



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# INFORMATIONAL BRIEFING

## Maui County Council

August 19, 2020



# **TODAY'S DISCUSSION**

## **MAUI COUNTY**

### **Hawaiian Home Lands**

### **Lot Development**

### **Fiscal Year 2020 - 2022**



# LOT DEVELOPMENT

## FOUR PHASES TO HOMESTEAD DEVELOPMENT

### 1. PLANNING

- a. Development and Phasing Plan
- b. Environmental Compliance (EA/EIS/ERR)

### 2. ENGINEERING DESIGN

- a. Subdivision application
- b. County and State approval

### 3. CONSTRUCTION

- a. Construction management

### 4. POST-CONSTRUCTION

- a. Subdivision approval
- b. Disposition of licenses
- c. Lease Offering Information transfer



# LOT DEVELOPMENT

## OFFSITE AND ONSITE DEVELOPMENT

### Offsite costs

- Major highway improvements
- Potable Water system improvements
- Sewer system improvements
- Regional drainage improvements

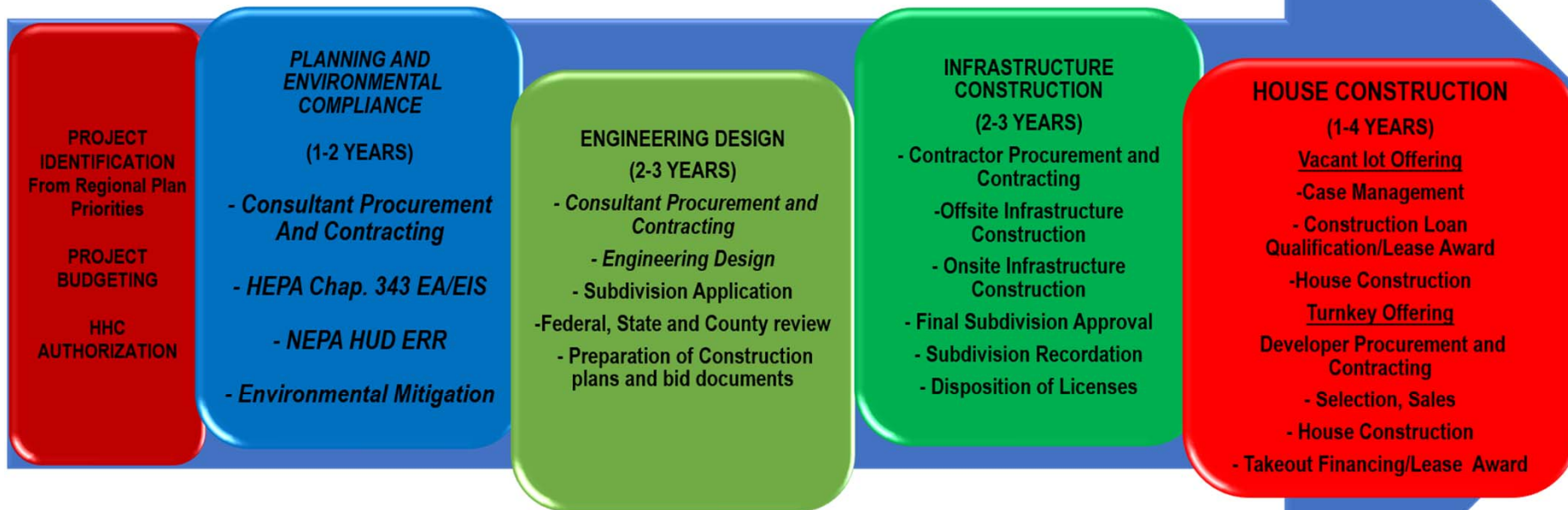
### Onsite costs within subdivision

- Roadways
- Waterlines
- Sewerlines
- Storm drain lines
- Electrical and Telecommunications
- Lot Grading
- Archaeological and Environmental remediation



