

LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT

**APPLICATION FOR CHAPTER 2.97, MAUI COUNTY CODE (MCC)
FAST TRACKED HOUSING**



LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT
Application for Chapter 2.97, MCC Fast Tracked Housing

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Section I:

Liloa Hale Chapter

2.97 MCC Entitlement

Application

CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT

PROPERTY OWNER

Hope Chapel

Email: jim@hopechapelmaui.com

Phone (Business): (808) 879-3853 ext. 252

PROPERTY LOCATION

Mailing Address: 300 E Welekahao Rd, Kihei, HI 96753

TMK: (2)2-2-002:072 (por.)

APPLICANT AND DEVELOPER

Liloa Senior Housing, LP

ATTN: Monte Heaton

Mailing Address: 330 W. Victoria St. Gardena, CA

90248 Email: monte.heaton@housingpartners.com

Phone (Business): (424) 258-2910

Phone (Cell): (424) 295-2255

CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT

PROJECT DESCRIPTION

A. PROJECT LOCATION, CURRENT LAND USE, AND OWNERSHIP

In response to the current and projected shortage of affordable housing in Maui County, Liloa Senior Housing, LP (hereinafter referred to as “Applicant”) is proposing the development of the Liloa Hale Senior Affordable Housing Project. The project site is comprised of approximately 3.61 acres of land, which is a portion (por.) of a larger 17.9-acre parcel identified as Tax Map Key (TMK) No. (2)2-2-002:072 (Parcel 72) and located in Kihei, Maui, Hawai‘i. Parcel 72 is currently owned by Hope Chapel. However, the Applicant intends to condominiumize Parcel 72 and purchase a 4.9-acre portion of the parcel. The remaining 1.29 acres of the purchased lot contains an existing natural drainageway, which will remain undeveloped. The project site is bounded by the existing Hope Chapel church to the north, which currently shares the same parcel, Pi‘ilani Highway to the west, Hale Mahaolu Ehiku, an elderly affordable housing development, to the south, and Liloa Drive to the east.

The project site is designated “Urban” by the State Land Use Commission, “Project District” by the Kihei-Makena Community Plan, and “Project District 5 (Piilani Village)” by Maui County Zoning. Specifically, the site falls within the “Residential” and “Multi-Family” subdistricts of Project District 5. The project site is also situated within the County of Maui’s Urban Growth Boundary (as set forth by the Maui Island Plan) and the Special Management Area (SMA).

B. PROPOSED ACTION

The proposed project will consist of a single three-story building containing 117 apartment units and related improvements. Of the 117 units, 101 units will be one-bedroom units (approximately 650 square feet (sq.ft.)) of which, five (5) units will be the Americans with Disabilities Act (ADA) Standards compliant, while the remaining 16 units will be two-bedroom units (approximately 900 sq.ft.) of which, one (1) unit will be ADA compliant. See **Table 1**. Amenities at the property will include a community gathering space for residents of the complex, a mail room, a property manager’s living unit, office space for onsite staff, approximately 143 on-grade parking stalls and two (2) loading stalls. Related improvements include grading, construction of driveways, utility connections, landscaping, and drainage improvements including catch basins, subsurface drainage system, and onsite retention basin. The Applicant has partnered with Hale Mahaolu, a private non-profit corporation and co-developer for the project, to operate the new facility. All units within the project will be restricted to seniors earning 60 percent or less of the Area Median Income (AMI) in accordance with the annual affordable rent guidelines set forth by the County of Maui’s Department of Housing and Human Concerns (DHHC).

Table 1. Distribution of Product Type and Floor Area

Unit Type	Number of Units	Floor Area
1 Bedroom/1 Bath	101 (including five (5) ADA units)	Standard: 642 sq. ft. ADA: 653 sq. ft.
2 Bedroom/2 Bath	16 (including one (1) ADA unit)	Standard: 878 sq. ft. ADA: 916 sq. ft.
TOTAL NUMBER OF UNITS	117	

Vehicular access to the proposed project will be provided via a new proposed access along Liloa Drive.

As noted previously, the project proposes improvements to Liloa Drive, a County right-of-way, and Pi'ilani Highway, a State right-of-way. Specifically, the project proposes the provision of a southbound left-turn lane with storage space at the project's driveway intersection with Liloa Drive. The project will also install delineators along the median of Pi'ilani Highway at the Pi'ilani Highway and Welakahao Road intersection.

CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT

LAND USE DESIGNATIONS

The project site is designated “Urban” by the State Land Use Commission, “Project District” by the Kihei-Makena Community Plan, and “Project District 5 (Piilani Village)” by Maui County Zoning. Specifically, the site falls within the “Residential” and “Multi-Family” subdistricts of Project District 5. The project site is also situated within the County of Maui’s Urban Growth Boundary (as set forth by the Maui Island Plan) and the Special Management Area (SMA).

**CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA HALE
100% SENIOR AFFORDABLE HOUSING PROJECT**

INFRASTRUCTURE DESCRIPTION

**SEE SECTION III: 2.97 MAUI COUNTY CODE ENVIRONMENTAL ASSESSMENT,
SECTION D OF CHAPTER II**

CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT

PROJECT FINANCING

The project will be funded using four primary funding sources: Low Income Housing Tax Credits (LIHTC), tax-exempt bonds, The state of Hawaii Rental Housing Revolving Fund (RHRF), and Maui County's Affordable Housing Fund (AHF). The applicant plans to apply to the Hawaii Housing Finance and Development Corporation (HHFDC) for bonds, LIHTC, and RHRF in February of 2020. This project is not being built to meet any developer's Residential Workforce Housing requirement pursuant to Chapter 2.96, Maui County Code (MCC) and as such is relying chiefly on public funds for financing.

