

AH Committee

From: Preston Cheng <prestonc@usaiinvestments.com>
Sent: Monday, January 3, 2022 7:17 AM
To: AH Committee
Cc: Paul Cheng
Subject: Pulelehua Presentation
Attachments: Pulelehua Affordable Housing Presentation.pdf

Please see the attached presentation for the committee meeting today.

Regards,

Preston Cheng
USAI Investments
4950 Westgrove Drive, Suite 105
Dallas, Texas 75248



Pulelehua

AFFORDABLE HOUSING COMMITTEE MEETING
PRESENTATION

JANUARY 3, 2022

Project Team

Applicant: Maui Oceanview

Paul Cheng

Preston Cheng

Architect: Lucien Lagrange Studios

Lucien Lagrange

My-Nga Lam

Alfredo Marr

Victor Krasnopolsky

Civil Engineer: Kimley-Horne and Associates, Inc.

Paul McCracken

Thomas Coppin, PE

Ray Montoya, PE

Traffic Engineer – Austin Tsutsumi & Associates

Tyler Fujiwara

Archaeology: 'Āina Archaeology

Tanya Lee-Greig

Ron Tran

Landscaping: Walters, Kimura, Motoda, Inc.

Alex Tamai

Myles Nishida

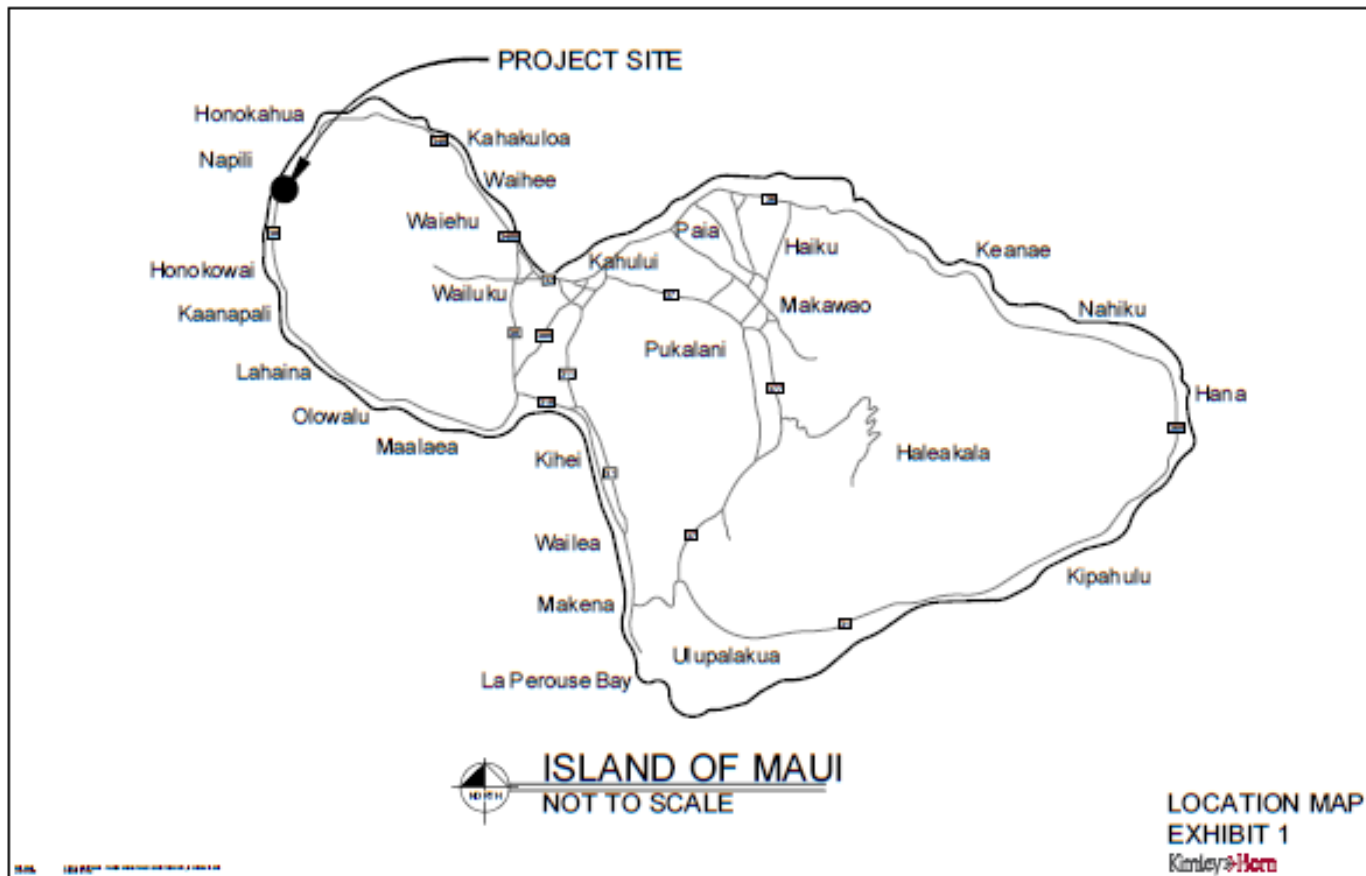
Mechanical Engineering: Notkin Hawaii Inc