# PRODUCTION PIPELINE

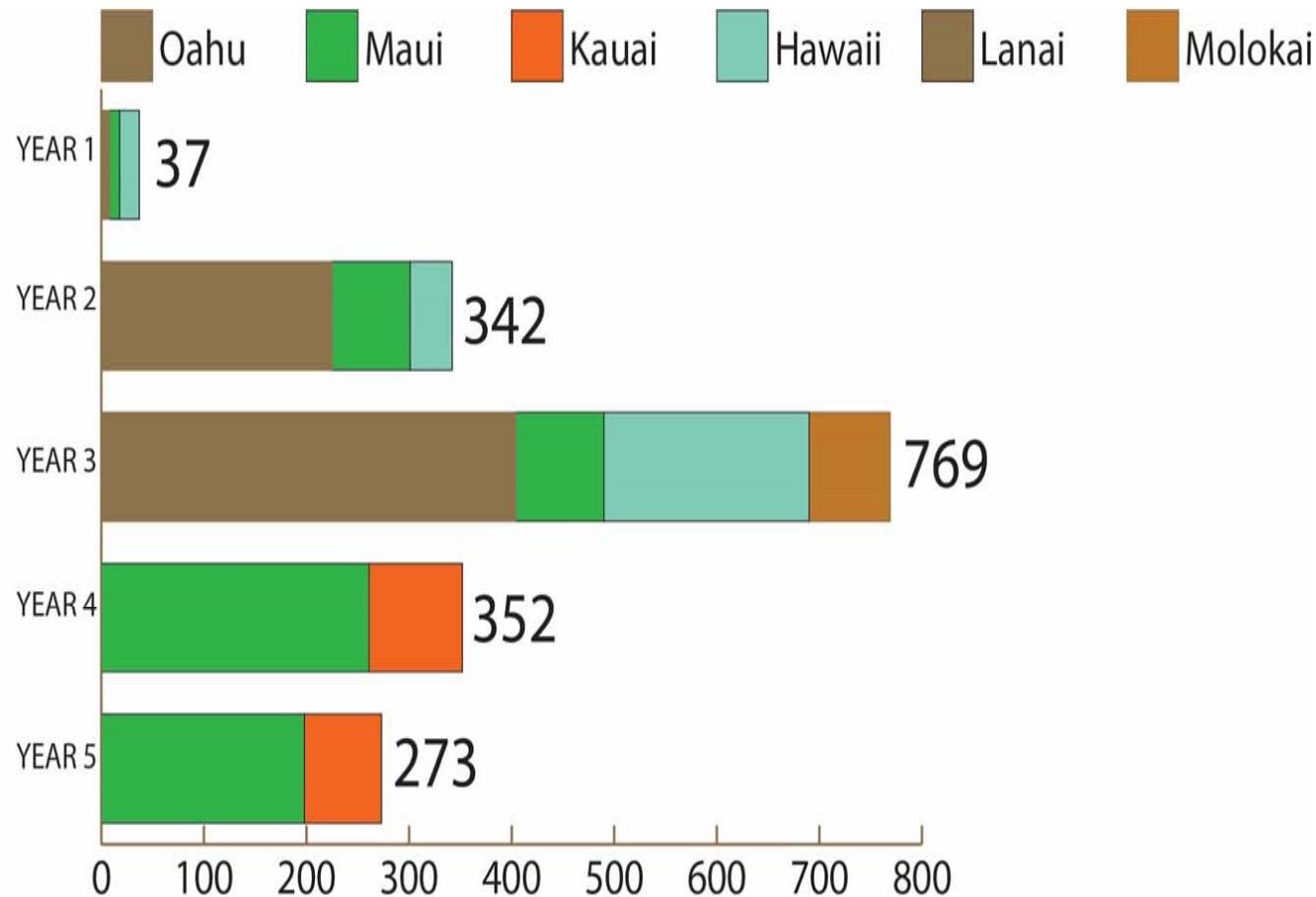
**Generalized 6-8 year process:  
Unimproved Land to House Construction\***



\*Assumes that all stages have funding authorization and procurement approvals.