Liloa Hale Senior - Maui Rents
DEVELOPMENT COSTS / SOURCES AND USES
 Senior/ New Construction / 4 Story / 9% Tax Credits

19-Mar-20

SOURCES OF FUNDS

CONSTRUCTION

CONSTRUCTION LOAN	\$49,432,246
HCDC PREDEVELOPMENT FUNDING	0
COSTS PAID AT PERM CLOSING	0
EQUITY	0
HOME GRANT	0
AHF GRANT	4,300,000
RHRF LOAN	0

TOTAL SOURCES	<u><u>\$53,732,246</u></u>
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PERMANENT

TAX CREDIT EQUITY (LIMITED PARTNER)	\$45,804,104
PERMANENT FINANCING	3,552,047
DEVELOPER NOTE	76,095
AHP	0
HOME GRANT	0
AHF GRANT	4,300,000
RHRF LOAN	0

TOTAL SOURCES	<u><u>\$53,732,246</u></u>
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USES OF FUNDS

DEVELOPMENT COST BREAKDOWN

ACQUISITION & PRE DEVELOPMENT

PURCHASE PRICE	\$7,000,000
CLOSING AND TITLE	3,000
LEGAL/BROKER	0
ARCHITECTURE / ENGINEERING / FEASIBILITY	2,320,000
PRE DEV. FIN. AND CARRY	0
	<u> </u>
SUBTOTAL	\$9,323,000

CONSTRUCTION

FEES AND PERMITS	\$585,000
ONSITE/OFFSITE	612,500
BASE CONSTRUCTION	30,463,617
EXTERIOR COMMON AREA	150,000
MODELS, REC. BUILDING, AND FURNISHINGS	200,000
INDIRECT / ONSITE SUPERVISION	1,720,201
DEVELOPER OVERHEAD & FEE	3,600,000
BRIDGE LOAN FEES & INTEREST	50,541
CREDIT ENHANCEMENT FEES	0
CONSTR. INTEREST	1,614,730
ORIGINATION FEE	507,940
CONST FEES/APPRaisal/TAXES/TITLE	458,497
CONSTRUCTION CONTINGENCY	1,532,636
SOFT COSTS/CONTINGENCY	200,000
	<u> </u>
SUBTOTAL	\$41,695,662

LEASE UP AND SALES

OPERATING RESERVE	240,629
MARKETING/LEASING/LEGAL	400,000
LEASE UP PERIOD INTEREST & CARRY	1,694,436
PERMANENT FINANCING COSTS	30,000
SYNDICATION EXPENSE	0
TCAC APPLICATION/MONITOR. FEES	348,519
	<u> </u>

SUBTOTAL	<u>\$2,713,584</u>
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TOTAL USES	<u><u>\$53,732,246</u></u>
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TOTAL USES ROUNDED	<u><u>\$53,732,000</u></u>
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**CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA
HALE 100% SENIOR AFFORDABLE HOUSING PROJECT**

REQUESTED EXEMPTIONS PURSUANT TO CHAPTER 2.97, MCC

The following is a list of requested exemptions for the Liloa Hale Senior Affordable Housing Project for review and consideration for approval by the Maui County Council.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
1. Requirement for acquiring disposal permit and payment of disposal charges	Title 8, Health and Safety, Maui County Code (MCC) Chapter 8.04, Refuse Collection and Landfills	<u>MCC 8.04.040 Disposal Permits – Application and Suspension; 8.04.050, Disposal Charges.</u> Exemption for project to dispose of construction waste during the construction of the project without the need to apply for a disposal permit and pay for disposal charges. Estimated value of exemption - \$95,000.00	An exemption from the requirements to apply for a disposal permit and pay associated charges will provide cost savings.
2. Requirement for payment of wastewater assessment fees	Title 14, Public Services, MCC Section 14.34, Wastewater Assessment Fees for Facility Expansion for the Kihei Regional Wastewater Treatment System	<u>MCC 14.34 Wastewater Assessment Fees for Facility Expansion for the Kihei Regional Wastewater Treatment System.</u> Exemption to allow the project to receive its building permits without the need to pay wastewater assessment fees. Section 14.34.080, Exemptions, exempts developments comprised of 100% residential workforce housing units from the provisions of this chapter.	An exemption from the requirements to pay the wastewater assessment fee for the Kihei Regional Wastewater Treatment System will advance the affordability objectives of the project.
3. Requirement for payment of permit and inspection fees	Title 16, Buildings and Construction, MCC: Sections 16.04C, Fire Code 16.18B, Electrical Code 16.20B, Plumbing Code 16.26B, Building Code	<u>MCC Title 16 Building and Construction.</u> Exemptions from MCC Chapters: <ul style="list-style-type: none"> • 16.04C, <u>Fire Code</u>, • 16.18B, <u>Electrical Code</u>, • 16.20B, <u>Plumbing Code</u>, and • 16.26B, <u>Building Code</u>, to exempt the project from fire, electrical, plumbing, and building permit, plan review, and inspection fees. Estimated value of exemption - \$338,101	These exemptions provide savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
4. Requirement for payment of permit and inspection fees	<p>Title 20, Environmental Protection, MCC: Chapter 20.08, Soil Erosion and Sedimentation Control</p> <p>Section 20.08.090, Grubbing and Grading Permit Fees</p>	<p><u>MCC Section 20.08.090, Grubbing and Grading Permit Fees.</u> An exemption is sought to the submittal of grubbing and grading permit and inspection fees.</p> <p>Section 20.08.090(D) exempts developments comprised of 100% residential workforce housing units from the grubbing and grading permit fee.</p> <p>Estimated value of exemption - \$2,000.00</p>	<p>This exemption provides savings to ensure the project is financially feasible. The project intends to meet all inspection and code requirements.</p>
5. Requirement for payment of park assessment fee	<p>Title 18, Subdivisions, MCC: Chapter 18.16, Design Standards</p> <p>Section 18.16.320, Parks and Playgrounds</p>	<p><u>MCC18.16.320 Parks and Playgrounds.</u> An exemption is sought from the provision to submit a park assessment fee.</p> <p>Pursuant to Section 18.16.320(I)(5) Park Assessment Fees are exempt for workforce housing projects.</p> <p>Estimated value of exemption - \$770,000.00</p>	<p>This exemption provides savings to ensure the project is financially feasible. Onsite amenities (such as a club room, fitness center, common room, landscaped courtyard, and exterior walking paths) will be incorporated into the project design to serve the recreational needs of the senior residents living within the facility.</p>
6. Requirements of all provisions relating to Project District Processing Regulations and Kihei–Makena Project District 5, and, to allow the use of the “A-2, Apartment” district zoning standards.	<p>Title 19, Zoning, MCC: Chapter 19.12, Apartment District</p> <p>Chapter 19.45, Project District Processing Regulations</p> <p>Chapter 19.74, Kihei-Makena Project District 5</p>	<p><u>MCC 19.45 – Project District Processing Regulations.</u> <u>MCC 19.74 – Kihei-Makena Project District 5.</u> Exemptions from MCC 19.45 and 19.74 are sought to exempt the project from all provisions of these chapters, including application processing requirements.</p> <p><u>MCC 19.12, Zoning.</u> An exemption from Chapter 19, MCC, is sought to permit the development and use of the property for multi-family residential use according to the permitted uses, accessory uses and buildings, and development standards of the A-2, Apartment District pursuant to the provisions set forth in Chapter 19.12, Apartment District.</p>	<p>The project site is located within Piilani Village Project District (Project District 5) and is split zoned Residential (Single-Family/Multi-Family). This exemption would allow the project to be developed in accordance with the A-2, Apartment District zoning provisions, which are more applicable to the proposed development program.</p>

