KUIKAHI VILLAGE

Application for MCC Chapter 2.97 100% Workforce Housing Neighborhood and District Boundary Amendment Approval

Maui County Council – Affordable Housing Committee

September 1, 2022

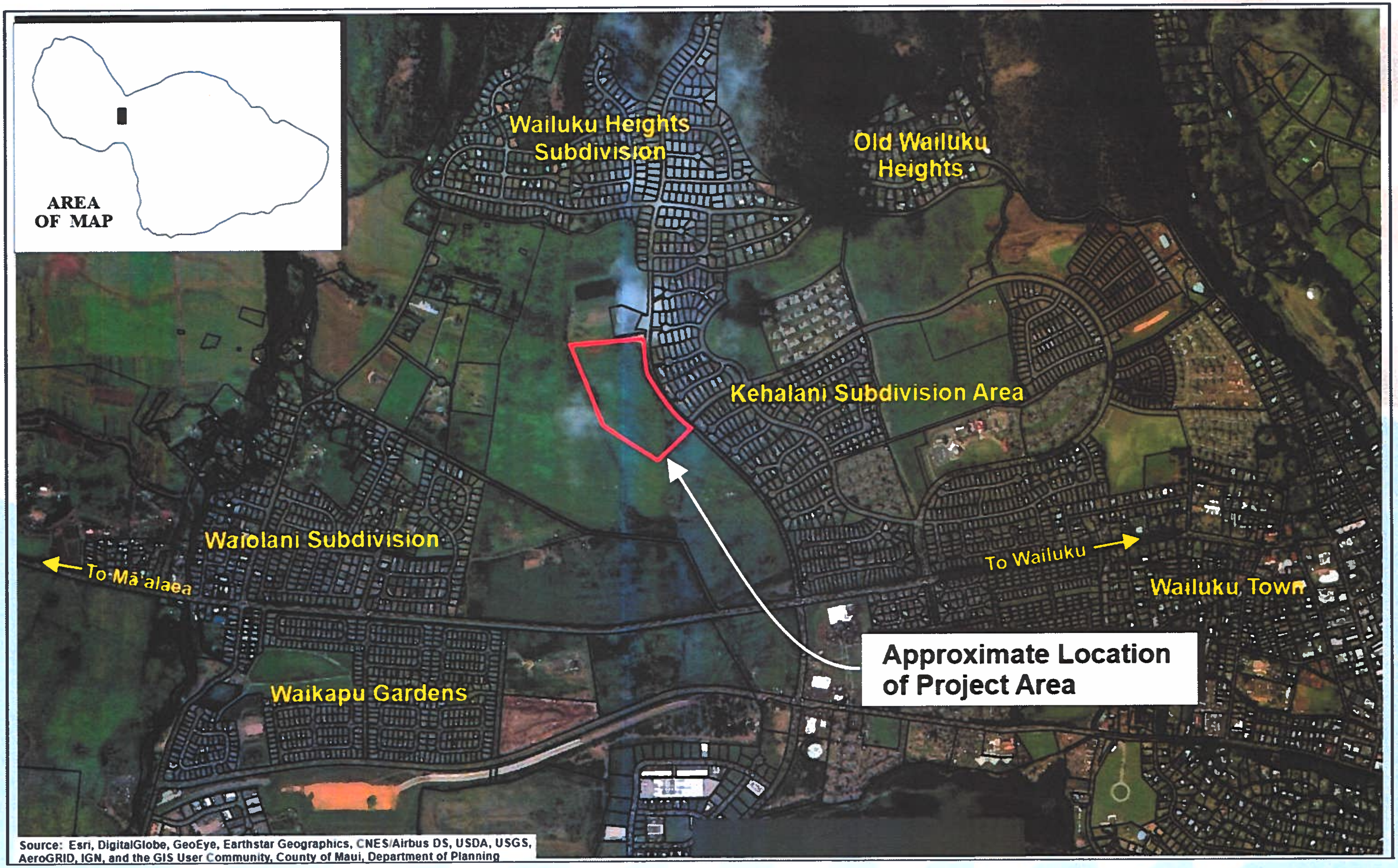
Owner/Applicant: Kuikahi Properties, LLC

KUIKAHI VILLAGE

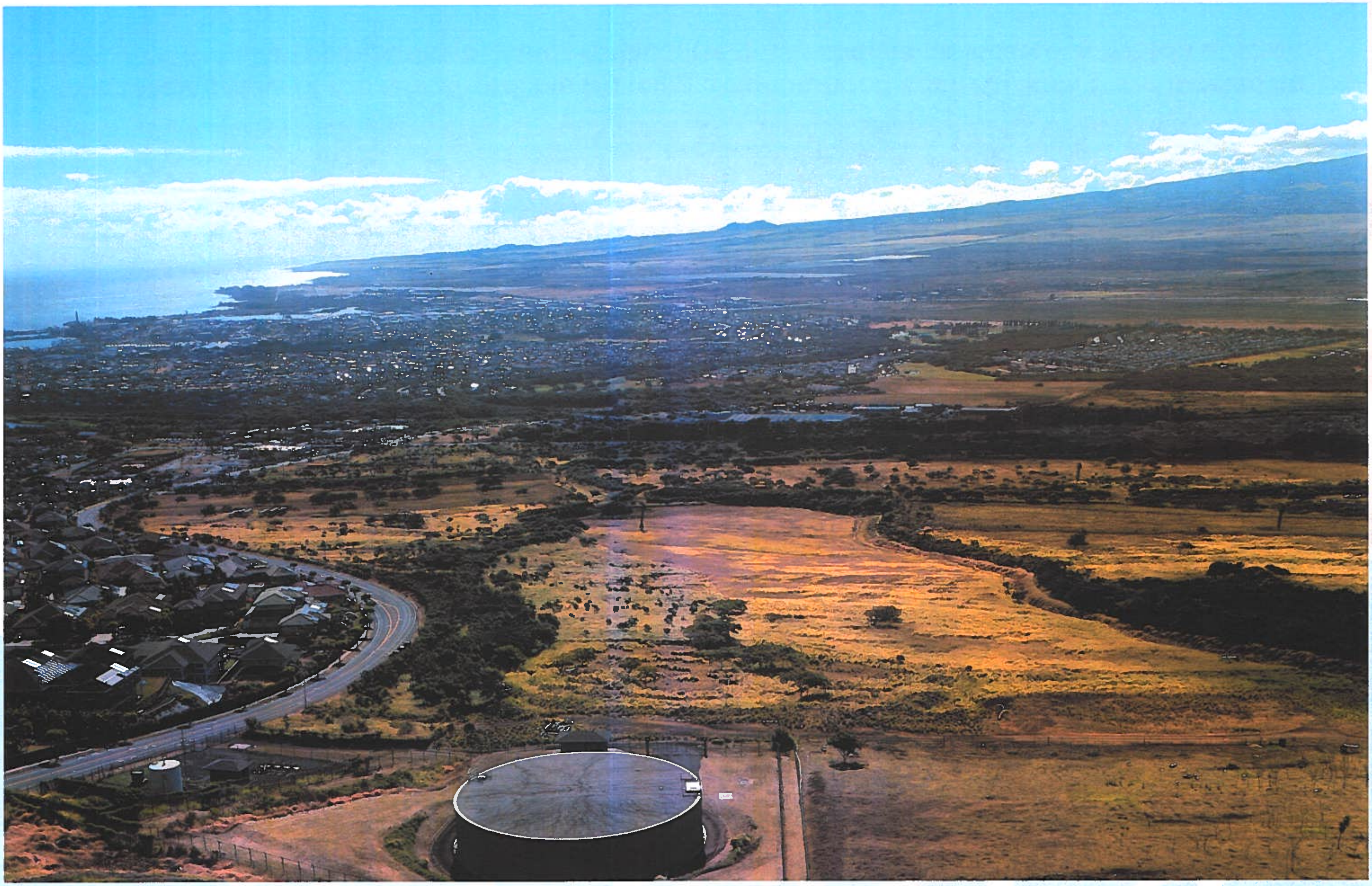
- LOCATION
- OVERVIEW
- SITE
- RENDERINGS
- ENVIRONMENTAL ASSESEMENT
- COMMUNITY INPUT

LOCATION

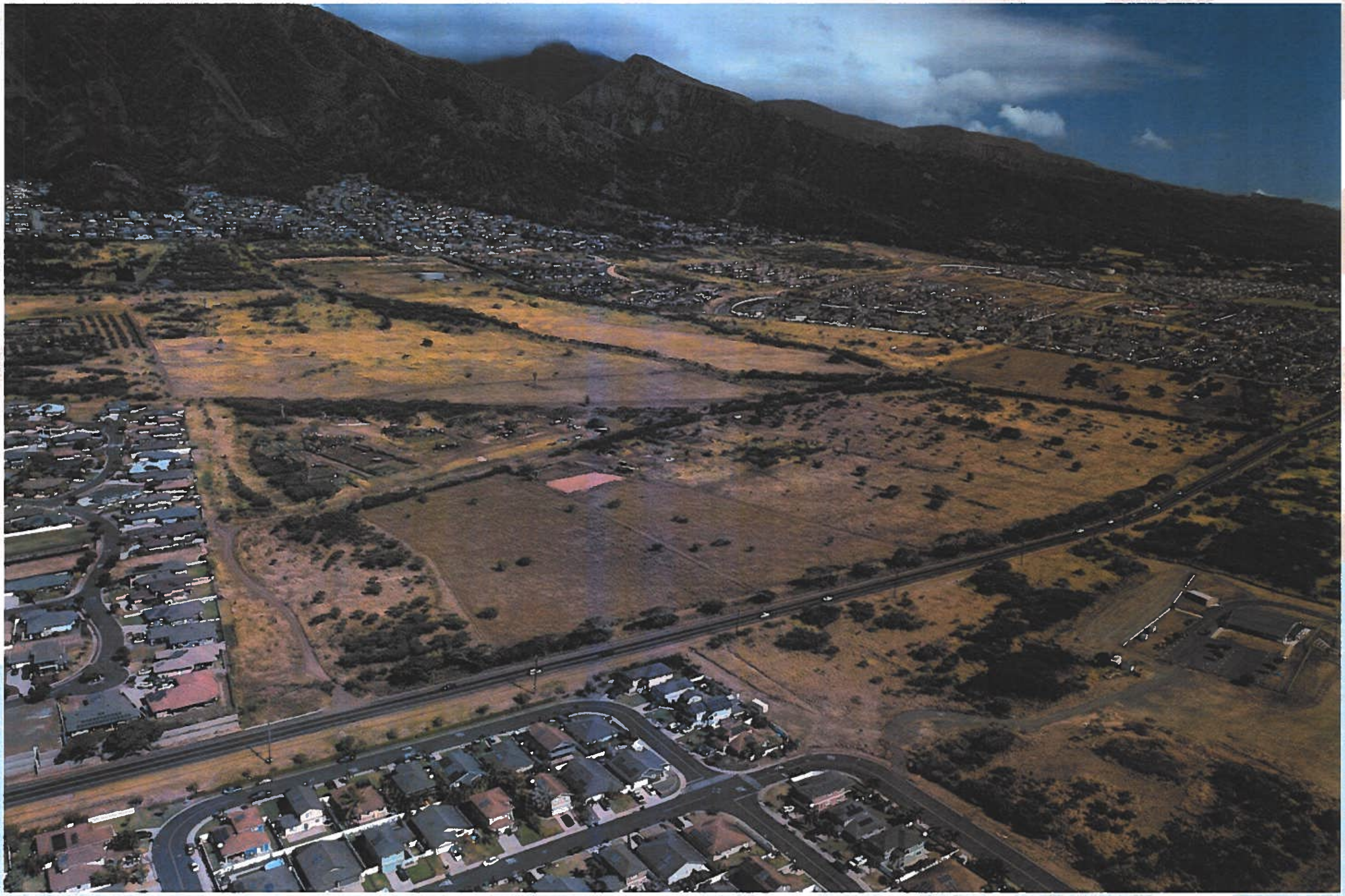
REGIONAL LOCATION MAP



West facing view of Kuikahi Affordable Housing Neighborhood area; Ku'ikahi Drive located on right with Kehalani community beyond; Wailuku Heights subdivision located at the top of photo.



East facing view of Kuikahi Affordable Housing Neighborhood area; Ku‘ikahi Drive located on left with Kehalani community beyond; Views of Central Maui and North Shore at the top.



View facing northwest of general project area which includes the DHHL Puunani project site; Honoapi‘ilani Highway located in center of photo; Waikapu Gardens subdivision located below the Highway; Waiolani Mauka subdivision located above the Highway to the left.

OVERVIEW

Alaula

NEIGHBORHOOD OVERVIEW

- ✓ 100% Workforce Housing
- ✓ 100% For-Sale Homes
- ✓ 100% Maui Resident Buyers
- ✓ 100% Owner Occupied
- ✓ No Market Rate Sales
- ✓ No Vacation Rentals
- ✓ No Mainland Buyers

NEIGHBORHOOD OVERVIEW

- Missing-Middle Housing
- Smart-Growth principles
- Mixed-Use of Single-Family, Multi-Family, Townhome, Duplex, Live-Work and Tiny-Homes
- Infill Neighborhood
- Promoting Generational Home Ownership
- Environmentally Sensitive Design
- 5 parks, playground, bike & walking paths, shade trees, etc.
- Regional Infrastructure Coordination

MCCAHP TIER 1 PROJECT

Projects	Unit Type	Estimated # Units Affordable	Status	Anticipated Funding
Hale Pilina TMK 3-7-013:026	Rental	177	Draft Environmental Assessment submitted	AHF LITHC RHRF
Kahului Civic Center and Mix-Use Complex (formerly Bus Hub) TMK 3-7-004:003 (por)	Rental	150	Construction to be completed by 2026. Dependent on funding	RHRF Hula Mae DURF
First Assembly/MEO (A&B Sugar Museum) TMK 3-8-006:004 (por)	Rental	36	Potential for development	No additional information available
Kaahumanu Church TMK 3-4-014:002	Rental	15	Conceptual, seeking funding planning/design	No additional information available
Mission Grounds Development – Wailuku Union TMK 3-4-014:005	Rental	20	Conceptual, seeking funding planning/design	No additional information available
	Total	604		

Kuikahi is a new 204-unit residential community that will include a variety of residence types such as multi-family, duplex, live-work, studio, and single-family homes. The proposed development is also planning an experimental component through the live-work units, which are envisioned to be for neighborhood services, office-types of businesses or workforce housing accessory dwelling units.

The community will include onsite parking for residents and visitors, internal roadways and sidewalks, bike paths, landscaping, a pavilion, playground, and sports parks.

Kuikahi needs an estimated $3.25 million in infrastructure improvements. The development is located adjacent to additional affordable housing projects – **Wailuku Apartments, Puunani Homestead,** and **Walkapu East Subdivision No. 3.** - that could unlock an additional 436 homes through county investment and cost-sharing with the Department of Hawaiian Home Lands in community serving infrastructure needed bring homes online.

Projects	Unit Type	Estimated # Affordable	Status	Anticipated Funding
Waikapū East Subdivision No. 3 TMK 3-5-002:011	Sale	80	Pending final subdivision approval	No additional information available
Kuikahi (Wailuku Affordable Housing Project) TMK 3-5-002-003 (por)	Sale + Rental	204	2.97 approved. Scheduled for completion by 2024. Estimated $3.25M in infrastructure improvements	Private AHF
Puunani Homestead Subdivision TMK 3-5-002:002 (por) TMK 3-5-001:064 (por)	Sale	113	DHHL managed. Final Environmental Assessment published in 2020.	NAHASDA DHHL
Wailuku Apartments TMK 3-5-001:064	Rental	195	201H approved. Wastewater improvements need amount unknown.	LIHTC RHRF
	Total	592		

Waikapu Country Town will provide 287 affordable for-sale homes for local homebuyers in a community that plans to have a new school, commercial businesses, and parks and open space. Homes will consist of single-family and townhomes.

The final Environmental Impact Statement states that homes will range from $392,400 and $610,400.