Keith Chan

Presentation Objectives

Provide information on the first phase of the Pulelehua Development





Project Location



Aerial – East View

Property and Land Use Information

Parcel Size:	310 acres
State Land Use District:	Urban
West Maui Community Plan Designation:	Project District 5 (Pulelehua)
Proposed West Maui Community Plan:	Residential, Rural Residential, Public/Quasi-Public, Small Town Center, Neighborhood Center
Zoning:	West Maui Project District 5 (Pulelehua)
County of Maui Special Management Area (SMA):	Outside SMA

Summary of Project Scope

The Pulelehua project will provide a variety of affordable and market rate units to meet the housing needs of local West Maui residents.

The development will consist of:

400 market rate, multi-family units;

300 affordable, multi-family units;

100 affordable for sale condo units;

100 single family lots, with the potential for 100 additional O'hana units

Approximately 70,000sf of commercial retail

13 acre school site was dedicated to the DOE

10 acre community park and over 124 acres of green belt and open spaces include trails allowing residents to hike or bike across the community.

Pulelehua Unit Mix	Phase I	Phase II	Phase III	Total	Lots	Ohanas
Market Rate Rentals	120	110	110	340		100
Workforce Rentals	80	130	80	290		
Affordable For Sale	40	40	20	100		
Affordable Live / Work		10		10		
Market Rate Live / Work		60		60	100	
Total	240	350	210	800	100	100

Pulelehua For Affordable AMI Mix					
Avg. Median Income	<60%	60-80%	80-100%	100-120%	Total
For Sale	20	20	40	20	100
Avg. Median Income	<80%	80-100%	100-120%	Total	
Rentals	100	100	100	300	

Pulelehua Workforce Housing Pricing Table

MAUI (EXCEPT HANA) MULTIFAMILY AFFORDABLE FOR SALE PRICE GUIDELINES 2021				
No of Bedrooms	< 60%	60-80%	80-100%	100-120%
Prevailing Interest 4% - 1 Bedroom	\$166,530 - \$199,850	\$199,850 - \$266,420	\$266,420 - \$332,990	\$332,990 - \$399,630
Prevailing Interest 4% - 2 Bedroom			\$323,510 - \$404,345	\$404,345 - \$485,265

