

AH Committee

From: Sherri Dodson <sherri@habitat-maui.org>
Sent: Monday, January 3, 2022 12:12 PM
To: AH Committee
Subject: Revised power point
Attachments: HANA AFFORDABLE HOUSING - Kawaipapa.pdf

Aloha,
Attached is a revised version.
Thanks.

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Habitat for Humanity Maui builds strength, stability and self-reliance through shelter.



HANA AFFORDABLE HOUSING - Kawaipapa

Prepared for the Affordable Housing Committee

1/3/2022

Project Description

- TMK (2) 1-3-004:001
- 4356 Hana Highway, Hana
- 7.220 acres
- 100% Affordable
- Owner: GTH Land Company, Inc. (Gabe and Tom Hoeffken)
- Contractor: Habitat for Humanity Maui, Inc.
- Zoned County Interim and State Agriculture

Projected Sales

- All homes will be sold to families making 80% or under median county income
- HUD: Family of 4 = \$82,650 and under
- County of Maui: Family of 4 = \$56,340

According to the 2021 HUD Median Income

According to the 2021 Department of Housing and Human Concerns Affordable Housing Guidelines



Sales price is determined by calculating 30% of total income to determine what the monthly payments will be.

Total income at \$82,650 or \$6,887.50 so total housing costs would be \$2,066.25 Assuming \$200 would be insurance and taxes, mortgage would be \$1,866.25 for a total cost of \$447,900

Total income at \$56,340 or \$4,695 so total housing costs would be \$1,408.50 Assuming \$200 would be insurance and taxes, mortgage would be \$1,208.50 for a total cost of \$290,040

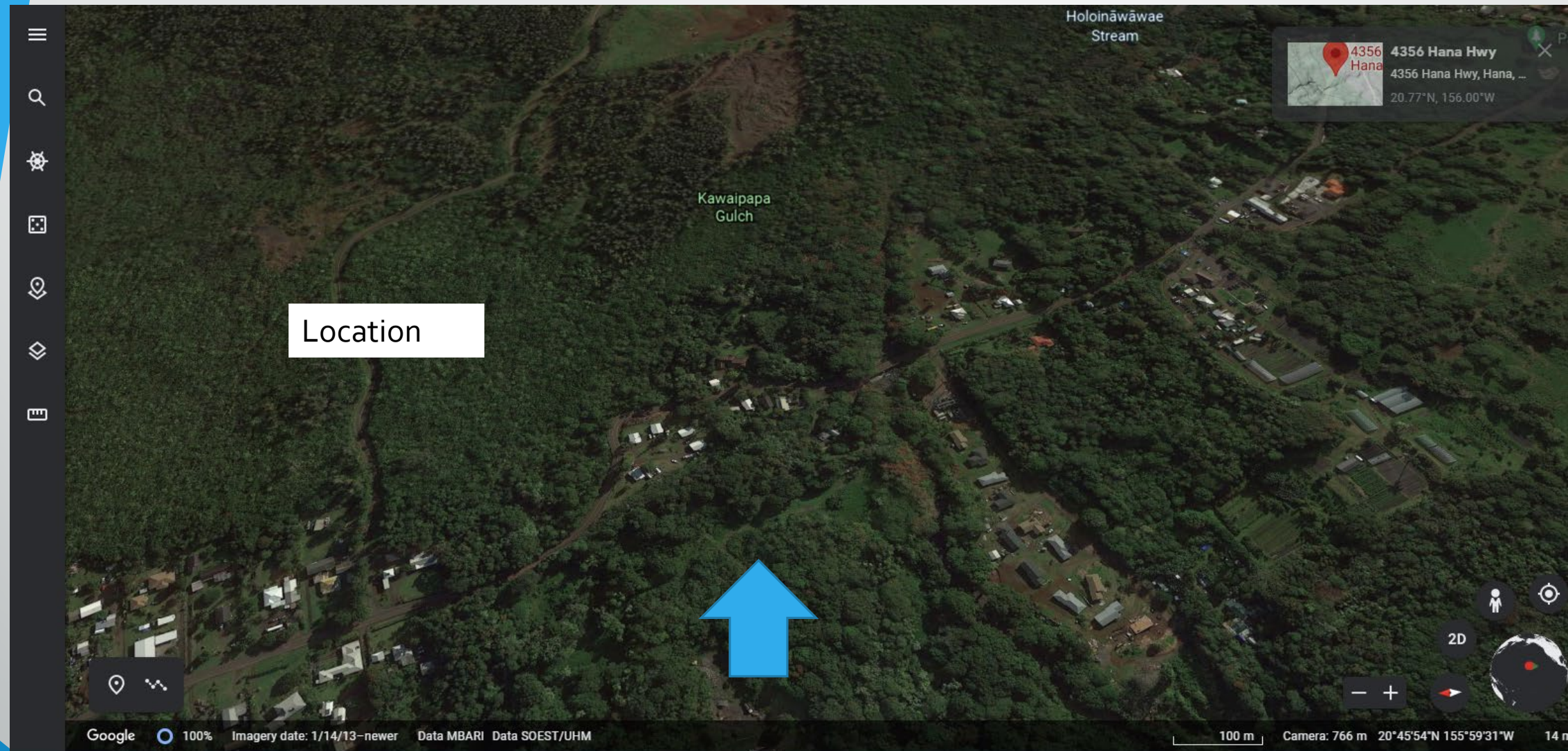
GHT Land Company, Inc.

- Incorporated in 2015
- Gabe Hoeffken is President and Director
- Tom Hoeffken owns the property
- Created “To Develop Affordable Housing” (from DCCA Purpose for business)
- Gabe and Tom Hoeffken also own Tom’s Backhoe and Excavation Co. Inc.
- Incorporated in 1991 but have been in business for 43 years on Maui

Habitat for Humanity Maui, Inc.

- Established in 1997 and an affiliate of Habitat for Humanity International
- Built or renovated over 100 homes including a 16 unit condominium project
- Serves 25% to 80% median income
- Licensed Mortgage Servicer and Originator
- Certified HUD Counseling Agency
- Licensed Contractor





Location

4356 Hana Hwy
4356 Hana Hwy, Hana, ...
20.77°N, 156.00°W

Current condition



Timeline

- 2012: Hoeffken family decides to turn part of Hana property into Affordable Housing for the people of Hana
- Hires Chris Hart and Partners in 2014
- Environmental Assessment is published pursuant to a 201H application in May of 2017
- October of 2017 Council begins deliberations for the 201H
- County Council Resolution No. 17-159 is adopted by the Council on November 3, 2017 unanimously granting 201H approval

Since 201H Approval

- Letter of Intent with Habitat for Humanity to build 25 houses signed in November of 2018
- Subdivision Plans are submitted to Public Works and Preliminary approval was granted with conditions on September 28, 2018
- Since then the plans have gone back and forth with Public Works on several issues
- The only remaining issue is the Drainage Plan
- Revisions have been sent to the Planning Department and GTH awaits approval or further comments
- Interest list has been created by Habitat for Humanity with the inquiries from potential buyers
- Numerous public hearings have taken place in Hana

Issues:

- COVID has defiantly delayed the project
- County response has slowed due to the COVID pandemic
- Construction did not stop during the slow down so consultants have remained busy and response time is slow
- Drainage plan