

**PROPOSED KEAWE STREET APARTMENTS
PROJECT TEAM LISTING**

COMPANY/AGENCY	ROLE	TEAM MEMBER	CONTACT INFORMATION
Ikaika Ohana	Developer	Doug Bigley	dbigley@ikaikaohana.org (323) 351-7700
		Tom Fischer	tfischer@ikaikaohana.org (614) 205-0002
		Delene Osorio	delene@ikaikaohana.org (808) 345-5445
Hawaii Housing Finance & Development Corporation	Agency	Dean Minakami	dean.minakami@hawaii.gov (808) 587-0518
		Stan Fujimoto	stanley.s.fujimoto@hawaii.gov (808) 587-0541
Munekiyo Hiraga	Planners	Tessa Munekiyo Ng	tessa@munekiyohiraga.com (808) 983-1233
		Malia Molina	malia@munekiyohiraga.com (808) 244-2015
Design Partners Incorporated	Architect	Lena Tamashiro	lena@designpartnersinc.com (808) 949-0044
Belt Collins Hawaii	Engineer	Eric Tamashiro	etamashiro@bchdesign.com (808) 521-5361
Fukumoto Engineering	Engineer, Land Surveyor	Mike Silva	mike@femaui.com (808) 242-8611
Fehr & Peers	Traffic Engineer	Andrew Scher	a.scher@fehrandpeers.com (619) 758-3003
'Āina Archaeology	Archaeologist	Tanya Lee-Grieg	tanya@ainaarch.com (808) 593-3020
Scientific Consultant Services, Inc.	Archaeologist	Mike Dega	mike@scshawaii.com (808) 597-1193

RECEIVED AT A4 MEETING ON 1/8/2020

Ikaika Ohana

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEC 27 2019

DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nako Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

December 24, 2019

Ms. Tessa Munekiyo Ng, AICP
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Munekiyo Ng:

SUBJECT: PROPOSED KEAWE STREET APARTMENTS – PRELIMINARY 201H APPLICATION (TMK NO. (2)4-5-021:003, LAHAINA, MAUI)

Thank you for providing the Department an opportunity to respond to your Preliminary 201H Application for the Keawe Street Apartments project dated December 2019.

In review of the project, we note that the applicant is currently proposing to develop 200 affordable, multi-family rental housing units, as well as including two (2) community centers, a playground, and a community garden. As a result, should this project satisfy requirements as set by Maui County Code (MCC) 2.96 Residential Workforce Housing Policy, and remain 100% workforce housing, the project would be exempted from MCC 18.16.320 Parks and Playground Requirements. We have no further comments at this time and look forward to review of your final application.

Should you have any questions or concerns, please feel free to call me, or Robert Halvorson, Chief of Parks Planning and Development, at (808) 270-7387.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Peters', is written over a horizontal line.

KARLA H. PETERS
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

KHP:RH:kb



Michael T. Munekiyo
CHAIRMAN

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 6, 2020

Karla H. Peters, Director
County of Maui
Department of Parks and Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Keawe Street
Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i; TMK
(2)4-5-021:003(por.)

Dear Ms. Peters:

Thank you for your letter dated December 24, 2019, regarding the proposed Keawe Street Apartments Affordable Housing project. The Applicant, Ikaika Ohana, acknowledges the Department's comment confirming that the project would be exempted from Maui County Code, Chapter 18.16.320 Parks and Playground Requirements upon satisfaction of MCC, Chapter 2.96 Residential Workforce Housing Policy.

We appreciate your review and comment on the document. A copy of the your letter and this response will be provided to the Maui County Council and Department of Housing and Human Concerns for their review and reference.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh

cc: Doug Bigley, Ikaika Ohana
Tom Fischer, Ikaika Ohana
Dean Minakami, Hawaii Housing Finance and Development Corporation (HHFDC)
Stan Fujimoto, HHFDC
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC

K:\DATA\Ikaika\KeaweSI\Apts\Applications\201H Affordable Housing App\Response Letters\DPR.response.docx



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

December 24, 2019



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

Ms. Tessa Munekiyo Ng, AICP
Vice President
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

**Re: Application for Affordable Housing Development Pursuant to Section
201H-38, Hawaii Revised Statutes**

Dear Ms. Ng:

This is in response to your letter dated December 12, 2019 requesting comments on the early consultation request for the Preliminary 201H Application for the Keawe Street Apartments project.