## WHAT IS IN THE PIPELINE?



**OVER \*1300 LOTS**  
**IN THE PIPELINE TO**  
**BE DEVELOPED**  
**OVER THE NEXT**  
**FIVE YEARS**

\*Assuming funding is available  
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# DEVELOPMENT PLAN – YEAR FY2021

PROJECT	LOTS PLANNED	CURRENT PHASE	FUNDING	STATUS
Maui Scattered Lots (Waiehu Kou and Paukukalo)	10	Construction	Leg FY19: \$200,000 Trust FY20: \$325,000	Lot assessment completed. Lots subject to consolidation and resubdivision, subject to cost. Drainage and slope mitigation in process.
Keokea Waiohuli Ph 2-A	76	Construction	Leg FY19: \$1,500,000 (D) Leg FY19: \$5,000,000(C) Leg FY20: \$3,900,000 (C)	Adjusting development design duct. High Cost. Contracted for \$8.9 Million. Start Construction in early 2021
Keokea Waiohuli Ph 2-B	61	Design	Leg FY18: \$1,000,000(D) Leg FY19: \$400,000 (D)	Design contract certified. IFB for Phase 2-B planned for 2021. Subdivision application to County of Maui in September 2020.
Honokowai Subs Ag Ph 1	25	Planning	Trust Funds: \$500,000	Masterplan EA for Honokowai. BC in process. Emphasis on Subsistence Ag lots; lot size up to three acres.
Hoolehua-Pala'au	21	Planning / Design	Leg FY18: \$1,500,000	Legislative construction funding required. EA in process.
Naiwa	58	Planning / Design	Leg FY19: \$1,500,000	Legislative construction funding required. EA in process.
Puunani Homestead	161	Planning / Design	Development agreement \$1,500,000 - Planning \$4,000,000 needed for Design Phase	Acquired with Affordable Housing Credits Final EA planned for Oct. 2020 Support Bill 79 to remove exceptional trees fronting Honoapiilani Hwy at project site for safe ingress and egress

