

Proposed Hale Mahaolu Ke Kahua Affordable Housing Community



PROJECT TEAM

Applicant	Waiehu Housing, LP
Partners	Hale Mahaolu and Highridge Costa
Landowner.....	Maui Economic Opportunity, Inc.
Architect.....	Design Partners, Inc.
Landscape Architect.....	CHP Maui
Civil Engineer.....	Otomo Engineering, Inc.
Traffic Engineer.....	Austin, Tsutsumi & Associates, Inc.
Archaeologist.....	Cultural Surveys Hawai'i
Planning Consultant.....	Munekiyo Hiraga



HALE MAHAOLU

WHERE ALOHA LIVES

Hale Mahaolu is a private non-profit Maui based corporation that develops and manages safe, sanitary, decent housing and provides supportive services for very low to moderate income seniors, individuals and families throughout Maui County. Hale Mahaolu has developed and/or managed 21 projects in Maui County from first shovel to full occupancy.

Hale Mahaolu consistently operates each housing site in a fiscally sound, and well-maintained manner.

MISSION: Hale Mahaolu creates and manages vibrant, quality, affordable rental communities and provides supportive programs and services for seniors, families and individuals.

VISION: Thriving island communities with ample opportunities for residents to live independently.



HALE MAHAOLU
WHERE ALOHA LIVES



Akahi



Ehiku



HALE MAHAOLU
WHERE ALOHA LIVES



Elua



Eono



HALE MAHAOLU
WHERE ALOHA LIVES



Eha



Ewalu



HALE MAHAOLU
WHERE ALOHA LIVES



Hale Kupuna O Lanai



Lahaina Surf

OUR COMMUNITIES



Our Local Communities



HALE MOENA I, II, III
Kapolei, HI



KEAWALAU I, II, III
Waipahu, HI



KAHOAPILI
Salt Lake, HI



KOKUA
Honolulu, HI



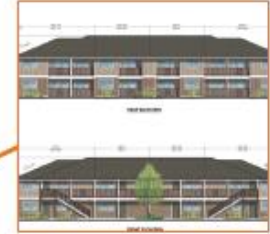
POHUKAINA I, II
Honolulu, HI



WAIALAE
Honolulu, HI



PARKER RANCH I, II, III
Waimea, HI



HALE MAHAOLU KE KAHUA
Waiehu, HI



LILOA HALE
Kīhei, HI



Maui Economic Opportunity

The 58-year-old nonprofit Community Action Partnership agency is one of more than a thousand nationwide chartered to tackle poverty in communities. MEO's 40-plus programs serve about 19,000 low-income residents, persons with disabilities, kupuna, youth and other disenfranchised members on Maui, Moloka'i and Lana'i annually.