The community will require significant infrastructure improvements. Water, wastewater, and road

NEIGHBORHOOD OVERVIEW

KUIKAHI VILLAGE

HOME SUMMARY

TYPE	MODEL	SIZE	COUNT	PARKING
Tiny Home	1 Bed / 1 Bath	370 Sq Ft	28	41
Condo	2 Bed / 2 Bath	841 Sq Ft	75	165
Condo	3 Bed / 2 Bath	1059 Sq Ft	45	112
Duplex	3 Bed / 2 Bath	900 Sq Ft	18	43
Townhome	3 Bed / 2 Bath	1120 Sq Ft	14	35
Live / Work	3 Bed / 2 Bath + Studio	1860 Sq Ft	16	48
Single Family	4 Bed / 2 Bath	1400 Sq Ft	6	12
Totals			202	456

- **Compliance with Fair Housing ADA 1991 and ICC A117.1-2009 requirements**
- **Shall follow MCC Chapter 19.67 – Home Business requirements**

AFFORDABLE SALES PRICE GUIDELINES

2022 AMI Table @ 5.5% (Effective May 1, 2022)

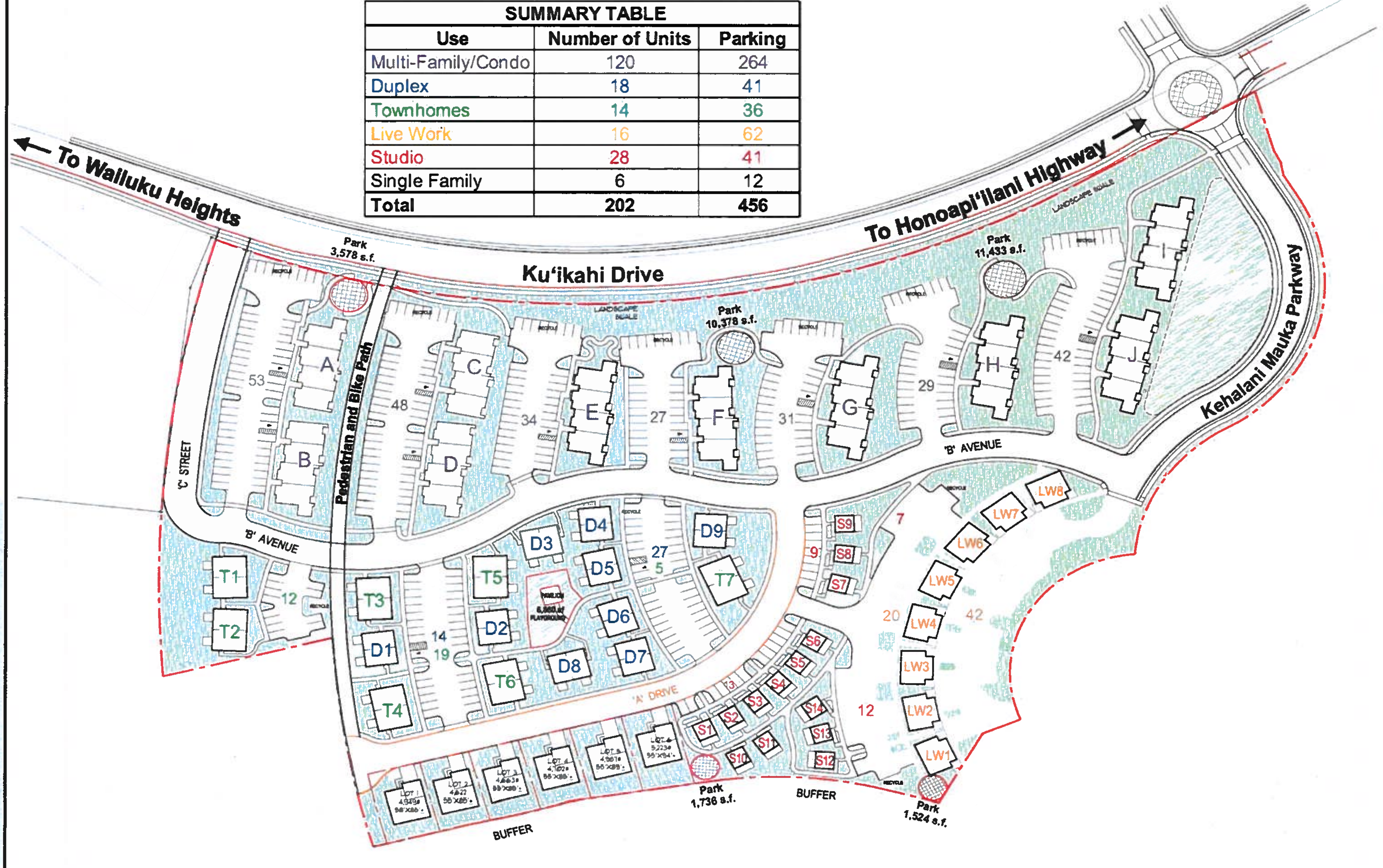
MODEL	Home Type	COUNT	Low Income	Below Moderate	Moderate	Above Moderate
370 Sq Ft 1 Bed / 1 Bath	Tiny Home	28	177-236	237-295		
841 Sq Ft 2 Bed / 2 Bath	Condo	75		287-358	359-430	
1059 Sq Ft 3 Bed / 2 Bath	Condo	45		338-421	422-506	
900 Sq. Ft. 3 Bed / 2 Bath	Duplex	18			422-506	507-590
1120 Sq. Ft. 3 Bed / 2 Bath	Townhome	14			422-506	507-590
1800 Sq Ft 3 Bed / 2 Bath	Live / Work	16				647-754
1400 Sq Ft 4 Bed / 2 Bath	Single Family	6				647-754
		202	**10**	**51**	**101**	**40**

- Demonstrative pricing only and may not represent the pricing for Kuikahi Village
- Numbers derived from DHHC's ASPG as of September 1, 2022
- Anticipated price targeting will be via Deferred Payment Mortgage buydowns or AH Funds

SITE

SITE PLAN

SUMMARY TABLE		
Use	Number of Units	Parking
Multi-Family/Condo	120	264
Duplex	18	41
Townhomes	14	36
Live Work	16	62
Studio	28	41
Single Family	6	12
Total	**202**	**456**



Source: Ron J. Ped, Architect

PARKS AND CONNECTIVITY

➤ **5 Spot Parks, Walking / Biking Paths & Playground / Pavilion / Setback Buffer**

LANDSCAPE PLAN

Plant Palette

Trees:
- Milo
- Pink Tecoma
- Rainbow Shower
- Plumeria
- Avocado
- Mango
- Plumeria
- Jatropha
- Foxtail Palm
- Loulu Palm
- Yew Pine

Shrubs:
- Hau
- El Dorado
- Queen Emma Lily
- Plumbago
- Firecracker
- Areca Palm
- Ape
- Akia
- Kalo
- Croton

Ground Cover:
- Pohinahina
- Kupu Fern
- Ilima Papa
- Nehe
- Lauae Fern
- Ruellia
- Golden Glory
- El Toro Zoysia Grass

- **Emphasis shall be placed on native and drought-tolerant plants and xeriscaping**

RENDERINGS

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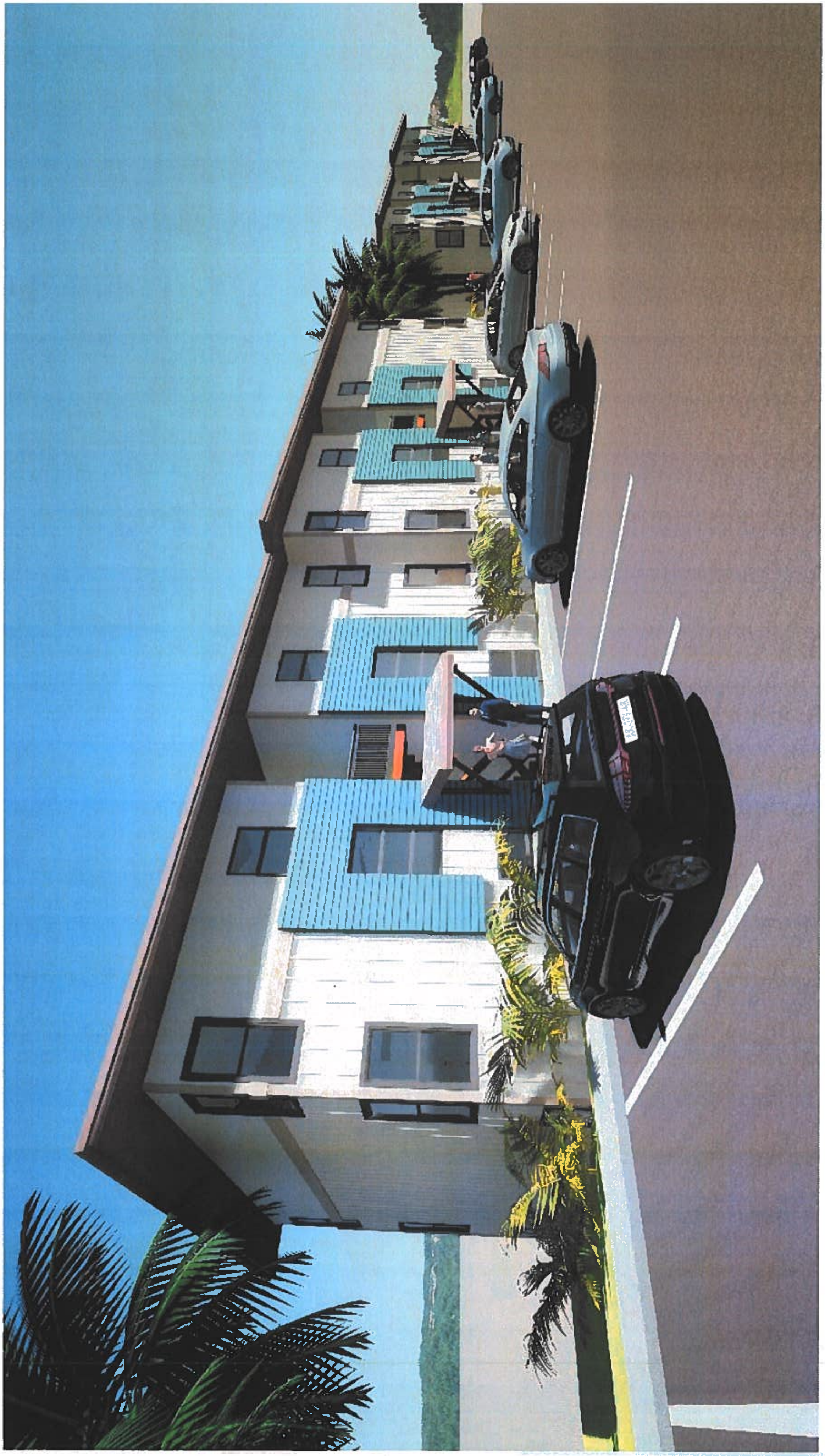


ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL ASSESSMENT

- Early consultation request letters sent to 48 parties (Federal, State, and County agencies, community associations, and utility companies) in November 2020.

- Presentations done to provide project information to community associations and organizations and receive comments back. Waikapu Community Association board (1/11/21) & general membership (3/8/21), Wailuku Heights Extension board (4/22/21), Kehalani Community Association board (2/16/21), and Aha Moku O Wailuku (1/26/22)

- Draft EA published on October 8, 2021 with an Anticipated Finding of No Significant Impact (AFNSI)

- Final EA published on May 23, 2022 with a Finding of No Significant Impact (FONSI)

CONSULTANT TEAM

Planning Consultant ....Munekiyo Hiraga

Architect.........................Ronald James Ped Architect, PC

Landscape Architect......................... Hawaii Land Design

Civil Engineer.............................Otomo Engineering, Inc.

Traffic Engineer............Austin, Tsutsumi & Associates, Inc.

Archaeology.......................Scientific Consultant Services

Cultural Impact Assessment...................Honu Media LLC

Biological Resources....................................Bob Hobdy

Survey......................................Clarkes Land Surveying

STUDIES AND DUE DILIGNCE

- Traffic Impact Analysis Report
- Preliminary Engineering Report
- Flora and Fauna Survey Report
- Archeological Inventory Study
- Cultural Impact Assessment
- Soils Composition Tests
- Land Commission Award Review
- State Historic Preservation Division HRS 6E
- Tsunami Inundation Locator
- FEMA Flood Hazard Zone Analysis
- DLNR Emergency Action Plan
- Zoning and Flood Confirmation Form
- Sea Level Rise 3.2ft Vulnerability and Adaptation Assessment
- Real Estate Comprehensive Market Analysis

EA FINDINGS

- Flora/fauna – no native plants found; no native forest birds, sea birds, water birds or nene were seen; no endangered Hawaiian hoary bats recorded.
- Archaeological Inventory Survey (AIS) conducted in 2005 over larger 215.8 site which includes the project's 14.9 acres. Historic sites associated with former sugar cane cultivation identified. Project site itself does not contain any of the historic sites. No burial features or human remains were identified.
- A Cultural Impact Assessment (CIA) report was compiled in March 2021. Based on extensive research of government and museum maps, literature, archaeological studies of the area, informants having knowledge of the area, no cultural practices, house sites, burials, or cultural resources were found to be connected to the project site.

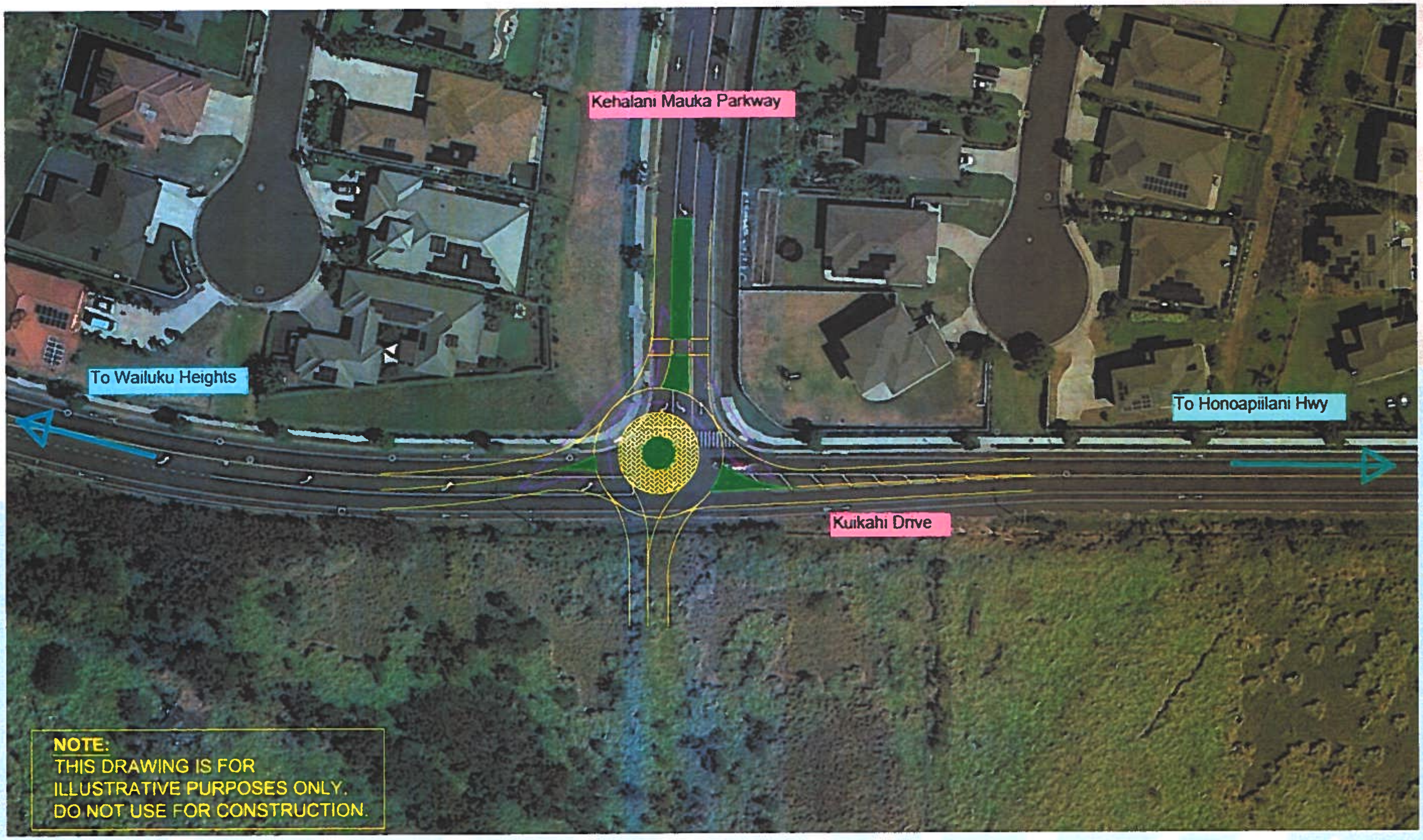
EA FINDINGS

(continued)

- Traffic Impact Assessment Report - Recommendations to address project traffic are:
  - Optimize signal timing at the intersection of Waiale Road & Ku'ikahi Drive intersection
  - Consider mini roundabout at the intersection of Ku'ikahi Drive & Kehalani Mauka Parkway where the main project access will tie in.
- Preliminary Engineering Report - retention basin and subsurface drainage system will be designed to accommodate more than the increase in the project's surface flows from a 50-year, 1 hour storm

Existing Conditions at intersection of Ku‘ikahi Drive and Kehalani Mauka Parkway

Project Proposed Roundabout Schematic



Source: Otomo Engineering, Inc.