# Lot Assessment & Preparation for Award

## (Kula Residence Lots)

Lot 45



Lot 85



Lot 112



Lot 206



Lot 209



Lot 121



Lot 122



Lot 213



Lot 235

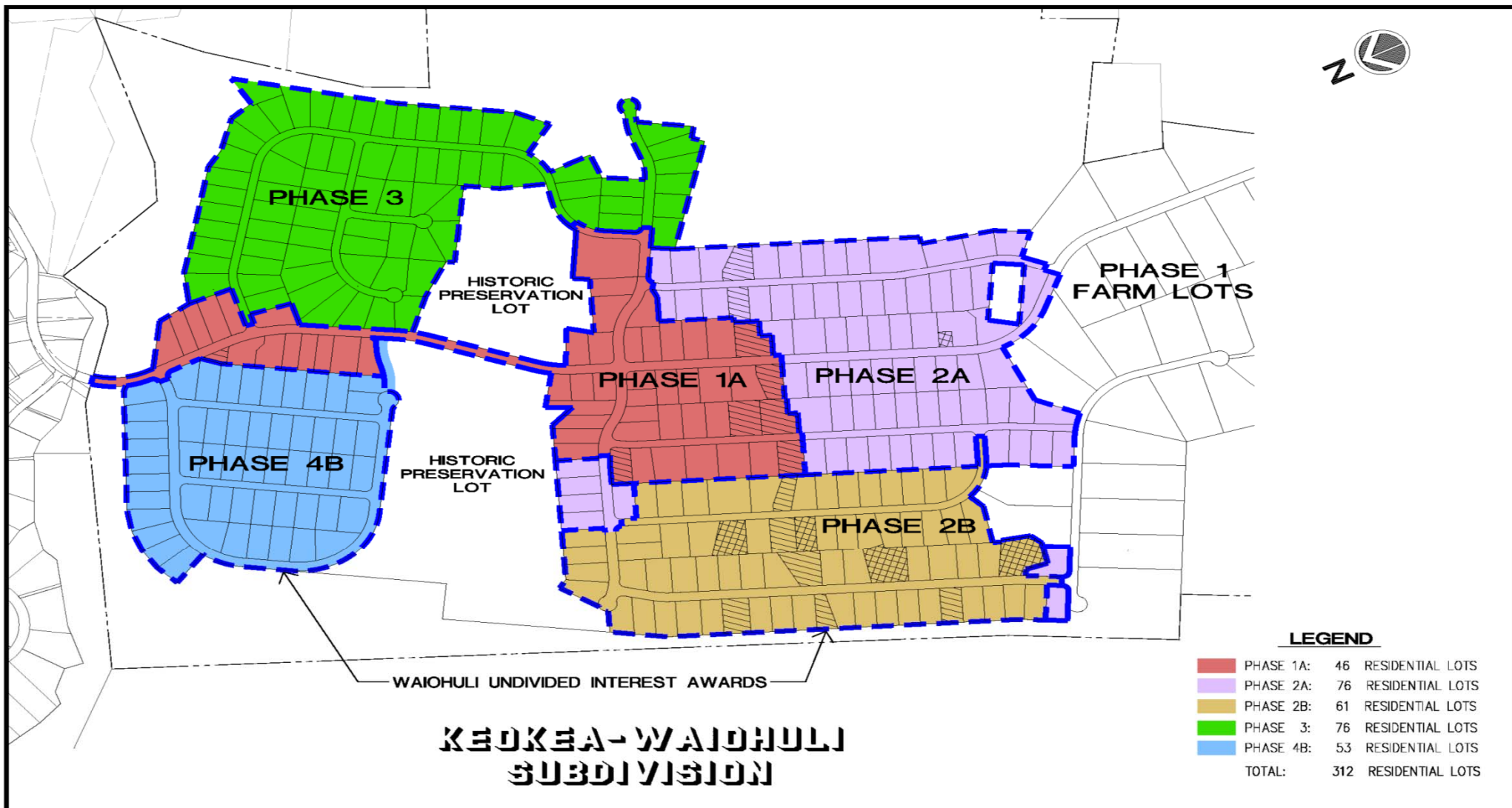




# Preparation for Award

(Hikina Residence Lots)



