

HO`ONANI VILLAGE

1600 MULTI-FAMILY RENTAL UNITS



EXISTING AMENITIES ADJACENT TO PROJECT

This project is situated in an ideal location because it is conveniently close to a range of desirable amenities, as outlined in this sheet. The project's design aims to ensure safe and pleasant pedestrian journeys to nearby commercial areas. Some of the enticing amenities in the vicinity are:

- Safeway
- Lowes
- Target
- Planet Fitness
- MEO
- Home Depot
- Walmart
- County Office Buildings
- Costco
- Kahului Airport.



1600 MULTI-FAMILY RENTAL UNITS



800 (50%) Residential Workforce Housing Units

- 1/3 of the units (267) will be offered to 50% - 80% AMI households
- 1/3 of the units (267) will be offered to 80 - 100% AMI households
- 1/3 of the units (266) will be offered to 100 - 120% AMI households



Potential to serve a greater percentage of “Low Income” households (50% - 80% AMI) with government assistance

MARKET HOUSING & COMMERCIAL

Subsidizes the Residential Workforce Housing Units

- Potential to increase Residential Workforce Housing Units with government subsidy

Potential to provide housing for the segment of the workforce above 120% AMI

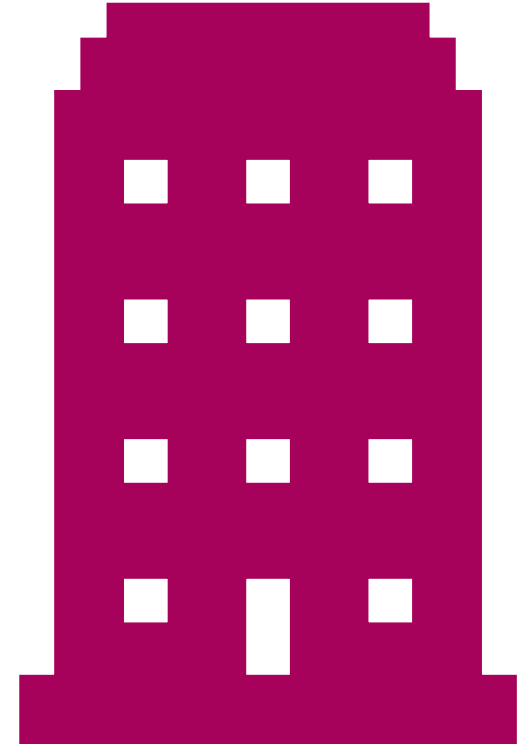
A large off-island or even out-of-state workforce will be required to rebuild Lahaina

