

## AH Committee

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**From:** mauiwill@gmail.com  
**Sent:** Friday, August 07, 2020 1:08 PM  
**To:** AH Committee  
**Subject:** Hale Kaiola Workforce Housing project PowerPoint  
**Attachments:** Hale Kaiola Affordable Housinng Committee August 12 .pdf

Aloha Members and Stacy,

Attached is the PowerPoint presentation for the Hale Kaiola project to be heard on August 12.

If there are any questions I can be reached at 280-2724.

William Spence

**HALE KAIOLA**  
**100% WORKFORCE HOUSING**  
**TMK 3-9-029:049**

**Affordable Housing  
Committee  
August 12, 2020**

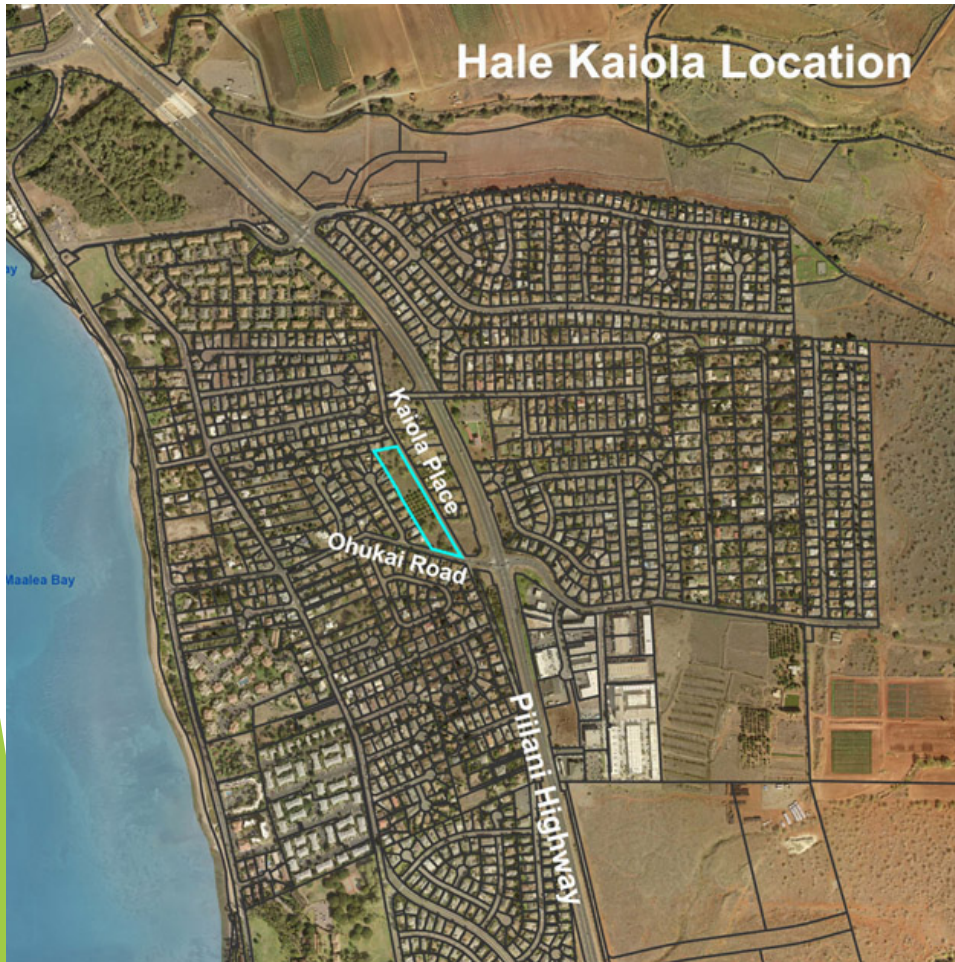
# Professional Team

- ▶ Ray Phillips, Hale Kaiola LLC
- ▶ Doyle Betsill, Hale Kaiola LLC
- ▶ Will Spence, William Spence & Associates
- ▶ Mike Munekiyo, Munekiyo Hiraga
- ▶ Ronald Ped, Architect
- ▶ Bill Mitchell, Hawaii Land Design, Landscape Architect
- ▶ Stacy Otomo, Otomo Engineering