Kuikahi Affordable Housing Project

Preliminary Drainage Plan

NOT TO SCALE

Prepared for: Kuikahi Properties, LLC

MUNEKIYO HIRAGA

WV Regenesis\Wailuku AH\Applications\Figures\Drainage Plan

COMMUNITY INPUT

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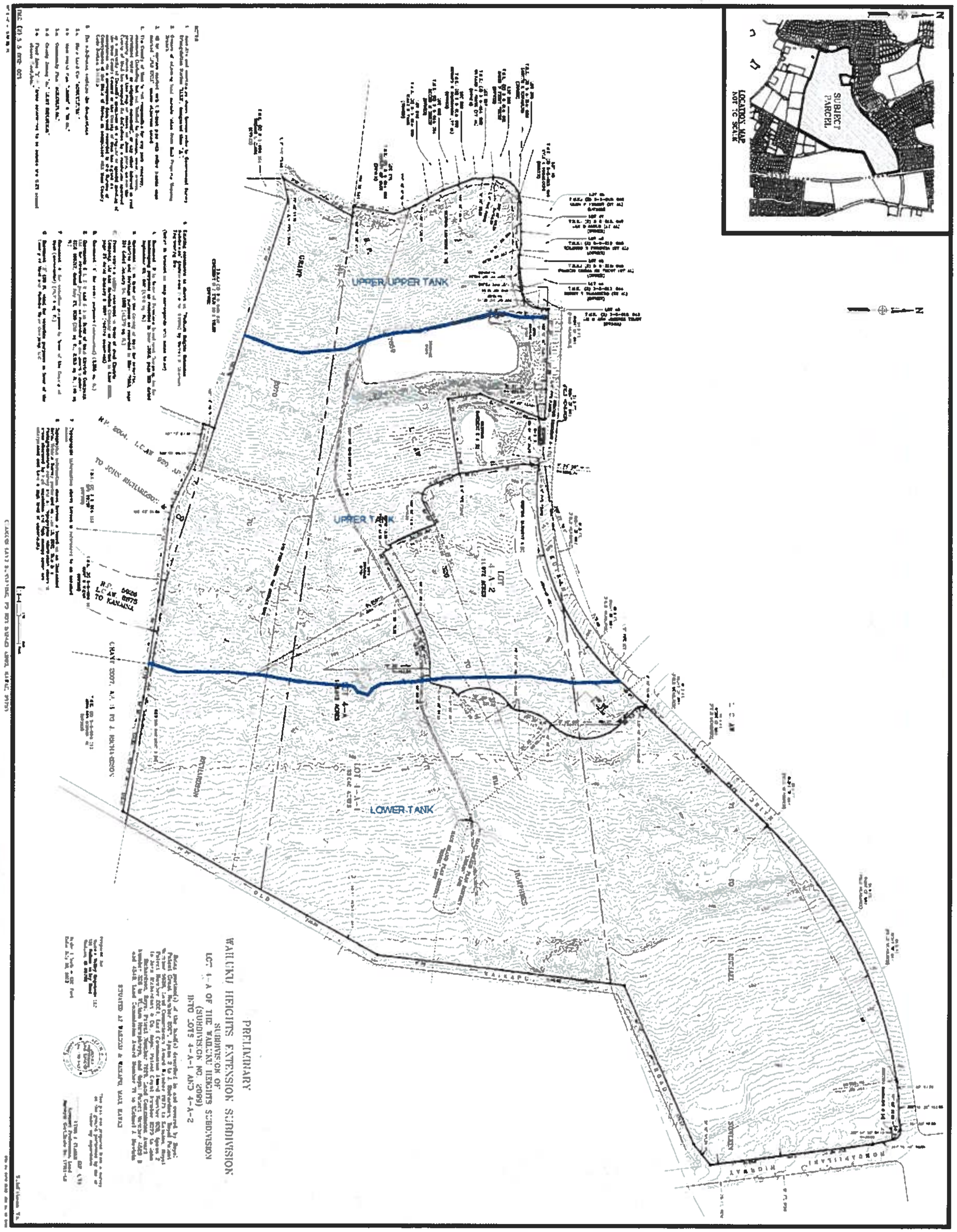
KUIKAHI VILLAGE SITE LOCATION

WATER STORAGE ALLOCATION

- Upper-Upper Tank
- **Upper Tank**
- Lower Tank

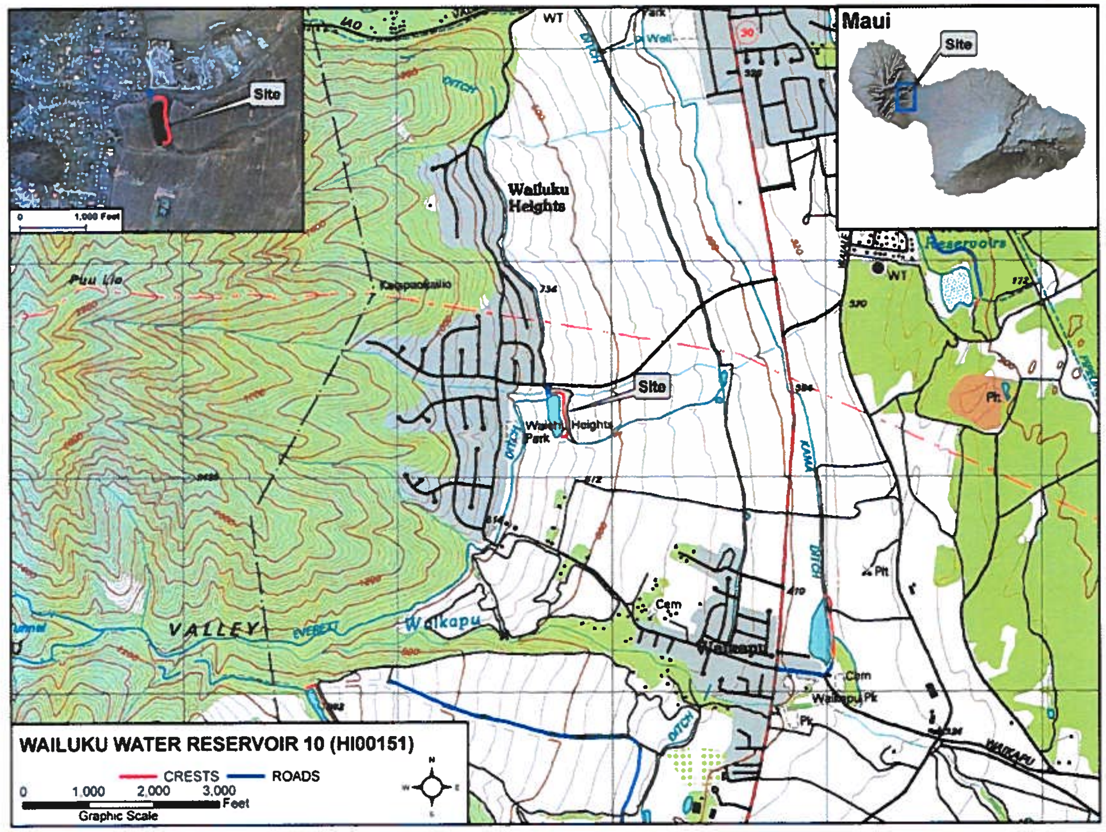


WAILUKU WATER CO. RESERVOIR MA-0151

Reservoir Overview

- Owner: Wailuku Water Company
- Built 1951, expanded 1967
- No Failures
- Lo'i Farmers, Irrigation, Wailuku Heights Drainage, County Surface Water Treatment Plant Drainage
- Na Wai Eha, DLNR Oversight
- Regulated Dam Status
- Daily Inspections
- Ongoing Safety Upgrades and Remediation Process by WWC

WAILUKU WATER RESERVOIR 10 | MA-0151 | Maui



1. General Information	
a. State Dam ID	MA-0151
b. National ID	HI00151
c. Dam Name	WAILUKU WATER RESERVOIR 10
d. Other Name(s)	
e. Longitude / Latitude	-156.5128 / 20.8658
f. County / Island	Maui / Maui
g. Type of Dam	Earthen
h. Purpose	Irrigation
i. Completed / Last Modified	/
j. Nearest City / Town	Wailuku Heights (0.1 mile)
k. Water Body Type	State Regulated Dam
l. Dam Height	52 ft
m. Dam Length	880 ft
n. Drainage Area	0.27 sq. miles / 173 acres
o. Primary Spillway Type	Culvert
p. Maximum Storage	57 ac-ft / 19 MG

2. Owner Information	
a. Name of Owner	Kuikahi Properties LLC, Wailuku Water Company
b. TMK(s)	(2) 3-5-002:003

3. Hazard Potential Classification	
a. Hazard Classification	High
b. Emergency Action Plan	Yes

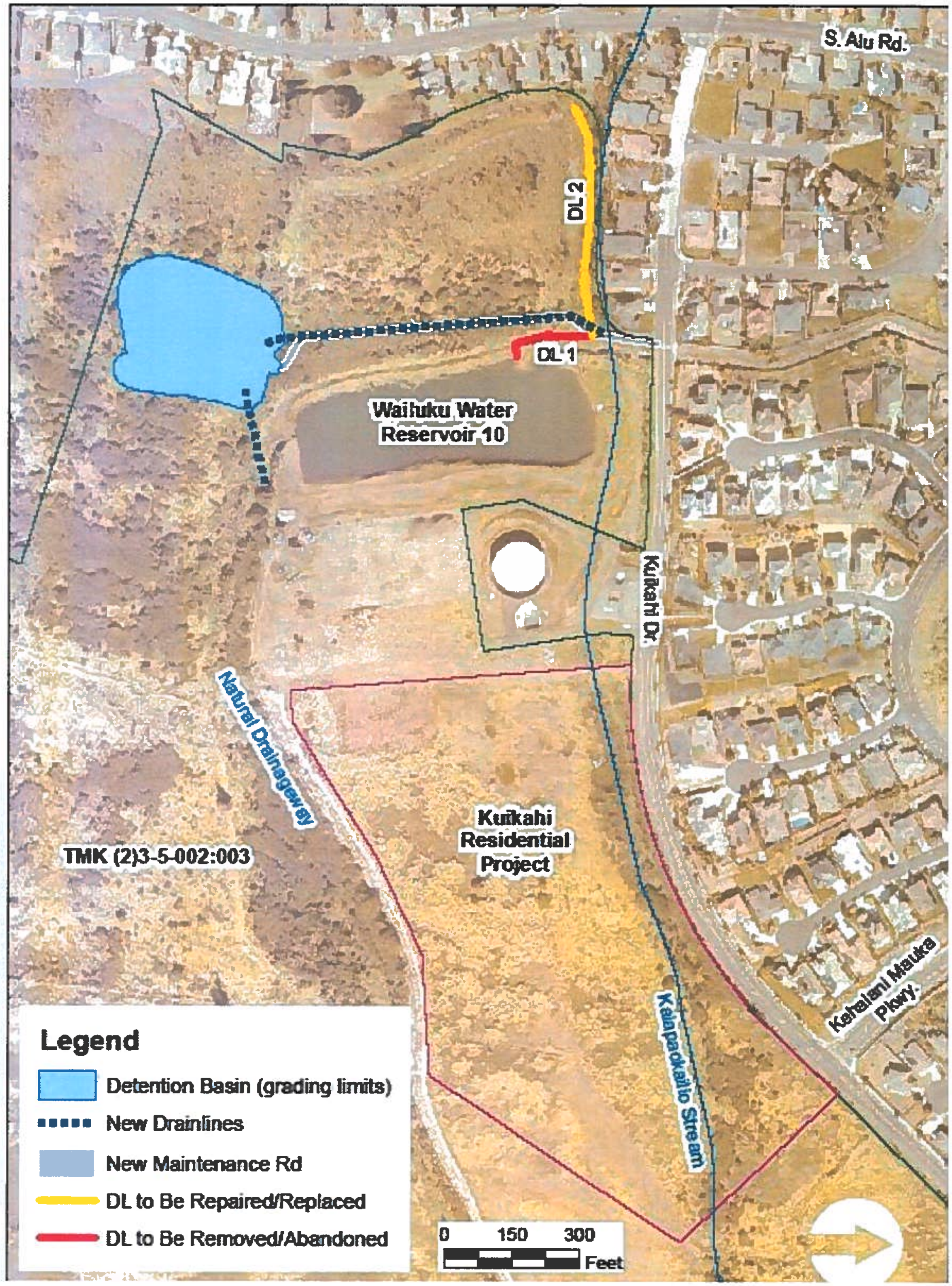
NEW COUNTY DETENTION BASIN

County Regional Infrastructure Upgrades

- Install new Detention Basin, drainlines and maintenance road
- Repair or replace old drainlines
- Remove or abandon old drainlines

Eliminates County use of WWC Reservoir 10

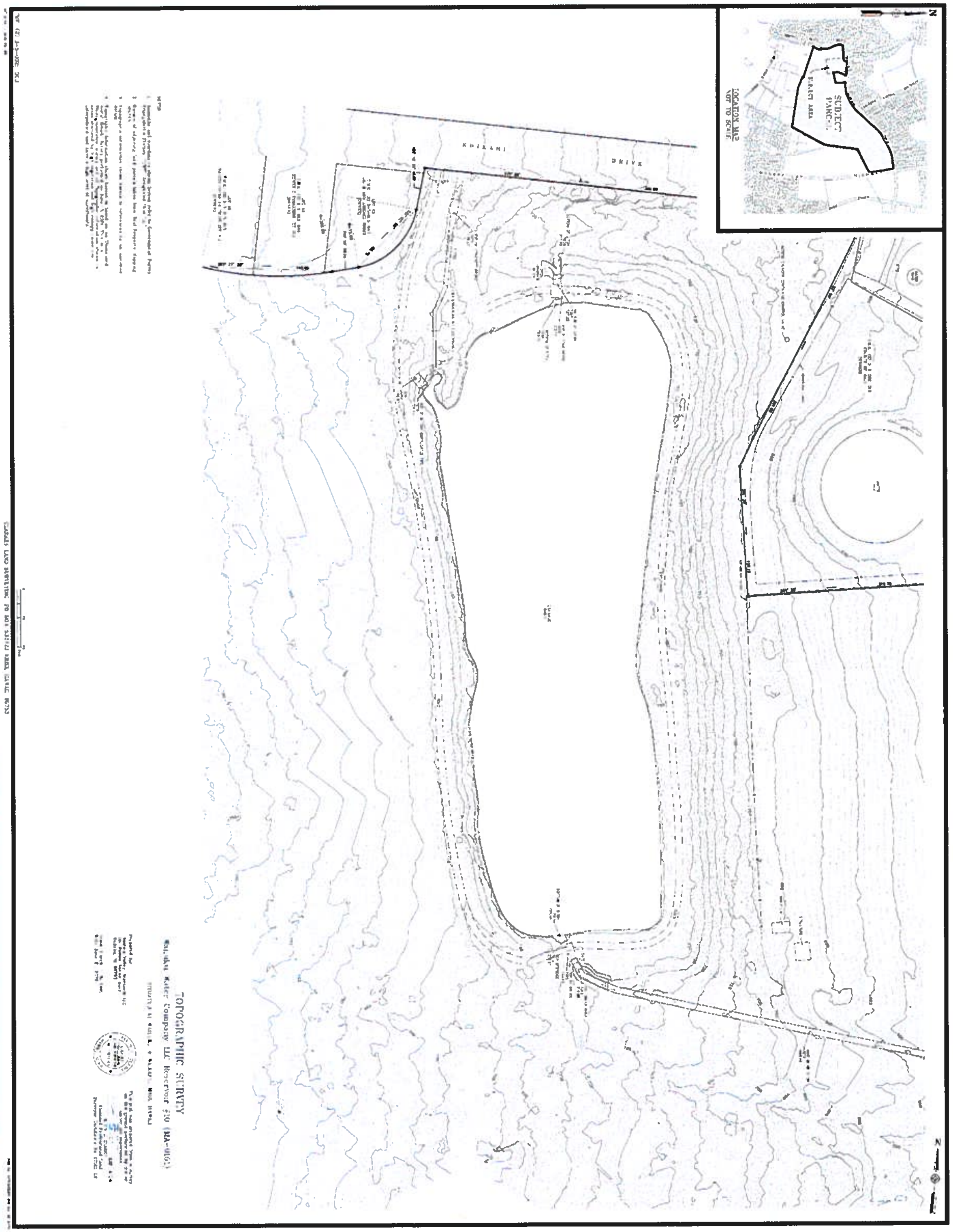
WWC 100% control of intake for Reservoir 10



WAILUKU WATER CO. RESERVOIR MA-0151

Remediation, Maintenance & Monitoring with DLNR

- Classified as a regulated dam
- NOD 9/2021
  1. Contract with Consultant
  2. Submit Technical Studies
  3. Safety Permit Package by 12/2023
- Hydrological & Hydraulic Analysis
  - Meets Minimum Design Requirements
  - Adequate Freeboard



WAILUKU WATER CO. RESERVOIR MA-0151

Remediation Processes

- New electronic monitoring
- New DLNR Emergency Action Plan 7/12/22
- DLNR site inspection 8/10/22
- Embankment Stability Analysis
- Safety Permit Package by 12/2023
- Removal of County dual use
- WWC 100% control of intake
- Elimination of jurisdictional capacity.

