

AH Committee

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Sent: Tuesday, August 06, 2019 10:06 AM
To: AH Committee
Cc: rphil13636@aol.com
Subject: PowerPoint for Hale Kaiola Presentation (AH-17(11))
Attachments: Hale Kaiola Affordable Housing Committee overview1.pptx

Aloha Alison,

As a follow up to our telephone call this morning, I've attached an electronic file of the PowerPoint presentation for Hale Kaiola for tomorrow morning's Affordable Housing Committee meeting. If there are any questions or if additional information is needed, please do not hesitate to contact me. Thank you.

Michael T. Munekiyo, AICP, Chairman

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HALE KAIOLA

100% AFFORDABLE HOUSING

TMK 3-9-029:049



August 7, 2019

Presentation to Affordable Housing Committee

Project Overview

- ▶ 3 Acres North Kihei
- ▶ Infill Project
- ▶ 40 for-sale duplex units
- ▶ Primarily low rise, one-story, two two-story
- ▶ Condominium regime
- ▶ Low density, 13 units/acre, maintains neighborhood character
- ▶ Common area open air pavilion, children's play area, BBQ facilities
- ▶ Child friendly, pet friendly

Professional Team

- ▶ Ray Phillips, Hale Kaiola LLC
- ▶ Doyle Betsill', Hale Kaiola LLC
- ▶ Mike Munekiyo of Munekiyo Hiraga
- ▶ Will Spence, William Spence & Associates
- ▶ Ronald Ped, Architect
- ▶ Bill Mitchell, Hawaii Land Design, Landscape Architect
- ▶ Stacy Otomo, Otomo Engineering
- ▶ Reynaldo Nico Fuentes, Atlas Archaeology
- ▶ Katherine Kama'ema'e Smith, Honu Media, Cultural
- ▶ Tyler Fujiwara, Austin Tsutsumi Traffic
- ▶ Robert Hobdy, Flora Fauna

Location



Aerial



Site from Ohukai and Kaiola



Site from Kaiola



Entitlements & Designations

- ▶ State District - Urban
- ▶ Maui Island Plan - in the UGB
- ▶ Kihei-Makena CP - Single-Family
- ▶ County Zoning - R-2 Residential District
- ▶ Within the Special Management Area (“SMA”)
- ▶ Flood zone X

Housing Types

- ▶ 40 units
- ▶ 28 low rise, single story, 2 two-story
- ▶ 4 floor plans
- ▶ 731 to 1,240 square feet
- ▶ 2 & 3 bedroom, 1.5 and 2 baths
- ▶ Personal laundry
- ▶ Private yards and lanais
- ▶ Optional air conditioning

Affordability

- ▶ Normal deed restriction under 2.97 is 10 years
- ▶ Hale Kaiola will restrict all units for 15 years.
 - ▶ Buyers will need to benefit from the purchase and be able to move up as families grow, realize appreciation as retirement approaches, or leave something to children
- ▶ Will enter into workforce housing agreement with County

AOAO Fees – to be kept as low as possible

- ▶ Grounds Maintenance
- ▶ Building and Common Elements Maintenance
- ▶ Insurance
- ▶ Reserve Fund
- ▶ Water
- ▶ Trash
- ▶ Wi-Fi

Unit Type and Income Distribution – Preliminary

Hale Kaiola Unit Types and Area Median Income Levels

Housing Type	Median Income Range	Buyer Income Levels*	Dwellings	Unit Count
Duplex	80%-100%	\$67,040-\$83,800	731 sq. ft. 2 Bedrooms 1.5 baths	12
Duplex	100%-120%	\$83,800-\$100,560	900 sq. ft. 3 bed, 2 baths.	20
Duplex	120%-140%	\$100,560-\$117,320	1,164 sq. ft. 3 Bedrooms 2 baths	4
Duplex, 2 story	120%-140%	\$100,560-\$117,320	1,240 sq. ft. 3 bed, 2 bath	4
Total				40

Site Plan



UNIT SUMMARY

UNIT TYPE	SIZE	# OF UNITS
I-1 (2BD/1BA)	731 SF	12
I-2 (3BD/2BA)	900 SF	20
I-3 (3BD/2BA)	1164 SF	4
2-STORY (3BD/2BA)	1240 SF	4
UNITS SUBTOTAL		40

PARKING

COMPACT	15
FULL SPACES	73
UNITS SUBTOTAL	88

View From Above



Site from Kaiola Place



Interior View



Single Story



Two Story



Common Area Pavilion & Playground



Processes – MCC 2.97

Similar to 201H except for:

- ▶ Only 100% affordable projects
- ▶ Environmental document, either HRS 343 or “EA like” project assessment
- ▶ Requires documentation of public outreach
- ▶ 60 days for council approval instead of 45
- ▶ \$50,000 application fee (refundable after project completion)

Process for SMA

- ▶ Permits are approved by the Maui Planning Commission
- ▶ Consolidated application to be submitted for both §2.97 and SMA
- ▶ Council approval comes prior to Planning Commission hearing

Requested Exemptions

- ▶ Normal list of fees per MCC 2.97
- ▶ SMA permit fees
- ▶ Zoning to allow for duplexes
- ▶ Bonding limited to standard construction and site bonding provided by material house
- ▶ Landscaping to allow for flexibility
- ▶ Water Dept dual system policy
- ▶ Credits equal to number of units

Where are we?

- ▶ Traffic Impact Study completed
- ▶ Archeology form submitted and on-going process in place
- ▶ Cultural Assessment report and investigation on-going
- ▶ Flora and Fauna study completed.

Public Outreach Throughout the Process

- ▶ Community organizations such as KCA
- ▶ Advocacy Groups such as Maui Tomorrow and FACE Maui
- ▶ Cultural community outreach
- ▶ Area Neighbors
- ▶ On-going outreach -the Mayor, the County Council, and the various state and county departments

Mahalo!