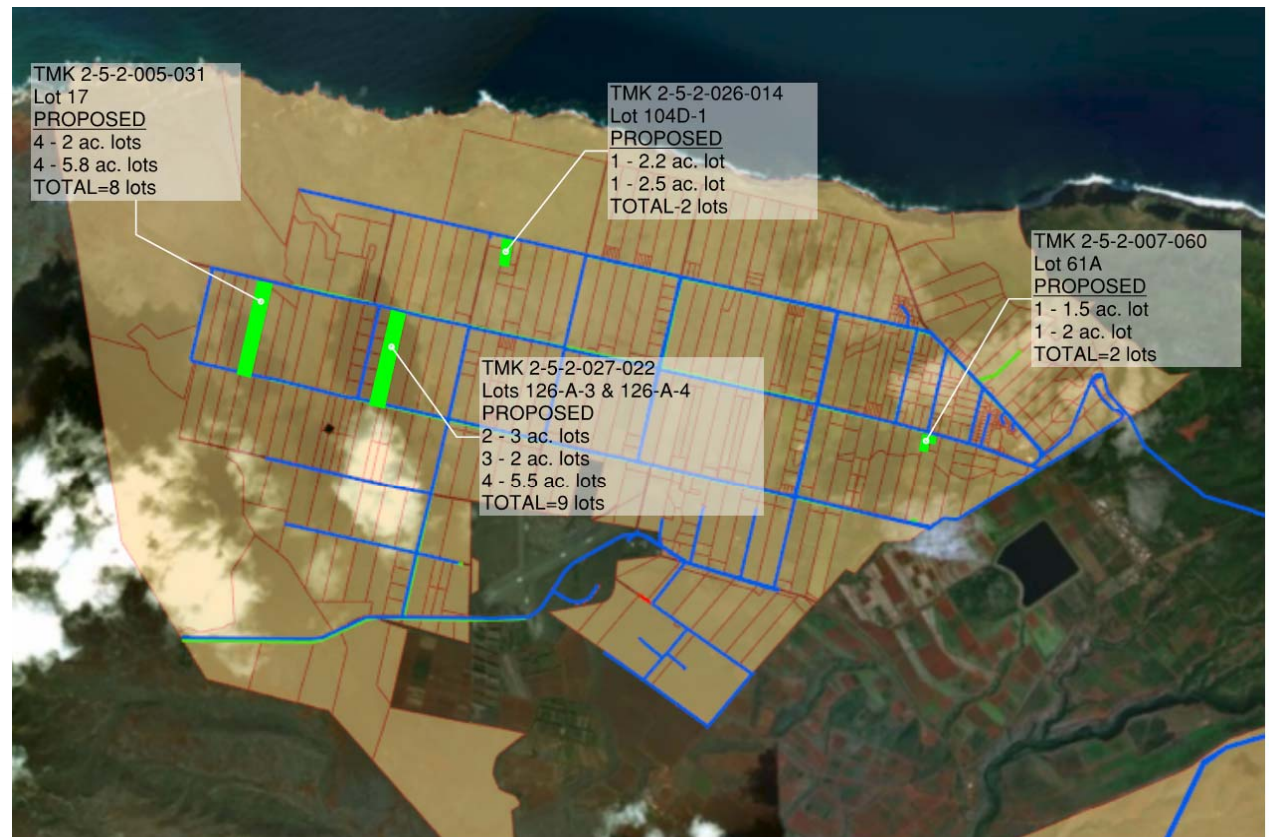




# Ho`olehua Scattered Lots Site Improvements

## SCOPE OF WORK

- Create 21 new lots from existing vacant agricultural lots
- Potential Infrastructure Improvements
  - Access
  - Potable water (subject to DHHL water reservations)
  - Irrigation water
  - Electrical service