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
7. Requirement for number of parking stalls and number and sizes of loading areas	<p>Title 19, Zoning, MCC:</p> <p>Chapter 19.36B, Off-Street Parking and Loading</p> <p>Sections 19.36B.020 Designated Number of Off-Street Parking Spaces 19.36B.030 Designated Number of Loading Spaces</p>	<p><u>MCC 19.36B, Off-Street Parking and Loading.</u> An exemption from Section 19.36B.020 (Designated Number of Off-Street Parking Spaces) and Section 19.36B.030 (Designated Number of Loading Spaces) to allow for the flexibility in the number of parking stalls and number and sizes of loading areas required.</p> <p>The Applicant is seeking an exemption from the foregoing provisions of the code for a reduction in the number of parking stalls required for the project such that one (1) stall would be provided per one-bedroom unit, two (2) stalls be provided for each two-bedroom unit, and a minimum of 10 additional stalls provided for guests and employees, as well as for the community room/common areas of the facility (which will be private and utilized by the residents of the facility). In addition an exemption is being requested to the number and/or sizes of loading stalls to allow flexibility for either one (1) large loading stall at 12' x 35' to be provided or alternatively two (2) small loading at 8.5' x 19').</p>	<p>Reflects the lower parking demand and delivery characteristics associated with senior housing facilities and enables flexibility in the number of parking stalls and number and sizes of loading areas for the project.</p>
8. Urban standards relating to curb, gutters, and sidewalks	<p>Title 16.26B, Building and Construction, MCC:</p> <p>Chapter 16.20B Building Code</p> <p>Title 18, Subdivision, MCC:</p> <p>Chapter 18.20 - Improvements</p>	<p><u>MCC 16.26B.3600, Improvements to Public Streets</u> <u>MCC 18.20.040, 18.20.070, and 18.20.080, Existing Streets, Sidewalks, Curbs and Gutters.</u> An exemption from these provisions are sought for the portion of the parcel adjacent to Liloa Drive, not fronting the project site.</p> <p>Estimated value of exemption: \$82,000</p>	<p>The project site will be condominiumized and purchased from Hope Chapel. This exemption will allow the Applicant to install curb, gutters, and sidewalks along the portion of Liloa Drive fronting the project site only, but not the portion fronting Hope Chapel.</p>

Development Standard or Requirement	Relevant Section/ Requirement	Requested Exemption and Estimated Value Where Appropriate	Rationale for Request
9. Requirement for Community Plan Consistency Given Project's Use of "A-2" Zoning Standards	Title 2, Administration and personnel, MCC: Chapter 2.80B, General Plan and Community Plans	<u>MCC 2.80B, General Plan and Community Plans.</u> An exemption from 2.80B to allow project to be implemented without a Community Plan Amendment given project's use of "A-2" zoning standards and Planning Department's requirement for consistency between land use designations.	As project will be requesting to be developed in accordance with the "A-2" zoning standards, this exemption will be needed to allow project to proceed without amending the Kihei-Makena Community Plan to a "Multi-family" designation (from "Project District").

K:\DATA\Liloa Sr. Housing\Liloa Hale AH Permitting\Applications\MCC Chapter 2.97 Environmental Assessment\Final Reports\EA Exemption Table.docx

**CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA HALE
100% SENIOR AFFORDABLE HOUSING PROJECT**

MEETING MINUTES AND COMMENTS FROM COMMUNITY GROUPS

SEE EXHIBIT 8

**CHAPTER 2.97 MCC ENTITLEMENT APPLICATION: LILOA
HALE 100% SENIOR AFFORDABLE HOUSING PROJECT**

SITE PLANS & ELEVATIONS

SEE EXHIBITS 3 & 4

Section II:
Liloa Hale
Exhibits

Exhibit 1: Zoning
and Flood
Confirmation Form



ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Munekiyo Hiraga (YU) TELEPHONE 244-2015
PROJECT NAME General Request E-MAIL planning@munekiyohiraga.com
PROPERTY ADDRESS _____ TAX MAP KEY (2)2-2-002:072 (por.)

- ☐ Yes ☒ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:
A) ☐ Yes ☒ No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____
B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law): _____

- INSTRUCTIONS:
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: ☒ Urban ☐ Rural ☐ Agriculture ☐ Conservation

☒ (SMA)
Special
Management Area

MAUI ISLAND Growth Boundary: ☒ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

PLAN Protected Area: ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN: ² Project District

COUNTY ZONING: Project District 5 (Piilani Village) Residential multi-family

OTHER/COMMENTS: Zoning based on portion of parcel map attached

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³ Zone X
& BASE FLOOD ELEVATIONS: _____

☐ FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH: _____

☐ (PD)
Planned
Development
☒ (PH)
Project District
☐ See
Additional
Comments (Pg.2)
☐ See
Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).

