

LIHAU'ULA

Workforce Housing Project

Lihau'ula LLC
November 6, 2019

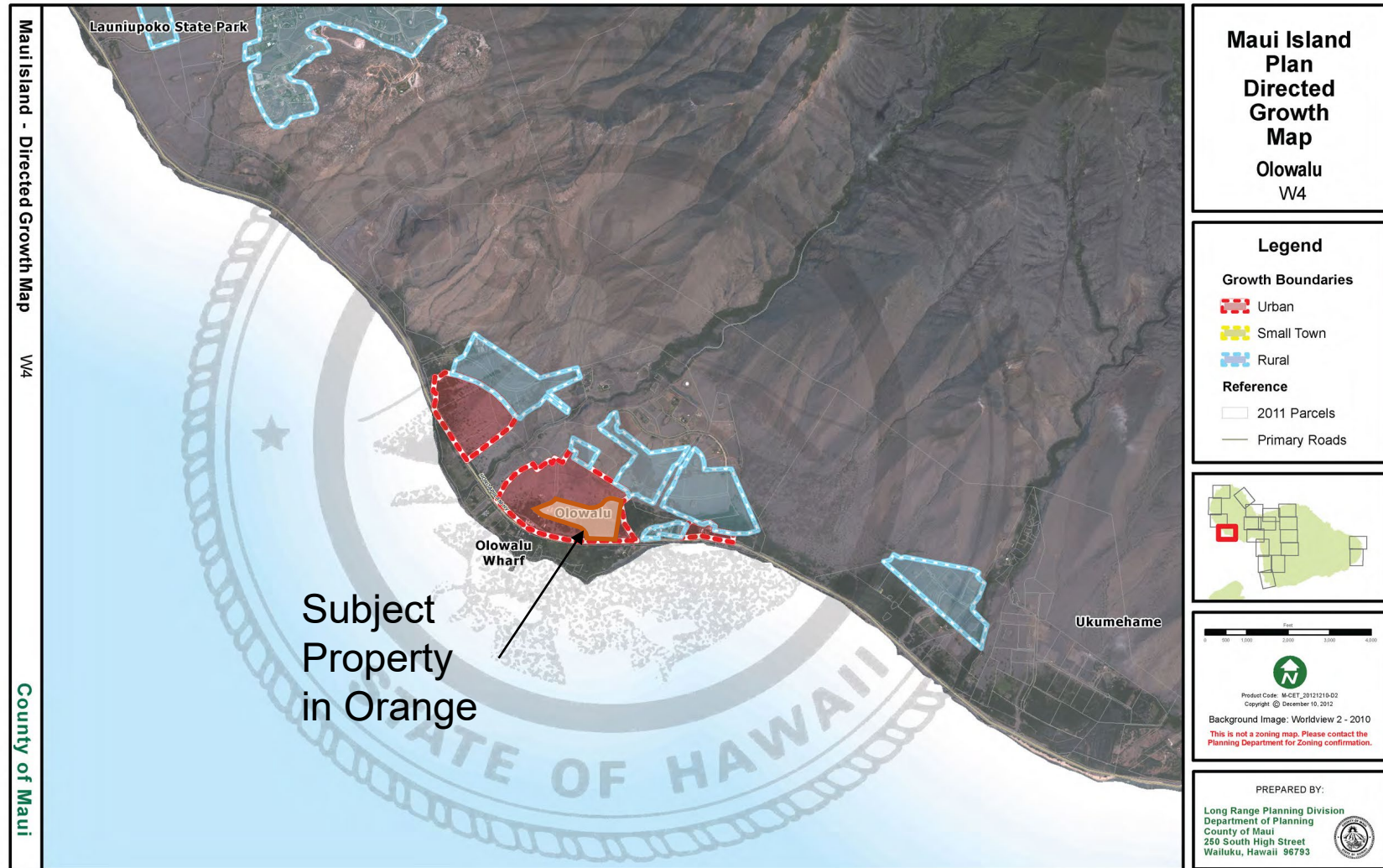
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Lihau'ula Housing Project

- Applicant is the landowner
- Located on Luawai Street in Olowalu, Maui
- Land is currently undeveloped
- Tax map key parcel: (2) 4-8-003:103
- Lot area: 27.799 acres
- Land use designations:
 - Within the Urban Growth Boundary
 - State Land Use: Agricultural
 - Zoning and WM Community Plan: Agricultural
 - Outside of the Special Management Area

Maui Island Plan Map



The parcel is designated for “urban growth” in the Maui Island Plan



Maui Island Plan – Olowalu

Planned Growth Area Rationale

The project is intended to meet the needs of Maui residents as a revitalized and sustainable Olowalu community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural, cultural, and historic resources. Olowalu Town is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.