PROJECT SOILS CLASSES

<u>Project Site</u>

- IbC – Iao cobbly silty clay (7-15% slope)
- IcC – Iao clay (7-15% slope)

<u>Within Overall Parcel</u>

- IbB – Iao cobbly silty clay (3-7% slope)
- IcB – Iao clay

<u>Note:</u> PZUE – Puuone Sand is over 1 mile east of the project area at approximately Waiale Rd. (not shown on this map)

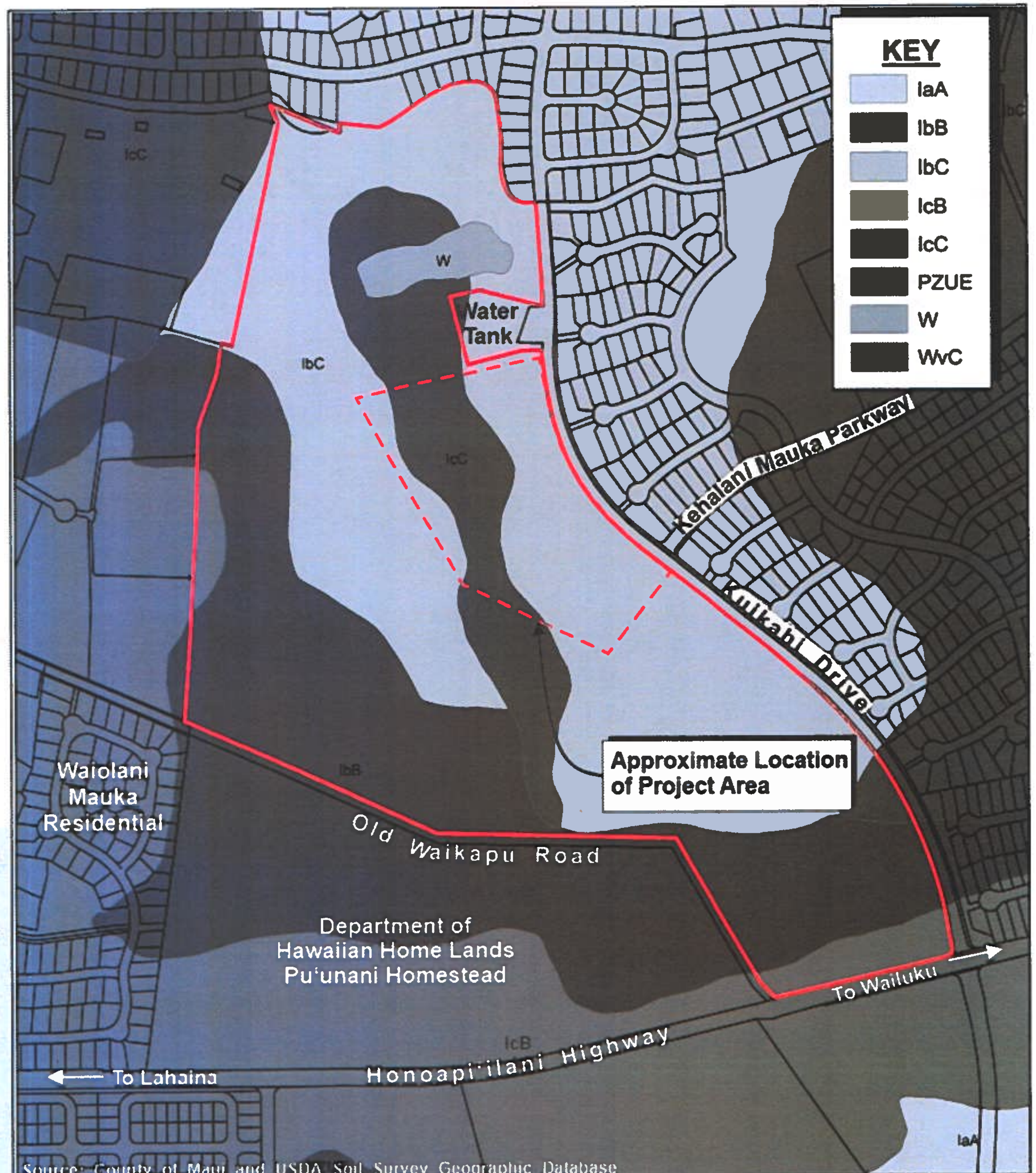


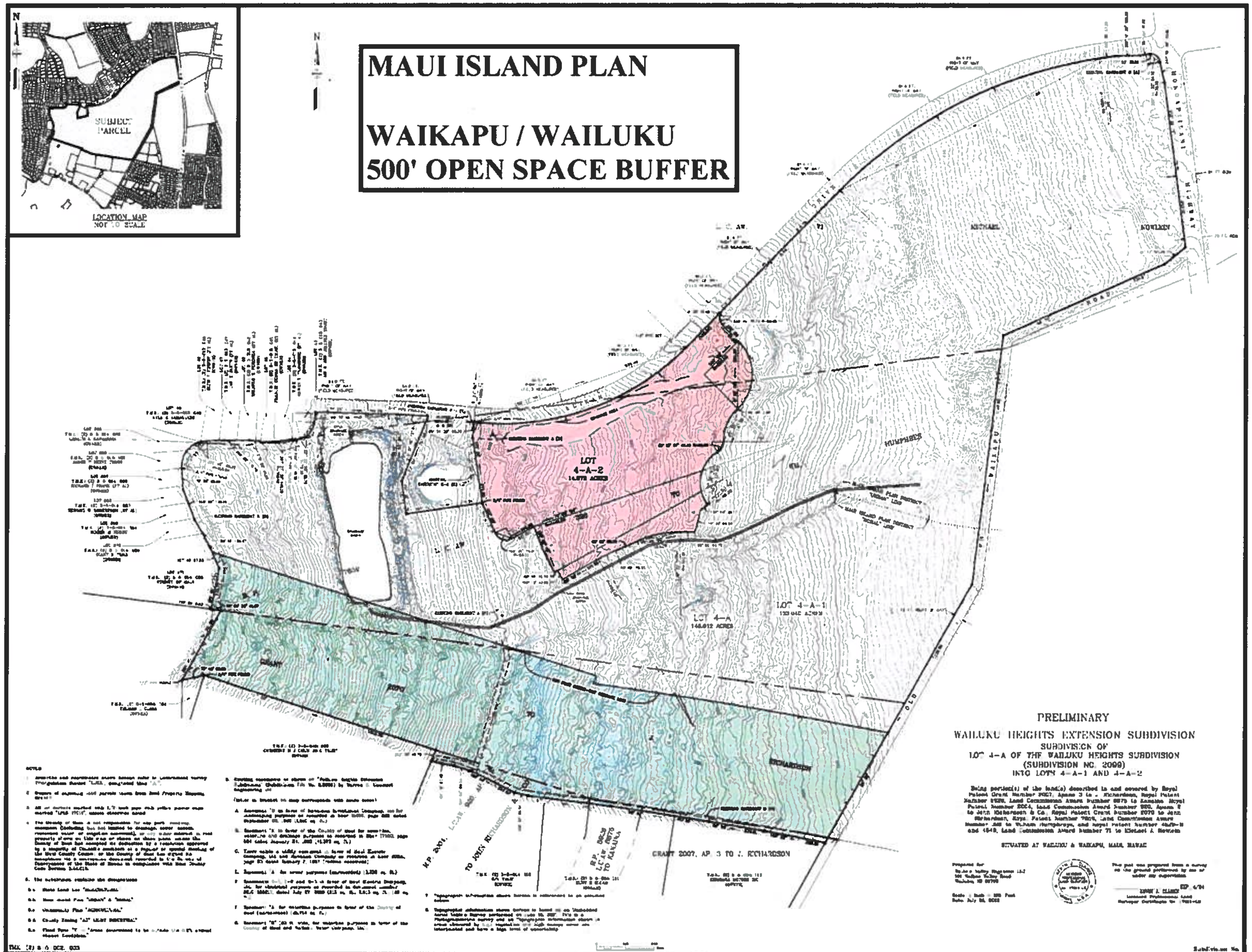
Figure 5

Kuikahi Village Project
Soils Classification Map

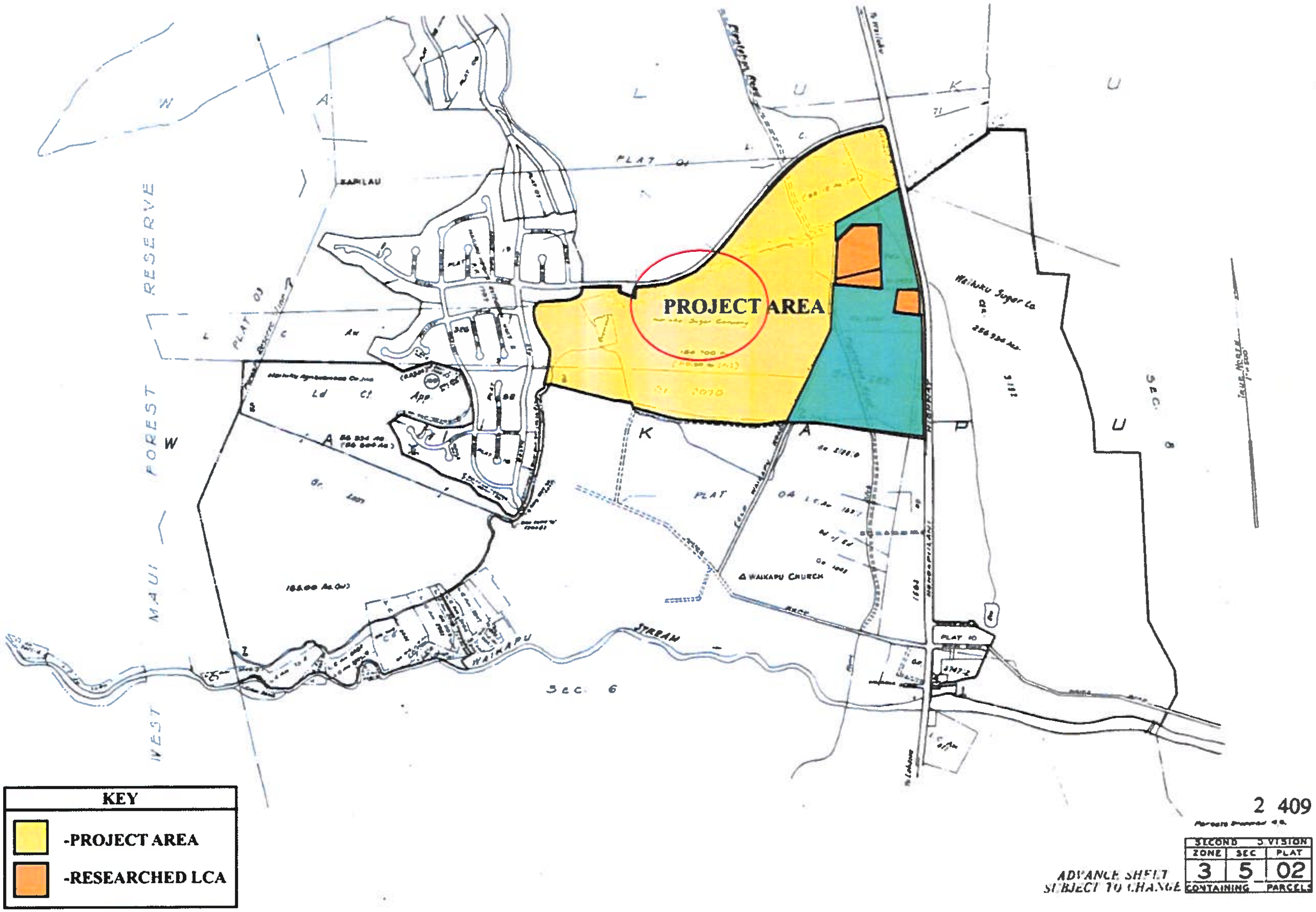
Prepared for: Kuikahi Properties, LLC

MUNEKIYO HIRAGA

OPEN SPACE BUFFER



LCAs ON THE WILSON AND DEGA (2005) PROJECT PARCEL



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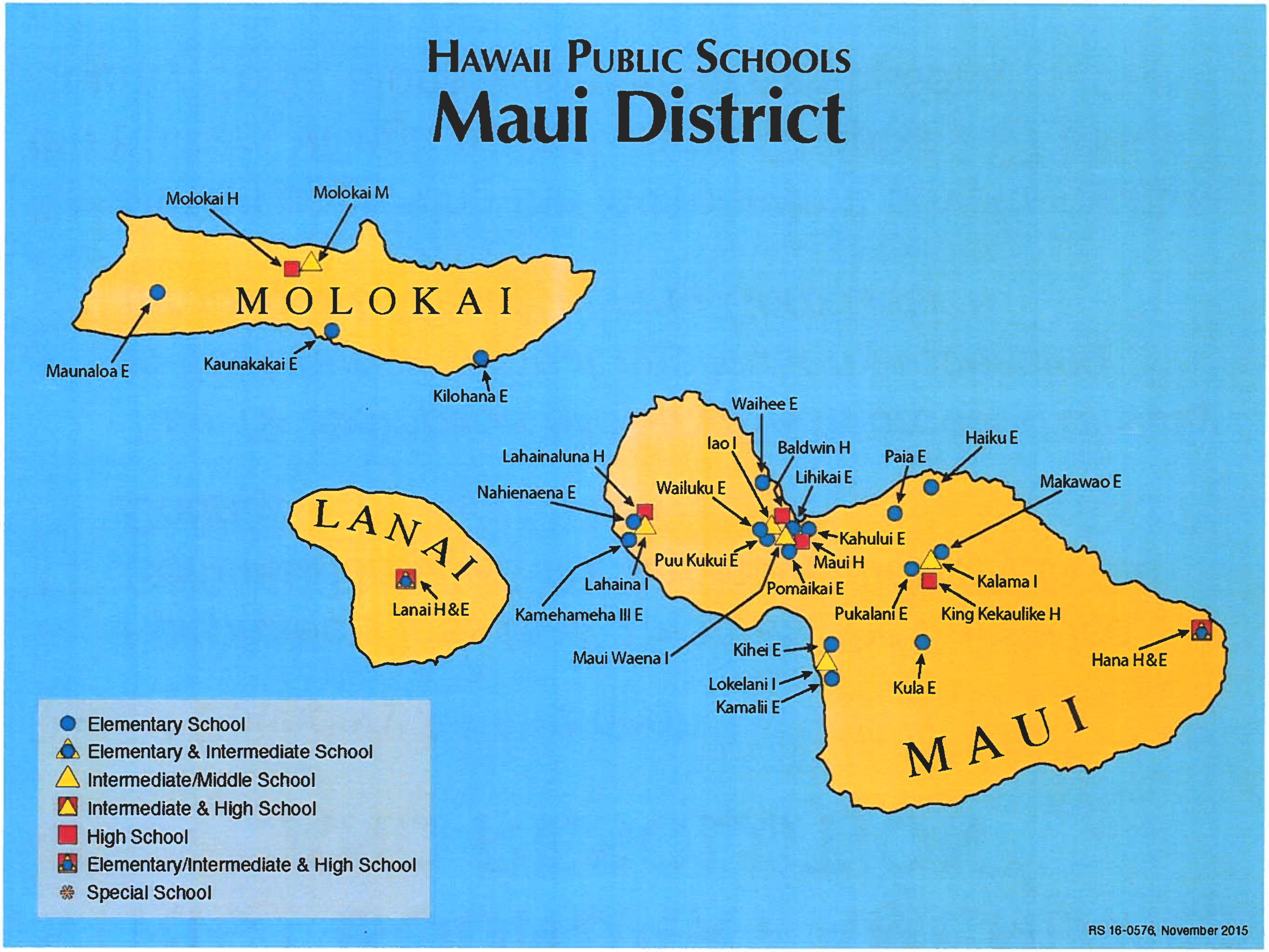

HAWAII PUBLIC SCHOOLS
Maui District
Molokai H
Molokai M
MOLOKAI
Maunaloa E
Kaunakakai E
Kilohana E
LANAI
Lanai H&E
Waihee E
Iao I
Baldwin H
Lihikai E
Paia E
Haiku E
Makawao E
Lahainaluna H
Nahienaena E
Wailuku E
Kahului E
Maui H
Puu Kukui E
Pomaikai E
Lahaina I
Kamehameha III E
Maui Waena I
Kalama I
King Kekaulike H
Pukalani E
Kihei E
Lokelani I
Kamalii E
Kula E
Hana H&E
MAUI
Elementary School
Elementary & Intermediate School
Intermediate/Middle School
Intermediate & High School
High School
Elementary/Intermediate & High School
Special School
RS 16-0576, November 2015

DISTRICT BOUNDARY AMENDMENT AND RESOLUTION

- District Boundary Amendment

  For projects less than 15-acres, the Land Use Commission gives the approval authority to the County.

  Title 19 exemption allows DBA to proceed directly to the Council without application processing through the Maui Planning Commission.

- Resolution approving the independent development of the Kuikahi Village project under Chapter 2.97 Maui County Code, along with certain exemptions

The residents of Maui respectfully requesting the Affordable Housing Committee's support of the proposed Kuikahi Village's 2.97 application request.

MAHALO

Alaula

Alberta

APPENDIX ITEMS

FLOOD HAZARD - ZONE X

Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	MAUI
TMK NO:	(2) 3-5-002:003
WATERSHED:	IAO
PARCEL ADDRESS:	ADDRESS NOT DETERMINED WAILUKU, HI 96793

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 04, 2015
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL - EFFECTIVE DATE:	1500030391E - SEPTEMBER 25, 2009 1500030393F - NOVEMBER 04, 2015

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: NO
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (MA 0151)
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 600 1,200 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A: No BFE determined.
- Zone AE: BFE determined.
- Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

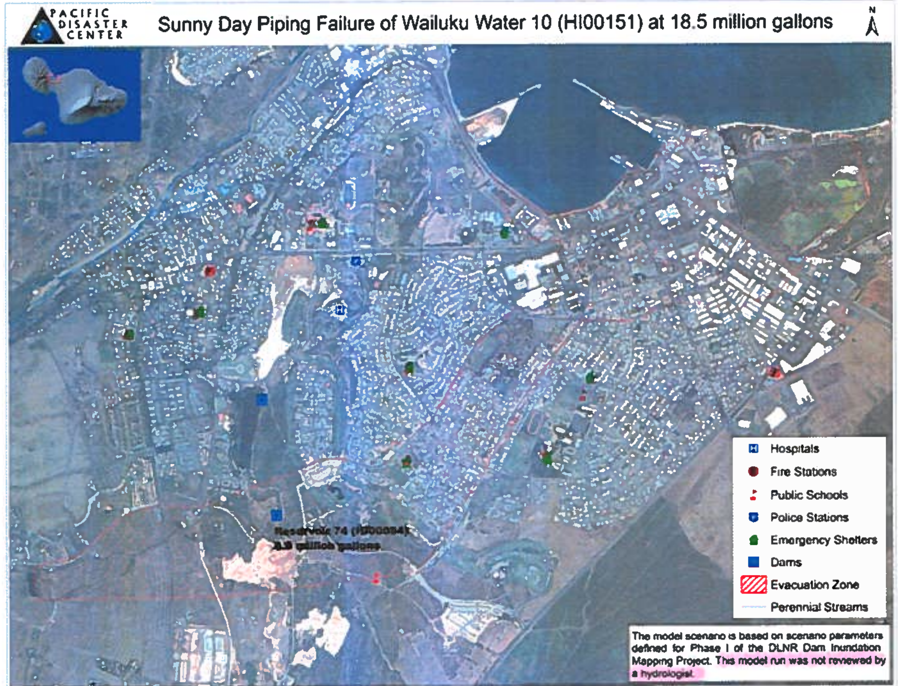
OTHER FLOOD AREAS

- Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

EVACUATION ZONE MAP

EVACUATION ZONE MAP
WAILUKU WATER RESERVOIR 10 | MA-0151 | Maui

Sunny Day Piping Failure of Wailuku Water 10 (HI00151) at 18.5 million gallons



November 27, 2012

The scenario depicts a dam failure in series. The upper dam fails by piping, while the lower dam is failed by overtopping.