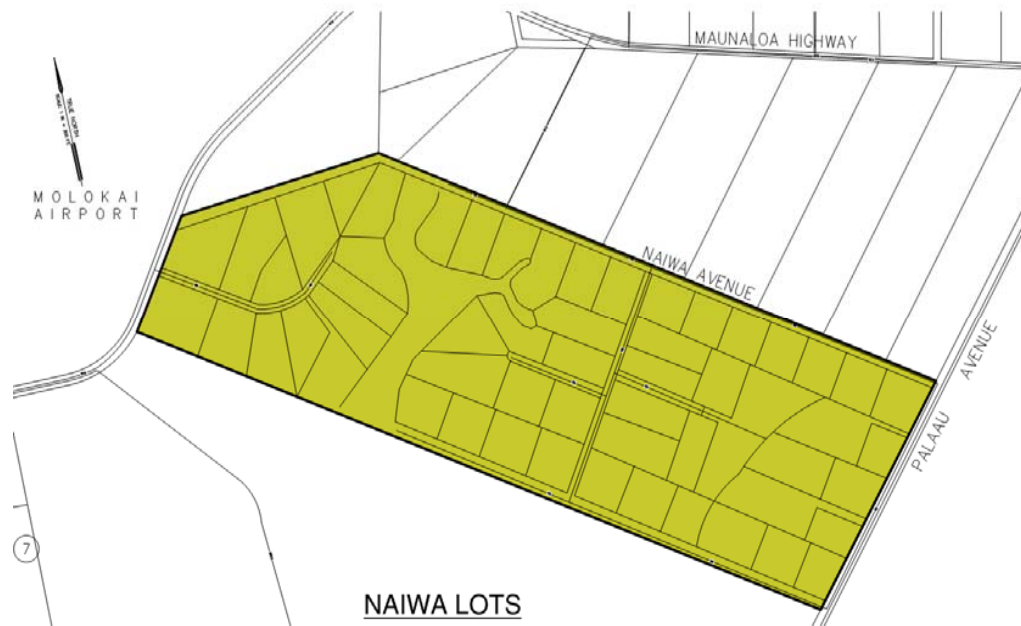
HO'OLEHUA VACANT LOTS



# Naiwa Subdivision Site Improvements

## SCOPE OF WORK

- 58 lot subdivision
- Planned Infrastructure Improvements
  - Roadways
  - Irrigation water
  - Potable water (subject to DHHL water reservations)
  - Electrical service