# *Project Overview and Goals*

- ▶ Why at Council?
  - ▶ Zoning
  - ▶ Exemptions to reduce costs
- ▶ 100% workforce housing
- ▶ 40 units total in 20 duplex buildings
- ▶ Sell to local community
- ▶ Create a sense of community within the project
- ▶ Family, child, and pet friendly
- ▶ 3 acres in North Kihei
- ▶ Long and narrow parcel- 904' long, 155' deep
- ▶ Out of tsunami zone and sea level rise hazard

# Project Location





# *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

# *Site from Ohukai and Kaiola*





# *Site from Ohukai and Kaiola*





# *Site from Kaiola, mid parcel*





# *Site from Kaiola*

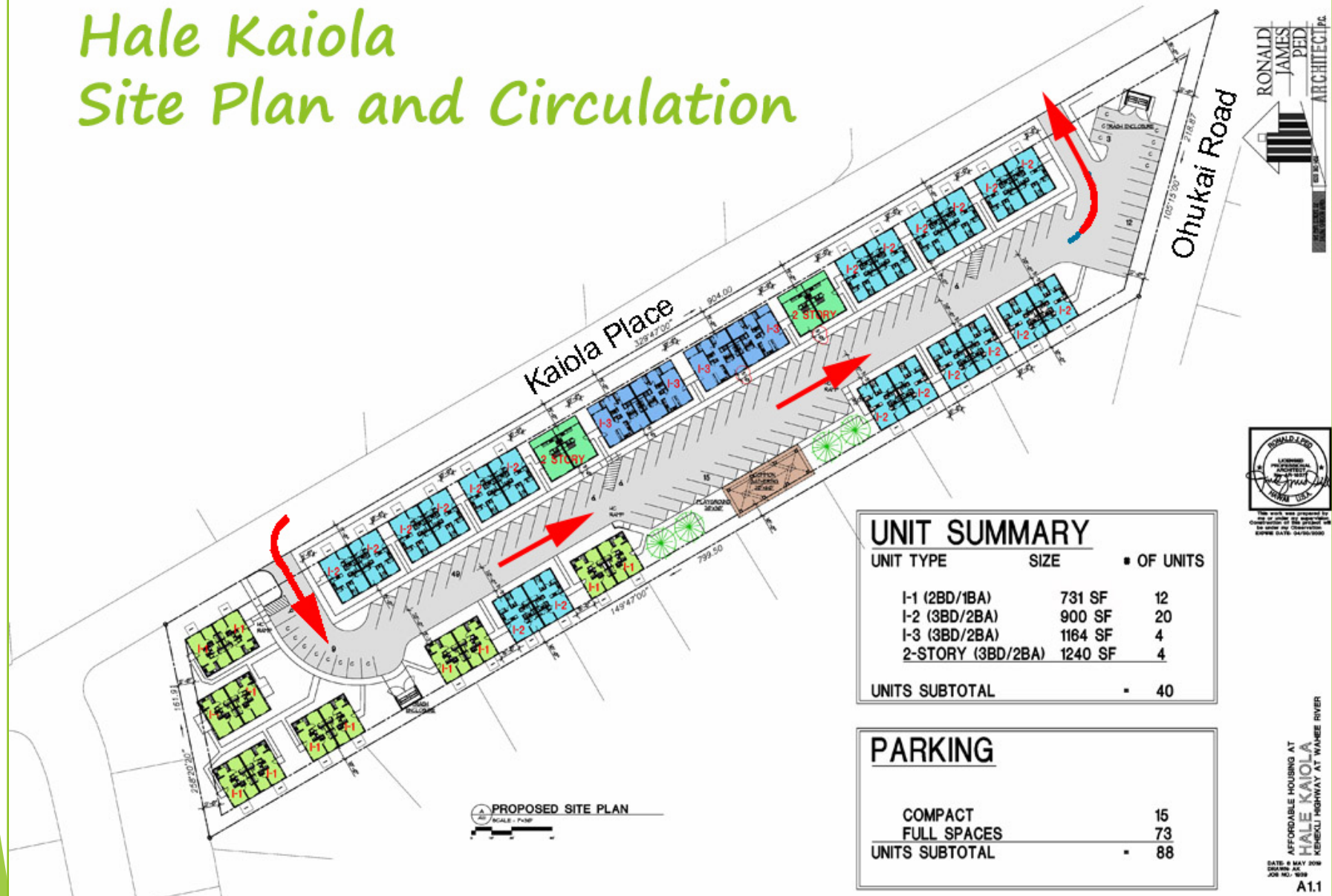


