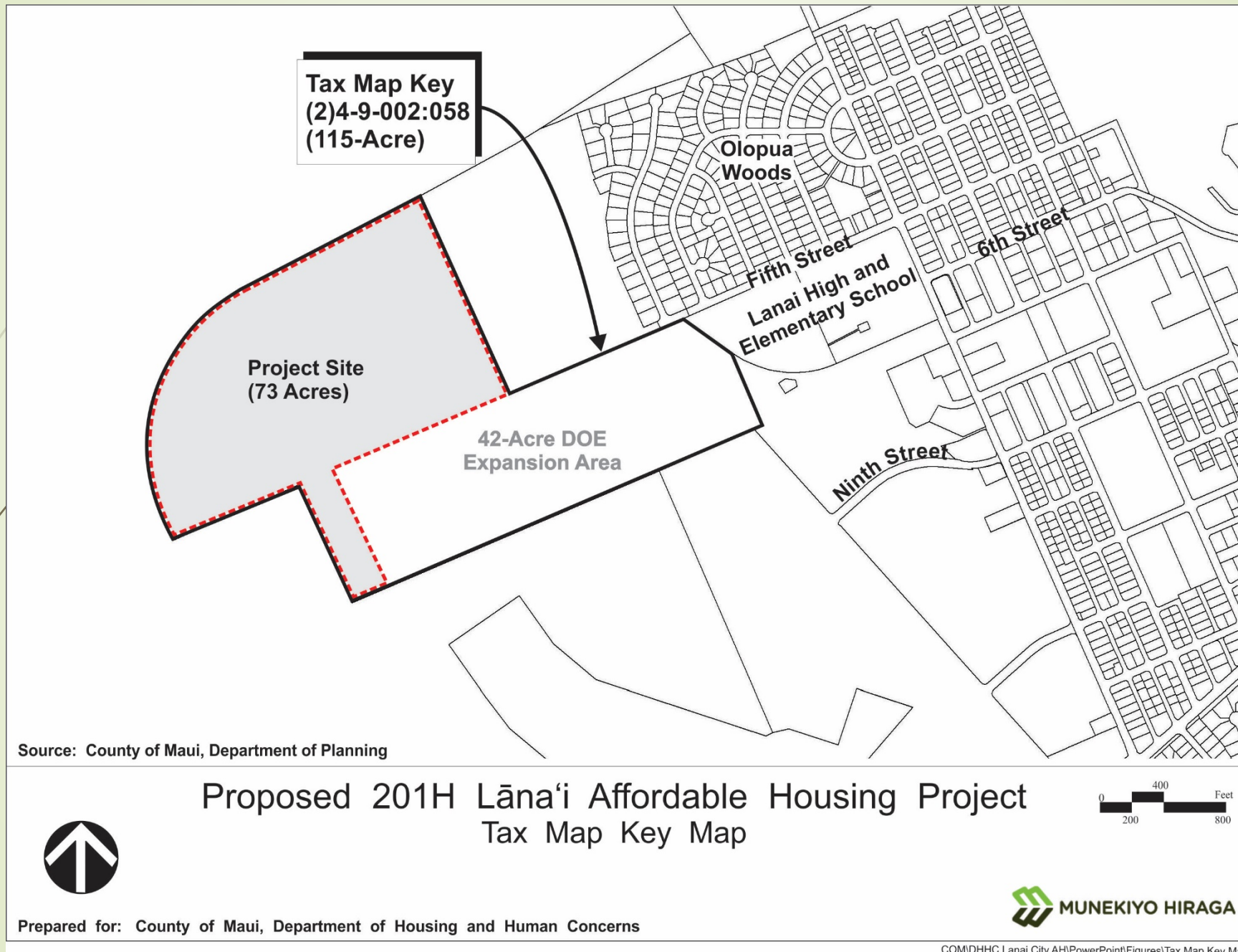
# LANAI 201H AFFORDABLE HOUSING PROJECT

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Affordable Housing Committee - January 3, 2022