**\*Subject to additional funding**

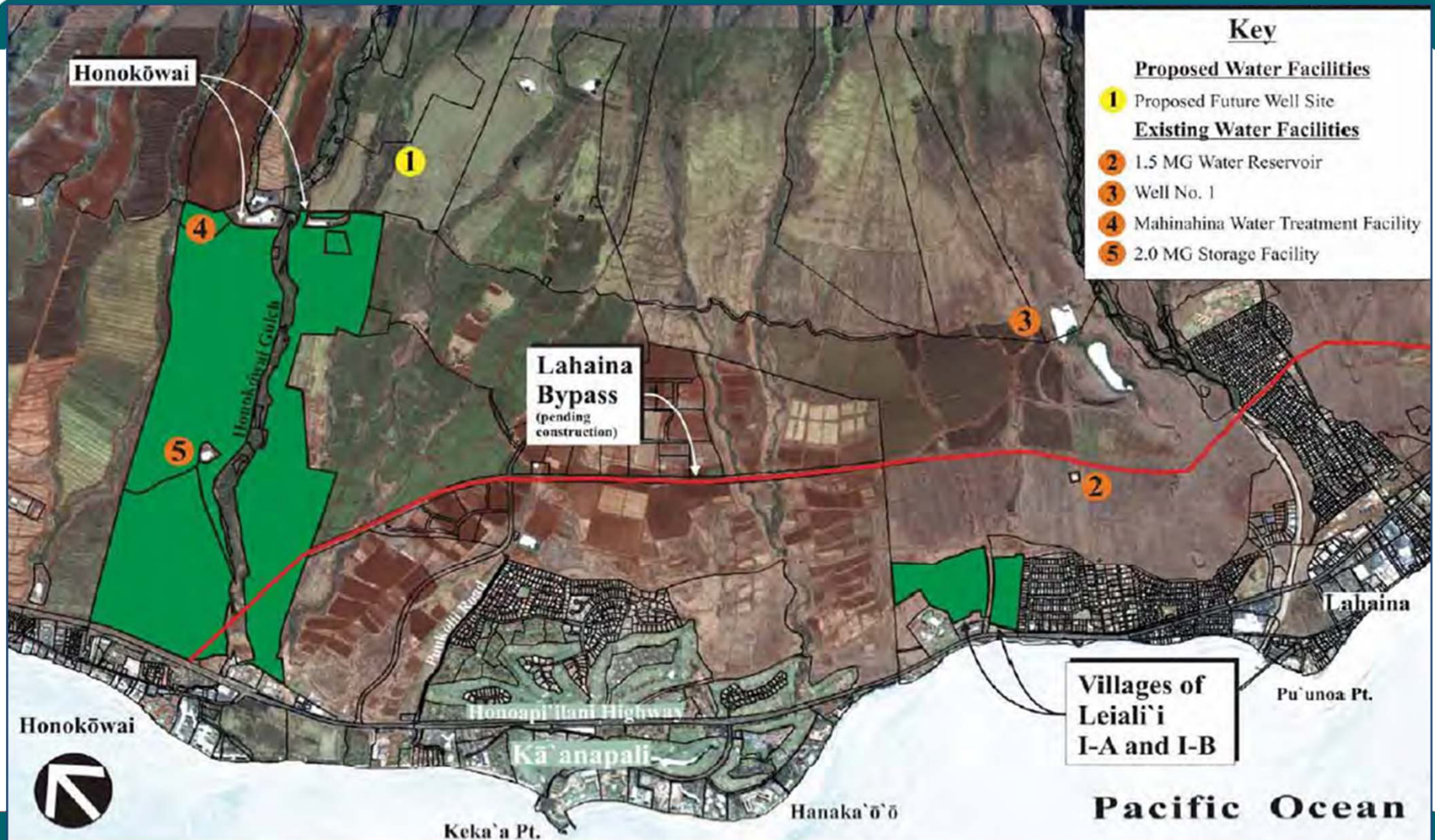


# DEVELOPMENT PLAN FY 2022

PROJECT	LOTS PLANNED	CURRENT PHASE	FUNDING	STATUS
Leialii – Ph 1B-1	75	Planning and Design	Leg FY19: \$1,400,000 Trust Funds: \$1,200,000 \$10 Mil needed for construction \$10 Mil needed - highway + access improvements \$10M HHFDC DURF funding agreement for water improvements	Leg appropriations for designs for highway and parkway improvements at Lahaina Civic Center. Offsite water improvements funded by HHFDC DURF. SLH20 provided \$9 million for the Honokowai Ag lands and Lealii Parkway improvements
Honokowai Subs Ag Ph 2	25	Planning	Funding to be determined; subject roadway and infrastructure standards.	Masterplan for Honokowai; emphasis on subsistence agriculture lots.
Pu'unani Homestead	161	Planning and Design	Total Development package: \$23,350,000 Development Agreement: \$1,500,000 Design Contract for \$4,000,000 including water, sewer, electric Developer to provide: interim house construction financing.	Acquisition via Affordable Housing Credits. \$4,000,000 from prior sale of Affordable Housing Credits. Final EA in October 2020 Bill 79 removes exceptional trees fronting the project
Keokea Waiohuli Ph 3	73	Design	Estimated: \$2,000,000 (D) \$22,000,000 (C)	Requires drainage study. Designs and construction subject to funding.
Leialii – Ph 1 B-2	125	Construction	Estimated: \$3,000,000 (D) \$20,000,000 (C)	Village 1B-2 designs subject to water improvements funded by HHFDC DURF. Requires higher elevation storage tank and booster pump improvements; collaborate with Maui DWS
Keokea Waiohuili 2B		Construction	Estimate: \$15,000,000 (C)	IFB for Phase 2B planned for Mid-2021 Construction – Early 2022