In review of the submitted documents, the traffic study provided shows an increase of approximately 91 vehicles during the AM rush hours and an increase in 112 vehicles in the PM rush hours. This is a concern because Keawe Street in Lahaina is already a busy street during the rush hours and lefts turns on/off of Keawe Street will cause a significant back up in traffic in the area. This will raise the risk of traffic accidents.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

Acting Assistant Chief Everett Ferreira
for: TIVOLI S. FAAUMU
Chief of Police



MUNEKIYO HIRAGA

Planning, Policy, Administration & Development

Michael T. Munekiyo
CHAIRMAN

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 6, 2020

Acting Assistant Chief Everett Ferreira
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Keawe Street
Apartments Affordable Housing Project, Lahaina, Maui, Hawai'i;
TMK (2)4-5-021:003(por.)

Dear Assistant Chief Ferreira:

Thank you for your letter dated December 24, 2019, regarding the proposed Keawe Street Apartments Affordable Housing project. On behalf of Ikaika Ohana ("Applicant"), we offer the following information in response to your comments.

Thank you for your comments regarding left-turns at Keawe Street. The State Department of Transportation, Highways Division (DOT-HWY) has recommended that until the Lahaina Bypass Phase 1-C is completed, the connecting roadway ("new public road") to Keawe Street be a right-turn in and right-turn out intersection, to minimize the impact to traffic flow and potential operational difficulties to and from the new public road. As recommended, the Applicant has agreed to restrict access to right-only turns onto the new public road to the development and right-only turns out to Keawe Street until the Lahaina Bypass Phase 1-C is completed. The project team continues to coordinate with the DOT-HWY regarding the configuration for this intersection.

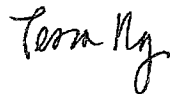
Furthermore, a deceleration lane onto the new public road to the project and an acceleration lane onto Keawe Street from the project will be implemented to help manage the flow of traffic during peak hours. There will also be an onsite social services coordinator at the project who will research alternative forms of transportation (i.e., ride sharing, bicycling, public transportation) to make access to alternative transportation more readily available to residents, to help reduce the number of additional vehicles from the property that will be on the road at the AM and PM rush hours.

Acting Assistant Chief Everett Ferreira
January 6, 2020
Page 2

We appreciate your review and comment on the document. A copy of the your letter and this response will be provided to the Maui County Council and Department of Housing and Human Concerns for their review and reference.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,



Tessa Munekiyo Ng, AICP
Vice President

TMN:lh

cc: Doug Bigley, Ikaika Ohana
Tom Fischer, Ikaika Ohana
Dean Minakami, Hawaii Housing Finance and Development Corporation (HHFDC)
Stan Fujimoto, HHFDC
Sohrab Rashid, Fehr & Peers
Mike Silva, Fukumoto Engineering
Linda Munsell, Department of Housing and Human Concerns (DHHC)
Buddy Almeida, DHHC

K:\DATA\Ikaika\KeaweStApts\Applications\201H Affordable Housing App\Response Letters\MPD.response.docx



**Keawe St Apartments
200 Units**

**Presentation for
County of Maui**

Background



Request For Proposal

Site Selection

- Access to existing infrastructure
- No significant archaeological/environmental issues
- Followed state guidelines for use of property

Development Features

- 200 units in 25 buildings serving residents at 60% AMI or below
- 2 community centers, community gardens, BBQs and other open spaces
- Land lease of \$1/year for 75 years
- Remain affordable for the term of the lease

Developer



- **Ikaika Ohana** is a nonprofit dedicated to the development of meaningful communities and strong families.

IkaikaOhana.org



- **UHC Communities** is a mission-driven developer with unique financial and development expertise

Uhcllc.net

Income and Rent

Potential Income Limits – 4-Person Household *

AMI Level	30%	40%	60%
Annual Income	\$29,280	\$39,040	\$58,560

Potential Monthly Rent Limit **

Unit	2-Bedroom	3-Bedroom	4-Bedroom
30% AMI	\$537	\$602	\$652
40% AMI	\$757	\$856	\$936
60% AMI	\$1,196	\$1,364	\$1,502
Total Units	100	75	25