**Kahi Kamali'i
Infant Toddler Center**



Head Start preschool program



Youth Services in action



**National Farmworker Jobs Program
Heat Training**



**BEST (Being Empowered and
Safe Together) reentry client
outside new home**



**Senior Community Service
Employment Program**



Specialized transportation services



Support for kupuna clubs through Maui Planning & Coordinating Council



Kupuna Aloha Celebration at the Grand Wailea

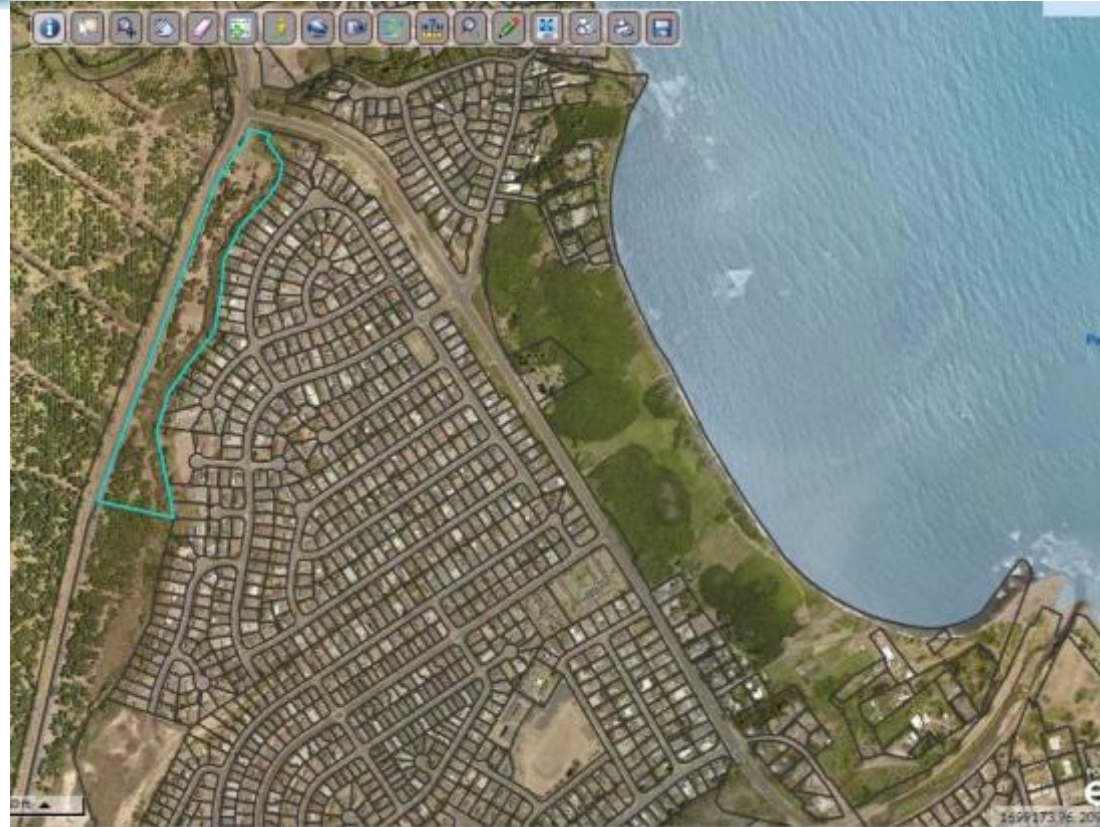


Laughter Yoga at the Maui County Senior Fair



Maui County Micro Agriculture grant recipient

**The Mission of MEO is to strengthen
the community while helping people in need
restore their hope, reach their potential
and enrich their lives**



Plaintiff Maui Economic Opportunity, Inc.'s Summary of Proceedings

Civil No. 2CCV-21-0000254(2)