Disclaimer: Information shown on this map is approximate and should be used as a guideline for emergency response. While the best available data has been utilized as inputs into the dam failure computer model, the final modeled product results should be interpreted as "best available estimates" of the evacuation areas. These dam failure computer models assumed that each dam fails from a defect in the embankment structure, while full at maximum capacity, under dry (no rain) conditions and no discharge through the spillways. Dam Breaches during flooding or other hazard events could differ or be larger than the area identified.

Should evacuations be initiated, listen to instructions from your local emergency management / civil defense agency, and directives from the police and fire department. Based on the anticipated dam hazard or multiple hazards facing the community, this evacuation area may be altered by the local emergency management agency. The dam evacuation area is different from FEMA flood zone maps or the Tsunami Evacuation Maps (those can be viewed at: gis.hawaiinfip.org). Although the modeled dam failure area utilized to create the evacuation zone maps were conducted by PDC for the State DLNR, the displayed evacuation map is the product and property of the local County Emergency Management or Civil Defense Agency. Any usage or alteration of this map should be cleared with that respective county agency.

For more information: contact local Emergency Management / Civil Defense Agency or visit: http://dlnreng.hawaii.gov/dam

Traffic – Existing Conditions and Project Impact

- Studied existing congestion along Honoapi‘ilani Highway and Waiale Road during AM and PM peaks
- Kuikahi Village is anticipated to generate 102 (116) trips during the AM(PM) peak hours

  1-3% increase at various intersections

  - Approx. 8-15 vph/dir along Waiale Road and Honoapi‘ilani Highway
  - Approx. 10-30 vph/dir along Ku‘ikahi Drive
- Traffic increase from *other* known developments

  20-35% increase in traffic

Traffic Mitigation Measures

<u>Project Initiated Improvements</u>

- Signal Timing Optimization
- Roundabout at Kuikahi Drive & Kehalani Mauka Parkway (pending design feasibility – speeds, diameter, grade, sight distance)

<u>Other Considerations: Local Mitigation</u>

- Intersection improvements at Waiale Road & Ka‘ohu Street
- Median refuge lanes along Waiale Road to assist left-turns onto Waiale Road
- Waiale Road & Ku‘ikahi Drive; lengthen southbound left-turn pocket to increase stacking

<u>Major Planned Improvements: Regional Mitigation</u>

- Roundabout at Waiale Rd & Waiinu Rd intersection (DPW)
- Maui Lani Parkway Extension (MLP)

Proposed Kuikahi Affordable Housing Project Chapter 2.97 Exemption Requests

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
1. Requirements for bond funding to ensure project construction completion.	Title 2 – Administration and Personnel Chapter 2.97 - Residential Workforce Housing Policy Incentives and Exemptions Section 160 Timing of Completion	**MCC 2.97.160 – Timing of Completion.** Clarification is requested to state that the form of bonding to ensure that construction is completed will be in the form of a material house bond.	Exemption will provide Applicant flexibility in providing the bond funding to ensure completion of construction. Applicant will provide a bond for the project.
2. Requirement for Community Plan Amendment to allow for Single-Family, Multi-Family, Business/Multi-Family and Park Uses	Title 2 – Administration and Personnel Chapter 2.97 - Residential Workforce Housing Policy Incentives and Exemptions Section 120, Exemptions Chapter 2.80B - General Plan and Community Plans	**MCC 2.97.120 - Exemptions, Chapter 2.80B, General Plan and Community Plans.** Per County Code 2.97.120, an exemption from Chapter 2.80B, MCC, General Plan and Community Plans, shall be granted to permit the project to proceed without obtaining a community plan amendment. The project site is designated as "Agricultural" in the Wailuku-Kahului Community Plan Map. The exemption will allow the project to proceed with the "Single Family", Multi-Family", "Business/Multi-Family", and "Park" uses as proposed.	The project site is currently designated "Agriculture" by the Wailuku-Kahului Community Plan. The exemption from the Community Plan Amendment requirement will allow for expedited process to allow for affordable workforce housing in Central Maui.
3. Requirement for Compliance with Residential Workforce Housing Policy – Housing Credits	Title 2 – Administration and Personnel Chapter 2.96 - Residential Workforce Housing Policy Section 050 - Residential Workforce Housing Credits	**MCC 2.96.050 - Residential Workforce Housing Credits.** An exemption from MCC 2.96.050, Residential Workforce Housing Credits, is requested to allow 100% of the units to qualify for workforce housing credits.	The proposed exemption will provide the Applicant the ability to receive affordable housing credits for all units within the project. The Applicant will be able to market the housing credits to raise funds for future affordable housing projects.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
4. Requirement for receipt of required disposal permit and payment of fees related to disposal of construction waste	Title 8 – Health and Safety Chapter 8.04 – Refuse Collection and Landfills Sections: 040 – Disposal Permits-Application and Suspension. 050 – Disposal Charges.	**MCC 8.04.040 - Disposal Permits – Application and Suspension.** **MCC 8.04.050 - Disposal Charges.** An exemption from MCC 8.04.040, and 050, Refuse Collection and Landfills is requested to exempt the project from obtaining a construction waste disposal permit and paying disposal fees during construction.	An exemption from the requirements to apply for a disposal permit and pay associated charges will provide cost savings and ensure that the project is financially feasible.
5. Requirement for fees related to Driveway permits	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 150 – Fee Waiver. Title 12 – Streets, Sidewalks, and Public Places Chapter 12.08 – Driveways Section 050 – Permit-Fee.	**MCC 2.97.150 - Fee Waiver.** **MCC 12.08.050 - Permit-Fee.** Per County Code 2.97.150, an exemption from MCC 12.08.050 - Permit Fee, is requested that no fees will be required for the approval and construction of the driveways.	An exemption from the requirements to pay associated charges for driveway permits will provide cost savings and ensure that the project is financially feasible.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
6. Requirement for fees related to permits for work in the County Right-of-Way	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 120 – Exemptions. Title 12 – Streets, Sidewalks, and Public Places Chapter 12.04 – Street and Highway Excavations Section 025 – Permit fee.	**MCC 2.97.120 - Exemptions.** **MCC 12.04.025 - Permit Fee.** Per County Code 2.97.120, an exemption from MCC 12.04.025 – Permit Fee, is requested that no fees will be required for the approval of a County highways permit to construct improvements and install off-site utilities on Ku'ikahi Drive.	An exemption from the requirements to pay associated charges for work on County roadway will provide cost savings and ensure that the project is financially feasible.
7. Requirement to provide landscaping as specified by the County	Title 12 – Streets, Sidewalks, and Public Places Chapter 12.24A Landscape Planting and Beautification	**MCC 12.24A – Landscape Planting and Beautification** Exemption from MCC 12.24A is requested to exempt the landscape plan from the Arborist Committee Review and the preparation and processing of a Landscape Planting Plan Application. Landscaping will follow MCC 12.24A, in accordance with the Conceptual Landscape Plan. See **Exhibit "1"**.	An exemption from the requirement to provide a Landscape Planting Plan Application and review from the Arborist Committee, as specified by the section of the code is requested to provide the Applicant expedition of project processing to allow for provision of affordable housing in a timely manner. This may also provide time and cost savings for the project.
8. Requirement to provide landscaping as specified by the County	Title 12 – Streets, Sidewalks, and Public Places Chapter 12.24A Landscape Planting and Beautification Section 070D – Street Trees. Subdivisions.	**MCC 12.24A.070D – Street Trees. Subdivisions.** Planting of Street Trees, exemption shall be granted to allow consistency with Chapter MCC 18.20. Landscaping will follow MCC 12.24Ain accordance with the Conceptual Landscape Plan, attached here as **Exhibit "1"**.	Landscaping will follow MCC 12.24A. However, an exemption from this requirement is requested for consistency within additional exemptions requested in MCC Chapter 18, which references landscaping. The attached **Exhibit "1"** shall be acceptable as said plan.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
9. Requirement for payment of Water System Development fees	Title 14 – Public Services Chapter 14.07 – Water system Development Fees Section 030 – Water System Development Fee Schedule	**MCC 14.07.030 – Water System Development Fee Schedule.** An exemption from MCC Chapter 14.07.030, Water System Development Fees, is requested to exempt the project from water system development fees.	An exemption from the requirements to pay the water system development fees will advance the affordability objectives of the project.
10. Requirement for payment of Temporary Water Meter fees	Title 14 – Public Services Chapter 14.10 – Water Rates and Fees Section 040 – Temporary Meter Charges and Water Use Restrictions	**MCC 14.10.040 – Temporary Meter Charges.** An exemption from MCC Chapter 14.10.040, Temporary Meter Charges, to waive the fees for a temporary construction water meter for the project and from the restrictions on water use of temporary meter during construction of the project.	An exemption from the requirements to pay the temporary water meter fees and use restrictions during construction will advance the affordability objectives of the project.
11. Requirement for payment of Wastewater Assessment Fees	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 150 – Fee Waiver. Title 14 – Public Services Chapter 14.35 – Wastewater Assessment Fees For Facility Expansion For The Wailuku/Kahului Wastewater Treatment System Section 080 – Exemptions.	**MCC 2.97.150 - Fee Waiver.** **MCC 14.35.080 – Exemptions.** Per MCC 2.97.150, an exemption from MCC 14.35.080, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului regional Wastewater Treatment System.	An exemption from the requirements to pay the Wailuku/Kahului Assessment fees for the expansion of the Wailuku/Kahului Wastewater Treatment system will advance the affordability objectives of the project.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
12. Requirement for payment of Traffic Impact Fees for Wailuku-Kahului Fees	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 150 – Fee Waiver. Title 14 – Public Services Chapter 14.76 - Impact Fees For Traffic And Roadway Improvements In Wailuku-Kahului, Maui, Hawaii Section 120 – Exemptions and Credits.	**MCC 2.97.150 – Fee Waiver.** **MCC 14.76.120 – Exemptions and Credits.** Per MCC 2.97.150, an exemption from MCC 14.76.120, Impact fees for traffic and roadway improvements in Wailuku-Kahului, Maui, Hawai'i.	An exemption from the requirements to pay the Wailuku-Kahului Traffic Impact assessment fees for road improvements will advance the affordability objectives of the project.
13. Requirement for payment of permit and inspection fees	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 150 – Fee Waiver. Title 16, Buildings and Construction, MCC: Sections 16.04C, Fire Code 16.18B, Electrical Code 16.20B, Plumbing Code 16.26B, Building Code	**MCC 2.97.150 – Fee Waiver.** **MCC Title 16 - Building and Construction Exemptions from MCC Chapters:** • **16.04C, Fire Code,** • **16.18B, Electrical Code,** • **16.20B, Plumbing Code, and** • **16.26B, Building Code** Per Maui County Code 2.97.150, exemptions from MCC 16.04C Fire Code; 16.18B Electrical Code; 16.20B Plumbing Code; and 16.26B Building Code, is requested to exempt the project from Fire, Electrical, Plumbing, and Building Permit fees, as well as plan review and inspection fees.	These exemptions provide savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
14. Requirement for payment of permit and inspection fees	Title 16 – Building and Construction Chapter 16.26B – Building Code Section 108.2.1 – Schedule of Permit Fees.	**MCC 16.26B.108.2.1 – Schedule of Permit Fees.** An exemption from MCC 16.26B.108.2.1 Plan Review Fees and Fund, is requested to request exemption for project permits from Plan Review fees and any resubmittal review fees.	These exemptions provide savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.
15. Urban standards, relating to curb, gutter, and sidewalks	Title 16 – Building and Construction Chapter 16.26B – Building Code Section 3600 – Chapter 36 Added. Improvements to Public Streets	**MCC 16.26B.3600 – Chapter 36 Added. Improvements to Public Streets.** An exemption from MCC 16.26B.3600, Improvements to Public Streets, is requested that the project will not be required to make improvements pertaining to road widening, or other improvements including, but not limited to curbs, gutters, and sidewalks along Ku'ikahi Drive for the entire parcel.	Current conditions on the south side of Ku'ikahi Drive provides a bike/pedestrian path along the entirety of the subject parcel. This exemption will allow the Applicant to implement the project without providing additional improvements to public streets and ensuring the project is financially feasible. Of note: The Applicant will also provide a shared bike/pedestrian path on their property, along the project's frontage to Ku'ikahi Drive.
16. Requirements for Change of Zoning, Community Plan Amendment and roadway design standards	Title 18 – Subdivisions Chapter 18.04 – General Provisions Chapter 18.16 – Design Standards Section 020 – Compliance.	**MCC 18.16.020 – Design Standards.** An exemption from MCC 18.04 General Provisions and 18.16.020 Design Standards, is requested as related to land use consistency and conformity requirements of Title 18, and any requirement to obtain a change in zoning and/or community plan amendment and also allow for flexible design standards for the proposed roundabout on Ku'ikahi Drive at the Kehalani Mauka Parkway intersection to enable subdivision approval.	This exemption will allow the Applicant to implement the project without the Change of Zoning and Community Plan Amendment while ensuring the project is financially feasible. The exemption will also allow the Applicant flexibility in the design of the proposed roundabout at the intersection of Kehalani Mauka Parkway and Ku'ikahi Drive, to the satisfaction of the Department of Public Works.

Development Standard or Requirement		Relevant Section/ Requirement	Requested Exemption	Rationale for Request
17.	Requirement for payment of Park Assessment fee	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 150 – Fee Waiver. Title 18 – Subdivisions Chapter 18.16 – Design Standards Section 320 – Parks and Playgrounds.	**<u>MCC 2.97.150 – Fee Waiver.</u>** **<u>MCC 18.16.320 – Parks and Playgrounds.</u>** Per County Code, 2.97.150, an exemption from MCC 18.16.320 Parks and Playgrounds, is requested to exempt the project from park assessment fees.	This exemption provides savings to ensure the project is financially feasible. The project will provide a playground with covered pavilion, five (5) spot parks and a shared bike/pedestrian pathway within the project and along the project frontage with Ku'ikahi Drive. The parks will be privately owned and maintained.
18.	Requirement for minimum right-of-way widths for roadways	Title 18 – Subdivisions Chapter 18.16 – Design Standards Sections: 050 – Minimum Right-of-Way and Pavement Widths. 060 – Widening of Existing Rights-of-Way.	**<u>MCC 18.16.050 - Minimum Right-of-Way and Pavement Widths.</u>** **<u>MCC 18.16.060 - Widening of Existing Rights-of-Way.</u>** An exemption from MCC 18.16.050, minimum right-of-way and pavement widths, and 18.16.060 widening of existing rights-of-way is requested for project's internal roadways. The Project's internal roadways are proposed to have a 20-foot wide right of way.	This exemption will allow the Applicant to implement the project by providing narrower road widths within the project and ensuring the project is financially feasible. The Applicant does not plan to dedicate the internal project roads to the County in the future.
19.	Requirement for Land Use consistency for subdivision of property	Title 18 – Subdivisions Chapter 18.04 – General Provisions Section 030 – Administration	**<u>MCC 18.04.030 – Administration.</u>** An exemption from Section 18.04.030, MCC, Administration, and related land use consistency and conformity requirements of Title 18, shall be granted to exempt the project from obtaining a change in zoning and/or community plan amendment to enable subdivision approval and for the project to be developed to the standards outlined in this exemption list.	This exemption would expedite the delivery of affordable workforce housing. The project area is located within the Rural and Urban Growth boundaries and respects the setbacks set in the Maui Island Plan for the previously planned project (Pu'unani Project).