AH-14(8) Priority Projects







# Project Location



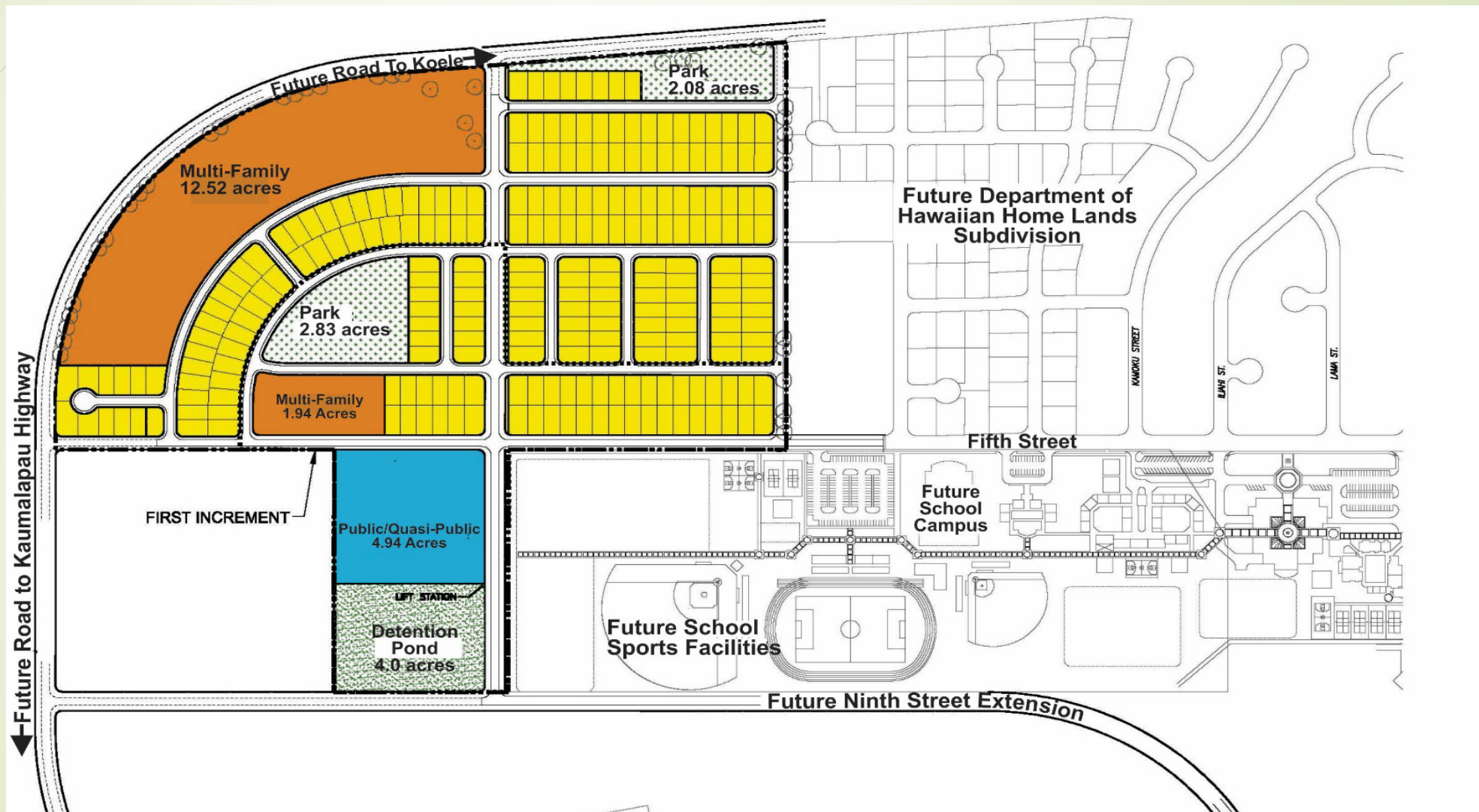


# 2010 Lana'i Affordable Housing Overview

- Master Plan and Phase I were originally prepared in 2010
- Approvals of the Project were granted in 2010 and 2011
  - March 5, 2010 – Resolution 19-12 (Maui County Council)
  - June 9, 2011 – DBA Granted State Land Use Commission
    - Amendment from Agricultural District to Urban District