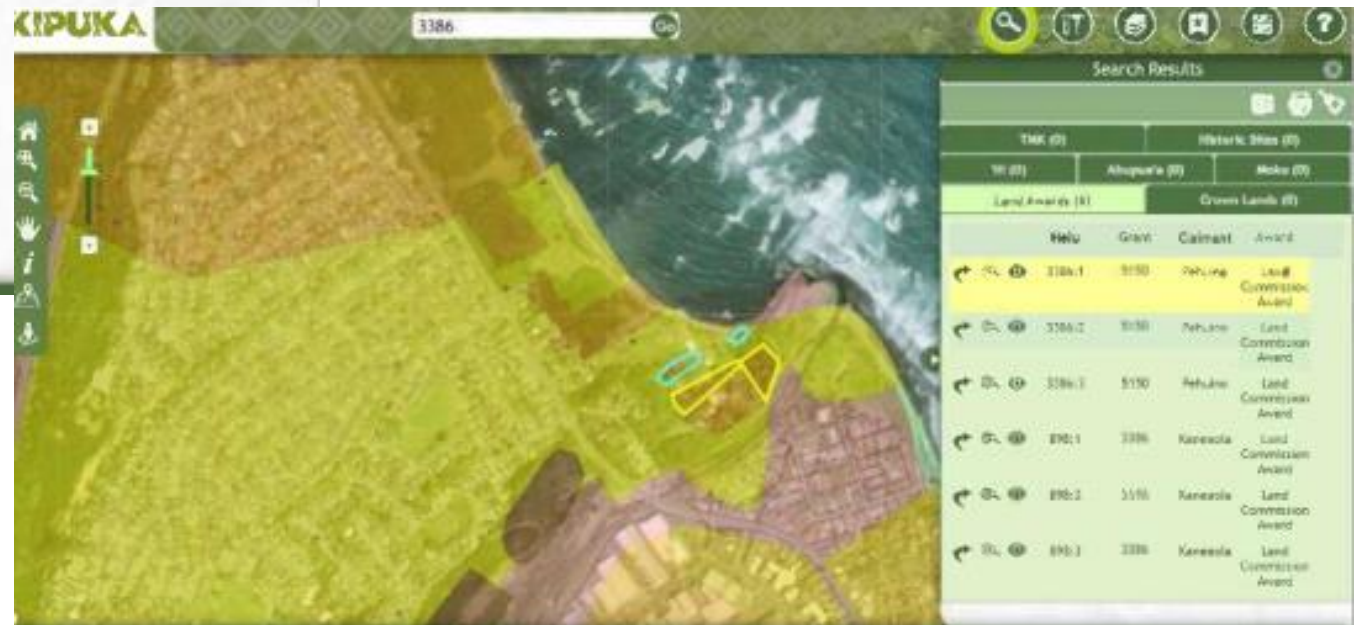
Judge: Hon. Peter T. Cahill


Defendants claimed ownership as "Heirs of Pehuino"

- February, 2021 a letter was sent to MEO notifying them that the "Heirs of Pehuino" claimed they were the “title holders” to the Property.
- June, 2021 MEO provided notice to Kahala Johnson and Laura Johnson that the Apanas awarded to Pehuino were not within the MEO property. Copies of the original grants for the MEO property as well as the Pehuino grants were provided along with associated maps.



Pehuino's Land Commission Awards are located over a mile away from the MEO property.





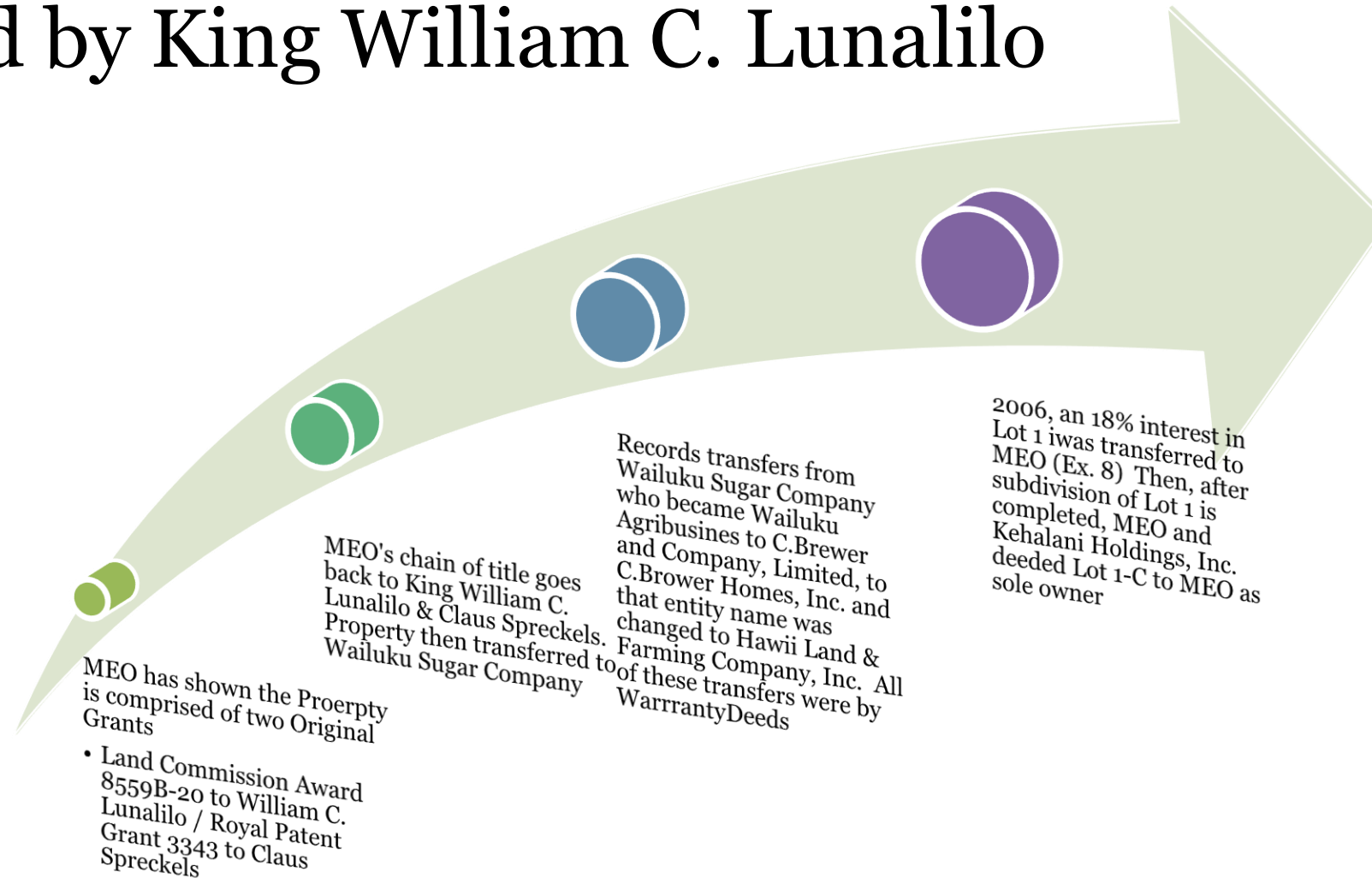
What was the 2021 court case about?