☐ Not Applicable, (Due to processing under consistency exemption No. ☐ 1, ☐ 2, ☐ 3, ☐ 4, ☐ 5).

(Signature) _____

☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ ⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

☐ ⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ ⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations, drainage reserves.
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

Sheila Nakagawa

(Signature)

6/4/19

(Date)

For: Rochelle Chouteau McLean, Planning Director



Maui County Assessor			
Parcel: 220020720000 Acres: 17.88			
Name	HOPE CHAPEL	Land Value	\$16,121,300.0
Site	300 E WELAKAHAO RD	Building Value	\$11,353,000.0
Sale		Misc Value	\$0.00
Mail	HOPE CHAPEL- C FRANKS	Just Value	\$0.00
	300 E WELAKAHAO RD	Assessed Value	\$27,474,300.0
	KIHEI HI 96753	Exempt Value	\$27,474,300.0
		Taxable Value	\$0.00



The Maui County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER MAUI COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed 05/31/19 21:50:58

EXHIBIT 2

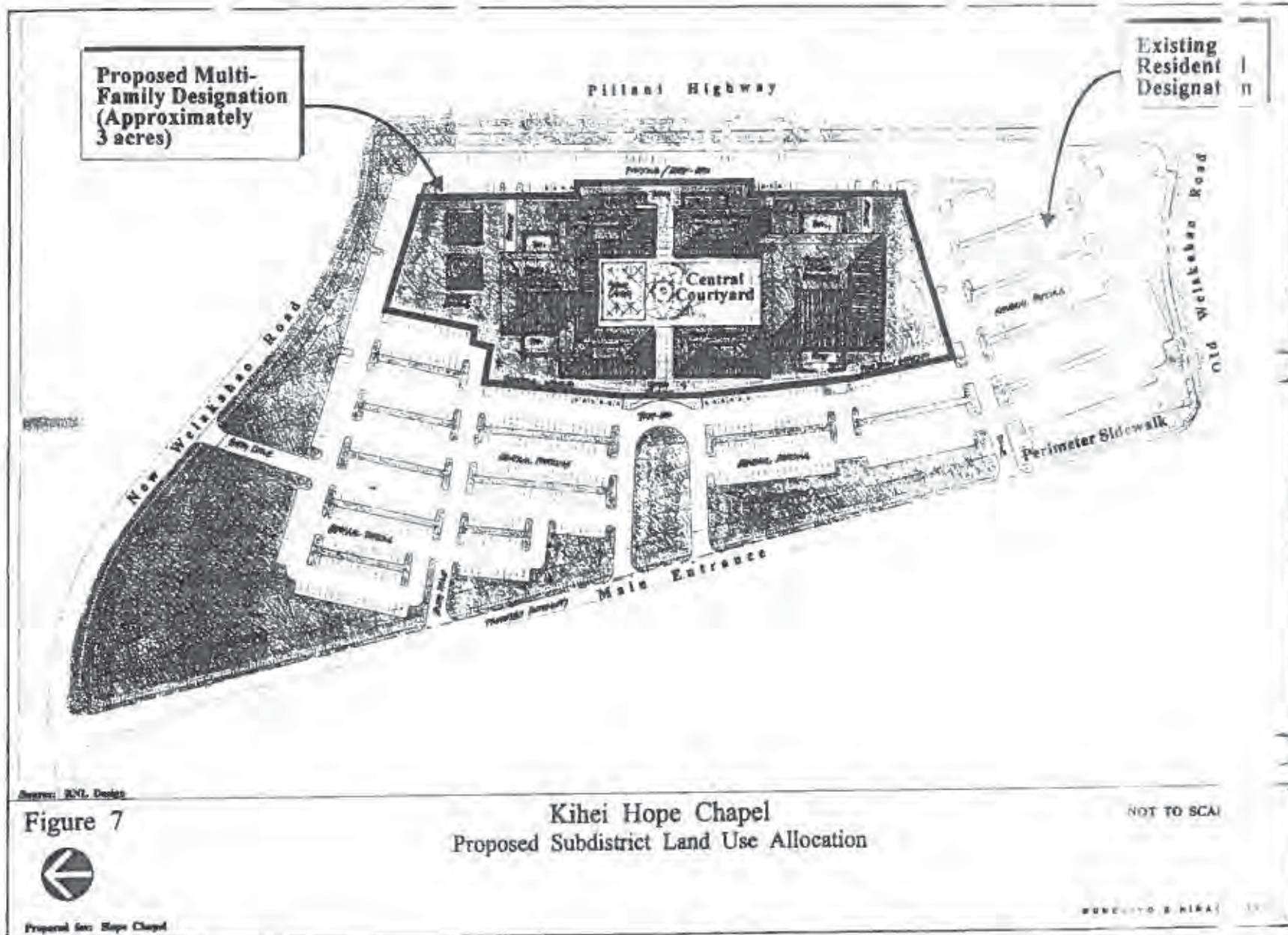
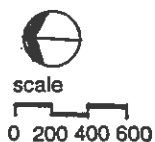
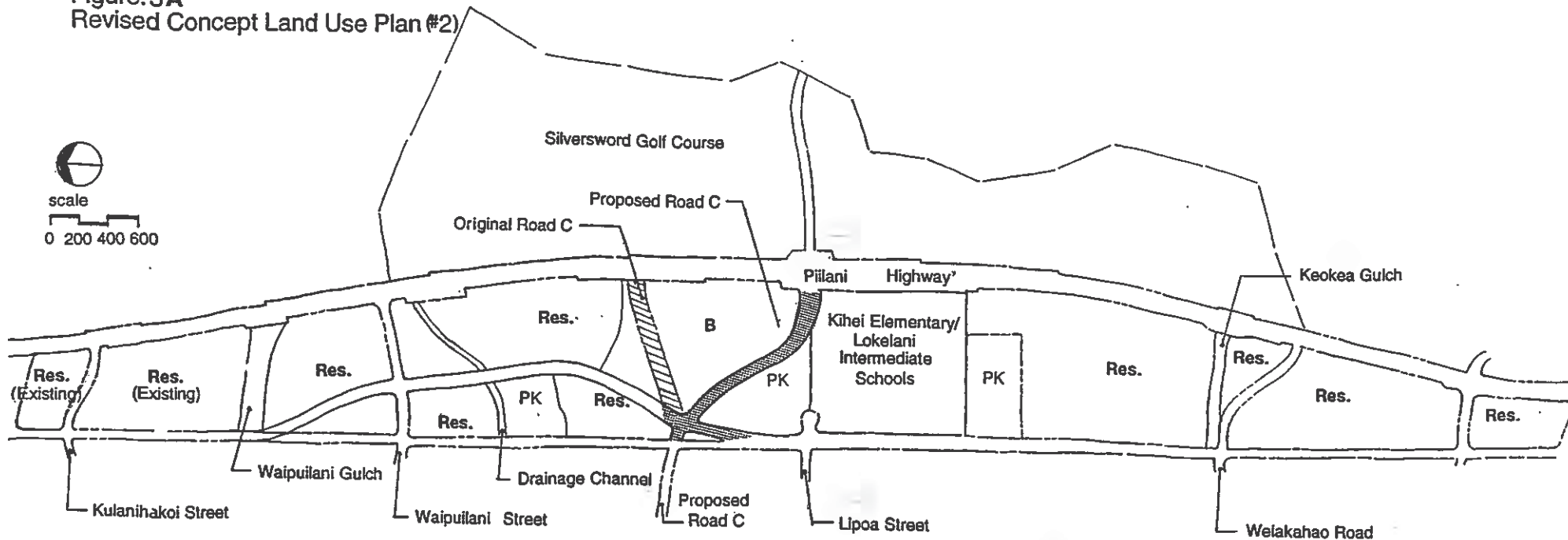