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
20. Urban standards, relating to sidewalks	Title 18 – Subdivisions Chapter 18.20 – Improvements Section 070 – Sidewalks.	**<u>MCC 18.20.070 – Sidewalks.</u>** An exemption from MCC 18.20.070 is requested to not require the Applicant to construct a sidewalk along Ku'ikahi Drive. An exemption from Section 18.20.070 MCC, Sidewalks, shall be granted to allow the following sidewalk standards within the project: • Three (3) feet wide, with no curb and gutter	Current conditions on the south side of Ku'ikahi Drive provides a bike/pedestrian path along the entirety of the subject parcel. This exemption will allow the Applicant to implement the project without providing improvements to public streets and ensuring the project is financially feasible. The Applicant will provide a shared bike/pedestrian path on their property, along the project's frontage to Ku'ikahi Drive.
21. Urban standards, relating to curbs and gutter	Title 18 – Subdivisions Chapter 18.20 – Improvements Section 080 – Curbs and Gutters.	**<u>MCC 18.20.080 – Curbs and Gutters</u>** An exemption from Section 18.20.080 MCC, Curbs and Gutters, shall be granted to allow grass swales within the Project.	This exemption will allow the Applicant to implement the project without providing improvements to interior streets and ensuring the project is financially feasible. The Applicant will provide grass swales along the interior project roads.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
22. Requirement to provide improvements for subdivision	Title 14 - Public Services Title 16 - Building and Construction Title 18 – Subdivisions Title 19.30A - Agricultural Zoning	**MCC Title 14. Title 16, Title 18 and Section 19.30A.** An exemption is requested from the requirements of Title 14, Title 16, Title 18 and Section 19.30A of the Maui County Code to authorize the Director of Public Works to defer various subdivision requirements, limitations or both, to approve the subdivision application for the parcel identified at TMK (2)3-5-002:003, area approximately 148.01 acres, to create the approximately 14.97 acre area for the Project ("Project Site"). The subject subdivision will result in two (2) lots, (a) the approximately 14.97 acre Project Site; and (b) an approximately 133.04 acre lot. The approximately 133.04 acre lot and the Project Site will be subject to the provisions of Titles 14, 16, and 18, and Section 19.30A, MCC, upon application for further subdivision or building permit, whichever occurs first, with the understanding that certain exemptions are being requested for the Project Site as part of this Chapter 2.97, MCC, application.	This exemption will allow for the proposed project to proceed, without the requirement to provide standard subdivision improvements to the entire Tax Map Key parcel. This exemption will expedite the delivery of affordable workforce housing. Any future development of additional lands within the Tax Map Key parcel would undergo separate review and compliance with requirements.
23. Requirement of payment of building permit resubmittal fee	Title 19 – Zoning Article II. – Comprehensive Zoning Provisions Chapter 19.04 – General Provisions and Definitions Section 050 – Fees Article V. – Administration and Enforcement Chapter 19.510 – Application and Procedures Section 010.B – General Application Procedures. Fees	**MCC 19.04.050 – Fees.** **MCC 19.510.010B – General Application Procedures. Fees.** An exemption from Section 19.04.050, MCC, Fees and Section 19.510.010B., Application and Procedures is requested to exempt the project from any building permit resubmittal fees.	The proposed exemption will allow the project plans to be reviewed without the payment of resubmittal fees during building permit review. This will provide cost savings for the Applicant to support the goal of providing affordable workforce housing.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
24. Requirements of Change of Zoning and all provisions related to "Agricultural" development standards to allow for the Residential and Park design standards	Title 19 – Zoning Article II. – Comprehensive Zoning Provisions Chapter 19.30A – Agricultural District	**<u>MCC 19.30A – Agricultural District</u>** An exemption from 19.30A. - Agricultural District, MCC, is requested for the project site. The following development standards will be the utilized for the proposed project: Permitted principal uses: single-family dwellings, multi-family dwellings, parks amenities such as pavilions, gazebos, playgrounds and play courts and home-based businesses, as defined by MCC 19.67. Permitted accessory uses: carports, private garages, small-scale energy systems, fences and walls, storage sheds. **Minimum lot size:** Dwellings: 4,500 square feet Parks: 1,250 square feet **Building Height:** Dwellings: no building shall exceed three stories or 42 feet in height Park Structures: no building shall exceed two stories or 30 feet in height Walls: retaining walls - eight feet; fences and other walls -- six feet **Setbacks:** For single-story dwellings up to 15 feet in height: front 15 feet; side and rear six feet. For two and three-story dwellings above 15 feet in height: front 15 feet; side and rear 10 feet For Parks structures: 0 feet	The project site is zoned "Agricultural". These exemptions would expedite the delivery of affordable workforce housing by allowing the project to be developed with the Residential and Park development standards noted which are more applicable to the project, without the need to obtain a Change of Zoning.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
25. Requirements of Change of Zoning and all provisions related to "Agricultural" development standards to allow for design standards	Title 19 – Zoning Article II. – Comprehensive Zoning Provisions Chapter 19.30A – Agricultural District Section 030 – District Standards.	**<u>MCC 19.30A.030 – District Standards.</u>** An exemption from 19.30A.030, District Standards, shall be granted to allow for the use of walls with a maximum height of eight (8) feet for the project including retaining walls which may be needed for site utilization.	The proposed exemption would provide for expedited development of residential work force housing through the allowance of the use of retaining walls with a maximum height of eight (8) feet. This provision will ensure the project is financially feasible.
26. Requirements of heights limits for structures	Title 19 – Zoning Article II. – Comprehensive Zoning Provisions Chapter 19.30.A – Agricultural District Section 030 – District Standards.	**<u>MCC 19.30.050 – Development Standards.</u>** An exemption from Section 19.30.A.030, MCC, Development Standards, to allow a maximum height of three-stories not to exceed 42 feet, as measured from finished grade.	An exemption from the height requirements will allow for the multi-family units to be constructed for the project. This will support the delivery of affordable housing units.
27. Requirement to provide landscaping as specified by the County	Title 19 – Zoning Article II. – Comprehensive Zoning Provisions Chapter 19.36B – Off-Street Parking and Loading Section 080 – Landscaping.	**<u>MCC 19.36B.080 – Landscaping</u>** An exemption from Section 19.36B.080, MCC, Landscaping, to allow for flexibility in the location of landscaping, and exempting the project from submitting a Landscape Planting Plan Application. The project will comply with providing the required number of shade trees. The project shall comply with Section 19.36 B.080 in effect at the time of the filing of the MCC Chapter 2.97 application, and that the project shall not be subject to any amendments to Section 19.36 B.080 adopted prior to the issuance of building permits for the project until construction is completed. Refer to **Exhibit "1"**.	An exemption from the requirement to provide a Landscape Planting Plan Application, as specified by the section of the code is requested and also to provide the Applicant some flexibility in the landscaping layout provided for the project. As per **Exhibit "1"**, the project will provide the required number of shade trees, however Applicant is asking for flexibility in the placement of the trees. This will provide the Applicant expedition of project processing to allow provision of affordable housing in a timely manner, as well as allow cost savings for the project.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
28. Requirement for State Land Use District Boundary Amendment for project	Title 2 – Administration and Personnel Chapter 2.97 Residential Workforce Housing Policy Incentives and Exemptions Section 120 – Exemptions. Title 19 – Zoning Chapter 19.68 – State Land Use District Boundaries Chapter 19.510 – Application and Procedures Article 8. – Chapter 8, Revised Charter of the County of Maui (1983), as amended.	**MCC 19.68 – State Land Use District Boundaries.** **MCC 19.510 – Application and Procedures Article 8. – Chapter 8, Revised Charter of the County of Maui (1983), as amended.** Per County Code 2.97.120, an exemption from Chapter 19.68, MCC, State Land Use District Boundaries; Chapter 19.510, MCC, Application and Procedures; Article 8, Chapter 8, Revised Charter of the County of Maui (1983), as amended. Exemptions are granted from Chapters 19.68 and 19.510, MCC, and Article 8, Chapter 8, of the Revised Charter of the County of Maui (1983), as amended, to enable the District Boundary Amendment request to proceed directly to the Maui County Council. The District Boundary Amendment request will not require the preparation of a District Boundary Amendment application and will not require processing through the Maui Planning Commission.	The project site is 14.9 acres and is located within the "Agricultural" District. This exemption will expedite the delivery of affordable workforce housing.
29. Requirement for payment of permit and inspection fees.	Title 20 – Environmental Protection Chapter 20.08 – Soil Erosion and Sedimentation Control Section 090 – Grubbing and Grading Permit Fees.	**MCC 20.08.090 - Grubbing and Grading Permit Fees.** An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, shall be granted to exempt the project from payment of grading, grubbing, and excavation permit fees, as well as inspection fees.	These exemptions provide savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption	Rationale for Request
30. Requirement for payment of permit and inspection fees	Title 20 – Environmental Protection Chapter 20.08 – Soil Erosion and Sedimentation Control Sections: 130 – Permit–Bond-Required. 140 – Permit-Bond-Conditions. 150 – Permit-Bond-Term.	**MCC 20.08.130 – Permit-Bond-Required.** **MCC 20.08.140 – Permit-Bond-Conditions.** **MCC 20.08.150 – Permit-Bond-Term.** An exemption from Sections 20.08.130, 20.08.140 and 20.08.150, MCC, Permit Bond, shall be granted to exempt the project from filing a bond and instead, allow Applicant to provide a cash equivalent to the County of Maui for grading, construction of drainage improvements and implementation of erosion control measures.	These exemptions provide flexibility to the Applicant in the type of bond funding for the grading work. This would assist in expediting the delivery of affordable workforce units. The project intends to meet all inspection and code requirements.

EXEMPTION VALUES

KUIKAHI VILLAGE EXEMPTION VALUE TABLE

Fee	MCC Section	Value Per Unit	Total Value
	202		
Refuse Disposal Permit	8.04.040	$1.00	$202.00
Refuse Per Ton	8.04.050	$181.00	$36,562.00
Driveway Fee and Inspection	12.08.050	$150.00	$150.00
Water System Development Fees	14.07.030	$3,125.00	$631,250.00
Wastewater Assessment Fees	14.34.080	$2,790.00	$563,580.00
Electrical	16.18B	$630.00	$127,260.00
Plumbing	16.20B	$1,500.00	$303,000.00
Building Code	16.26B	$880.00	$177,760.00
Park Fees	18.16.320	$5,880.00	$1,187,760.00
Roadway Improvements	18.20.050 - 070	$1,734.65	$350,400.00
Grading Permit	20.08.090	$375.00	$375.00
Sub Totals		$17,246.65	$3,378,299.00
Workforce Housing Guidelines	2.97.080	-$101,323.52	-$20,467,351.04
TOTALS			**$17,089,052.04**

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2022**

2022
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedrooms	Very Low 50% & Below 50% $50,550	Low Income (51% to 80%) 60% $60,660	70% $70,770	80% $80,880	Below Moderate (81% to 100%) 90% $90,990	100% $101,100	Moderate (101% to 120%) 110% $111,210	120% $121,320	Above Moderate (121% to 140%) 130% $131,430	140% $141,540	Gap Income (141% to 160%) 150% $151,650	160% $161,760
4.000%	1	$195,020	$234,080	$273,070	$312,060	$351,050	$390,110	$429,100	$468,090	$507,150	$546,140	$585,130	$624,120
	2	$236,810	$284,240	$331,585	$378,930	$426,275	$473,705	$521,050	$568,395	$615,825	$663,170	$710,515	$757,860
	3	$278,600	$334,400	$390,100	$445,800	$501,500	$557,300	$613,000	$668,700	$724,500	$780,200	$835,900	$891,600
	4	$320,390	$384,560	$448,615	$512,670	$576,725	$640,895	$704,950	$769,005	$833,175	$897,230	$961,285	$1,025,340
4.125%	1	$192,150	$230,580	$269,010	$307,440	$345,870	$384,300	$422,730	$461,160	$499,520	$537,950	$576,380	$614,810
	2	$233,325	$279,990	$326,655	$373,320	$419,985	$466,650	$513,315	$559,980	$606,560	$653,225	$699,890	$746,555
	3	$274,500	$329,400	$384,300	$439,200	$494,100	$549,000	$603,900	$658,800	$713,600	$768,500	$823,400	$878,300
	4	$315,675	$378,810	$441,945	$505,080	$568,215	$631,350	$694,485	$757,620	$820,640	$883,775	$946,910	$1,010,045
4.250%	1	$189,280	$227,150	$265,020	$302,890	$340,690	$378,560	$416,430	$454,300	$492,170	$530,040	$567,840	$605,710
	2	$229,840	$275,825	$321,810	$367,795	$413,695	$459,680	$505,665	$551,650	$597,635	$643,620	$689,520	$735,505
	3	$270,400	$324,500	$378,600	$432,700	$486,700	$540,800	$594,900	$649,000	$703,100	$757,200	$811,200	$865,300
	4	$310,960	$373,175	$435,390	$497,605	$559,705	$621,920	$684,135	$746,350	$808,565	$870,780	$932,880	$995,095
4.375%	1	$186,480	$223,790	$261,100	$298,410	$335,720	$373,030	$410,340	$447,580	$484,890	$522,200	$559,510	$596,820
	2	$226,440	$271,745	$317,050	$362,355	$407,660	$452,965	$498,270	$543,490	$588,795	$634,100	$679,405	$724,710
	3	$266,400	$319,700	$373,000	$426,300	$479,600	$532,900	$586,200	$639,400	$692,700	$746,000	$799,300	$852,600
	4	$306,360	$367,655	$428,950	$490,245	$551,540	$612,835	$674,130	$735,310	$796,605	$857,900	$919,195	$980,490
4.500%	1	$183,750	$220,570	$257,320	$294,070	$330,820	$367,570	$404,320	$441,070	$477,820	$514,570	$551,320	$588,070
	2	$223,125	$267,835	$312,460	$357,085	$401,710	$446,335	$490,960	$535,585	$580,210	$624,835	$669,460	$714,085
	3	$262,500	$315,100	$367,600	$420,100	$472,600	$525,100	$577,600	$630,100	$682,600	$735,100	$787,600	$840,100
	4	$301,875	$362,365	$422,740	$483,115	$543,490	$603,865	$664,240	$724,615	$784,990	$845,365	$905,740	$966,115
4.625%	1	$181,090	$217,350	$253,540	$289,800	$325,990	$362,250	$398,440	$434,700	$470,890	$507,150	$543,340	$579,600
	2	$219,895	$263,925	$307,870	$351,900	$395,845	$439,875	$483,820	$527,850	$571,795	$615,825	$659,770	$703,800
	3	$258,700	$310,500	$362,200	$414,000	$465,700	$517,500	$569,200	$621,000	$672,700	$724,500	$776,200	$828,000
	4	$297,505	$357,075	$416,530	$476,100	$535,555	$595,125	$654,580	$714,150	$773,605	$833,175	$892,630	$952,200
4.750%	1	$178,500	$214,200	$249,900	$285,600	$321,300	$357,000	$392,700	$428,400	$464,100	$499,800	$535,500	$571,200
	2	$216,750	$260,100	$303,450	$346,800	$390,150	$433,500	$476,850	$520,200	$563,550	$606,900	$650,250	$693,600
	3	$255,000	$306,000	$357,000	$408,000	$459,000	$510,000	$561,000	$612,000	$663,000	$714,000	$765,000	$816,000
	4	$293,250	$351,900	$410,550	$469,200	$527,850	$586,500	$645,150	$703,800	$762,450	$821,100	$879,750	$938,400
4.875%	1	$175,980	$211,120	$246,330	$281,540	$316,750	$351,890	$387,100	$422,310	$457,520	$492,660	$527,870	$563,080
	2	$213,690	$256,360	$299,115	$341,870	$384,625	$427,295	$470,050	$512,805	$555,560	$598,230	$640,985	$683,740
	3	$251,400	$301,600	$351,900	$402,200	$452,500	$502,700	$553,000	$603,300	$653,600	$703,800	$754,100	$804,400
	4	$289,110	$346,840	$404,685	$462,530	$520,375	$578,105	$635,950	$693,795	$751,640	$809,370	$867,215	$925,060
5.000%	1	$173,460	$208,180	$242,830	$277,550	$312,200	$346,920	$381,640	$416,290	$451,010	$485,730	$520,380	$555,100
	2	$210,630	$252,790	$294,865	$337,025	$379,100	$421,260	$463,420	$505,495	$547,655	$589,815	$631,890	$674,050
	3	$247,800	$297,400	$346,900	$396,500	$446,000	$495,600	$545,200	$594,700	$644,300	$693,900	$743,400	$793,000
	4	$284,970	$342,010	$398,935	$455,975	$512,900	$569,940	$626,980	$683,905	$740,945	$797,985	$854,910	$911,950
5.125%	1	$171,010	$205,240	$239,400	$273,630	$307,860	$342,020	$376,250	$410,480	$444,640	$478,870	$513,030	$547,260
	2	$207,655	$249,220	$290,700	$332,265	$373,830	$415,310	$456,875	$498,440	$539,920	$581,485	$622,965	$664,530
	3	$244,300	$293,200	$342,000	$390,900	$439,800	$488,600	$537,500	$586,400	$635,200	$684,100	$732,900	$781,800
	4	$280,945	$337,180	$393,300	$449,535	$505,770	$561,890	$618,125	$674,360	$730,480	$786,715	$842,835	$899,070
5.250%	1	$168,630	$202,370	$236,110	$269,780	$303,520	$337,260	$371,000	$404,740	$438,410	$472,150	$505,890	$539,630
	2	$204,765	$245,735	$286,705	$327,590	$368,560	$409,530	$450,500	$491,470	$532,355	$573,325	$614,295	$655,265
	3	$240,900	$289,100	$337,300	$385,400	$433,600	$481,800	$530,000	$578,200	$626,300	$674,500	$722,700	$770,900
	4	$277,035	$332,465	$387,895	$443,210	$498,640	$554,070	$609,500	$664,930	$720,245	$775,675	$831,105	$886,535

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2022

2022
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)