Occupancy Limits ***

Unit	2-Bedroom	3-Bedroom	4-Bedroom
Min / Max	2 / 5	3 / 7	4 / 9

* Based on 2019 area median income levels established by HUD

** Potential Rent = [Allowable Rent @ Unit AMI] – [Utility Allowances]

*** Min = 1 per bedroom Max = 2 per bedroom + 1

Occupations within Income Range

Hotel Staff

Public Safety

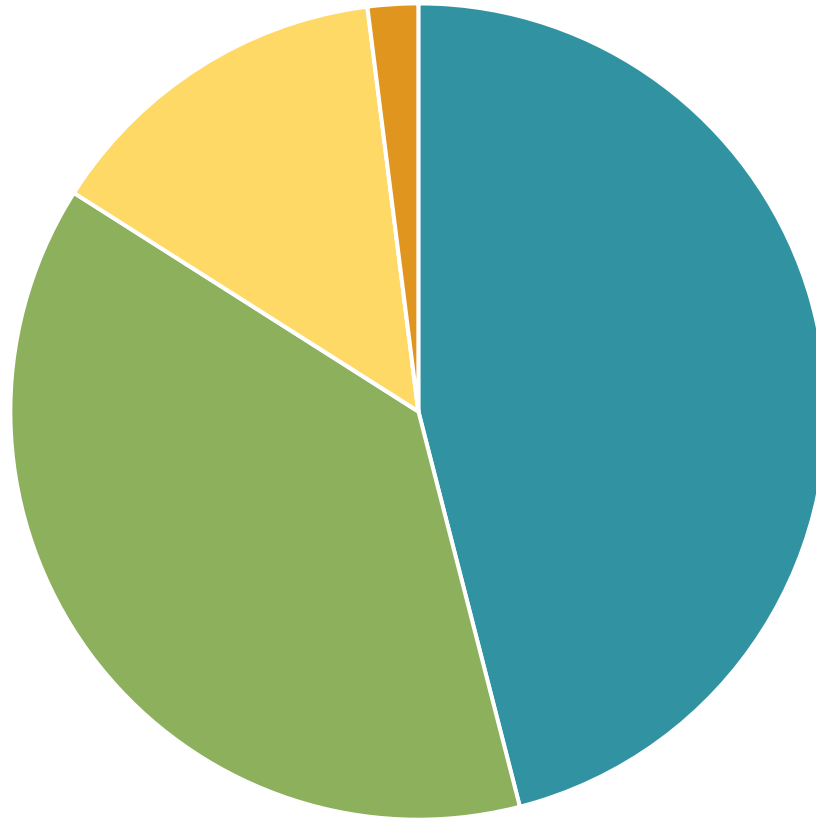
Retail Salespersons

Food Service

School Administration

Secretaries & Assistants

Project Funding by Source



■ State of Hawaii - 46% ■ Federal Gov - 38%
■ Private Sector - 14% ■ County of Maui - 2% *

* County of Maui resources are deferrals and waivers of fees

Community Outreach

Since the RFP award...

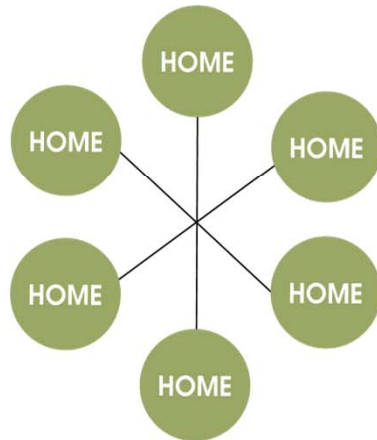
- 2 Community-wide meetings
- 5 Group meetings with local organizations and its members
- 8 Meetings with 1-3 individuals
- 128 Flyers handed out door-to-door
- Resulting in over 120 in-person interactions with community members
 - Excludes indirect contacts

Neighborhood Development Model



HOME

A home is a place with an entry, appropriate living space with privacy & refuge.