- MEO filed an ejectment action to remove Persons on the property that refused to leave after being warned of trespassing.
- Defendants' filed Counterclaim alleging existence and ownership of a “Lost Apana (LCA 3386 Apana 4)” within the MEO Property.

Why this was not a “Quiet Title” case.

- Quiet Title is for when there is a demonstrated break in a chain of title.
- Here MEO's title traces to LCA 8559:B-20 in June 1852 to King William C. Lunalilo and Royal Patent Grant 3343 to Claus Spreckels.

MEO's Title Traces Back to LCA 8559B-20, land reserved by King William C. Lunailo





Results of the Court Case.

- Court found no evidence of any “lost Apana to Pehuino”
- Court found that Pehuino grants are not within the MEO Property.
- Court found that MEO owned the property and could remove persons camping on the property and exclude others.
- Defendants ultimately stipulated to dismiss their counterclaims with prejudice meaning they cannot be refiled.
- Court’s ruling is binding and can be relied upon.

PROJECT LOCATION MAP

Adjacent to existing residential communities and located within Urban Growth Boundary of Maui Island Plan



SITE PHOTOS



Photograph No. 1: View of subject property grounds looking west



Photograph No. 2: View of subject property grounds looking north



Photograph No. 3: Adjacent properties to the east



Photograph No. 4: Adjacent property to the west



Photograph No. 5: Adjacent intersection to the northwest



Photograph No. 6: Adjacent property to the south

PROJECT OVERVIEW

- 11.476-acre site at intersection of Kahekili Highway and Waiehu Beach Road in Waiehu (TMK (2)3-3-001:106)
- 13 two-story buildings containing 120 multi-family residential units (one, two, and three bedrooms), landscaping, and related improvements
- 100% Affordable Housing (Rental) Community
- Restricted to applicants earning 60% or less of the AMI
- Irrevocable for 60+ years in affordability

PROJECT OVERVIEW

Amenities will include:

- 3,477 sq. ft. nonprofit building
- 3,231 sq. ft. clubhouse for project residents
- Two (2) play areas with playground equipment
- Two (2) onsite laundry facilities
- One (1) maintenance room
- 274 parking stalls and two (2) loading stalls