SINGLE FAMILY

Prevailing Int. Rate	No. of Bedroom	Very Low 50% & Below	Low Income (51% to 80%)			Below Moderate (81% to 100%)		Moderate (101% to 120%)		Above Moderate (121% to 140%)		Gap Income (141% to 160%)	
		Percent of Median Income											
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		$50,550	$60,660	$70,770	$80,880	$90,990	$101,100	$111,210	$121,320	$131,430	$141,540	$151,650	$161,760
5.375%	1	$166,320	$199,570	$232,820	$266,070	$299,320	$332,570	$365,820	$399,070	$432,390	$465,640	$498,890	$532,140
	2	$201,960	$242,335	$282,710	$323,085	$363,460	$403,835	$444,210	$484,585	$525,045	$565,420	$605,795	$646,170
	3	$237,600	$285,100	$332,600	$380,100	$427,600	$475,100	$522,600	$570,100	$617,700	$665,200	$712,700	$760,200
	4	$273,240	$327,865	$382,490	$437,115	$491,740	$546,365	$600,990	$655,615	$710,355	$764,980	$819,605	$874,230
5.500%	1	$164,010	$196,770	$229,600	$262,430	$295,190	$328,020	$360,780	$393,610	$426,370	$459,200	$492,030	$524,790
	2	$199,155	$238,935	$278,800	$318,665	$358,445	$398,310	$438,090	$477,955	$517,735	$557,600	$597,465	$637,245
	3	$234,300	$281,100	$328,000	$374,900	$421,700	$468,600	$515,400	$562,300	$609,100	$656,000	$702,900	$749,700
	4	$269,445	$323,265	$377,200	$431,135	$484,955	$538,890	$592,710	$646,645	$700,465	$754,400	$808,335	$862,155
5.625%	1	$161,770	$194,110	$226,450	$258,790	$291,200	$323,540	$355,880	$388,220	$420,560	$452,900	$485,310	$517,650
	2	$196,435	$235,705	$274,975	$314,245	$353,600	$392,870	$432,140	$471,410	$510,680	$549,950	$589,305	$628,575
	3	$231,100	$277,300	$323,500	$369,700	$416,000	$462,200	$508,400	$554,600	$600,800	$647,000	$693,300	$739,500
	4	$265,765	$318,895	$372,025	$425,155	$478,400	$531,530	$584,660	$637,790	$690,920	$744,050	$797,295	$850,425
5.750%	1	$159,600	$191,450	$223,370	$255,290	$287,210	$319,130	$351,050	$382,970	$414,890	$446,810	$478,730	$510,580
	2	$193,800	$232,475	$271,235	$309,995	$348,755	$387,515	$426,275	$465,035	$503,795	$542,555	$581,315	$619,990
	3	$228,000	$273,500	$319,100	$364,700	$410,300	$455,900	$501,500	$547,100	$592,700	$638,300	$683,900	$729,400
	4	$262,200	$314,525	$366,965	$419,405	$471,845	$524,285	$576,725	$629,165	$681,605	$734,045	$786,485	$838,810
5.875%	1	$157,430	$188,930	$220,360	$251,860	$283,360	$314,860	$346,290	$377,790	$409,290	$440,790	$472,220	$503,720
	2	$191,165	$229,415	$267,580	$305,830	$344,080	$382,330	$420,495	$458,745	$496,995	$535,245	$573,410	$611,660
	3	$224,900	$269,900	$314,800	$359,800	$404,800	$449,800	$494,700	$539,700	$584,700	$629,700	$674,600	$719,600
	4	$258,635	$310,385	$362,020	$413,770	$465,520	$517,270	$568,905	$620,655	$672,405	$724,155	$775,790	$827,540
6.000%	1	$155,330	$186,410	$217,420	$248,500	$279,580	$310,660	$341,670	$372,750	$403,830	$434,910	$465,920	$497,000
	2	$188,615	$226,355	$264,010	$301,750	$339,490	$377,230	$414,885	$452,625	$490,365	$528,105	$565,760	$603,500
	3	$221,900	$266,300	$310,600	$355,000	$399,400	$443,800	$488,100	$532,500	$576,900	$621,300	$665,600	$710,000
	4	$255,185	$306,245	$357,190	$408,250	$459,310	$510,370	$561,315	$612,375	$663,435	$714,495	$765,440	$816,500
6.125%	1	$153,230	$183,890	$214,550	$245,210	$275,870	$306,530	$337,190	$367,780	$398,440	$429,100	$459,760	$490,420
	2	$186,065	$223,295	$260,525	$297,755	$334,985	$372,215	$409,445	$446,590	$483,820	$521,050	$558,280	$595,510
	3	$218,900	$262,700	$306,500	$350,300	$394,100	$437,900	$481,700	$525,400	$569,200	$613,000	$656,800	$700,600
	4	$251,735	$302,105	$352,475	$402,845	$453,215	$503,585	$553,955	$604,210	$654,580	$704,950	$755,320	$805,690
6.250%	1	$151,270	$181,510	$211,750	$241,990	$272,230	$302,470	$332,710	$362,950	$393,190	$423,430	$453,740	$483,980
	2	$183,685	$220,405	$257,125	$293,845	$330,565	$367,285	$404,005	$440,725	$477,445	$514,165	$550,970	$587,690
	3	$216,100	$259,300	$302,500	$345,700	$388,900	$432,100	$475,300	$518,500	$561,700	$604,900	$648,200	$691,400
	4	$248,515	$298,195	$347,875	$397,555	$447,235	$496,915	$546,595	$596,275	$645,955	$695,635	$745,430	$795,110
6.375%	1	$149,240	$179,130	$208,950	$238,840	$268,660	$298,550	$328,370	$358,190	$388,080	$417,900	$447,790	$477,610
	2	$181,220	$217,515	$253,725	$290,020	$326,230	$362,525	$398,735	$434,945	$471,240	$507,450	$543,745	$579,955
	3	$213,200	$255,900	$298,500	$341,200	$383,800	$426,500	$469,100	$511,700	$554,400	$597,000	$639,700	$682,300
	4	$245,180	$294,285	$343,275	$392,380	$441,370	$490,475	$539,465	$588,455	$637,560	$686,550	$735,655	$784,645
6.500%	1	$147,350	$176,820	$206,220	$235,690	$265,160	$294,630	$324,100	$353,570	$383,040	$412,510	$441,980	$471,450
	2	$178,925	$214,710	$250,410	$286,195	$321,980	$357,765	$393,550	$429,335	$465,120	$500,905	$536,690	$572,475
	3	$210,500	$252,600	$294,600	$336,700	$378,800	$420,900	$463,000	$505,100	$547,200	$589,300	$631,400	$673,500
	4	$242,075	$290,490	$338,790	$387,205	$435,620	$484,035	$532,450	$580,865	$629,280	$677,695	$726,110	$774,525
6.625%	1	$145,460	$174,510	$203,630	$232,680	$261,800	$290,850	$319,970	$349,020	$378,140	$407,190	$436,310	$465,360
	2	$176,630	$211,905	$247,265	$282,540	$317,900	$353,175	$388,535	$423,810	$459,170	$494,445	$529,805	$565,080
	3	$207,800	$249,300	$290,900	$332,400	$374,000	$415,500	$457,100	$498,600	$540,200	$581,700	$623,300	$664,800
	4	$238,970	$286,695	$334,535	$382,260	$430,100	$477,825	$525,665	$573,390	$621,230	$668,955	$716,795	$764,520

Prepared by:
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DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2022**

2022
AFFORDABLE SALES PRICE GUIDELINES
MAUI (EXCEPT HANA)
MULTI-FAMILY

Prevailing Int. Rate	No. of Bedroom	Very Low 50% & Below 50% $50,550	Low Income (51% to 80%) 60% $60,660	70% $70,770	80% $80,880	Below Moderate (81% to 100%) 90% $90,990	100% $101,100	Moderate (101% to 120%) 110% $111,210	120% $121,320	Above Moderate (121% to 140%) 130% $131,430	140% $141,540	Gap Income (141% to 160%) 150% $151,650	160% $161,760
4.000%	1	$175,490	$210,700	$245,770	$280,840	$315,980	$351,120	$386,190	$421,260	$456,470	$491,540	$526,610	$561,680
	2	$213,095	$255,850	$298,435	$341,020	$383,690	$426,360	$468,945	$511,530	$554,285	$596,870	$639,455	$682,040
	3	$250,700	$301,000	$351,100	$401,200	$451,400	$501,600	$551,700	$601,800	$652,100	$702,200	$752,300	$802,400
	4	$288,305	$346,150	$403,765	$461,380	$519,110	$576,840	$634,455	$692,070	$749,915	$807,530	$865,145	$922,760
4.125%	1	$172,970	$207,550	$242,130	$276,710	$311,290	$345,870	$380,450	$415,030	$449,540	$484,190	$518,770	$553,350
	2	$210,035	$252,025	$294,015	$336,005	$377,995	$419,985	$461,975	$503,965	$545,870	$587,945	$629,935	$671,925
	3	$247,100	$296,500	$345,900	$395,300	$444,700	$494,100	$543,500	$592,900	$642,200	$691,700	$741,100	$790,500
	4	$284,165	$340,975	$397,785	$454,595	$511,405	$568,215	$625,025	$681,835	$738,530	$795,455	$852,265	$909,075
4.250%	1	$170,380	$204,470	$238,490	$272,580	$306,600	$340,690	$374,780	$408,870	$442,960	$477,050	$511,070	$545,160
	2	$206,890	$248,285	$289,595	$330,990	$372,300	$413,695	$455,090	$496,485	$537,880	$579,275	$620,585	$661,980
	3	$243,400	$292,100	$340,700	$389,400	$438,000	$486,700	$535,400	$584,100	$632,800	$681,500	$730,100	$778,800
	4	$279,910	$335,915	$391,805	$447,810	$503,700	$559,705	$615,710	$671,715	$727,720	$783,725	$839,615	$895,620
4.375%	1	$167,860	$201,390	$234,990	$268,590	$302,120	$335,720	$369,320	$402,850	$436,380	$469,980	$503,580	$537,110
	2	$203,830	$244,545	$285,345	$326,145	$366,860	$407,660	$448,460	$489,175	$529,890	$570,690	$611,490	$652,205
	3	$239,800	$287,700	$335,700	$383,700	$431,600	$479,600	$527,600	$575,500	$623,400	$671,400	$719,400	$767,300
	4	$275,770	$330,855	$386,055	$441,255	$496,340	$551,540	$606,740	$661,825	$716,910	$772,110	$827,310	$882,395
4.500%	1	$165,410	$198,520	$231,560	$264,670	$297,710	$330,820	$363,860	$396,970	$430,010	$463,120	$496,160	$529,270
	2	$200,855	$241,060	$281,180	$321,385	$361,505	$401,710	$441,830	$482,035	$522,155	$562,360	$602,480	$642,685
	3	$236,300	$283,600	$330,800	$378,100	$425,300	$472,600	$519,800	$567,100	$614,300	$661,600	$708,800	$756,100
	4	$271,745	$326,140	$380,420	$434,815	$489,095	$543,490	$597,770	$652,165	$706,445	$760,840	$815,120	$869,515
4.625%	1	$162,960	$195,650	$228,200	$260,820	$293,370	$326,060	$358,610	$391,230	$423,780	$456,470	$489,020	$521,640
	2	$197,880	$237,575	$277,100	$316,710	$356,235	$395,930	$435,455	$475,065	$514,590	$554,285	$593,810	$633,420
	3	$232,800	$279,500	$326,000	$372,600	$419,100	$465,800	$512,300	$558,900	$605,400	$652,100	$698,600	$745,200
	4	$267,720	$321,425	$374,900	$428,490	$481,965	$535,670	$589,145	$642,735	$696,210	$749,915	$803,390	$856,980
4.750%	1	$160,650	$192,780	$224,910	$257,040	$289,170	$321,300	$353,430	$385,560	$417,690	$449,820	$481,950	$514,080
	2	$195,075	$234,090	$273,105	$312,120	$351,135	$390,150	$429,165	$468,180	$507,195	$546,210	$585,225	$624,240
	3	$229,500	$275,400	$321,300	$367,200	$413,100	$459,000	$504,900	$550,800	$596,700	$642,600	$688,500	$734,400
	4	$263,925	$316,710	$369,495	$422,280	$475,065	$527,850	$580,635	$633,420	$686,205	$738,990	$791,775	$844,560
4.875%	1	$158,410	$189,980	$221,690	$253,400	$285,110	$316,680	$348,390	$380,100	$411,740	$443,380	$475,090	$506,800
	2	$192,355	$230,690	$269,195	$307,700	$346,205	$384,540	$423,045	$461,550	$499,970	$538,390	$576,895	$615,400
	3	$226,300	$271,400	$316,700	$362,000	$407,300	$452,400	$497,700	$543,000	$588,200	$633,400	$678,700	$724,000
	4	$260,245	$312,110	$364,205	$416,300	$468,395	$520,260	$572,355	$624,450	$676,430	$728,410	$780,505	$832,600
5.000%	1	$156,100	$187,390	$218,540	$249,830	$280,980	$312,200	$343,490	$374,640	$405,930	$437,150	$468,370	$499,590
	2	$189,550	$227,545	$265,370	$303,365	$341,190	$379,100	$417,095	$454,920	$492,915	$530,825	$568,735	$606,645
	3	$223,000	$267,700	$312,200	$356,900	$401,400	$446,000	$490,700	$535,200	$579,900	$624,500	$669,100	$713,700
	4	$256,450	$307,855	$359,030	$410,435	$461,610	$512,900	$564,305	$615,480	$666,885	$718,175	$769,465	$820,755
5.125%	1	$153,930	$184,730	$215,460	$246,260	$277,060	$307,790	$338,660	$369,460	$400,190	$430,990	$461,720	$492,520
	2	$186,915	$224,315	$261,630	$299,030	$336,430	$373,745	$411,230	$448,630	$485,945	$523,345	$560,660	$598,060
	3	$219,900	$263,900	$307,800	$351,800	$395,800	$439,700	$483,800	$527,800	$571,700	$615,700	$659,600	$703,600
	4	$252,885	$303,485	$353,970	$404,570	$455,170	$505,655	$556,370	$606,970	$657,455	$708,055	$758,540	$809,140
5.250%	1	$151,760	$182,140	$212,520	$242,830	$273,140	$303,520	$333,900	$364,280	$394,590	$424,970	$455,280	$485,660
	2	$184,280	$221,170	$258,060	$294,865	$331,670	$368,560	$405,450	$442,340	$479,145	$516,035	$552,840	$589,730
	3	$216,800	$260,200	$303,600	$346,900	$390,200	$433,600	$477,000	$520,400	$563,700	$607,100	$650,400	$693,800
	4	$249,320	$299,230	$349,140	$398,935	$448,730	$498,640	$548,550	$598,460	$648,255	$698,165	$747,960	$797,870

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2022

2022
AFFORDABLE SALES PRICE GUIDELINES

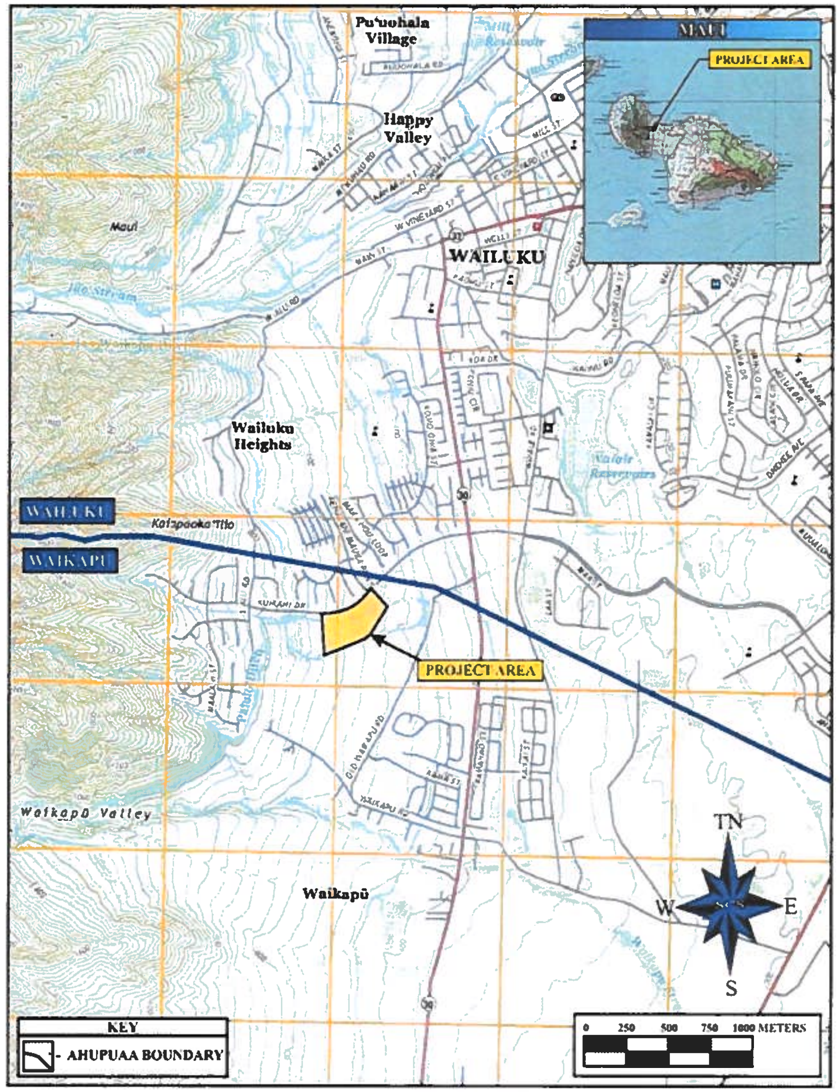
MAUI (EXCEPT HANA)