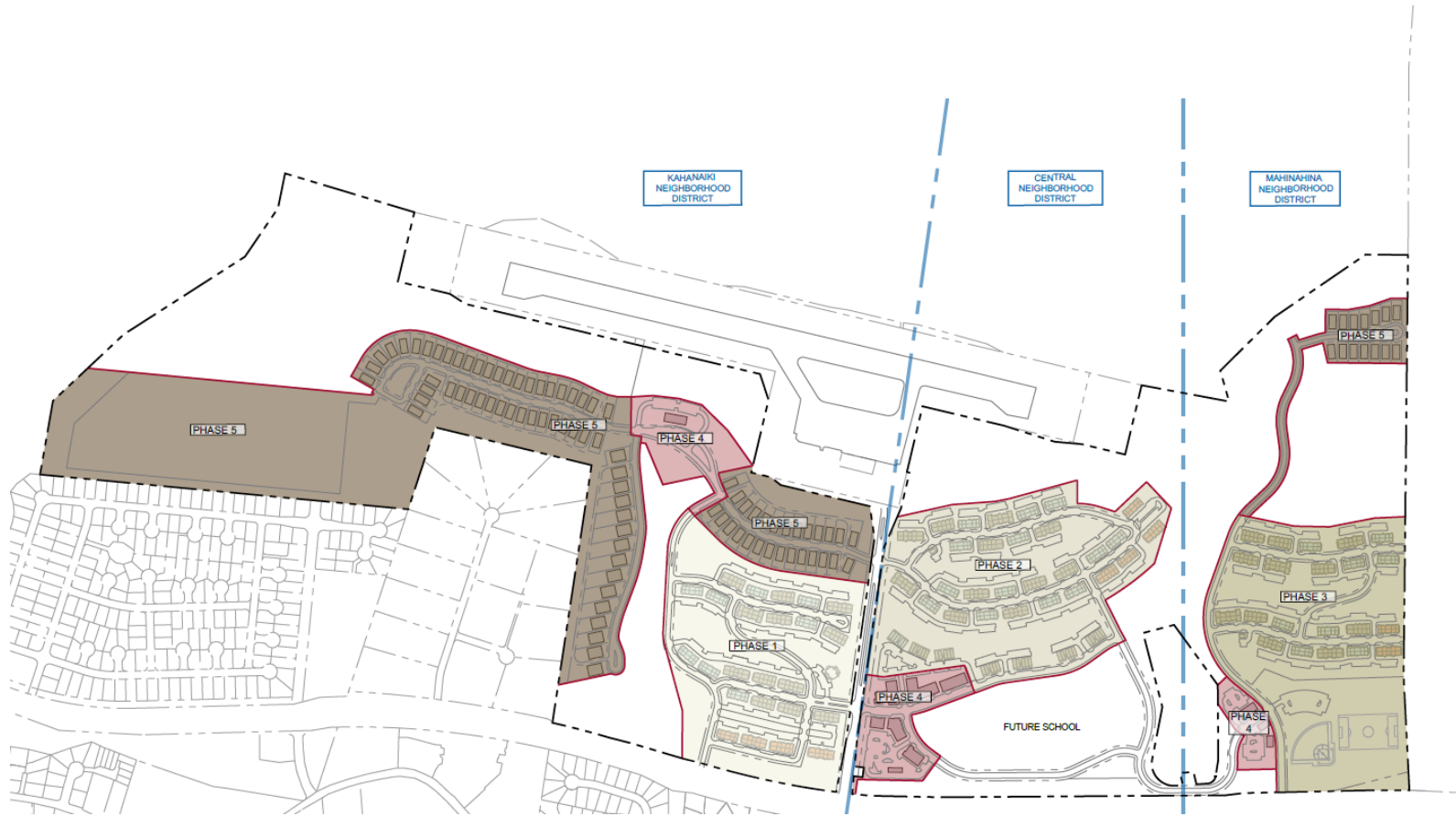
Pulelehua Affordable For Sale 2023 Projection				
Avg. Median Income	< 60%	60-80%	80-100%	100-120%
Total Development	20	20	40	20
Phase I - 1 Bed	8			
Estimated Price Range 2023	\$183,600 - \$220,000			
Phase I - 1 Bed		8	12	
Estimated Price Range 2023		\$220,000 - \$296,000	\$296,000 - \$370,000	
Phase I - 2 Bed			4	
Estimated Price Range 2023			\$357,000 - \$449,310	
Phase I - 2 Bed				8
Estimated Price Range 2023				\$449,310 - \$535,000
Total Units	8	8	16	8
				40

Presented are the 2021 HUD Pricing table and below that are projected estimates for 2023 HUD affordable sales pricing.

Phase I of the development will feature 240 units, of this 40 of these units will be for affordable for sale.

The entire Pulelehua development will have in total 100 workforce for sale units, 40% of them available in the Phase I.



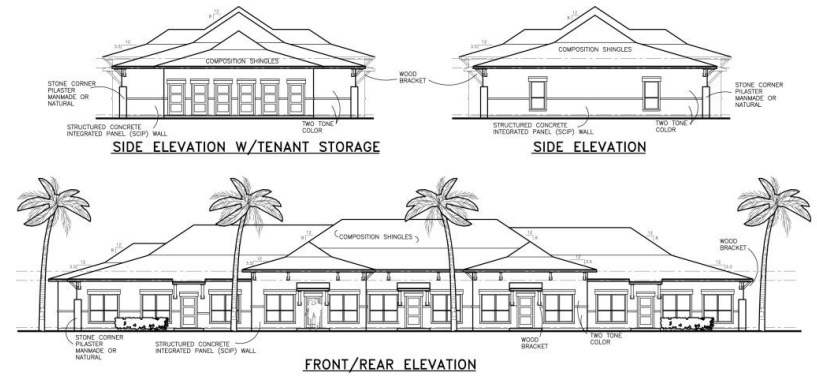
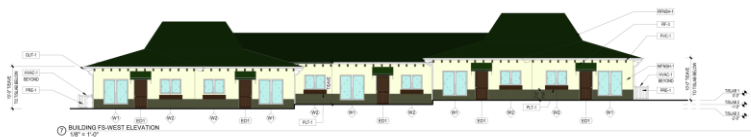


Preliminary Phasing Plan

*Maui Oceanview reserves the right to change the sizing of phases or the order of phases subject to market conditions.