# HONOKOWAI WATER DEVELOPMENT





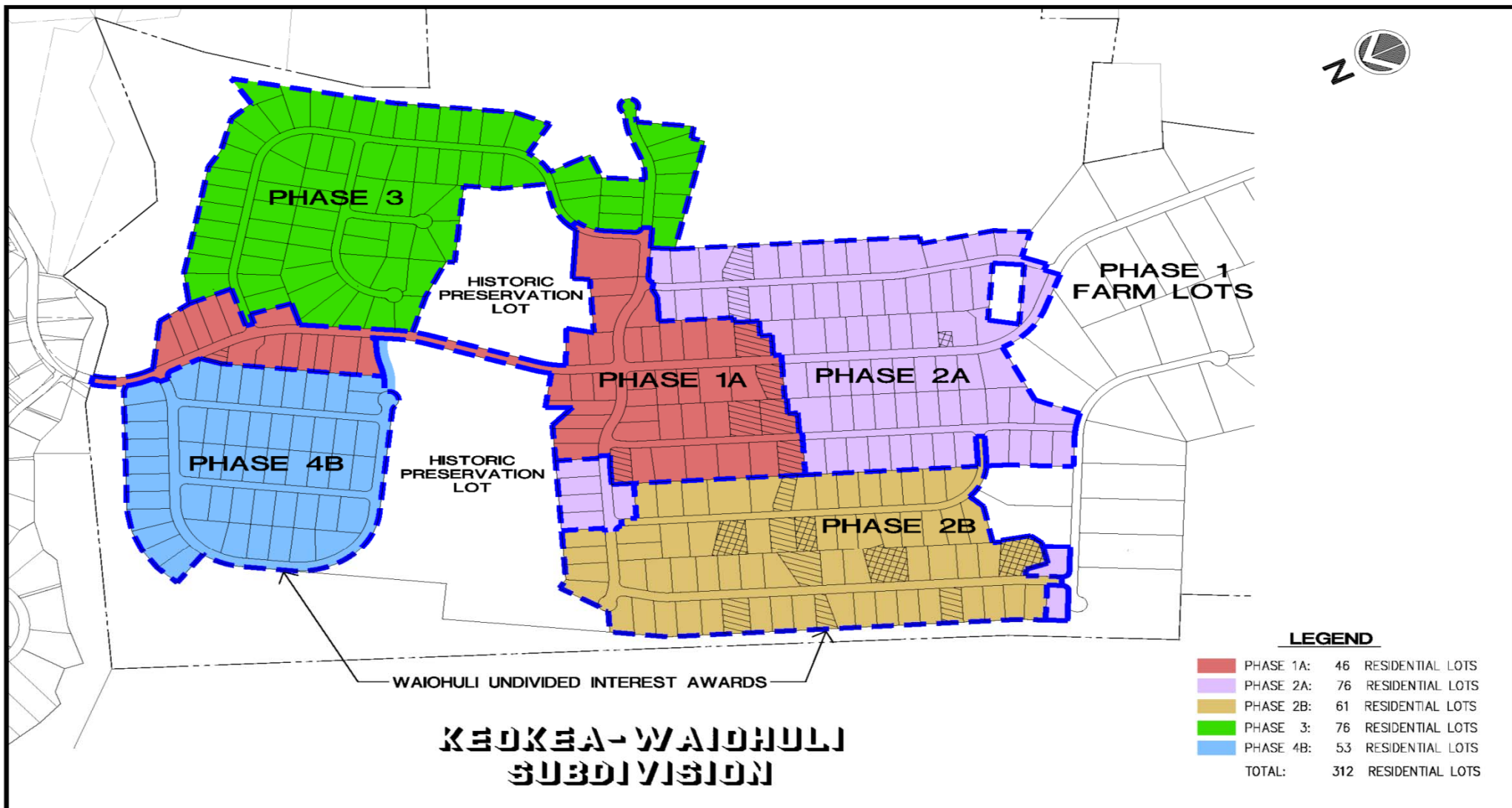
## PU'UNANI HOMESTEAD SUBDIVISION

TMK: (2) 3-5-002-002 Wailuku, Maui

137 Turnkey Lots  
24 Vacant Lots



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## LOT DEVELOPMENT

# Impediments to Development

- FUNDING FOR OFFSITE AND ONSITE IMPROVEMENTS
- POTABLE AND NON-POTABLE WATER
- WASTEWATER CREDITS AND IMPROVEMENTS
- ENVIRONMENTAL COMPLIANCE; HEPA AND NEPA
- REGULATORY PROCESSING
- RISING LABOR AND MATERIAL COSTS
- DEVELOPMENT IN REMOTE AREAS RESULTS IN HIGHER BIDS
- REDEVELOPMENT OF AGED INFRASTRUCTURE AND SUBDIVISIONS



# Opportunities for Development

- DHHL-DWS Honokowai Water Agreement for 200,000 Gallons per Day. In exchange for land licenses for Mahinahina Water Treatment Plant, storage tank and transmission.
- \$10M HHFDC DURF funding for Honokowai Well, Transmission and Storage for Villages of Leialii. Archeological, flora, fauna, and stream study is in process.
- \$17.5 M Legislative funding for Pulehunui Regional Wastewater Infrastructure. \$12 million encumbered for construction. Designing to connect to new County of Maui regional wastewater plant.
- \$11M USDA RD grant and loan funding, \$4M Legislative funding, and \$14M DHHL Trust funds for Hoolehua Water System Improvements.
- SLH 2020 Legislature appropriated \$20 million for statewide lot development and \$5 million for repair and maintenance projects.



# Mahalo



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