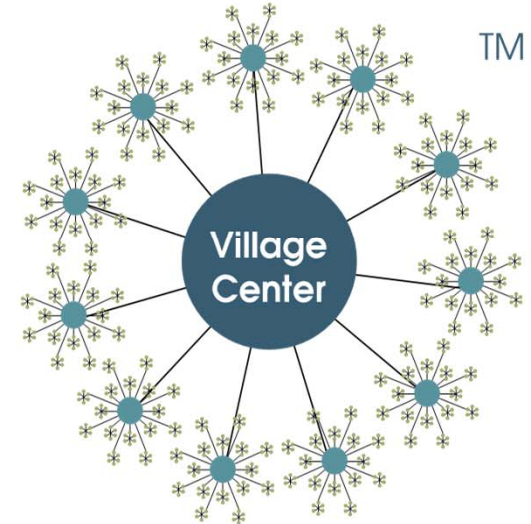
CLUSTER

A group of homes that form relationships.
(6-12 homes)



NEIGHBORHOOD

A group of clusters that form relationships.
(40-100 homes)



COMMUNITY

A place where neighborhoods gather.
(approximately 1000 homes)



Site Plan



Infrastructure - Water

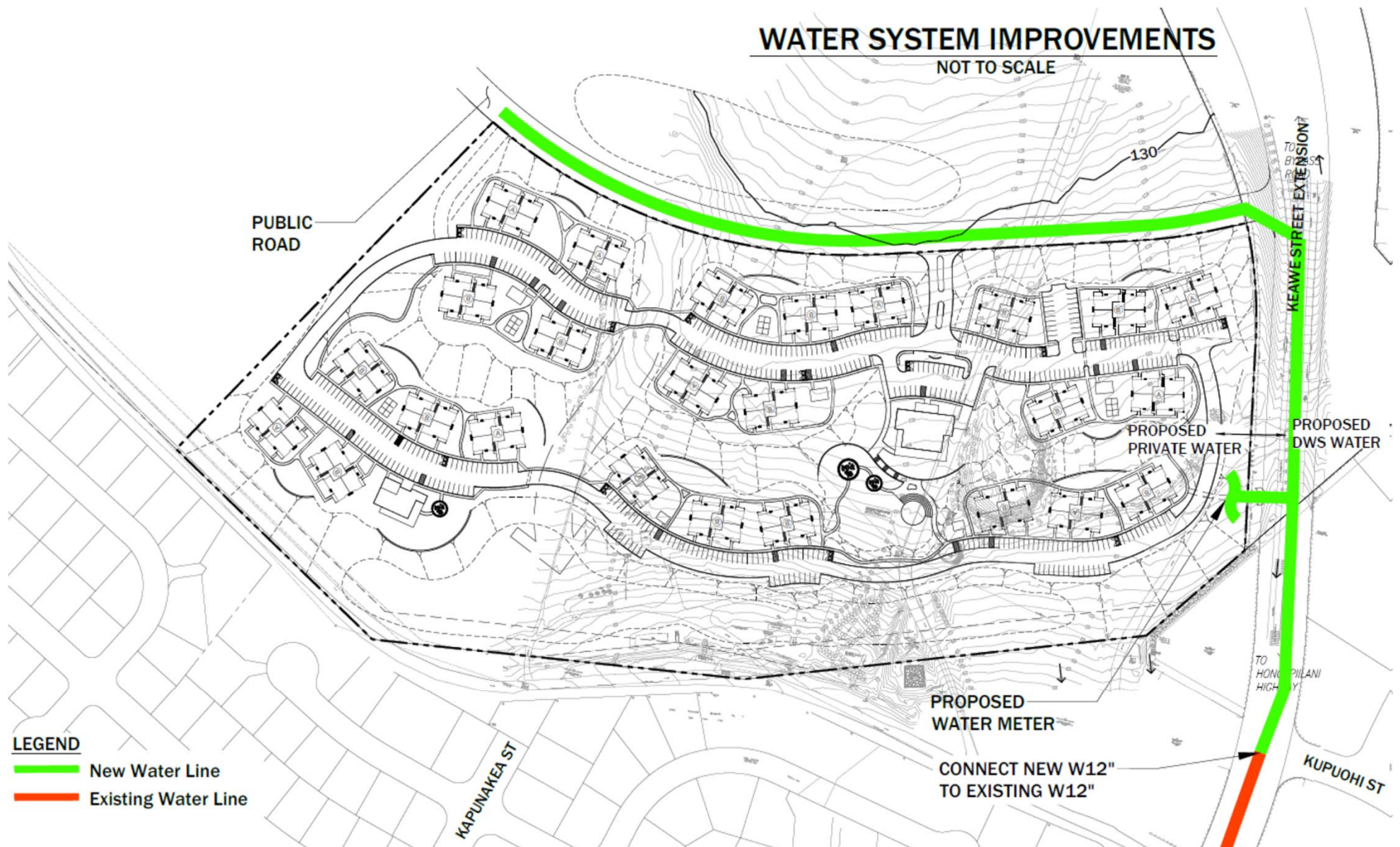
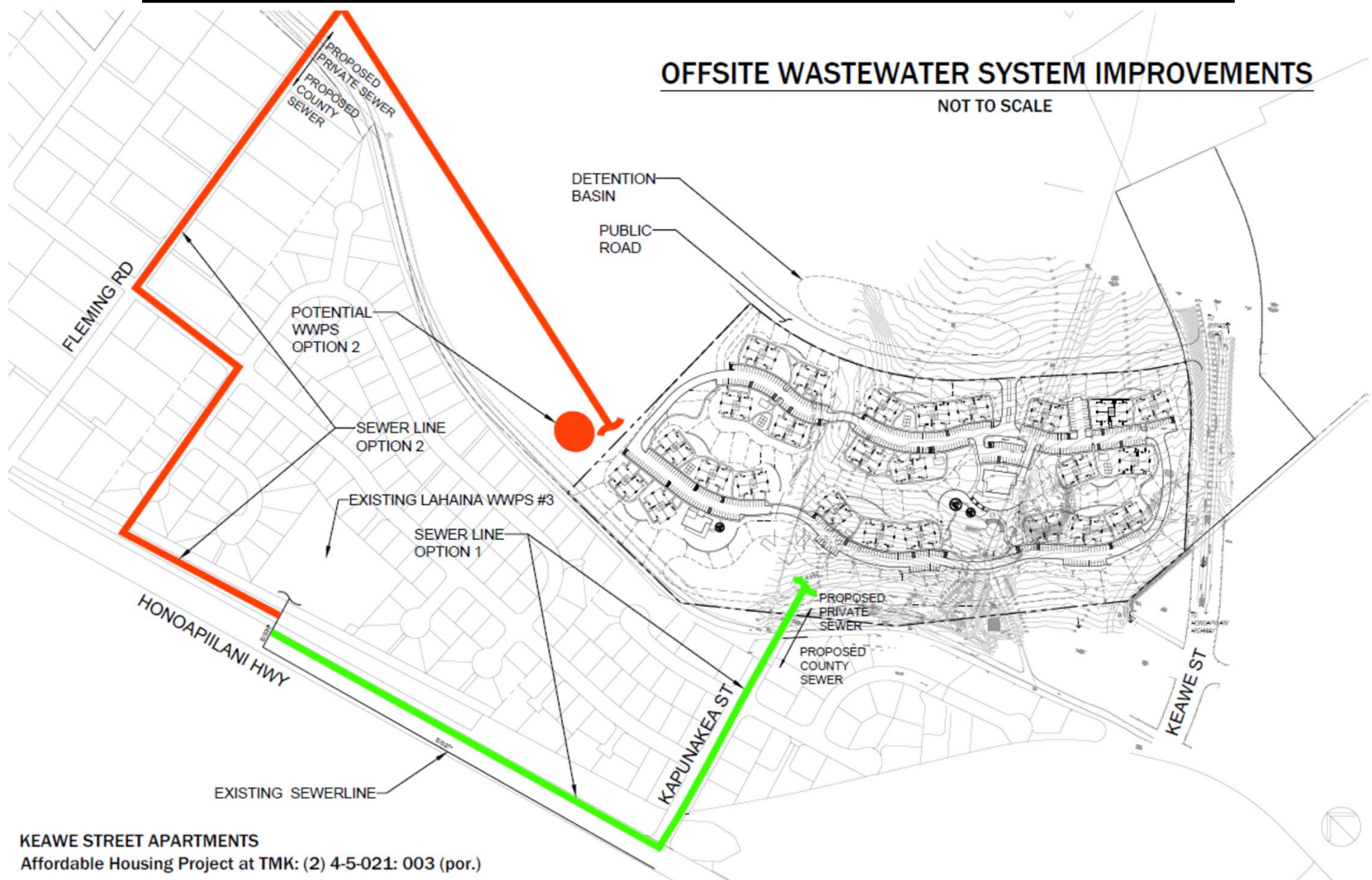


FIGURE 9: PROPOSED WATER SYSTEM IMPROVEMENTS
KEAWE STREET APARTMENTS AT THE VILLAGES OF LEIALI'I
Affordable Family Rental Housing Project