Figure:3A
Revised Concept Land Use Plan (#2)



Note: Proposed Road C and realigned collector road section

Original Road C

LAND USE ACREAGES

•Residential (Res.)	145.1 acres
Single-Family Residential (109.1 ac)	
Multi-Family Residential (36.0 ac)	
•Business/ Commercial (B)	15.0 acres
•Park/ Open Space Landscape Buffer	<u>27.7 acres</u>
total	187.8 acres



CHRIS
HART
& PARTNERS
7-18-94

Exhibit 2:
Liloa Hale EA
Exemption Declaration

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKE
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

April 27, 2020

Keith Kawaoka, Acting Director
State of Hawai'i
Office of Environmental Quality Control
Department of Health
235 S. Beretania Street, Room 702
Honolulu, Hawai'i 96813

Dear Mr. Kawaoka:

**SUBJECT: PROPOSED LILOA HALE SENIOR AFFORDABLE HOUSING
PROJECT AT TMK (2)2-2-002:072 (POR.), KĪHEI, MAUI, HAWAII'**

With this letter, the County of Maui, Department of Housing and Human Concerns (DHHC) hereby requests withdrawal of the Exemption Notice for the Proposed Liloa Hale Senior Affordable Housing Project published on the December 8, 2019 Environmental Notice and transmits the enclosed new Exemption Notice for the project for publication in the next available edition of the Environmental Notice.

The purpose of this action is to address a modification that was recently made to the scope of the Liloa Hale Senior Affordable Housing Project. The project density has been reduced from a four-story building containing 150 units to a three-story building containing 117 units.

Enclosed is an Adobe Acrobat PDF file of the Exemption Notice and a Microsoft Excel file of the Department's updated list of Exemption Notices.

We appreciate your assistance with this request. If there are any questions, please contact Mr. Buddy Almeida, Housing Administrator, at (808) 270-7351.

Sincerely,



LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

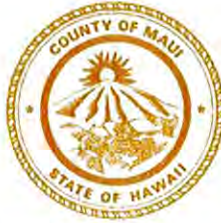
Enclosures

xc: Buddy Almeida, DHHC (w/enclosures)
Mohannad H Mohanna, Liloa Senior Housing, LP (w/enclosures)
Yukino Uchiyama, Munekiyo Hiraga (w/enclosures)

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

TO: Buddy Almeida, Housing Administrator
Department of Housing and Human Concerns

Keith Kawaoka, Acting Director
Office of Environmental Quality Control

Mohannad H. Mohanna
Liloa Senior Housing, LP

Grant Chun, Executive Director
Hale Mahaolu

FROM: Lori Tsuhako, Director
Department of Housing and Human Concerns

DATE: April 27, 2020

SUBJECT: Exemption Declaration for Proposed Liloa Hale Senior Affordable Housing Project

BASES OF EXEMPTION

Check applicable box

☐ This Exemption Declaration for the action described below above is based on the Exemption List for the (name of agency), reviewed and concurred in by the Environmental Council on (date of concurrence), Exemption Class and Number _____.

☒ This Exemption Declaration for the action described below is based on

§11-200.1-15.c(10):

New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:

(A) Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with chapter 343, HRS;

(B) As proposed conforms with the existing state urban land use classification;

(C) As proposed is consistent with the existing county zoning classification that allows housing; and

(D) As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in section 11-200.1-13(b)(11).

The Liloa Hale Senior Affordable Housing Project is a 100% workforce housing project. It is an applicant action which will be processed pursuant to Chapter 2.97, Maui County Code, Residential Workforce Housing Policy Incentives and Exemptions. The trigger for compliance with Chapter 343, Hawai'i Revised Statutes (HRS) is work anticipated to occur within the adjoining County roadway rights-of-way for utility system installation and connections, and possible improvements to the County roadways. The project site falls within the State Urban District and the proposed use is in consonance with Chapter 205, HRS, Land Use Commission. The underlying County zoning for the property is Project District 5 (Piilani Village), and the site is located within the Multi-Family and Residential subdistricts within this project district, which allows housing. The subject property will not require a shoreline setback variance nor is it located within an environmentally sensitive area.