Table 8 - 29: Olowalu Town Planned Growth Area

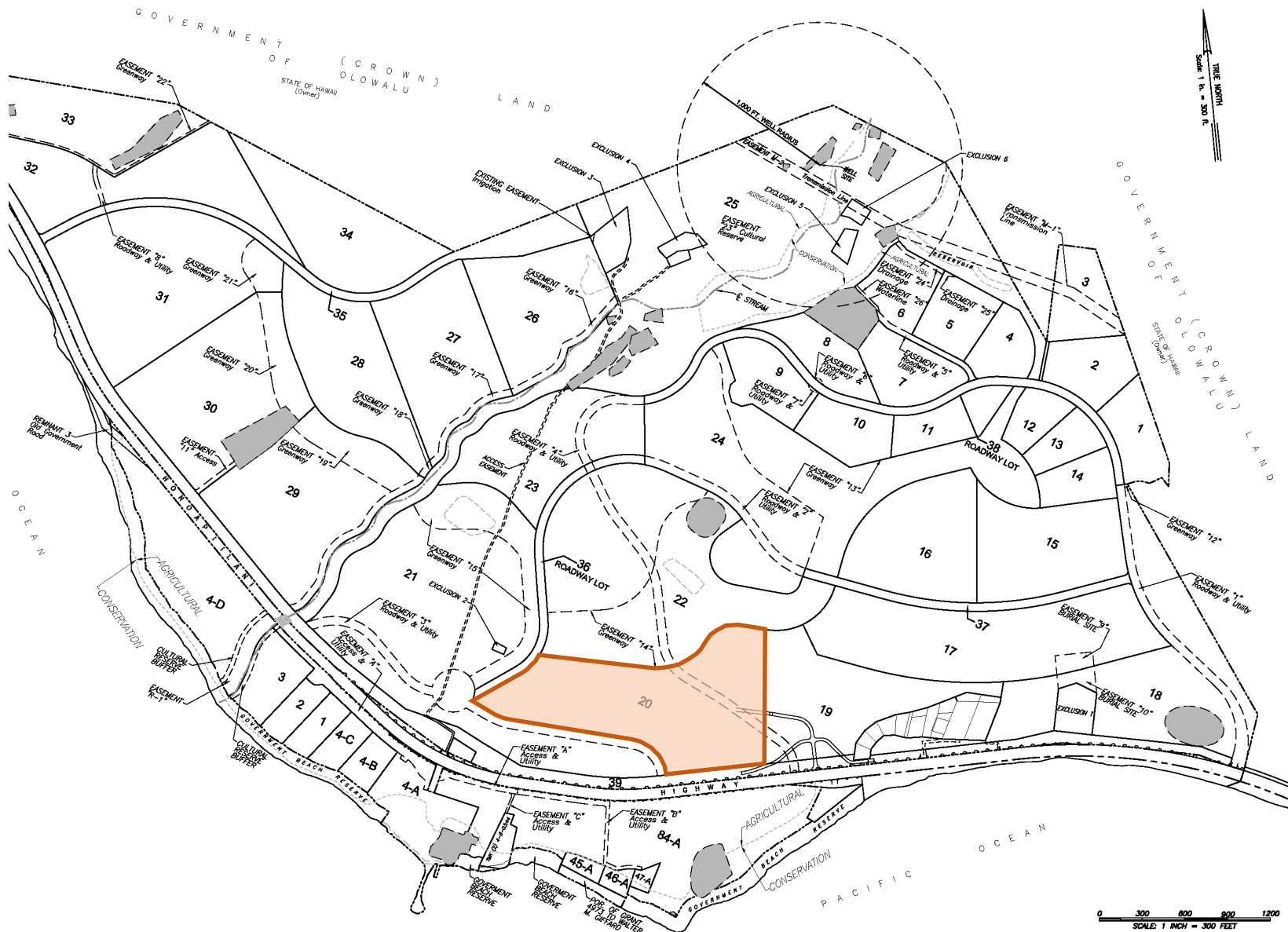
<i>Background Information:</i>			
Project Name:	Olowalu Town	Directed Growth Map #:	W4 ⁴⁵
Type of Growth:	New Town	Gross Site Acreage:	613 Acres
<i>Planning Guidelines:</i>			
Dwelling Unit Count:	Approx. 1,500 Units ⁴⁶	Residential Product Mix:	Balance of SF and MF
Net Residential Density:	8-12 du/acre	Parks and Open Space ⁴⁷ :	≥ 30%
		Commercial:	Convenience Shopping; Region Serving