Phase I Plan – Mahinahina Hills



Building Elevations



Community Renderings



Community Renderings

Roadway and Parking



In 2018 a Traffic Impact Analysis Report for the project determined that traffic operations at the Akahele Street intersection will remain like existing level (no change in Level of Service)



Pulelehua community is designed to connect the entire community with trails to reduce the vehicle trip counts across the community



Required parking for the community is being provided based on the number of residential units being constructed with each phase.



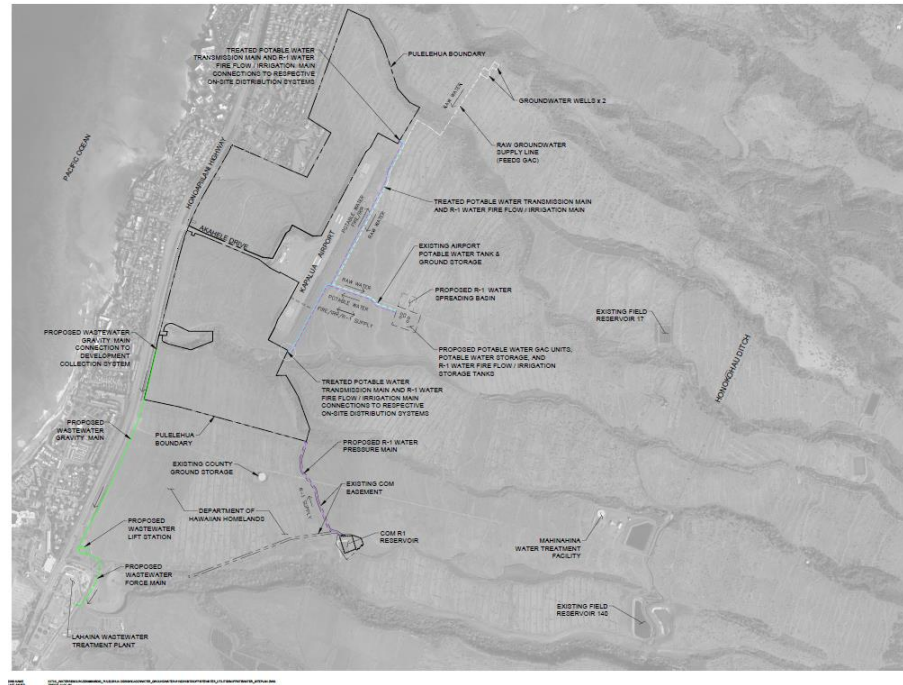
Trail System & Connectivity plan

Water System

Applicant is drilling 2 wells, and maintains an access and use agreement with Maui Land and Pineapple for water sourcing.

Water will be treated in a County approved water filtration system built mauka of the airport.

Additionally a water sourcing plan working with local operator Hawaii Water is also available to supply water to the project.



NOTES:
1) ALIGNMENT AND LOCATIONS ARE CONCEPTUAL.
2) AERIAL IMAGE FROM GOOGLE EARTH® 2018.

Pulelehua Offsite Utilities
EXHIBIT
Pulelehua
WEST MAUI PROJECT DISTRICT 9
Mahinahina & Lahaina, Lahaina
Island of Maui, Hawaii
July 2021
Maui Oceanview LP
Kimley-Horn