# *Housing Types*

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



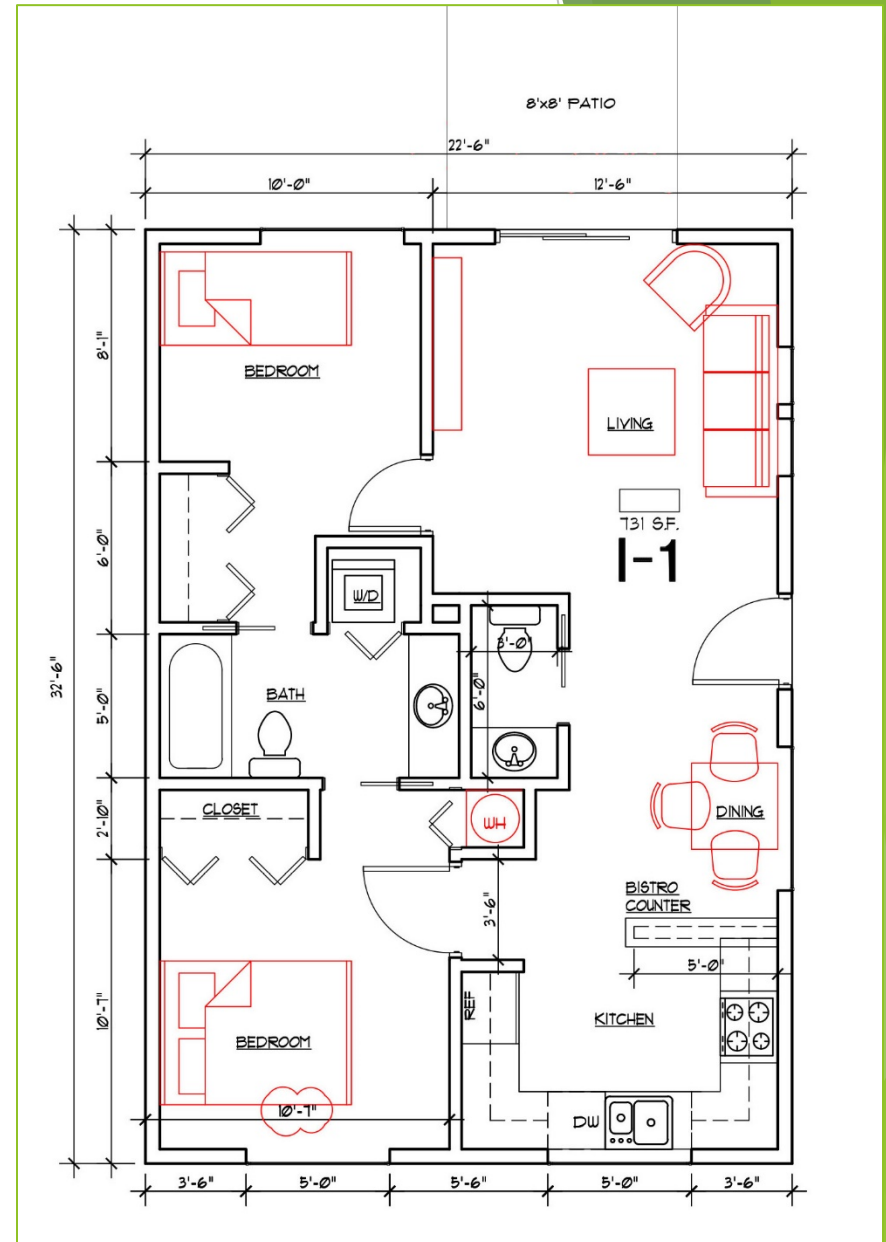
# Hale Kaiola Site Plan and Circulation



# Typical Floorplan

## Unit Type 1-1 12 Units

731 Sq Ft  
2 Bedrooms  
1.5 Baths



# Typical Elevations





# Unit Type and Income Distribution

Model Type	Median Income Range	Buyer Income Levels*	Pricing	Unit Count
I-1 731 sq. ft. 2 bed, 1.5 baths	80%-100%	\$67,040-83,800	\$295-325,000	12
I-2 900 sq. ft. 3 bed, 2 baths.	100%-120%	\$83,800-100,560	\$495-525,000	20