Net residential density in Lihau'ula is less than 0.5 dwelling units per acre

Vicinity Map



Parcel Map



Site Photos



South view from
northern boundary

North view from
southern boundary





West Maui Housing Need

- 14,000 housing unit demand on Maui by 2025
- No sizable, near-term West Maui developments in the pipeline
- Limited infill housing opportunities are available
- Housing crisis is worsening every year
- Lack of workforce housing extends commute
 - Highway traffic congestion results
- Conventional entitlement process is cumbersome and lengthy

Applicant will seek approval via the Chapter 201H HRS process



Project Feasibility

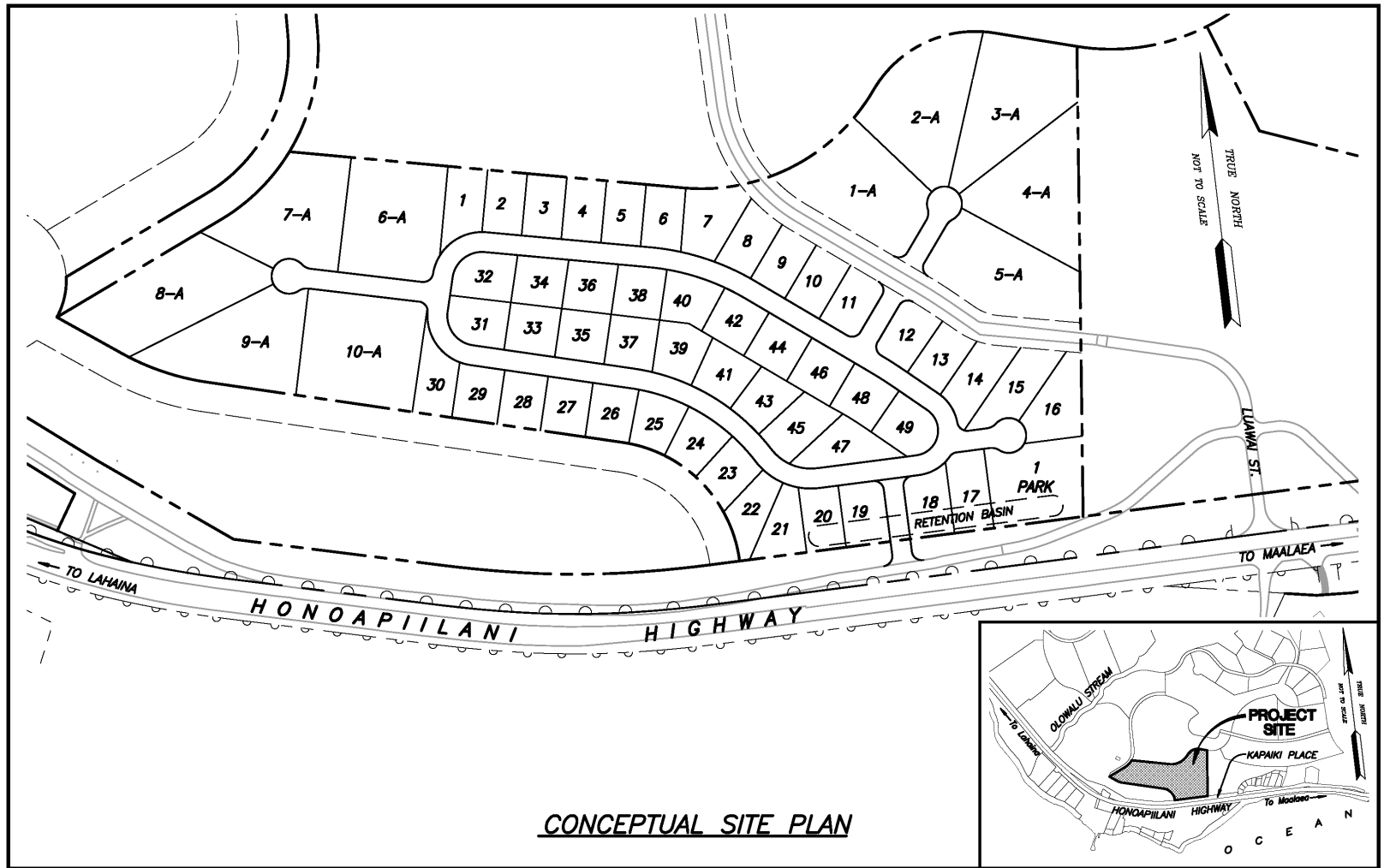
- Urban density is required and desired for Lihau'ula
- Housing mix is for workforce and market, with both house/lot and vacant lots for a broad range of owners
- Individual wastewater systems
- Private water system