DESCRIPTION OF ACTION

Name of Agency or Applicant: Liloa Senior Housing, LP

Project Location and Tax Map Key No.: Kīhei, Maui, TMK No.: (2)2-2-002:072
(por.)

Brief Description of the Action:

The proposed action involves the construction of 117 affordable senior apartments in a single three-story elevator-served building, on an approximately 4.9-acre site. Units will provide one (1) or two (2) bedrooms. Onsite parking will also be provided. The project's amenities will include a lobby and common areas, club room, fitness center, landscaped courtyard, and exterior walking paths.

AGENCY AND COMMUNITY CONSULTATION

1. County of Maui, Department of Housing and Human Concerns
2. County of Maui, Department of Corporation Counsel
3. County of Maui, Department of Planning
4. County of Maui, Department of Public Works
5. County of Maui, Department of Parks and Recreation
6. County of Maui, Department of Water Supply
7. County of Maui, Department of Environmental Management

CHAPTER 343, HRS EXEMPTION ASSESSMENT

The project is deemed to be exempt from Chapter 343, HRS, in accordance with Section 11-200.1 Hawai'i Administrative Rules.

The proposed Liloa Hale Senior Affordable Housing Project is located in Kīhei, adjacent to the existing Hope Chapel, makai of Pi'ilani Highway. Preliminary agency consultation has been undertaken by the applicant. To date, there have been no significant comments raised relative to the proposed action. Additional consultation with agencies will be coordinated through the Maui County Office of the Managing Director and the Department of Housing and Human Concerns via the Chapter 2.97 application process, as well as through the Department of Planning via the application for Special Management Area Use Permit. As part of the application processes, the applicant will be conducting technical studies relating to preliminary engineering, traffic impact, flora and fauna resources, archaeology, and cultural impacts. The project site is not located in sensitive environments such as wetlands, streams or wildlife habitats. The project is not part of a larger action and is not considered to contribute to cumulative or significant secondary impacts.

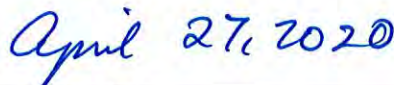
APPROVAL OF EXEMPTION

I have considered the direct, cumulative, and potential impacts of the action described above pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the preparation of an environmental assessment.

This document is on file in our office and is available for public review.



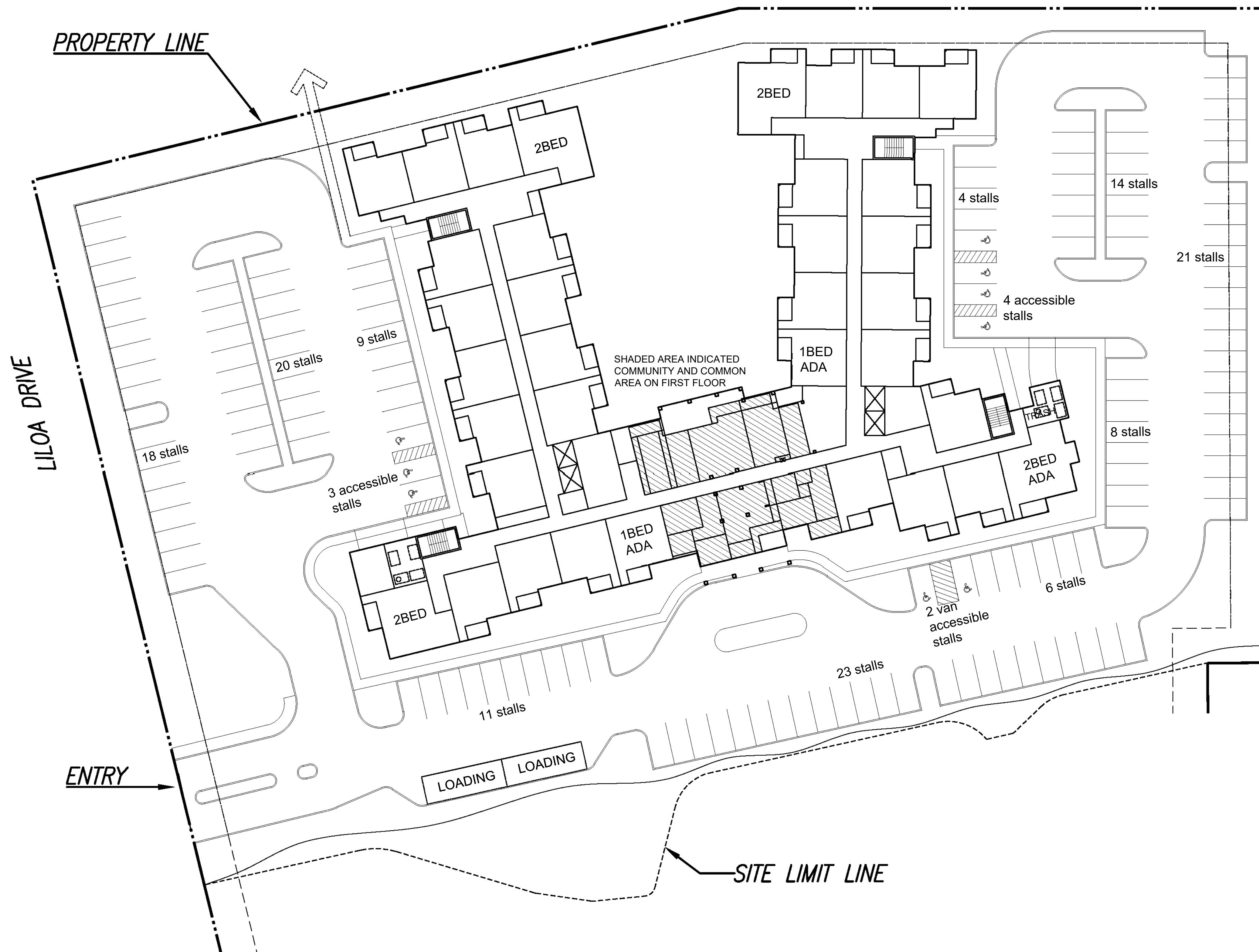
Director of Housing and Human Concerns



(Date)