I-3 1,164 sq. ft. 3 bed, 2 baths	120%-140%	\$100,560-117,320	\$575-600,000	4
2 Story 1,240 sq. ft. 3 bed, 2 bath	120%-140%	\$100,560-117,320	\$600-625,000	4
Total				40

# Hale Kaiola vs Market

Models	Units	Kaiola Pricing	Market Pricing	Savings Per Home	Project Wide Savings
I-1 731 Sq Ft 2 Bed, 1.5 Bath	12	\$300,000	\$420,000	\$120,000	\$1,440,000
I-2 900 Sq Ft 3 Bed, 2 Bath	20	\$495,000	\$560,000	\$65,000	\$1,300,000
I-3 1164 Sq Ft 3 Bed, 2 Bath	4	\$585,000	\$640,000	\$55,000	\$220,000
2-Story 1240 Sq Ft 3 Bed, 2 Bath	4	\$595,000	\$650,000	\$55,000	\$220,000
<b>Total</b>				<b>\$79,500</b>	<b>\$3,180,000</b>

# Exemption Value

## Valuation of Exemptions

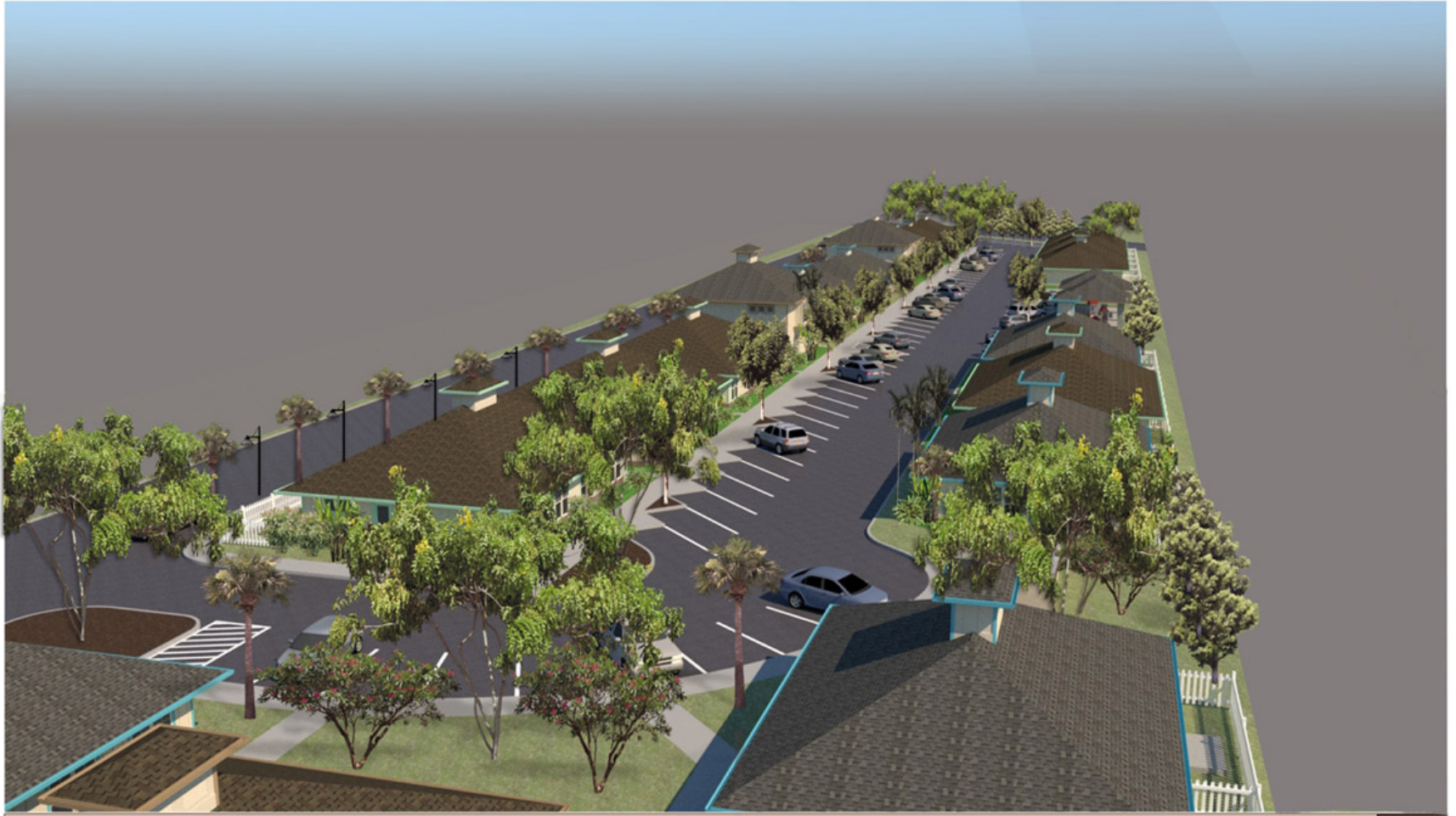
Fee	Code Section	Value Per Unit
Refuse Disposal Permit	8.04.040	\$1.00
Refuse per ton	8.04.050	\$193.00
Driveway fee and inspection	12.08.050	\$4.00
Water system development fees	14.07.030	\$3,125.00
Wastewater Assessment Fees	14.34.080	\$2,790
Electrical	16.18B	\$629.00
Plumbing	16.20B	\$1,500.00
Building code	16.26B	\$1,500.00
Park Fees	18.16.320	\$19,000.00
Grading permit	20.08.090	\$375
<b>Total per Unit</b>		<b>\$28,742.00</b>