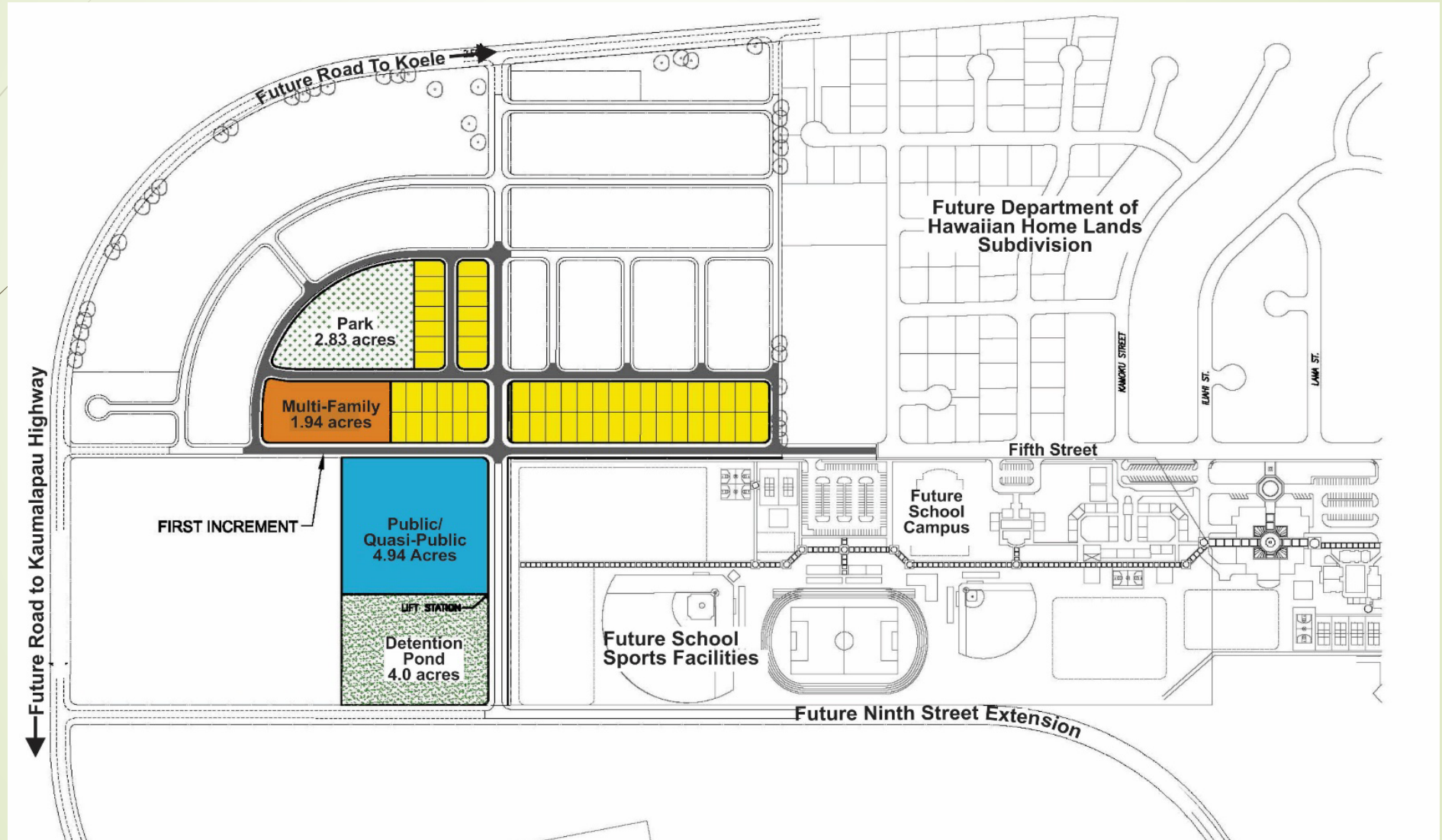


# 2010 Lanai AH Project – Master Plan





# 2010 Lanai AH Project – Proposed Phase I





# Request for Proposals (RFP)

- RFP Published in Maui News (2x)
  - Proposals limited to Phase I of the original 201H
- Application Period – March 4 through April 5, 2016
- Deadline expired with no applications submitted



# What were the options moving forward?

- Make revisions within current 201H approvals
  - Consider revising order of phases
  - Consider relocation of Phase I closer to existing infrastructure
  - Consider restructuring so that major infrastructure costs are realized at a later date (versus upfront)
  - May require Council & State Land Use review & approval if deemed a “substantial deviation”
- Investigate an entirely new plan
  - Consider alternative sites for Residential Workforce Housing



# What were the options moving forward?

- Obtain data - affordability study to determine scope
  - SMS Lanai Housing Study – January 2017
  - Fukuda Valuation and Consulting – Market Study December 2017
- Community input