Exhibit 3:

Site Plans



SITE SUMMARY

3FLOORS:

1 BEDROOM ADAPTABLE UNITS (FHA):	96 UNITS
1 BEDROOM ACCESSIBLE UNITS (ADA):	5 UNITS
2 BEDROOM ADAPTABLE UNITS (FHA):	15 UNITS
2 BEDROOM ACCESSIBLE UNITS (ADA):	1 UNITS
TOTAL UNITS:	117 UNITS

PARKING

1 BEDROOM PARKING PROVIDED:	101 STALLS
2 BEDROOM PARKING PROVIDED:	32 STALLS
ACCESSIBLE PARKING PROVIDED:	7 CAR ACCESSIBLE STALLS 2 VAN ACCESSIBLE STALLS
GUEST PARKING PROVIDED:	10 GUEST STALLS
TOTAL PARKING PROVIDED:	143 TOTAL STALLS
12' X 34' LOADING STALLS PROVIDED:	2 LOADING STALLS

DENSITY

117 UNITS / 3.61 ACRES =
32.4 UNITS / ACRE

PROJECT AREA

3.61 ACRES

Floor Area Calculations

First Floor:	35,298 sf
Second Floor:	33,696 sf
Third Floor:	33,696 sf
Total Floor Area:	102,690 sf

Total Horiz. Circulation:	16,960 sf
Total Vert. Circulation:	3,213 sf
Total Common Spaces:	6,776 sf
Total Common Area:	26,949 sf

SITE PLAN

KIHEI, HAWAII



March 09, 2020



TREE LEGEND

- Large Monkey Pod Tree
- Rainbow Shower (2" cal., 6'-0" trunk ht.)
- Medium Shade Canopy (Parking Areas) (2" cal., 6'-0" trunk ht.)
- Milo,
- Fern Tree
- Geiger Tree
- Small Accent Tree
- Singapore Plumeria (6-ft. planted ht.)
- Jatropha (6-ft. planted ht.)
- Naio Hedge
- Fruit Trees
- Citrus (Valencia Orange, Dancy Tangerine, Meyer's Lemon)
- Wurtz - Little Cado 'A' Avocado
- "B" Type Dwarf (i.e. Don Gillogly)
- Papaya