Infrastructure - Sewer



Traffic

- Traffic Study and Affordable Housing
- Keeping People off the Road
- Public Transportation and Ride Sharing
- Using Cars and Managing Flow
- Cost Sharing

Exterior Design



Interior Design



Interior Design

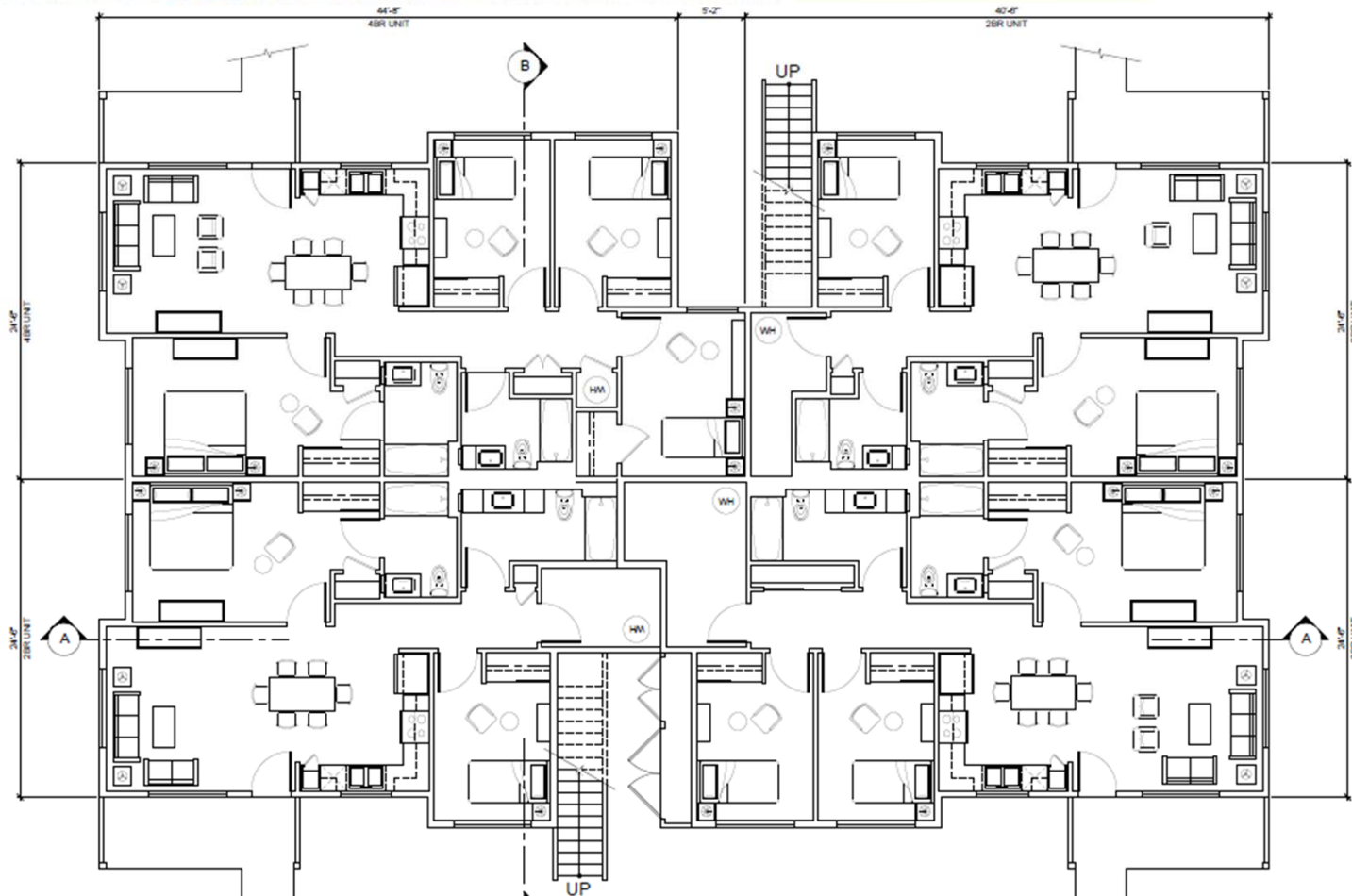


Living Space

COMMUNITY GARDENS



LANDSCAPE
(NATIVE PLANTS)



