

February 27, 2019

Project XYZ  
20 Single Family Fee Simple Homes

100% Affordable  
Cost Breakdown/Analysis

For Sale

3 Bedroom

3	\$375,000.00	\$1,125,000.00	Below Mod	80%
5	\$458,300.00	\$2,291,500.00	Moderate	100%
2	\$541,600.00	\$1,083,200.00	Above Mod	120%

4 bedroom

3	\$431,250.00	\$1,293,750.00	Below Mod	80%
5	\$527,045.00	\$2,635,225.00	Moderate	100%
2	\$622,840.00	\$1,245,680.00	Above Mod	120%

Total Sales Rev            \$9,674,355.00

Land Purchase	\$1,500,000.00	16%	\$75,000.00
Soft Cost	\$485,000.00	5%	\$24,250.00
Civil	\$1,500,000.00	16%	\$75,000.00
Vertical	\$5,600,000.00	58%	\$280,000.00
Carrying Cost	\$520,000.00	5%	\$26,000.00
Total	\$9,605,000.00		

\$343,035.71    Cost per home/lot

Gross Profit            \$69,355.00

4 Year Process to Complete

17338.75 Per Year

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## Residential Community Plan Designations- Upzone and Other Land Use Change Possibilities

Council Action: CIZ ( <i>Change in Zoning</i> )									
Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
1	Kihei-Makena	3-9-004:141	6.943 acres	Ferreira Family Partners	SF <i>Single Family</i>	Open Zone	Urban	CIZ	Located near facilities and within MIP growth boundary. Across Keawekapu Beach.
2	Makawao-Pukalani-Kula	2-3-009:007	49 acres	Pukalani Associates, LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located somewhat near facilities and within MIP growth boundary. CIZ APPLICATION FILED 2017
3	Makawao-Pukalani-Kula	2-3-009:064	38 acres	Pukalani Associates, LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located somewhat near facilities and within MIP growth boundary. CIZ APPLICATION FILED 2017
4	West Maui	4-3-001:039	8 acres	Pineapple Ridge LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located near facilities and within MIP UGB. Adjacent to Honoapiilani Hwy between Napili and Kahana.

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**Council Actions: CIZ and DBA (parcels under 15 acres) (Change in Zoning and District Boundary Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
5	Wailuku-Kahului	3-3-001:102	8.5 acres	GoodFellow Brothers Inc.	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Waiehu Terrace.
6	Makawao-Pukalani-Kula	2-3-009:030	8.463 acres	Clifford B. Alakai  Catherin Cabalce-Alakai	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu. Identified as SF in CP; property has a farm dwelling established on the property.
7	Makawao-Pukalani-Kula	2-3-009:031	6.232 acres	Steven Allen Trust	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu. Identified as SF in CP; property has a farm dwelling and accessory farm dwelling established on the property.

**Council Actions: CIZ and DBA (parcels under 15 acres) continued: (Change in Zoning and District Boundary Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
8	Makawao-Pukalani-Kula	2-3-009:032	6.273 acres	Thurston Robinson	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu.
9	Makawao-Pukalani-Kula	2-4-003:010	4.3 acres	Aries Investments LLC	SF <i>Single Family</i>	Urban Reserve	AG <i>Agriculture</i>	CIZ and DBA	Located east of Makawao town, makai of Makawao Avenue. Identified as SF in CP; property has a farm dwelling and accessory farm dwelling established on the property.
10	Makawao-Pukalani-Kula	2-4-003:011	4.719 acres	Forerest Koa Chang	SF <i>Single Family</i>	Urban Reserve	AG <i>Agriculture</i>	CIZ and DBA	Adjacent to #9. Identified as SF in CP; property has a farm dwelling on the property.
11	Hana	1-4-003:009	19.8 acres	Hana Ranch Land LLC	SF <i>Single Family</i>	Interim	Rural & Agriculture	CIZ and DBA	Located near Hana town across police and fire stations.
12	Hana	1-4-006:037	5.725 acres	Hana Ranch Land LLC	SF & MF <i>Single Family Multi-Family</i>	Interim	AG <i>Agriculture</i>	CIZ and DBA	Located near Hana town east of police and fire stations.

**Council Actions: CIZ and DBA (parcels under 15 acres) continued: (Change in Zoning and District Boundary Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
13	Hana	1-4-006:039	7.607 acres	Hana Ranch Land LLC	Mostly SF & some MF <i>Single Family Multi-Family</i>	Interim	AG <i>Agriculture</i>	CIZ and DBA	Located near Hana town east of police and fire stations.
14	West Maui	4-6-015:001 4-6-018:003	13 acres	Wainee Land & Homes LLC  Bishop Estate Trust	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP UGB. Near Lahaina Recreation Center.

**Council Actions: CIZ and CPA (Change in Zoning and Community Plan Amendment)**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
15	Wailuku-Kahului	2-7-013:026	4.865	A&B Properties	P/QP <i>Public/Quasi-Public</i>	P-1 <i>Public/Quasi-Public</i>	Urban	CIZ and CPA	Located near facilities and within MIP growth boundary. Old Kahului Swap Meet Site
16	Wailuku-Kahului	3-8-007:117	8.804	County of Maui	P/QP <i>Public/Quasi-Public</i>	PK <i>Park</i>	Urban	CIZ and CPA	Located near facilities and within MIP growth boundary. Old MCC (UH Maui) dormitories.

**Council Action: CIZ (Change in Zoning)**

**and**

**State Land Use Commission Action: DBA (parcels greater than 15 acres) (District Boundary Amendment)**

**NOTE: Council could also consider a DBA on a portion less than 15 acres.**

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
17	Kihei-Makena	2-2-002:016	215 acres	Haleakala Ranch	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Located above Ohukai Rd. terminus.
18	Wailuku-Kahului	3-5-002:002	23 acres	Association of II Wai Hui LP	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Located between Kehalani and Waiolani Mauka
19	Paia-Haiku	2-5-005:030 2-5-005:020	24 acres	County of Maui A&B	SF <i>Single Family</i>	Primarily Interim; some P-1 Public/ Quasi Public	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Doris Todd School.







0 150 300 600 900 1,200 Feet





#8 #7

#6



0 212.5 425 850 1,275 1,700 Feet





#14



0 225 450 900 1,350 1,800 Feet



0 125 250 500 750 1,000 Feet



#16



0 187.5 375 750 1,125 1,500 Feet

#17



0 400 800 1,600 2,400 3,200 Feet



#18



0 250 500 1,000 1,500 2,000 Feet

#19



0 162.5 325 650 975 1,300 Feet