UNIT TYPES AND FLOOR AREA

Unit Type	Number of Units	Floor Area
1 Bedroom/1 Bath	28 (including one (1) ADA unit)	Standard and ADA: 652 sq. ft.
2 Bedroom/2 Bath	60 (including one (1) ADA unit)	Standard and ADA: 852 sq. ft.
3 Bedroom/2 Bath	32 (including one (1) ADA unit)	Standard and ADA: 1,208 sq. ft.
TOTAL NUMBER OF UNITS	120	

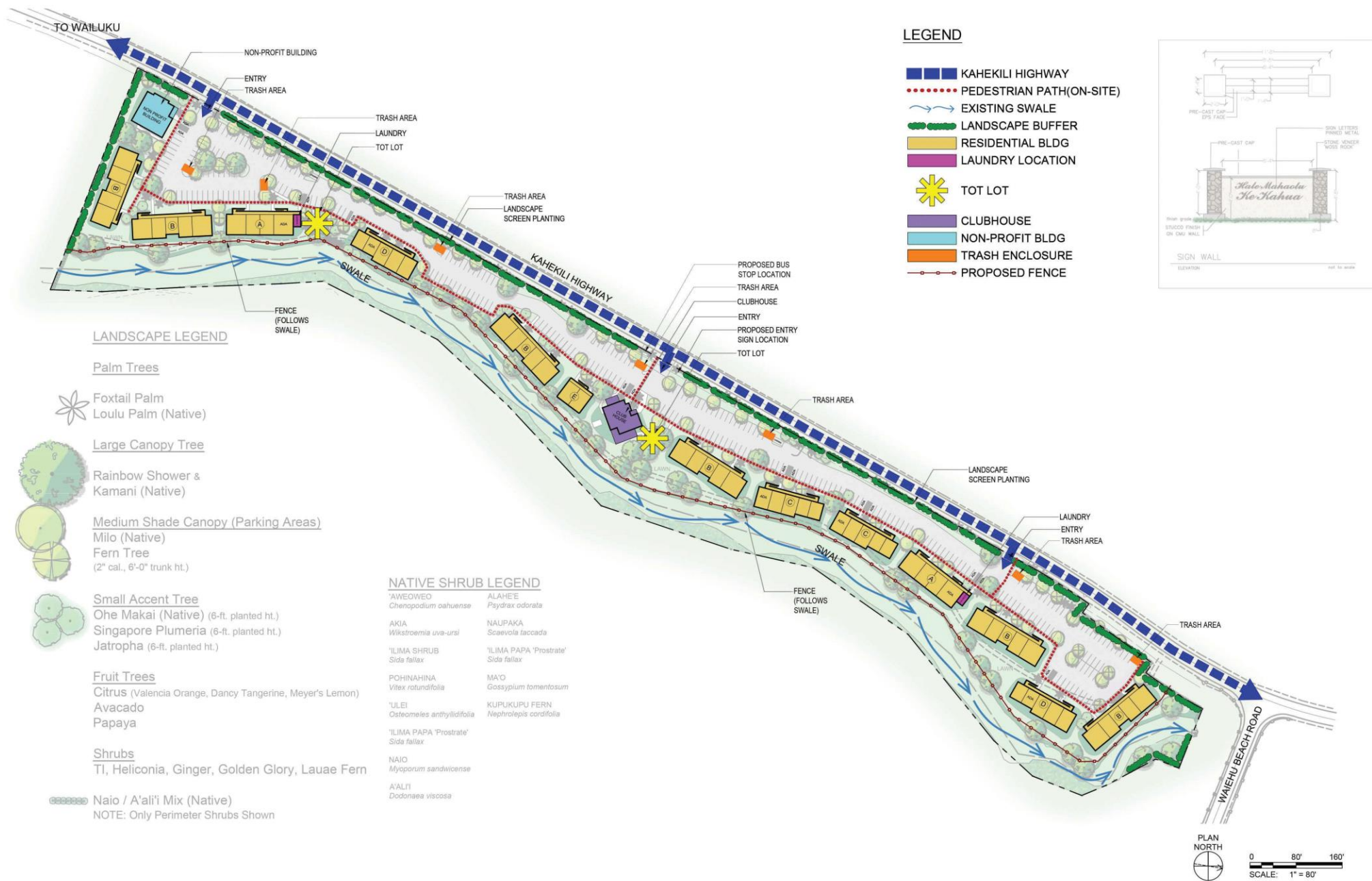
MAUI COUNTY AFFORDABLE AMI RENT GUIDELINES