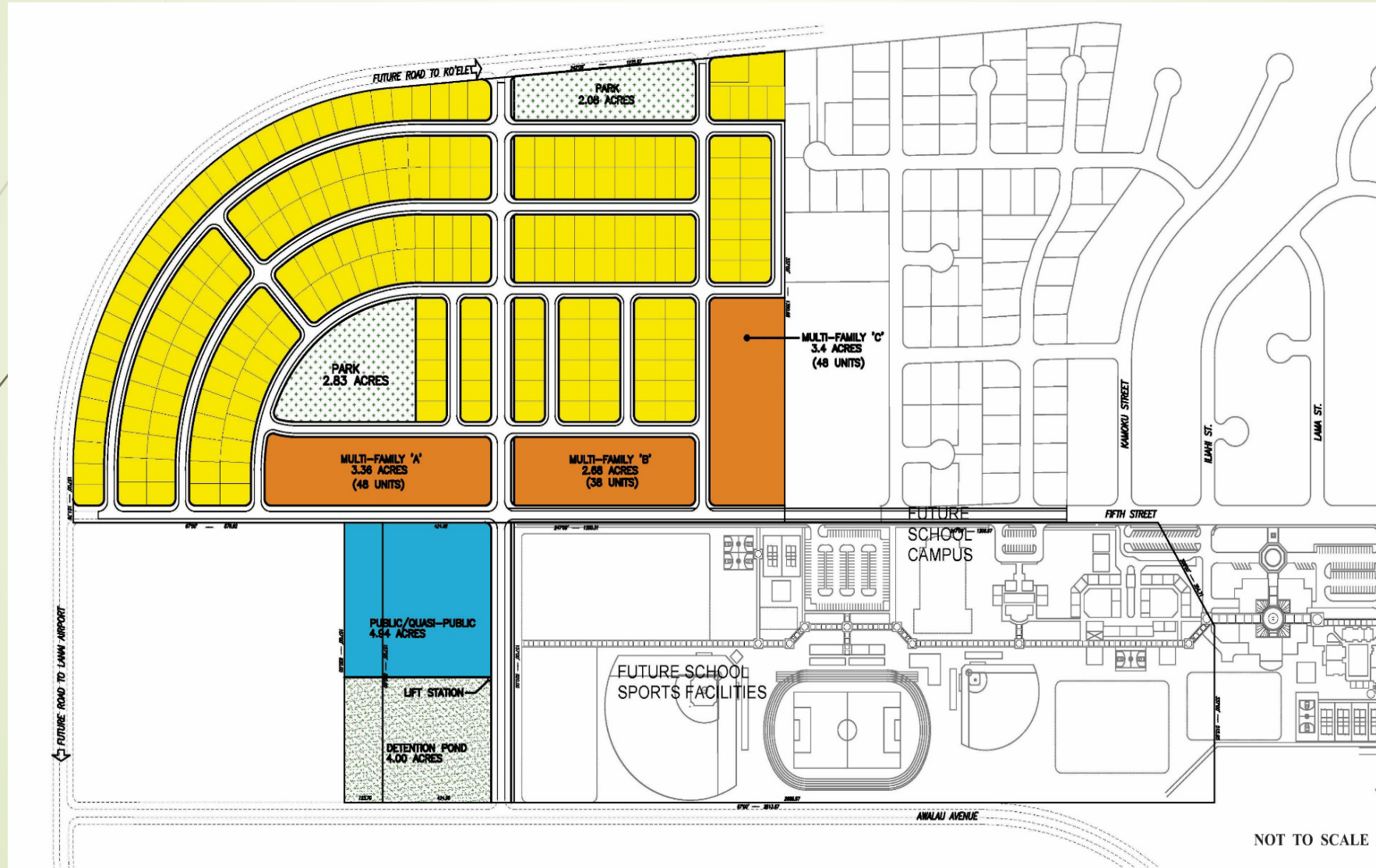


# 2017 Plan To Move Forward (post RFP)

- Recommendation was to restructure phases of existing Master Plan.
  - First Phase to include a multi-family affordable rental project to allow residents time to prepare for home ownership and save for a down payment
  - Phase in single-family homes in the future