Pulelehua Water and Wastewater Calculations
June 21, 2021

Kimley-Horn

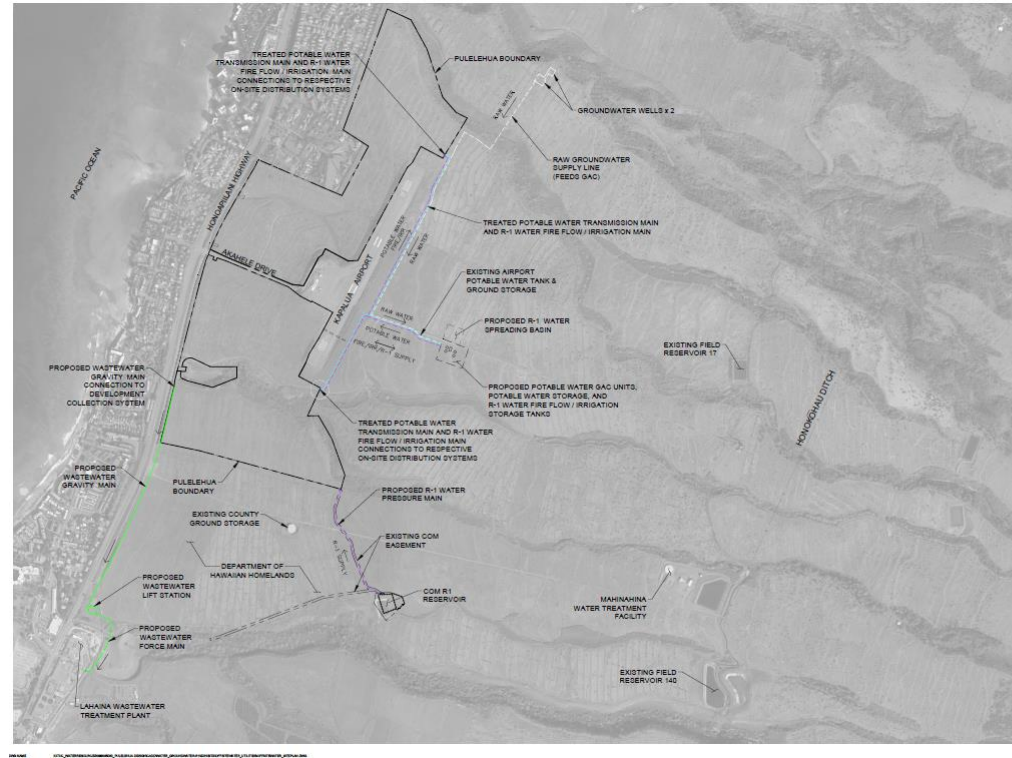
	Water (Potable Demand Only)				Wastewater					
	Average Daily Flow (GPD)		Max Day Flow (GPD)		Design Average Flow (GPD)		Design Maximum Flow (GPD)		Design Peak Flow (GPD)	
	Per Phase	Cumulative	Per Phase	Cumulative	Per Phase	Cumulative	Per Phase	Cumulative	Per Phase	Cumulative
Phase 1	63,216	63,216	94,824	94,824	59,704	59,704	115,896	115,896	162,146	162,146
Phase 2	91,404	154,620	137,106	231,930	86,401	146,105	167,649	283,545	200,149	362,295
Phase 3	94,065	248,685	141,097	373,027	69,791	215,896	132,179	415,724	174,679	536,974
Phase 4	45,450	294,135	68,175	441,202	4,500	220,396	7,900	423,624	47,900	584,874
Phase 5	36,236	330,371	54,354	495,556	34,223	254,619	66,433	490,057	122,683	707,557

Wastewater System

Project is projected to generate 254,619 GDP (gallons per day.)

Irrigation and fire flow demands will be met using R-1 Water supplied by the Lahaina Wastewater Reclamation Facility

Applicant is coordinating with the Department of Environmental Management in connecting to the plant in Lahaina for its first phase, and will take R-1 water to meet landscaping and fire flow needs.



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Pulelehua Offsite Utilities
EXHIBIT

Pulelehua
WEST MAUI PROJECT DISTRICT 5
Mahanaha & Kahana, Lahaina
Island of Maui, Hawaii
July 2021

Maui Oceanview I.P.
Kimley-Horn

Pulelehua Water and Wastewater Calculations
June 21, 2021

Kimley-Horn

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Site Drainage

Stormwater runoff from the project site will be collected in the roadways and directed to an onsite storm drain system. The storm drains will discharge to onsite storm water quality basins which will allow storm water to percolate and will provide stormwater quality treatment in accordance with Maui County requirements prior to discharging onsite runoff to gulches. Flows will be reduced to historic levels or less.

Existing Maui County sedimentation basins located in each gulch will then provide an additional level of treatment to runoff prior to it discharging to the ocean.



Community Efforts and Commitments

Maui Oceanview made multiple commitments in writing to the benefit of the local West Maui community that we intend to honor.

One of the major commitments is funding the West Maui Revolving Housing Trust with \$1.6 Million. This non-profit organization will be established to assist West Maui and other native Hawaiian residents with loan grants for down payments for purchasing affordable housing.

Project Schedule

Improvements to be construction in phases over a ten (10) year period

Development is ready to begin construction as soon as required permits are issued.

Maui Oceanview is eager to begin the first phase of this development and has submitted its Project District Phase III Requirements to the County.

MAHALO

