

A&B's Affordable Housing Land Dedication

Buddy Almeida, Housing Administrator
Presented to Maui County Council
May 22, 2018

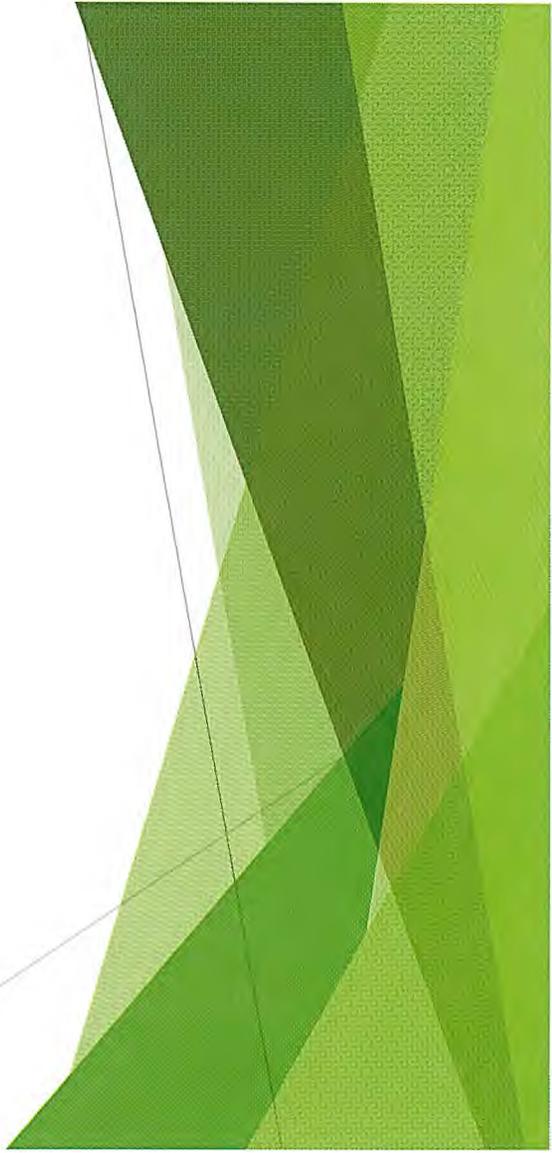
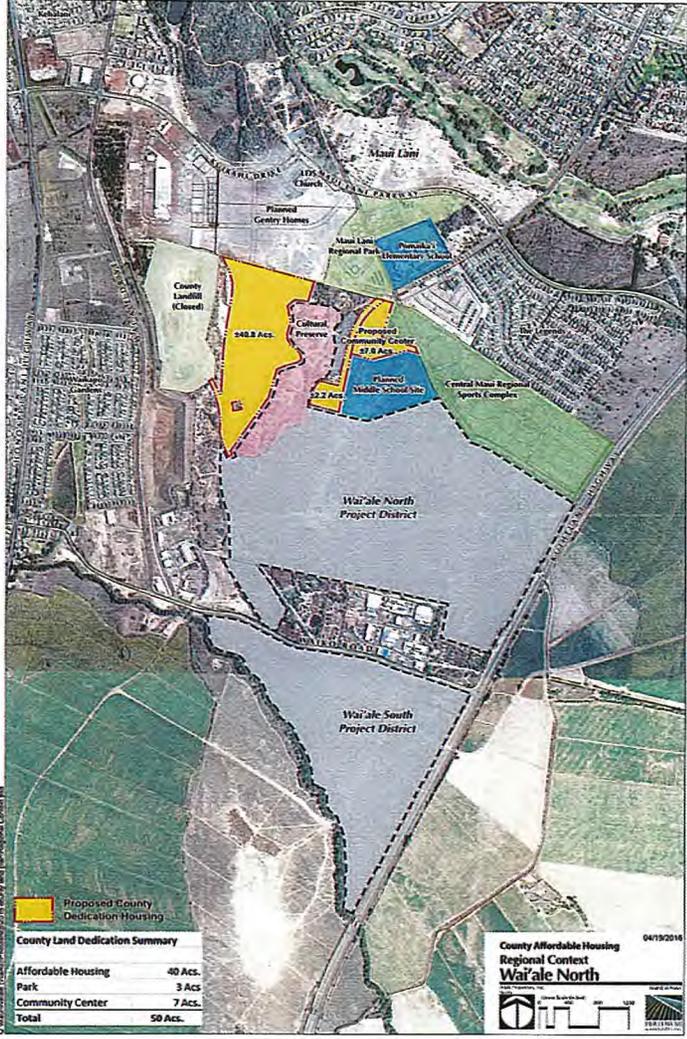