Commercial areas will provide live-work opportunities

Desire is to create a small business incubator for local entrepreneurs

PROJECT LAYOUT

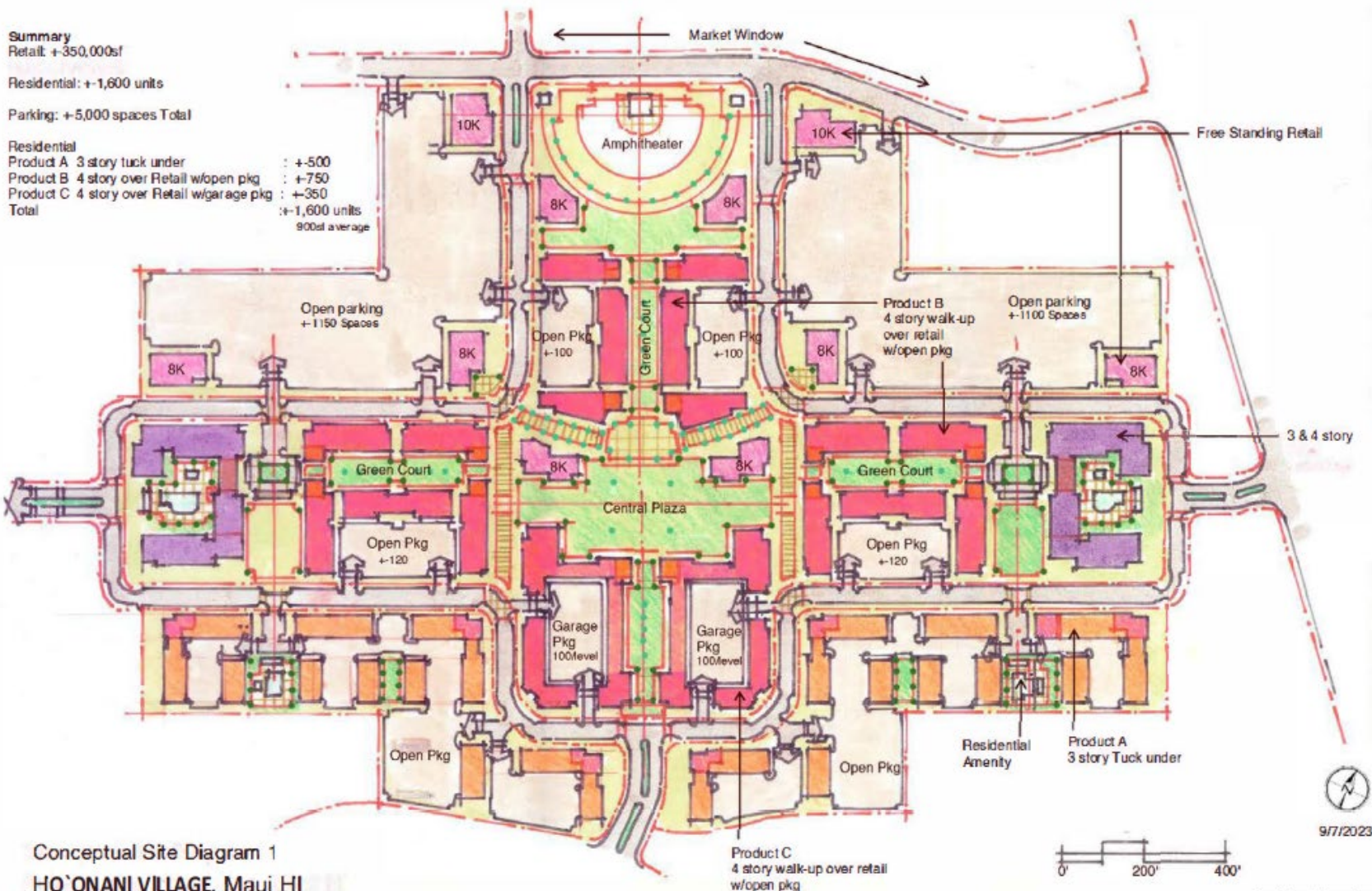
- 20 Buildings
 - Mixed-use: rentals units and commercial areas
- Sports Fields
- Amphitheater
- Open Space
- Ample parking
- 2 Exclusive Commercial Areas