# Workforce Policy

- ▶ Normal deed restriction under county requirements is 10 years
- ▶ Hale Kaiola will restrict all units for 20 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

# View From Above



HALE KAIOLA AFFORDABLE HOUSING OVERVIEW



# Site from Kaiola Place



HALE KAIOLA AFFORDABLE HOUSING KAIOLA STREET VIEW





# Interior View



HALE KAIOLA AFFORDABLE HOUSING PARKING LOT VIEW



# *Typical Single Story*





# Two Story



# Common Area Pavilion & Playground





# *Processes*

Two Processes are required to entitle:

- ▶ Maui County Code 2.97
- ▶ Special Management Area
  - ❖ Both are public processes
  - ❖ A consolidated application was submitted December 28, 2019 for both §2.97 and SMA

# *Public Outreach and Input*

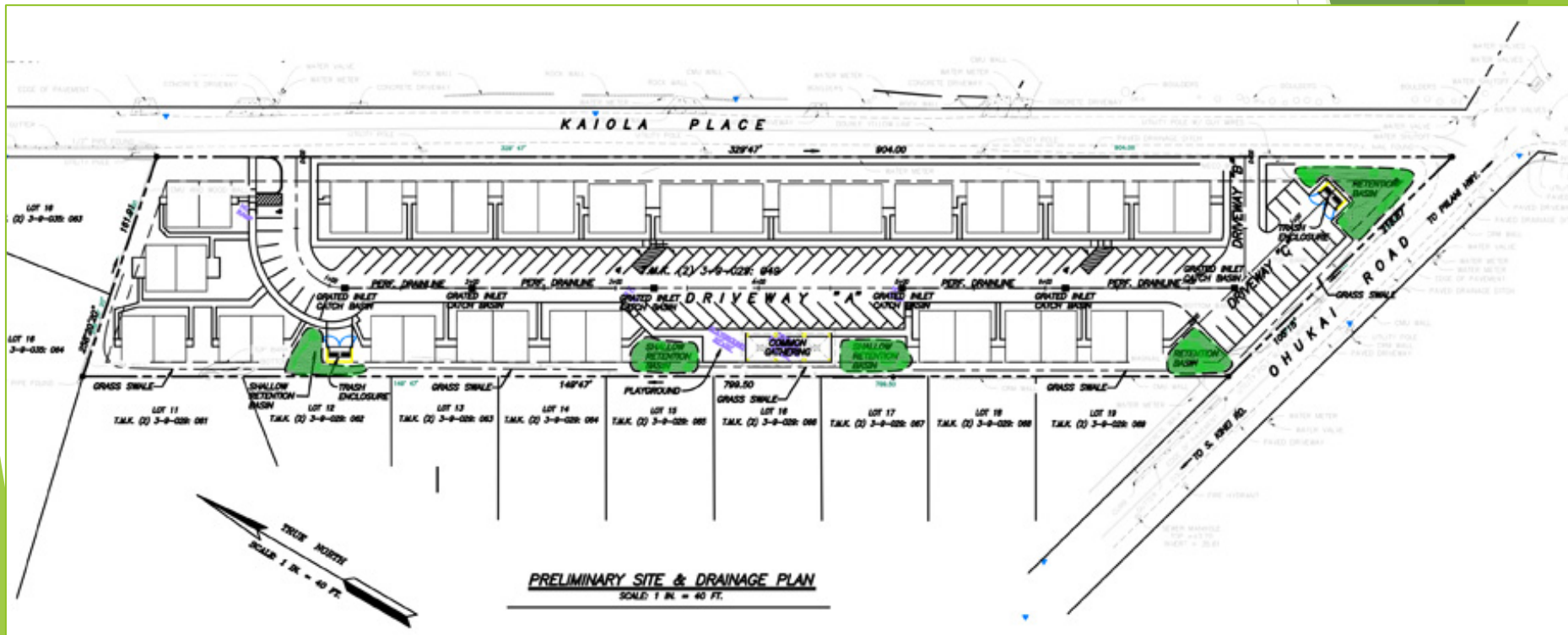
- ▶ Kihei Community Association
- ▶ Stand Up Maui and Maui Tomorrow - twice
- ▶ Area neighbors at Kihei Charter School
- ▶ South Maui Advisory Committee

# *Community Concerns Addressed*

- ▶ Internal traffic circulation
- ▶ Drainage
  - ▶ Low impact infrastructure
  - ▶ Area benefits
- ▶ Neighborhood traffic
- ▶ Neighborhood safety



# Preliminary Drainage Otomo Engineering



# SHPD - July 13, 2020



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHWA BUILDING  
601 KAMOKILA BLVD., STE 555  
KAPOLEI, HI 96707

July 13, 2020

Glen Ueno, Administrator  
County of Maui  
Department of Public Works  
Development Services Administration Division  
250 South High Street  
Wailuku, Maui, Hawai'i 96793

Dear Glen Ueno:

SUBJECT: **Chapter 6E-42 Historic Preservation Review –  
Special Management Area Use Permit – SM1 2019/0009  
Archaeological Field Inspection for the Hale Kaiola Affordable Housing Project  
Kula Ahupua'a, Wailuku District, Maui Island  
TMK: (2) 3-9-029:049**

This letter provides the State Historic Preservation Division's (SHPD) review of the draft archaeological field inspection report titled *Post-Field Summary Letter for Results of Shovel Test Pits (STP) conducted at Hale Kaiola Project Location in Waiaho Ahupua'a, Kula Moku, Wailuku District, TMK (2) 3-9-029:049* (Fuentes, April 2020) and associated permit application (SM1 2019/0009). SHPD previously reviewed the permit application and requested an archaeological field inspection be conducted for the project (January 28, 2020; Log No. 2020.00151, Doc. No. 2001GC11). Atlas Archaeology (Atlas) conducted the field inspection and SHPD received the field inspection report on April 20, 2020. SHPD reviewed the field inspection report, requested revisions via email and received the revised field inspection report on July 2, 2020 (Reynaldo Nico Fuentes [Atlas] to 'Iolani Kauhane [SHPD]).