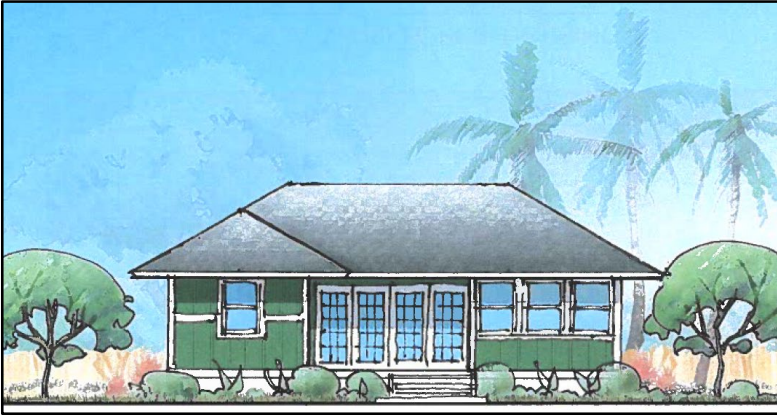
Project Components

- 40 each 10,000 square foot house and lots (“urban”)
 - All units in the affordable range and follow 201H and MCC 2.96 requirements
- 9 each 10,000 square foot market lots (“urban”)
 - Will be marketed and offered to Maui residents
- 10 each 1-acre agricultural lots
 - Will be marketed and offered to Maui residents
- 0.69-acre park
- Paved interior roadway loop
- ‘Ohana dwellings subject to DOH approval

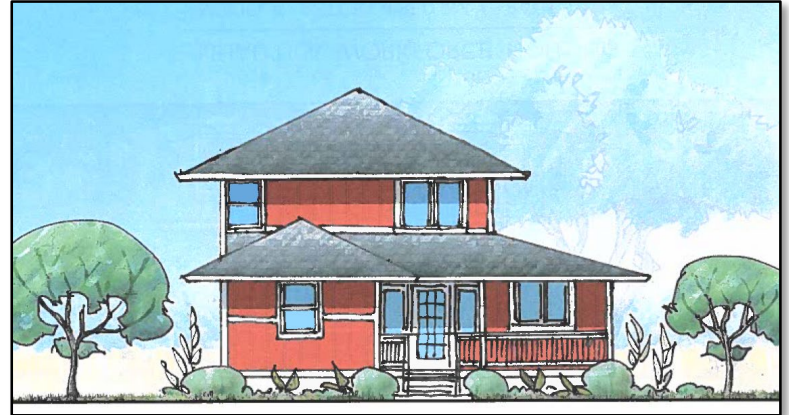
Conceptual Site Plan



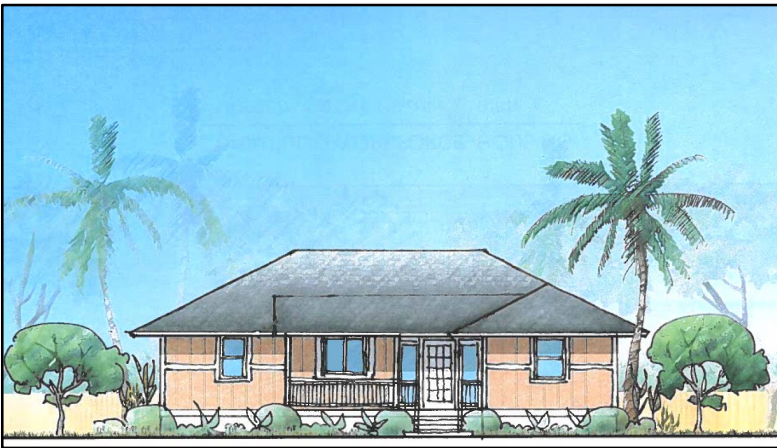
Conceptual Renderings



3-bedroom, 2-bath



4-bedroom, 2-bath



3-bedroom, 2-bath



4-bedroom, 2-bath



Projected Sales Prices

Workforce Homes:

AMI Group	Configuration	Max. Sales Price
80-100%	3-bedroom, 2-bath	\$410,800
80-100%	4-bedroom, 2-bath	\$472,420
100-120%	3-bedroom, 2-bath	\$493,000
100-120%	4-bedroom, 2-bath	\$566,950
120-140%	3-bedroom, 2-bath	\$575,100
120-140%	4-bedroom, 2-bath	\$661,365

Market (Lot Only):

Number of Lots	Configuration	Projected Sales Price
9	10,000 sf	\$250,000 - \$350,000
10	1 acre	\$350,000 - \$500,000

Workforce Sales Prices Above Reference 2019 Affordable Price Guidelines @
5.0% Mortgage Interest Rate

Next Steps

- Community Outreach/Input – Nov./Dec. 2019
- Department Outreach/Input – Nov./Dec. 2019
- 201H Application Submittal – Jan. 2020



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Thank you.