Summary

Retail: +350,000sf
 Residential: +-1,600 units
 Parking: +5,000 spaces Total

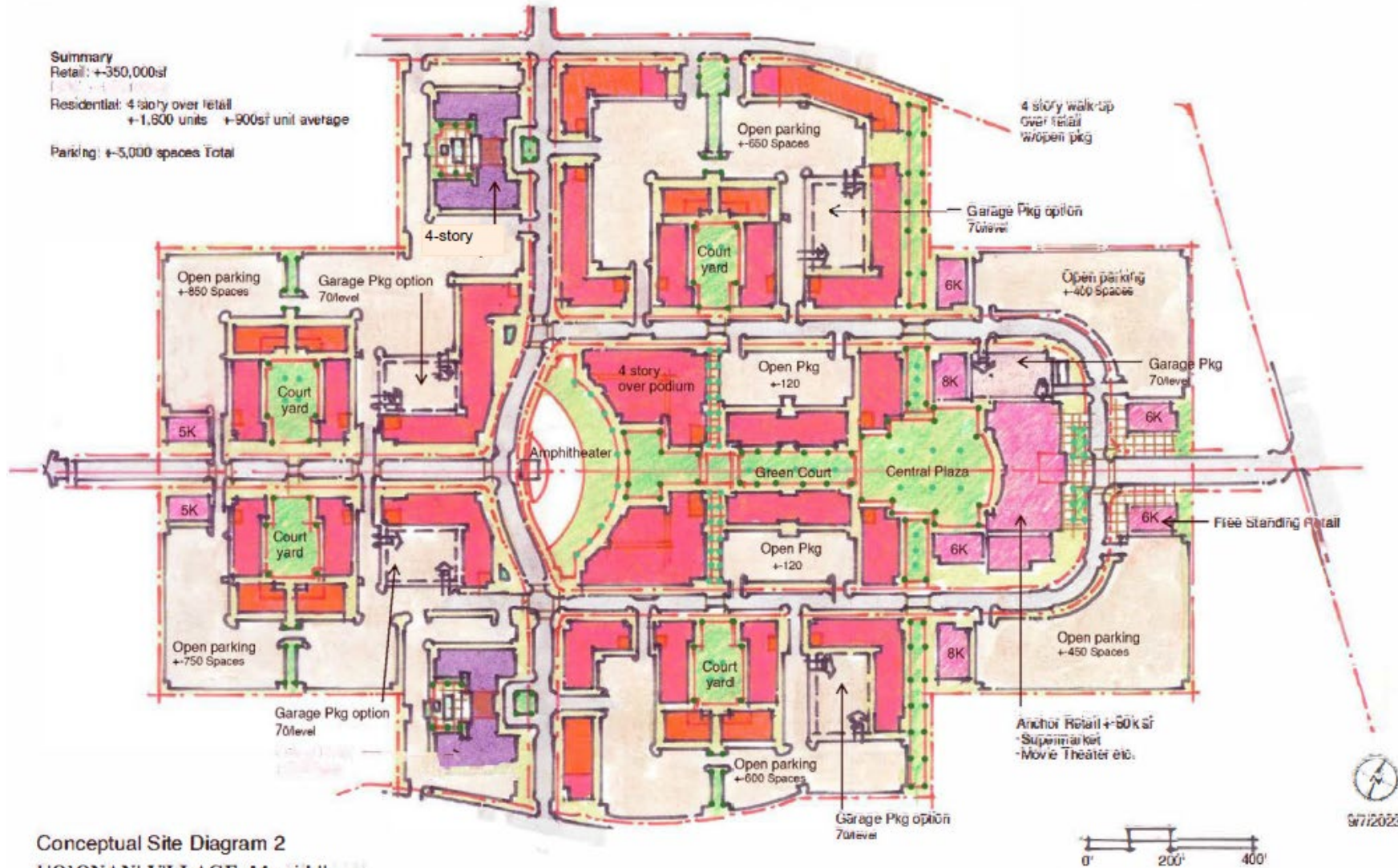
Residential
 Product A 3 story tuck under : +500
 Product B 4 story over Retail w/open pkg : +750
 Product C 4 story over Retail w/garage pkg : +350
 Total : +-1,600 units
 900sf average



Conceptual Site Diagram 1
 HO'ONANI VILLAGE, Maui HI



Summary
 Retail: +350,000sf
 Residential: 4 story over retail
 +1,600 units +900sf unit average
 Parking: +5,000 spaces Total



Conceptual Site Diagram 2
 HO'ONANI VILLAGE, Maui HI





DREAM TO REALITY

Government Support

- Funding
- Entitlements
 - M-1 Zoning
 - Community Plan
 - State Urban District
- Infrastructure
 - Water
 - Sewer
 - Roads

MAHALO!!!

HLU Committee

From: Jeffrey Ueoka <jeff@wslmaui.com>
Sent: Wednesday, March 13, 2024 3:36 PM
To: HLU Committee
Subject: Ho`onani Village Presentation
Attachments: Ho`onani Village_HLU Presentation_3.20.2024.pdf

You don't often get email from jeff@wslmaui.com. [Learn why this is important](#)

Good Afternoon,

Please see attached.

Thanks,
Jeff

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