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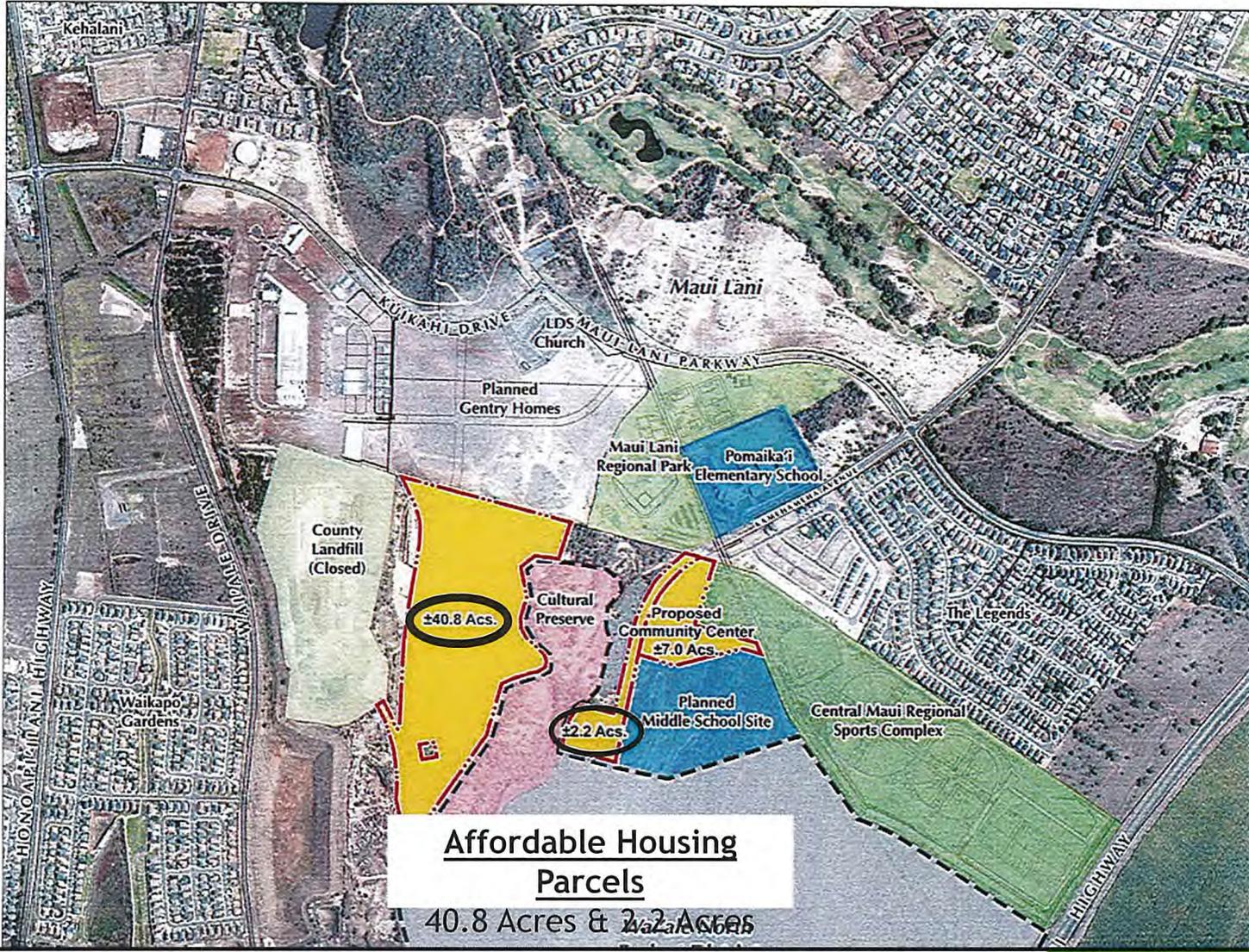
Condition No. 7 of Ordinance No. 3559 Imposed on A&B's Maui Business Park II

