

AH Committee

From: Heidi Bigelow <Heidi@westmauiland.com>
Sent: Thursday, January 13, 2022 4:21 PM
To: AH Committee
Cc: Laksmi M. Abraham; Keoni L. Shirota
Subject: RE: AH-14(8) Committee request for update on housing project
Attachments: AH-14(8) wdv update 20221013.pdf

Aloha
Requested update is attached.
Mahalo
Heidi

Heidi Bigelow R(S)
Project Manager

From: AH Committee [mailto:AH.Committee@mauicounty.us]
Sent: Thursday, January 13, 2022 2:37 PM
To: Heidi Bigelow <Heidi@westmauiland.com>
Cc: Laksmi M. Abraham <Laksmi.Abraham@mauicounty.us>; Keoni L. Shirota <Keoni.Shirota@mauicounty.us>
Subject: AH Committee request for update on housing project

Aloha Ms. Bigelow,

As you may know, the Affordable Housing Committee met on January 3, 2022 and received presentations on 17 housing developments listed as priority projects in the Comprehensive Affordable Housing Plan.

We regret that we were not able to receive an in-meeting presentation on the Waikapu East Subdivision project. The Committee and Chair Johnson would like to request an update or presentation materials on the project be sent in writing at the earliest possible convenience.

It would be very much appreciated if you could provide the following: overview information about the project (type of housing, property site, target AMI, pricing, funding, etc.), current status, timeline for completion, and any obstacles or needs the project is facing.

If possible, please include maps, photos, and drawings depicting the project or plans. The information can be presented in whatever format works best for you (powerpoint, pdf, word document, etc.) and should be sent to ah.committee@mauicounty.us with the subject line AH-14(8).

Mahalo for your consideration and please confirm receipt of this message, as well as if there is another contact person we should forward this request to.

Feel free to contact me, or my colleague Laksmi.Abraham@mauicounty.us if you have any questions.

Mahalo,

Alison Stewart
Legislative Analyst

WAIKAPU DEVELOPMENT VENTURE LLC

305 E. Wakea Ave., Suite 100
Kahului, HI 96732

Phone: (808) 877-4202
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Date: January 13, 2022

To: AH Committee; AH-14(8)

From: Heidi Bigelow, Project Manager

SUBJECT: **Waikapu East Subdivision No. 3**
TMK: (2) 3-5-002:011 POR
Subdivision File No. 3.2415

Aloha,

I am the Project Manager for the Waikapu Development Venture LLC Waikapu East Subdivision no. 3 ('Project'), a 100% workforce housing project located off Waiale Road. I am responding to your request for a project update:

PROJECT OVERVIEW

- A 100% workforce housing project with 80 units on 74 lots: 68 single family homes and 12 multi-family units (six duplexes)
- 3,200 SF to 5,400 SF Lots
- For first time, income qualified home buyers who earn between 70% and 140% of HUD area median income (AMI):

AMI Income Range	No. of Units	Type of Home
70-80%	12	MF
81-100%	12	SF
101-120%	40	SF
121-140%	16	SF

ESTIMATED CONSTRUCTION TIMELINE

Present – Aug. 2022:	Subdivision and Construction Plan Processing & Approvals
Sept. 2022 – Aug. 2023:	Subdivision Infrastructure, Roads, On and Off-site Utilities
Aug. 2023 – Aug. 2024:	Home Construction

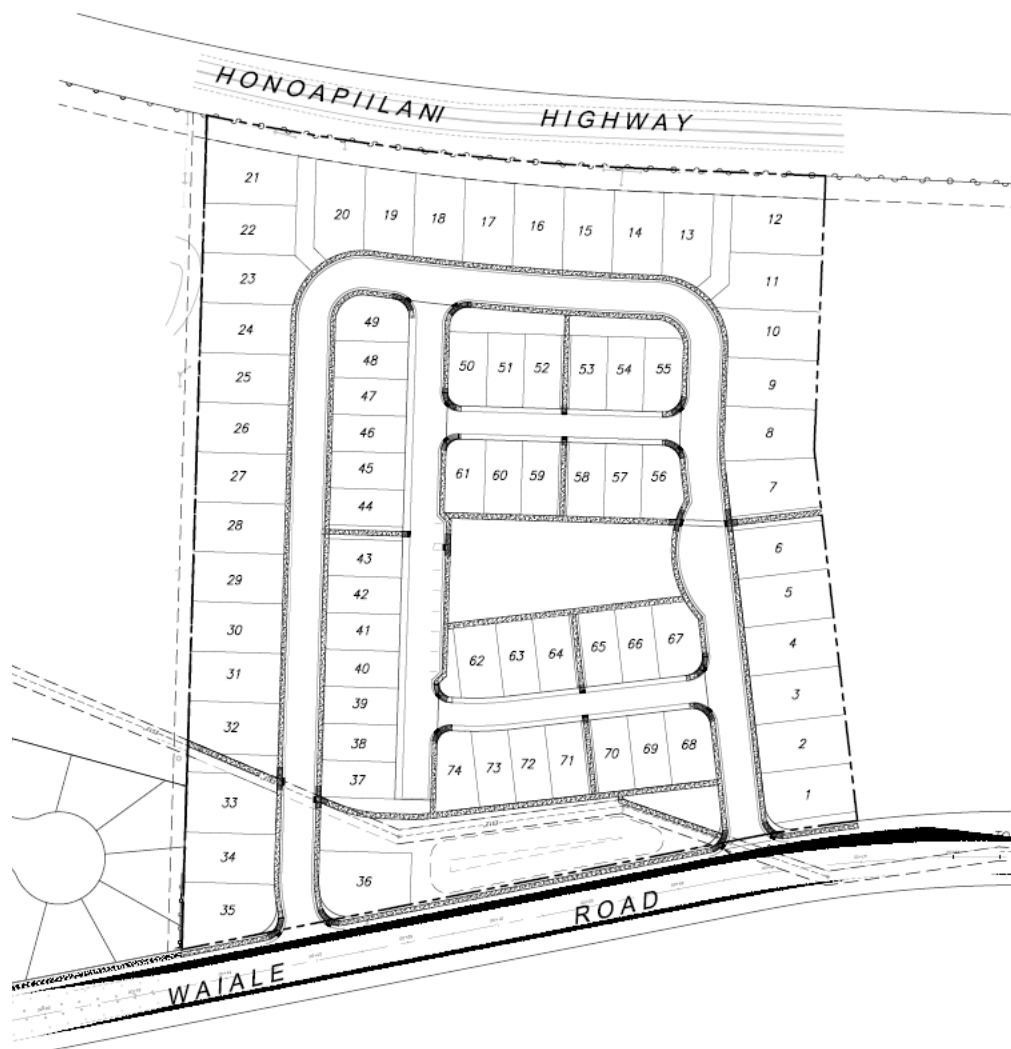
ESTIMATED MARKETING TIMELINE

March 2023	Marketing plan, pricing submittal to DHHC for review and approval
April/May 2023	Begin marketing including publishing Public Notices for Project
June/July 2023	Accept applications; establish list of qualified buyers
Sept./Oct. 2023	Lottery, home selection, sales contracts
Jan. 2024	Close on first homes and move families into homes through Aug. 2024

CHALLENGES

- 1) Agency and Department timeline, efficiency for reviews/requests during plan review – permitting phase.
- 2) Obtaining financing for the infrastructure and home construction.
- 3) Escalating cost of construction.

PROJECT SITE PLAN



Mahalo for the opportunity to provide information on this 201H workforce housing project!

Heidi Bigelow R(S)
Project Manager
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808-877-4202