Type of Unit	Income Limit	Rent/Month
One Bedroom	30%	\$569
One Bedroom	60%	\$1,137
Two Bedroom	30%	\$683
Two Bedroom	60%	\$1,365
Three Bedroom	30%	\$789
Three Bedroom	60%	\$1,577
*Note: DHHC, Housing Division, Income Limits and Affordable Rental Guidelines (2022) Affordable rents include utilities		

Who will be our residents?

0% AMI	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
 <p>1 person</p>	\$21,230	\$35,390	\$42,460	\$56,620	\$70,770
 <p>2 persons</p>	\$24,260	\$40,440	\$48,530	\$64,700	\$80,880
 <p>3 persons</p>	\$27,300	\$45,500	\$54,590	\$72,790	\$90,990
 <p>4 persons</p>	\$30,330	\$50,550	\$60,660	\$80,880	\$101,100







REAR ELEVATION



FRONT ELEVATION

0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"



FRONT ELEVATION



REAR ELEVATION

0 2' 4' 6'
SCALE: 1/4" = 1'-0"

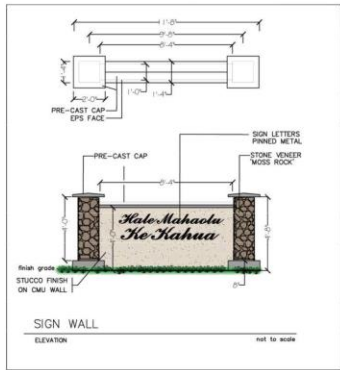


FRONT ELEVATION

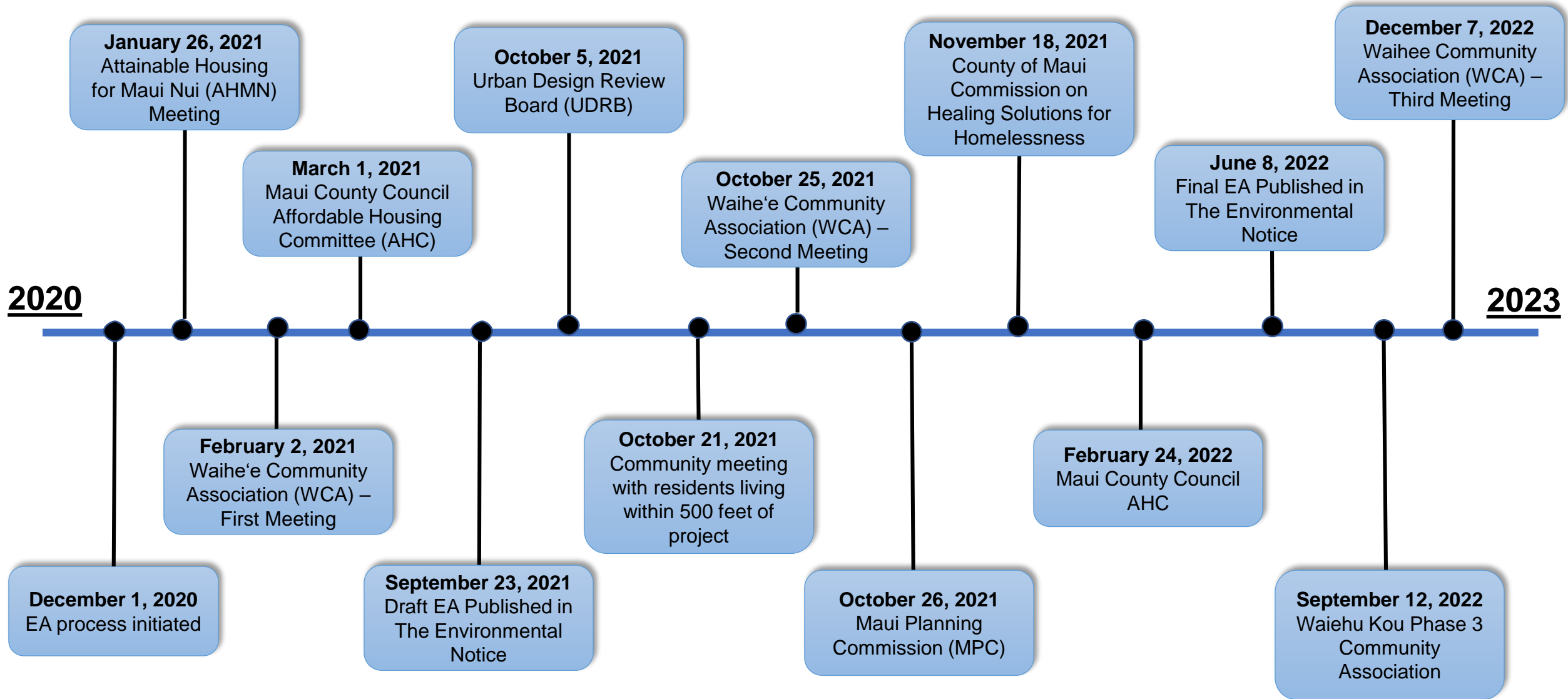


REAR ELEVATION

0 2' 4' 6'
SCALE: 1/4" = 1'-0"



CH. 2.97 TIMELINE AND COMMUNITY OUTREACH



ENVIRONMENTAL ASSESSMENT

Final EA and FONSI published on June 8, 2022, in The Environmental Notice

Supporting technical document for Ch. 2.97 Application

- Botanical and Fauna Survey
- Archaeological Assessment
- Archaeological Monitoring Plan
- Cultural Impact Assessment Report
- Traffic Impact Analysis Report
- Preliminary Engineering Report
- Environmental Site Assessment and Subsurface Investigation Reports

ENVIRONMENTAL ASSESSMENT

Roadways:

- Minimal increase to existing traffic (3.5% increase).
- Project team has consulted with DPW and HDOT, and has a fair share determination.
- DPW to start planning/preliminary design for Imi Kala Bridge improvements this year.

Drainage:

- Increase in runoff generated by project will be contained onsite in accordance with County drainage rules.
- No alterations to the existing swale. BMPs will improve the quality of stormwater runoff.
- Project is not located within a special flood zone (Flood Zone X).
- Existing swale conveys water through project site to offsite 48-inch culvert at highway intersection.
- Property manager will coordinate with HDOT, which is responsible for culvert, to ensure culvert is maintained.

ENVIRONMENTAL ASSESSMENT

Water:

- Developer committed to installing water infrastructure improvements to connect to County system.
- Landscape will include drought-tolerant native plants.

Wastewater:

- Developer committed to building sewer infrastructure improvements to connect to County system.
- DEM commented that Wailuku-Kahului Wastewater Reclamation Facility has capacity to accommodate project.

ENVIRONMENTAL ASSESSMENT

Archaeology:

- Former agricultural area (sugar cane, plantation railroad corridor, mac nut farm)
- Former construction baseyard during Waiehu Heights development
- 2008 AIS of project site included 17 test excavations with no findings
- 2008 SHPD AIS review and concurrence with archaeological monitoring
- 2020 SHPD 6E review and concurrence with archaeological monitoring
- 2021 SHPD acceptance of AMP
- AMP provisions include protocols for contacting SHPD/MPD in event of findings

ENVIRONMENTAL ASSESSMENT

Cultural:

- Prepared Cultural Impact Assessment
- 5 months of broad outreach and follow-up to 73 kama'āina, kūpuna, agencies, councils, and organizations
- 5 responses received, 2 interviews conducted
- No ongoing cultural practices identified
- Recommendations include protocols for contacting SHPD and descendants in event of findings