7. That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:

- a. Approximately 40 acres for affordable housing purposes;*
- b. Approximately 7 acres for a Kahului community multipurpose center; and*
- c. Approximately 3 acres for park purposes.*

The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability.

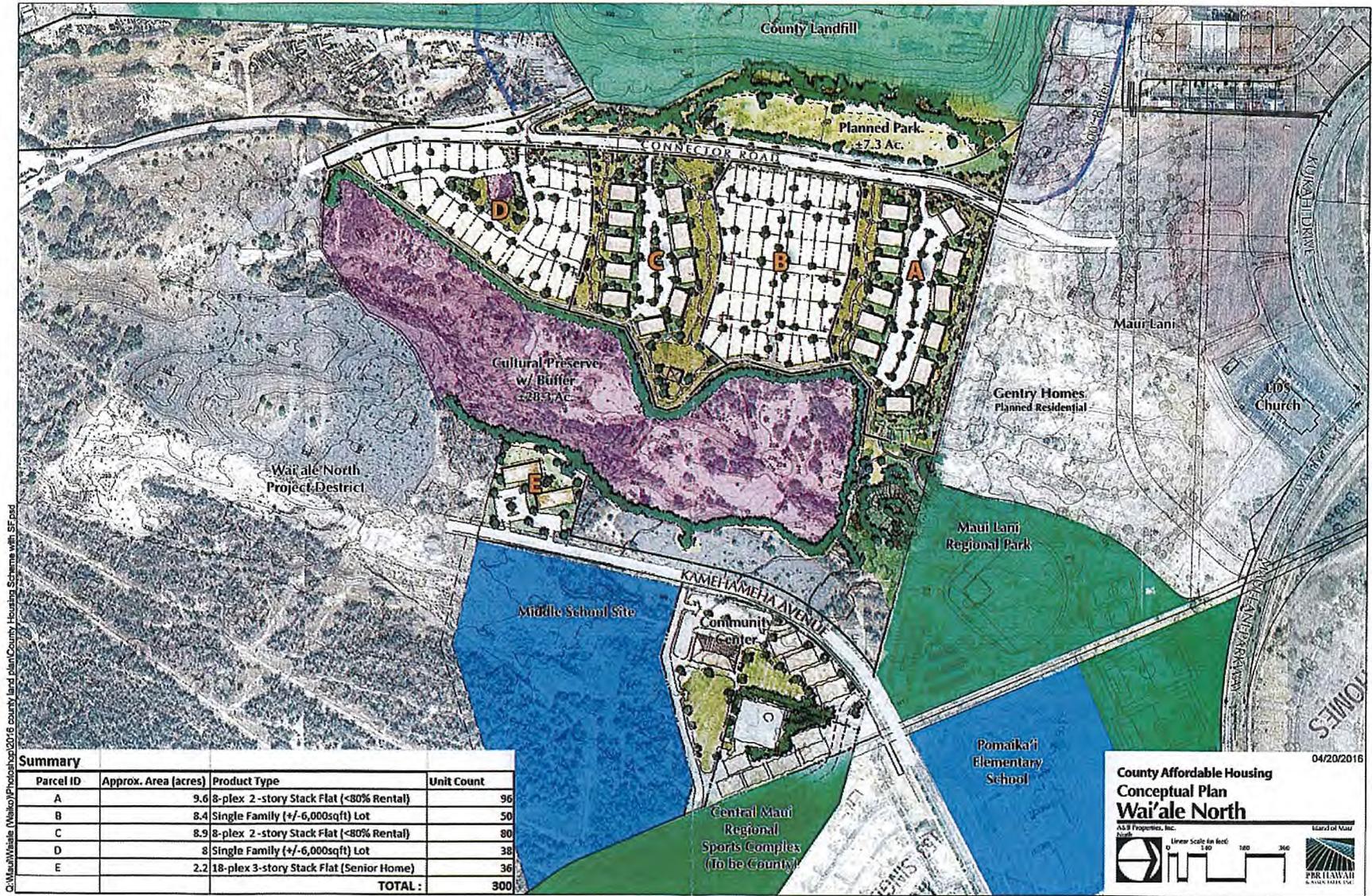




**Affordable Housing
Parcels**

40.8 Acres & 2.2 Acres





C:\Maui\Waiale (Maui)\Photos\2016 county land plan\County Housing Schema with SF.psd
 04/20/2016

Summary			
Parcel ID	Approx. Area (acres)	Product Type	Unit Count
A	9.6	8-plex 2-story Stack Flat (<80% Rental)	96
B	8.4	Single Family (+/-6,000sqft) Lot	50
C	8.9	8-plex 2-story Stack Flat (<80% Rental)	80
D	8	Single Family (+/-6,000sqft) Lot	38
E	2.2	18-plex 3-story Stack Flat (Senior Home)	36
TOTAL :			300

County Affordable Housing
Conceptual Plan
Waialeale North
ALB Properties, Inc.
Maui of Maui
PRR HAWAII
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Linear Scale in Feet: 0, 140, 280, 360
 04/20/2016

Historical Content

- ▶ May 2, 2008 - County Ordinance 3559 granting zoning approval for the Maui Business Park Phase II conditioned a 50 acre set aside for housing, community center and parks with the precise location acceptable to DHHC, Parks & A&B
- ▶ February 28, 2010 - SHPD acceptance of the Waiale archaeological inventory survey (AIS) included a requirement for archaeological monitoring during all future ground disturbing activities
- ▶ September 13, 2010 - SHPD acceptance of the Final Burial Site Component of a Data Recovery Plan and Preservation Plan
- ▶ October 2011 - Final EIS completed
- ▶ March 8, 2012 - Correspondence from A&B conceptually identifying the location of the affordable housing at Maui Lani, acknowledged by Director Ridao
- ▶ July 21, 2012 - SLUC decision and order to reclassify from ag to urban
- ▶ December 16, 2014 - Correspondence from Director Ridao to Public Works requesting subdivision of the Maui Lani Subdivision to carve out affordable housing component
- ▶ April 2015 - Application to subdivide parcels prepared & filed
- ▶ March 2018 - DEED and other reports transmitted by A&B (currently under review, to be transmitted to Council this month)

Summary Sheet

- ▶ Potential: 300 residential units
- ▶ Change in Zoning & Community Plan Amendment
 - ▶ County - Ag
 - ▶ Community Plan - Ag
- ▶ Infrastructure
 - ▶ Water
 - ▶ Sewage
 - ▶ Roadway Access
- ▶ Continuous archaeological monitoring during site excavation activities