Services

- On-Site Service Coordinator
- Setting Service Goals
- Work with Community Organizations
- Outreach to Surrounding
Neighborhoods
- Evaluating Performance

Critical Path

Milestone	Date
Begin Working Drawings	Oct 2019
201H Presentation to Maui County Affordable Housing Committee	Jan 2020
Deadline for Entitlements - \$37M Rental Housing Revolving Funds from State	Mar 2020
Estimated Date of Allocation from HHFDC for Bonds and Tax Credits	May 2020
Estimated Date for Financial Closing	Nov 2020
Expected Receipt of Building Permits	Nov 2020
Estimated Date for Start of Construction	Nov 2020
Construction Completion / Placed In Service	Apr 2022
Achievement of Initial Occupancy for 100% of the Units	Jul 2022

201H-38 Exemption Requests

No.	Development Standard or Requirement	Requested Exemption	Rationale for Request
1	Requirement for General Plan and Community Plan land use consistency MCC 2.80B	<ul style="list-style-type: none">• Current Community Plan designation: Agriculture• Request exemption to proceed without obtaining Community Plan Amendment to “Multi-Family”	<ul style="list-style-type: none">• Expedite the delivery of affordable workforce housing• The project site is located within the Urban Growth Boundary of the Maui Island Plan
2	Requirement for payment of permit and inspection fees MCC 16.04C, 16.18B, 16.20B, 16.26B	<ul style="list-style-type: none">• Exemptions from the fire, electrical, plumbing, and building permit, plan review, and inspection fees• Estimated value: \$782,746	<ul style="list-style-type: none">• Provide savings to ensure the project is financially feasible• Project will meet all inspection and code requirements

201H-38 Exemption Requests - Continued

No.	Development Standard or Requirement	Requested Exemption	Rationale for Request
3	Requirement for consistency with land use designations MCC 18.04.030(A)	<ul style="list-style-type: none"> Exemption from requirement for consistency with land use designations Consistent with State Land Use Urban Designation and within Maui Island Plan Urban Growth Boundary Community Plan and zoning designation is Agriculture 	<ul style="list-style-type: none"> Allowing the subdivision without the need for a Community Plan Amendment and Change of Zoning will expedite the delivery of affordable workforce housing
4	Definition of "height" MCC 19.04.40	<ul style="list-style-type: none"> Height definition: "The vertical distance measured from a point on the top of a structure to a corresponding point directly below on the natural or finish grade, whichever is lower." Exemption to amend definition to: "The vertical distance measured from a point on the top of a structure to a corresponding point directly below on the finish grade." 	<ul style="list-style-type: none"> Due to the natural sloping topography of the project site, cut and fill will be required to create level building pads The maximum height of structures: 35 feet from finish grade Fill of up to 20 feet may be required in some areas

201H-38 Exemption Requests - Continued

No.	Development Standard or Requirement	Requested Exemption	Rationale for Request
5	<p>Requirements of all provisions contained in the Agricultural Zoning District</p> <p>MCC 19.30A</p>	<ul style="list-style-type: none"> Request to follow “A-1, Apartment” permitted uses and development standards listed below: <ul style="list-style-type: none"> Front and rear setbacks – 15 feet Side setbacks – 10 feet Height limit – 35 feet Lot coverage – 25% of parcel area Maximum Floor Area Ratio – 40% for lots 3 acres or more 	<ul style="list-style-type: none"> Remove need for obtaining Change of Zoning “A-1, Apartment” district standards will apply Underlying zoning will remain “Agricultural”
6	<p>Requirement for off-street parking for the community center</p> <p>MCC 19.36B.020</p>	<ul style="list-style-type: none"> Reduce parking requirement for Community Center No. 1: <ul style="list-style-type: none"> Required: 68 stalls Proposed: 50 stalls 	<ul style="list-style-type: none"> Although available to the general public, Community Center No. 1 will primarily serve residents Residents already have onsite parking Will allow for more green/open space

201H-38 Exemption Requests - Continued

No.	Development Standard or Requirement	Requested Exemption	Rationale for Request
7	Requirement for grubbing and grading permit fees MCC 20.080.90	<ul style="list-style-type: none">• Exemption from the requirement to pay grubbing and grading permit fees• Estimated value: \$26,675	<ul style="list-style-type: none">• Provides savings to ensure the project is financially feasible



Mahalo!