Hale Kaiola LLC proposes a 40-unit single-family duplex affordable housing project with appurtenances, access roads, and parking stalls within the 3.0-acre parcel owned by Waihee Valley Regenesi LLC. SHPD requested an archaeological field inspection with shovel test pits, as indicated above, as the property has not been subject to an archaeological inventory survey (AIS). The property is known to have been subject to prior grading, and land uses include a piggery, a pasture for horses, and a mango grove. Several significant historic properties have been identified on the surface of the surrounding parcels.

Atlas conducted an archaeological field inspection and excavation of shovel test pits to determine if archaeological historic properties are present and the potential for the project to encounter undocumented historic properties. The archaeological field inspection report (Fuentes, April 2020) includes a summary of historical land use, a map showing the locations of previous archaeological investigations, and the results of the pedestrian survey and excavation of 13 shovel test pits. The report indicates the shovel test pits ranged from 0.2 to 0.70 meters deep, terminated at decomposing bedrock, identified a disturbed soil profile down to 0.3 meters, and were negative for cultural material. The pedestrian survey identified a stone alignment and a ditch within the project area. Both are interpreted as modern features, i.e., less than 50 years old. Atlas recommends a project effect determination of no historic properties affected for the Hale Kaiola Affordable Housing Project.

Although the archaeological field inspection report does not fulfill the requirements of an archaeological inventory survey as specified in HAR §13-276, it serves to facilitate project planning and supports the historic preservation review process. Please send two hard copies of the document, clearly marked FINAL, along with a copy of this

SUZANNE D. CASE  
DIRECTOR  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR

M. KALEO MANUEL  
DEPUTY DIRECTOR - WATER  
AQUATIC RESOURCES  
WATERWAY AND OPEN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES DEVELOPMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAOHOLA ISLAND RESORT COMMISSION  
LAND  
STATE PARKS

IN REPLY REFER TO:  
Log No.: 2020.00884  
Doc. No.: 2007AM07  
Archaeology

Glen Ueno  
7/13/20  
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review letter and a text-searchable PDF version of the report on CD to the Kapolei SHPD office, attention SHPD Library. Additionally, please send a digital copy of the final archaeological field inspection report (Six, January 2020) to [lehua.k.soares@hawaii.gov](mailto:lehua.k.soares@hawaii.gov).

Based on the information provided in the archaeological field inspection report (Fuentes, April 2020), SHPD's determination is **No historic properties affected** for the current project. Pursuant to HAR §13-284-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The historic preservation review process is ended.

**SHPD hereby notifies the County** the permit issuance process may proceed.

Please attach to the permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 243-4600.

Please contact Andrew McCallister, Historic Preservation Archaeologist IV, at [Andrew.McCallister@hawaii.gov](mailto:Andrew.McCallister@hawaii.gov) or at (808) 692-8010 for matters regarding archaeological resources or this letter.

Aloha,  
*Alan Downer*

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: The County of Maui, [planning@mauicounty.gov](mailto:planning@mauicounty.gov)  
Tara Furukawa, County of Maui, [Tara.Furukawa@co.maui.hi.us](mailto:Tara.Furukawa@co.maui.hi.us)  
Atlas Archaeology, [atlasarch808@gmail.com](mailto:atlasarch808@gmail.com)  
Doyle Betsill, Property Owner, [doyle@mevlanaholding.net](mailto:doyle@mevlanaholding.net)

# SHPD Conclusions

Based on the information provided in the archaeological field inspection report (Fuentes, April 2020), SHPD's determination is **No historic properties affected** for the current project. Pursuant to HAR §13-284-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The historic preservation review process is ended.

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Aloha,

*Alan Downer*

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: The County of Maui, [planning@mauicounty.gov](mailto:planning@mauicounty.gov)  
Tara Furukawa, County of Maui, [Tara.Furukawa@co.maui.hi.us](mailto:Tara.Furukawa@co.maui.hi.us)  
Atlas Archaeology, [atlasarch808@gmail.com](mailto:atlasarch808@gmail.com)  
Doyle Betsill, Property Owner, [doyle@mevlanaholding.net](mailto:doyle@mevlanaholding.net)



*Questions?*