MULTI-FAMILY

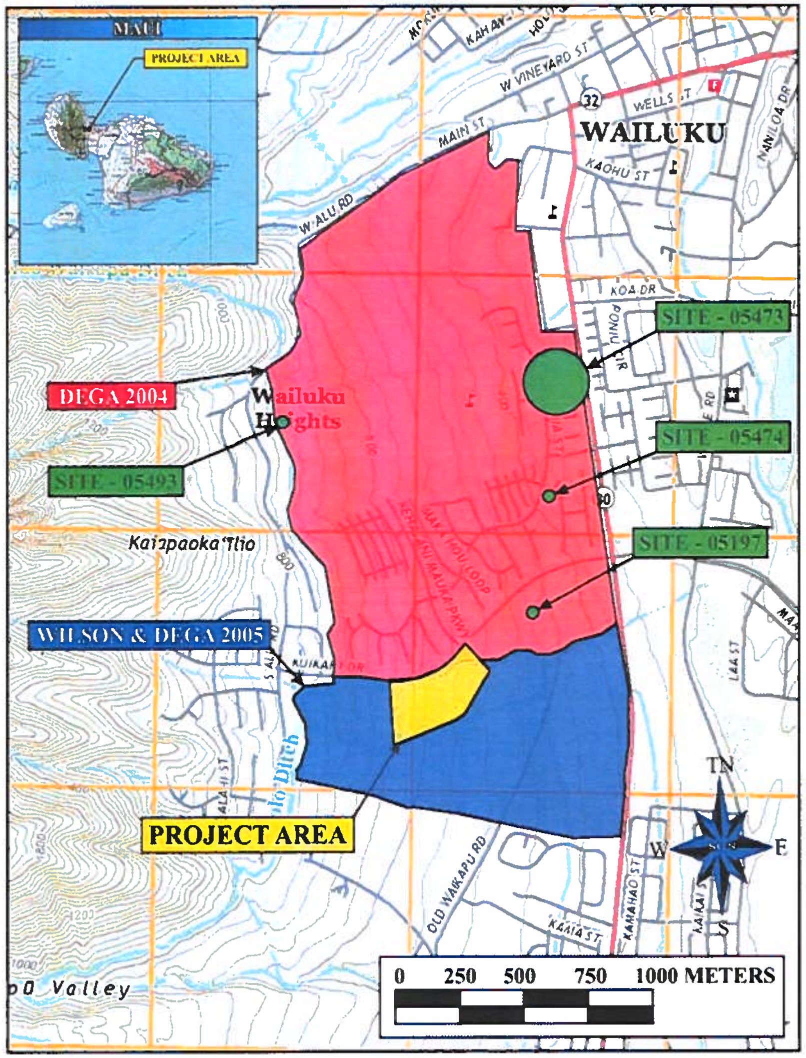
Prevailing Int. Rate	No. of Bedroom	Very Low 50% & Below	Low Income (51% to 80%)			Below Moderate (81% to 100%)		Moderate (101% to 120%)		Above Moderate (121% to 140%)		Gap Income (141% to 160%)	
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		$50,550	$60,660	$70,770	$80,880	$90,990	$101,100	$111,210	$121,320	$131,430	$141,540	$151,650	$161,760
5.375%	1	$149,660	$179,620	$209,510	$239,470	$269,360	$299,320	$329,210	$359,170	$389,130	$419,090	$448,980	$478,940
	2	$181,730	$218,110	$254,405	$290,785	$327,080	$363,460	$399,755	$436,135	$472,515	$508,895	$545,190	$581,570
	3	$213,800	$256,600	$299,300	$342,100	$384,800	$427,600	$470,300	$513,100	$555,900	$598,700	$641,400	$684,200
	4	$245,870	$295,090	$344,195	$393,415	$442,520	$491,740	$540,845	$590,065	$639,285	$688,505	$737,610	$786,830
5.500%	1	$147,630	$177,100	$206,640	$236,180	$265,650	$295,190	$324,730	$354,270	$383,740	$413,280	$442,820	$472,290
	2	$179,265	$215,050	$250,920	$286,790	$322,575	$358,445	$394,315	$430,185	$465,970	$501,840	$537,710	$573,495
	3	$210,900	$253,000	$295,200	$337,400	$379,500	$421,700	$463,900	$506,100	$548,200	$590,400	$632,600	$674,700
	4	$242,535	$290,950	$339,480	$388,010	$436,425	$484,955	$533,485	$582,015	$630,430	$678,960	$727,490	$775,905
5.625%	1	$145,600	$174,720	$203,840	$232,890	$262,080	$291,200	$320,320	$349,370	$378,490	$407,610	$436,800	$465,920
	2	$176,800	$212,160	$247,520	$282,795	$318,240	$353,600	$388,960	$424,235	$459,595	$494,955	$530,400	$565,760
	3	$208,000	$249,600	$291,200	$332,700	$374,400	$416,000	$457,600	$499,100	$540,700	$582,300	$624,000	$665,600
	4	$239,200	$287,040	$334,880	$382,605	$430,560	$478,400	$526,240	$573,965	$621,805	$669,645	$717,600	$765,440
5.750%	1	$143,640	$172,340	$201,040	$229,740	$258,510	$287,210	$315,980	$344,680	$373,380	$402,150	$430,850	$459,550
	2	$174,420	$209,270	$244,120	$278,970	$313,905	$348,755	$383,690	$418,540	$453,390	$488,325	$523,175	$558,025
	3	$205,200	$246,200	$287,200	$328,200	$369,300	$410,300	$451,400	$492,400	$533,400	$574,500	$615,500	$656,500
	4	$235,980	$283,130	$330,280	$377,430	$424,695	$471,845	$519,110	$566,260	$613,410	$660,675	$707,825	$754,975
5.875%	1	$141,680	$170,030	$198,310	$226,660	$255,010	$283,360	$311,640	$339,990	$368,340	$396,690	$424,970	$453,320
	2	$172,040	$206,465	$240,805	$275,230	$309,655	$344,080	$378,420	$412,845	$447,270	$481,695	$516,035	$550,460
	3	$202,400	$242,900	$283,300	$323,800	$364,300	$404,800	$445,200	$485,700	$526,200	$566,700	$607,100	$647,600
	4	$232,760	$279,335	$325,795	$372,370	$418,945	$465,520	$511,980	$558,555	$605,130	$651,705	$698,165	$744,740
6.000%	1	$139,790	$167,790	$195,650	$223,650	$251,650	$279,580	$307,510	$335,510	$363,440	$391,440	$419,300	$447,300
	2	$169,745	$203,745	$237,575	$271,575	$305,575	$339,490	$373,405	$407,405	$441,320	$475,320	$509,150	$543,150
	3	$199,700	$239,700	$279,500	$319,500	$359,500	$399,400	$439,300	$479,300	$519,200	$559,200	$599,000	$639,000
	4	$229,655	$275,655	$321,425	$367,425	$413,425	$459,310	$505,195	$551,195	$597,080	$643,080	$688,850	$734,850
6.125%	1	$137,900	$165,480	$193,130	$220,710	$248,290	$275,870	$303,450	$331,030	$358,610	$386,190	$413,770	$441,350
	2	$167,450	$200,940	$234,515	$268,005	$301,495	$334,985	$368,475	$401,965	$435,455	$468,945	$502,435	$535,925
	3	$197,000	$236,400	$275,900	$315,300	$354,700	$394,100	$433,500	$472,900	$512,300	$551,700	$591,100	$630,500
	4	$226,550	$271,860	$317,285	$362,595	$407,905	$453,215	$498,525	$543,835	$589,145	$634,455	$679,765	$725,075
6.250%	1	$136,150	$163,380	$190,610	$217,770	$245,000	$272,230	$299,460	$326,690	$353,850	$381,080	$408,380	$435,610
	2	$165,325	$198,390	$231,455	$264,435	$297,500	$330,565	$363,630	$396,695	$429,675	$462,740	$495,890	$528,955
	3	$194,500	$233,400	$272,300	$311,100	$350,000	$388,900	$427,800	$466,700	$505,500	$544,400	$583,400	$622,300
	4	$223,675	$268,410	$313,145	$357,765	$402,500	$447,235	$491,970	$536,705	$581,325	$626,060	$670,910	$715,645
6.375%	1	$134,330	$161,210	$188,090	$214,970	$241,780	$268,730	$295,540	$322,350	$349,300	$376,110	$402,990	$429,870
	2	$163,115	$195,755	$228,395	$261,035	$293,590	$326,315	$358,870	$391,425	$424,150	$456,705	$489,345	$521,985
	3	$191,900	$230,300	$268,700	$307,100	$345,400	$383,900	$422,200	$460,500	$499,000	$537,300	$575,700	$614,100
	4	$220,685	$264,845	$309,005	$353,165	$397,210	$441,485	$485,530	$529,575	$573,850	$617,895	$662,055	$706,215
6.500%	1	$132,650	$159,110	$185,570	$212,100	$238,630	$265,160	$291,690	$318,220	$344,750	$371,280	$397,810	$424,340
	2	$161,075	$193,205	$225,335	$257,550	$289,765	$321,980	$354,195	$386,410	$418,625	$450,840	$483,055	$515,270
	3	$189,500	$227,300	$265,100	$303,000	$340,900	$378,800	$416,700	$454,600	$492,500	$530,400	$568,300	$606,200
	4	$217,925	$261,395	$304,865	$348,450	$392,035	$435,620	$479,205	$522,790	$566,375	$609,960	$653,545	$697,130
6.625%	1	$130,900	$157,080	$183,260	$209,440	$235,620	$261,800	$287,980	$314,090	$340,340	$366,450	$392,700	$418,810
	2	$158,950	$190,740	$222,530	$254,320	$286,110	$317,900	$349,690	$381,395	$413,270	$444,975	$476,850	$508,555
	3	$187,000	$224,400	$261,800	$299,200	$336,600	$374,000	$411,400	$448,700	$486,200	$523,500	$561,000	$598,300
	4	$215,050	$258,060	$301,070	$344,080	$387,090	$430,100	$473,110	$516,005	$559,130	$602,025	$645,150	$688,045

AHUPUA‘A BOUNDARY LINES MAP

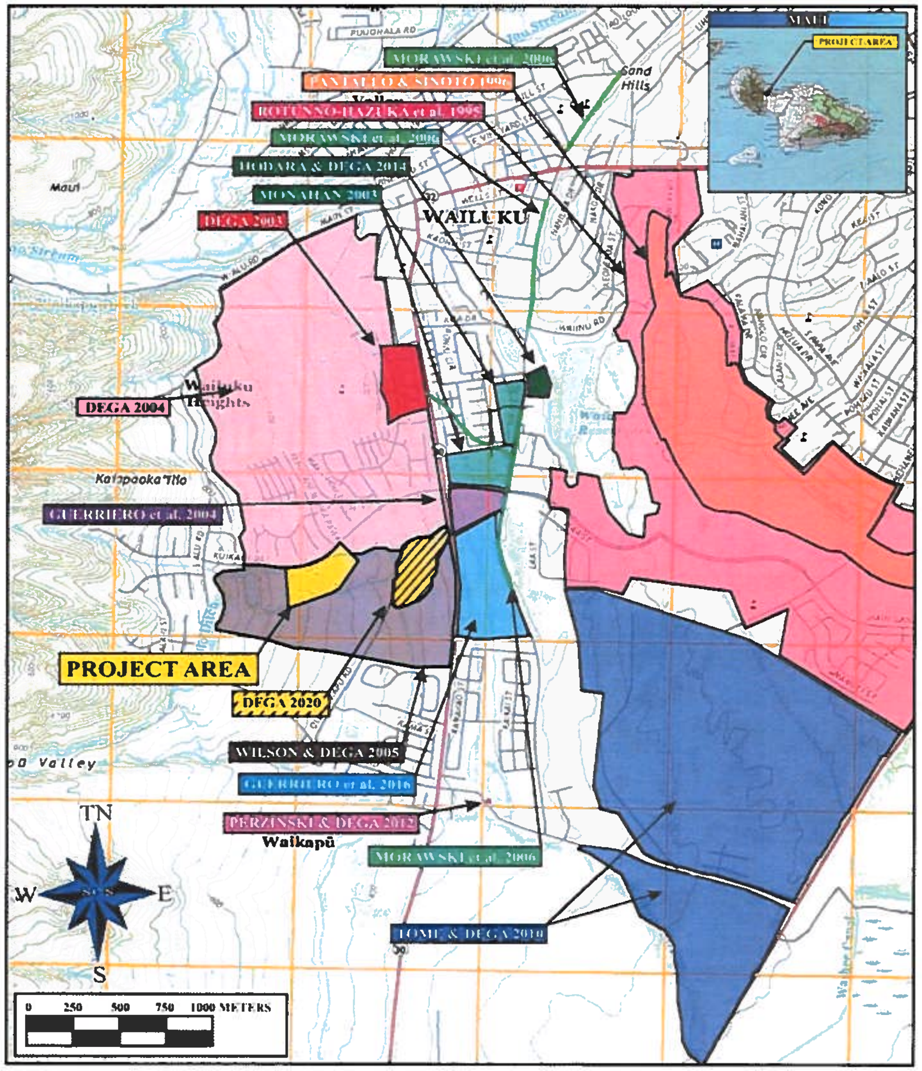
The project area does not occur on the boundary line (c. 300 ft. to the north)



PREVIOUSLY IDENTIFIED SITES MAP



PREVIOUS ARCHAEOLOGY MAP



PREVIOUS ARCHAEOLOGY

Dega 2004

Eight historic sites were documented during this Inventory Survey, two of which were recorded during a previous project. State Site Number 50-50-04-5473 represents Hopoi Reservoir. This reservoir predates Hopoi Camp and was present at least by 1922. Hopoi Camp was not identified during this survey. Occurring just to the east of the reservoir and running north-south to Waikapu, State Site Number 50-50-04-5474, is Kama Ditch, a water conduit coursing across the dry southern landscape. State Site Number 50-50-04-5493 has been designated for another (unnamed) north-south running ditch occurring along the western flank of the parcel. State Site Number 50-50-04-5197 represents Waihe‘e Ditch, which was constructed between 1905 and 1907. The four other sites consist of a combination of historic-modern roadways State Site No. 50-50-04-5489), a system of smaller historic ditches (State Site No. 50-50-04-5490), a historic artifact scatter on the surface (State Site No. 50-50-04-5491), and several clearing mounds created during the plantation era (State Site No. 50-50-04-5492).

Wilson and Dega 2005

Seven archaeological sites were documented in this project area: Waihe‘e Ditch (50-50-04-5197); Waikapu Ditch (50-50-04-5493); an un-named, lesser ditch (50-50-04-5729); a second un-named, lesser ditch (50-50-04-5726); a large, un-named reservoir (50-50-04-5727); a series of fourteen sugarcane-field erosion-control, soil berms (50-50-04-5728); and a County dirt road named “Old Waikapu Road” (50-50-04-5730). All sites were of the Historic era.

PROJECT AREA SOILS

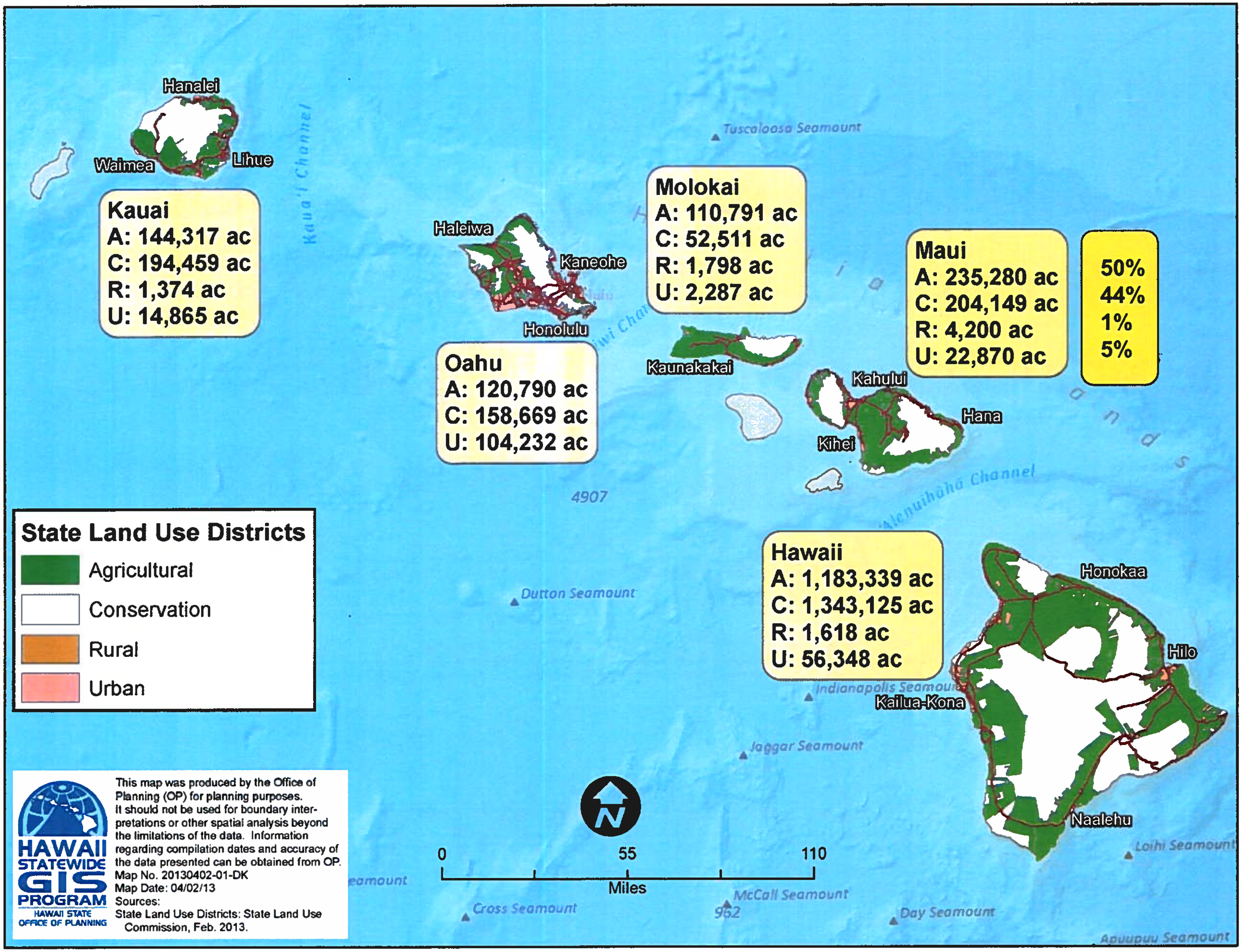
- Soils in the general project area are predominantly classified as ‘Īao cobbly silty clay (IbB), ‘Īao clay (IcC), and ‘Īao cobbly silty clay (IbC).
- The IbC soil (7 to 15 percent slopes) is distributed along the Ku‘ikahi Drive area; whereas the IbB soil forms the central region. Also occurring within the project area (in roughly equal percentages) are ‘Īao clay, on lesser slopes (IcB), and ‘Īao clay on steeper slopes (IcC).
- The soils consist of well-drained sediment on valley fill and alluvial fans that have developed from igneous rock and are nearly level to moderately sloping. The ‘Īao Series derivatives are similar to each other, yet primarily differ by the slope of the surface layer and inclusions of a higher content of cobblestones, such as in ‘Īao cobbly silty clay.
- As you can see on the soil map for the area, there are no sands present in the project area. The closest sands are of the Pu‘u One Complex which occurs far to the east.

SOILS MAP

LAND USE

- State Land Use designation is Agriculture
- Wailuku-Kahului Community Plan designation is Agriculture
- County Zoning is designated Agriculture
- Within the Maui Island Plan Urban and Rural Growth Boundaries
- Outside of the 500-foot Waikapu / Wailuku Open Space buffer

LAND USE DISTRICTS



MAKIKI ROUNDABOUT