NEXT STEPS

- Approval of Ch. 2.97 Resolution
- Funding & Permitting
- Construction of Housing for Maui Families

MAHALO

LAND USE DESIGNATIONS

State Land Use District	Urban/Agricultural
Maui Island Plan	Within Urban Growth Boundary
Kihei-Makena Community Plan	Agriculture/Project District 2 (Pi'ihana)
County Zoning	Interim/Agricultural District
Special Management Area	No

REQUESTED EXEMPTIONS FROM MAUI COUNTY CODE




- Construction waste disposal permit and disposal charges
- Wastewater assessment fees
- Water system development fees
- Fire, electrical, plumbing, and building permit, plan review, and inspection fees
- Grubbing and grading permit and inspection fees
- Park assessment fee

REQUESTED EXEMPTIONS FROM MAUI COUNTY CODE

(continued)

- Curb, gutter, and sidewalk requirements. A greenway right-of-way will be provided along Kahekili Highway and fronting the project site.
- State Land Use District Processing Regulations
- Use of A-1, Apartment Zoning Development Standards
- Off-street parking requirements
- Community Plan consistency requirement to allow the project to proceed without amending the Wailuku-Kahului Community Plan to a “Multi-family” designation (from “Agriculture/Project District”)

MATERIALS COLOR BOARD

SCHEME 1	SCHEME 2	SCHEME 3	ROOF
<p>ACCENT Basil SW 6194</p>	<p>ACCENT Wheat Penny SW 7705</p>	<p>ACCENT Canyon Clay SW 6054</p>	<p>ROOF Certaineed Weathered Wood</p> 
<p>TRIM Shoji White SW 7042</p>	<p>TRIM Shoji White SW 7042</p>	<p>TRIM Shoji White SW 7042</p>	
<p>BODY 1 Barcelona Beige SW 7530</p>	<p>BODY 1 Lemongrass SW 7732</p>	<p>BODY 1 Ivoire SW 6127</p>	<p>RAILING</p> 
<p>BODY 2 Meadowlark SW 7522</p>	<p>BODY 2 Bumblehouse Gray SW 2845</p>	<p>BODY 2 San Antonio Sage SW 7731</p>	<p>Plantation Brown SW7520</p> 

HLU Committee

From: Yolanda Poouahi <yolanda@munekiyohiraga.com>
Sent: Monday, February 27, 2023 4:38 PM
To: HLU Committee; Paige Greco; Ana L. Lillis; Stacey L. Vinoray
Cc: GChun@halemahaolu.org; debbie.cabebe@meoinc.org; moe.mohanna@housingpartners.com; Mark Roy; Chris Sugidono
Subject: Hale Mahaolu Ke Kahua Affordable Housing Community Presentation
Attachments: Hale Mahaolu Ke Kahua Council Meeting PPT.pdf

Some people who received this message don't often get email from yolanda@munekiyohiraga.com. [Learn why this is important](#)

To: County of Maui, Maui County Council Housing and Land Use Committee

Paige Greco

Ana L. Lillis

Stacey L. Vinoray

From: Chris Sugidono, Senior Associate
Munekiyo Hiraga

Attachment:

Quantity	Date	Description
1	2/27/23	Hale Mahaolu Ke Kahua Affordable Housing Community Presentation

Message: Aloha Housing and Land Use Committee,

Please see enclosed Hale Mahaolu Ke Kahua Affordable Housing Community Presentation for the Maui County Council Housing and Land Use Committee.

Please let us know if you have any questions or need assistance. Thank you!

cc: Grant Chun, Hale Mahaolu
Debbie Cabebe, MEO
Moe Mohanna, Highridge Costa
Mark Roy, Munekiyo Hiraga

Yolanda Poouahi, Administrative Assistant

Email: yolanda@munekiyohiraga.com



MUNEKIYO HIRAGA

Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729

Oahu: 735 Bishop Street, Suite 412, Honolulu, Hawaii 96813 **T:** 808.983.1233

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