# Updated Master Plan



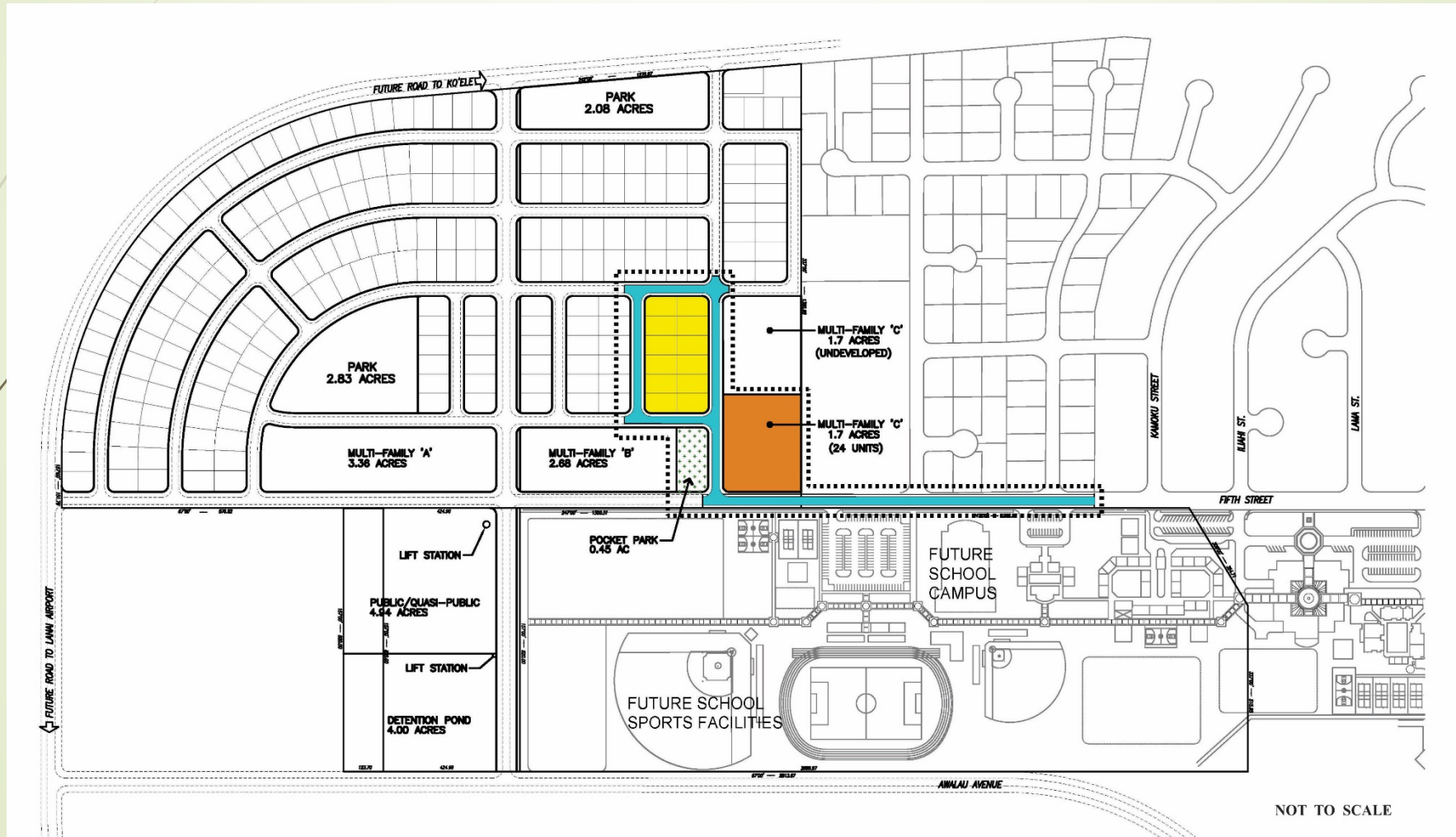


# Overview of Updated Project

- Total units – 352 (vs 372 in original plan)
  - Single Family – 218 (vs 199)
  - Multi-Family – 134 (vs 173)
- Income limitations -  $\leq$  120% AMI (no change)
- Ownership Units – 10 yr owner occupancy requirement (no change)



# Updated Phase I Development Concept





# Overview of Phase I

- Total units – 46 units
  - Single Family – 22 for-sale lots
  - Multi-Family – 24 rental units
- Infrastructure Cost - \$8.5M (2018) vs \$13.5M (2010)





# So Where Are We?

- Had been in the process of receiving comments and finalizing an updated Master Plan/Phase I
- Infrastructure costs are still high / Unit – County subsidy
- Developer feedback – MF units need more density to make them financially feasible
- Pulama Lana'i
  - Shift from for-sale to rental
  - How does that change our plan? Answer pending





# If Project were to Move Forward . . .

- Complete documentation to amend 201H
  - Solicit additional comments if needed
- Return to Maui Council to amend Resolution 10-12
- Amend State Land Use Commission Finding of Fact, D&O
  - Reconfigure Master Plan
  - Adjust the infrastructure build-out



Mahalo!