



BILL 152
EXPEDITED PILOT PUBLIC-PRIVATE
AFFORDABLE FOR SALE PROPOSAL

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PROJECT OVERVIEW

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Mahinahina Hills is the first phase of the Pulelehua development.

Home Features: Single story design, direct access parking, individually ducted energy efficient air conditioning, tile flooring, energy efficient appliances, and e-windows.

Community Amenities: BBQ stations, pocket parks, miles of walking / bike trails, close to West Maui work centers, bus stops, and over 100 acres of open space.

An aerial photograph showing a coastal area with a blue ocean on the left, a small town with colorful buildings along the shore, and a large green field in the foreground. A red line outlines a specific area in the field. A white line points from a teal callout box to this area. In the background, a runway and taxiway are visible.

60 AFFORDABLE SALE UNITS TO BE
LOCATED IN PHASE 1

AFFORDABLE FOR-SALE SUMMARY

Phase 1A is priced at 60%-120% AMI, meaning a family or individual earning \$60,660 and below through \$121,320 and below will be eligible to purchase a home.

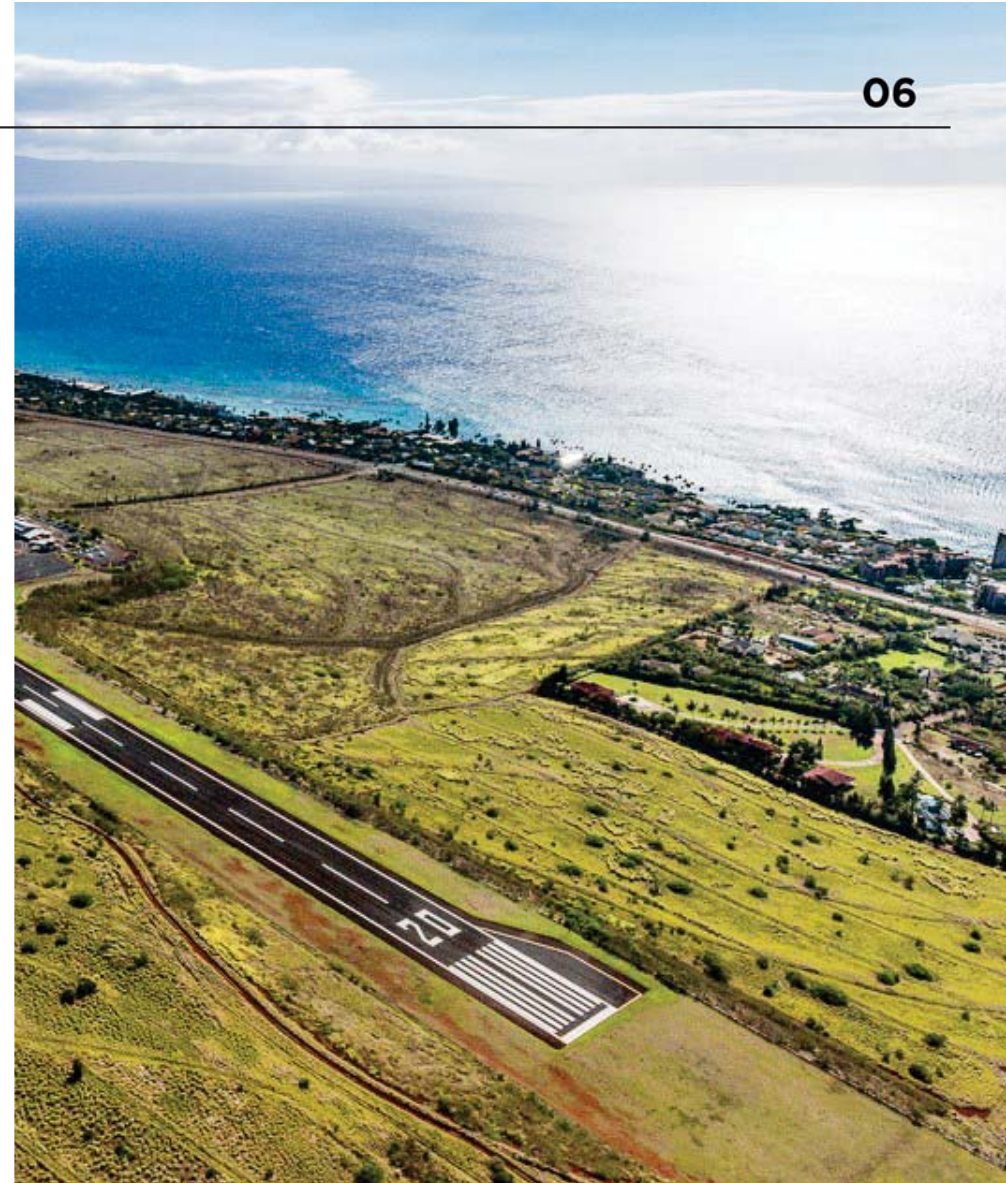
AMI	Pulelehua Phase 1A 100 For Sale Affordable Homes			
	60%	80%	100%	120%
Household Income	60,660	80,880	101,100	121,320
Units	20	20	40	20
1 Bedroom	\$157,849	\$210,428	\$263,063	\$315,697
2 Bedroom	\$191,649	\$255,520	\$319,433	\$383,349



USE OF FUNDS

Immediate construction of forty (40) For Sale Affordable Homes at or below 100% and twenty (20) For Sale Affordable Homes at or below 120% AMI in the first phase of the Pulelehua, Mahinahina Hills

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COMMUNITY BENEFITS

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HIGHLIGHTS

- Shovel ready development is expected to break ground at the beginning of 2023.
- Managed Appreciation home resale model allows for all the For-Sale homes to remain affordable
- Length of Residency application priority, supports local families first.
- Pulelehua continues to commit to down payment assistance for local families totaling \$1.6 Million, when they purchase at Pulelehua or any affordable housing in West Maui including DHHL.
- Project will connect to the existing Lahaina wastewater treatment plant, and will reuse all the R1 Water for community landscape irrigation and fire flow, no wastewater injection wells.
- Developer profits limited to 10% of Total Costs



Honoapi'ilani Roadway Impact Fee	Water Treatment Equipment	MECO Offsite Power Supply
Highway Access Fee	Water Distribution Lines	Regional Multi-Sports Park
DHHL Shared Sewer Line	Water Supply Lines	Honoapi'ilani Crossing
Sewer Lift Stations	120 Acres of Open Space	Two Bus Stops with Covers
Sewer Wet Well	Additional lane Akahele Rd	Akahele Sidewalk Improvements
Sewer Aerial Crossing	Honoapi'ilani Highway Interchange	5+ Miles of hike and bike trails
R1 Line from DEM Reservoir	Honoapi'ilani Highway Decel Lane	Gulch erosion measures
Water Treatment Facility	AIRDOT Water and Sewer System	Multiple Erosion Control Basins
R1 Balancing Tank	MECO System Design and Review	Community Pocket Parks
Water Storage Tank	MECO System Connection	Multi-Tiered Retainer Walls

SUMMARY

The project has a significant amount of infrastructure and site work that it will need to provide in order to begin to develop the land for the entitled units. This required infrastructure is drawn up and has already been approved by the required county departments and is working through final stages of design and approvals of easements and crossings.