PROJECT AREA
3.61 ACRES

Liloa Hale - SENIOR HOUSING
HIGHRIIDGE COSTA

DESIGN PARTNERS INCORPORATED

CONCEPTUAL LANDSCAPE PLAN

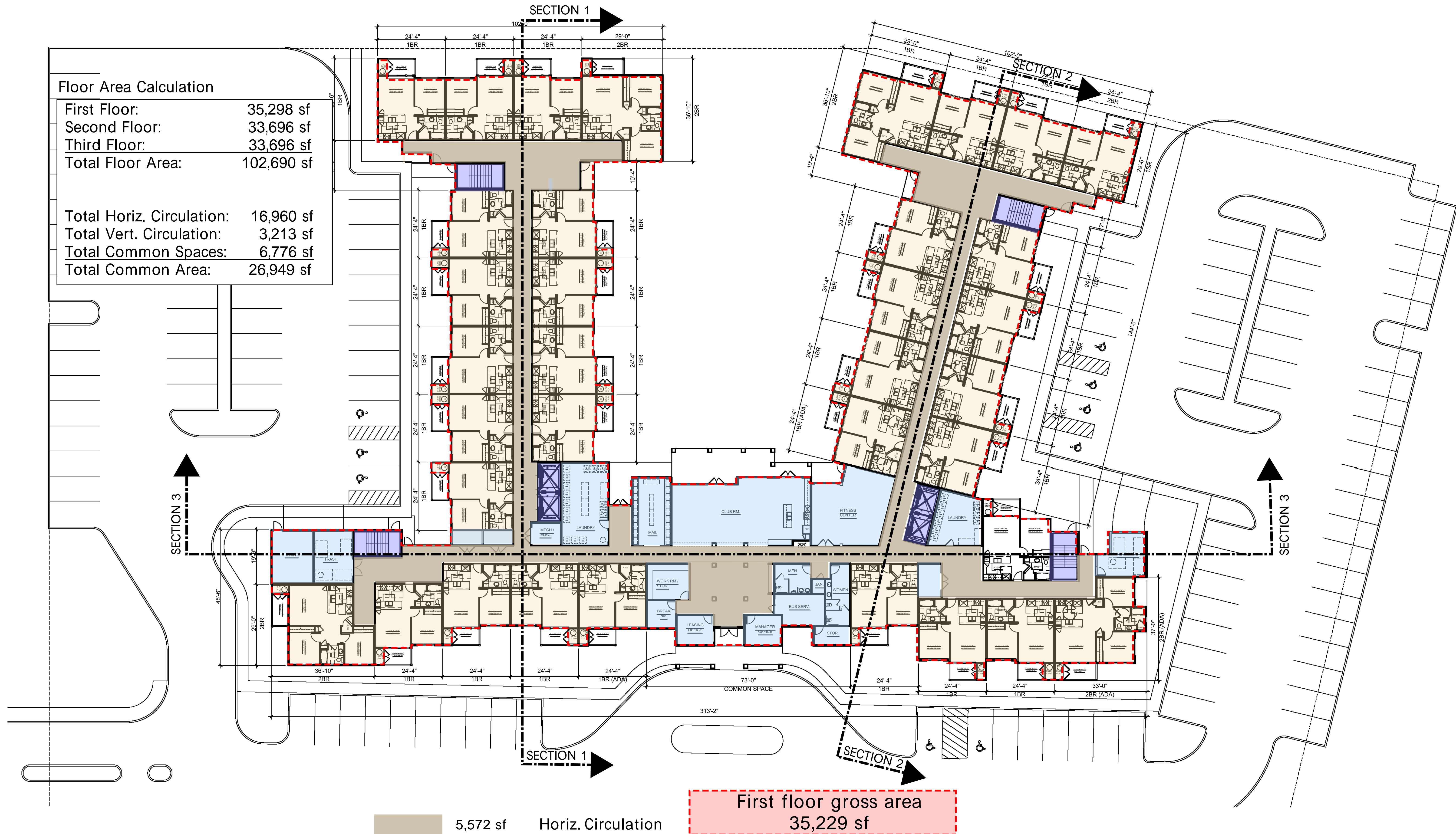
KIHEI, HAWAII

March 09, 2020



Floor Area Calculation

First Floor:	35,298 sf
Second Floor:	33,696 sf
Third Floor:	33,696 sf
Total Floor Area:	102,690 sf
Total Horiz. Circulation:	16,960 sf
Total Vert. Circulation:	3,213 sf
Total Common Spaces:	6,776 sf
Total Common Area:	26,949 sf



Liloa Hale - SENIOR HOUSING
HIGHRIIDGE COSTA

DESIGN PARTNERS INCORPORATED

March 09, 2020

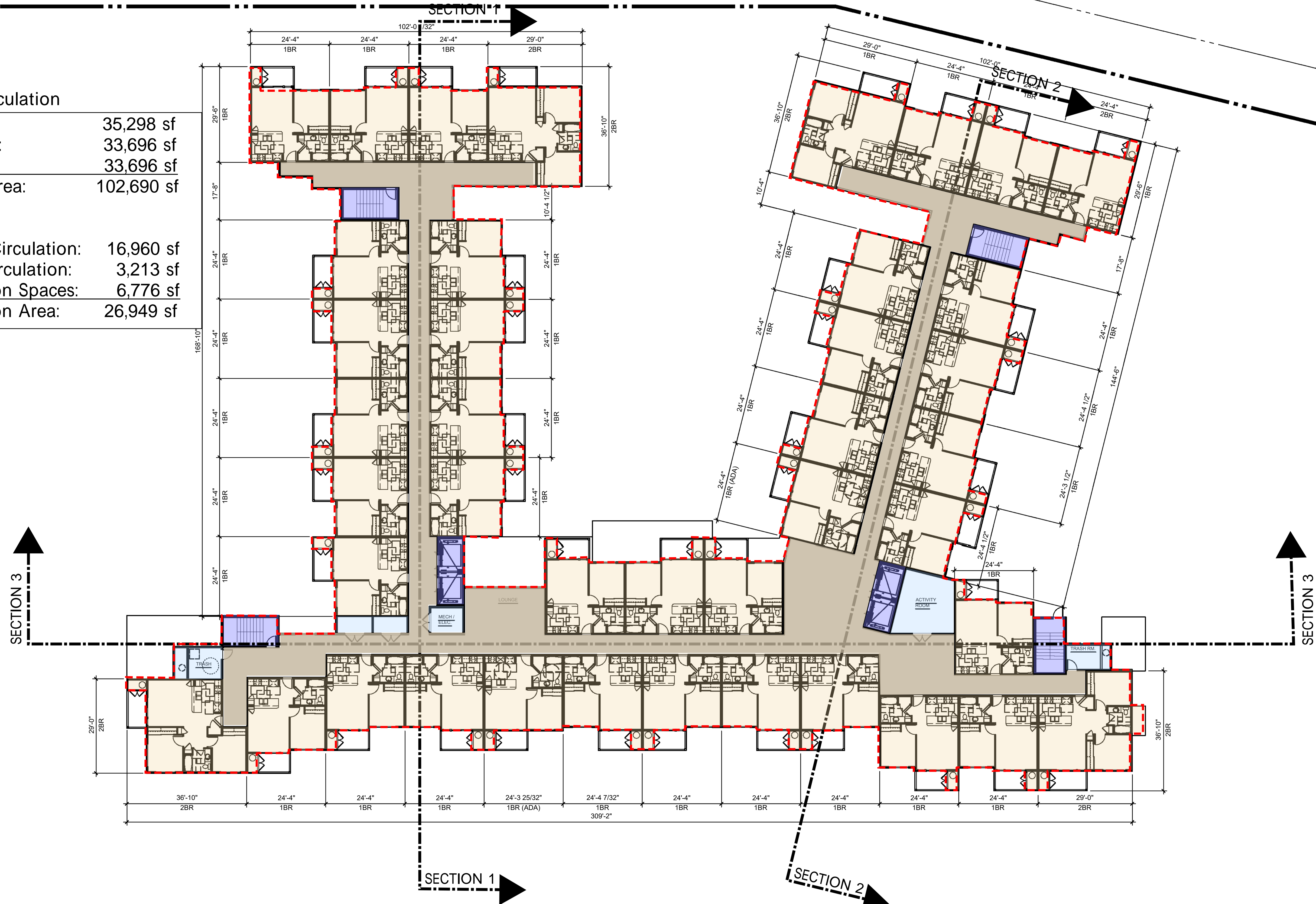
PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

DESIGN PARTNERS
INCORPORATED

Floor Area Calculation	
First Floor:	35,298 sf
Second Floor:	33,696 sf
Third Floor:	33,696 sf
Total Floor Area:	102,690 sf
Total Horiz. Circulation:	16,960 sf
Total Vert. Circulation:	3,213 sf
Total Common Spaces:	6,776 sf
Total Common Area:	26,949 sf



Second thru third floor gross area
33,696 sf

	5,694 sf	Horiz. Circulation
	1,071 sf	Vert. Circulation
	1,059 sf	Common Spaces

Liloa Hale - SENIOR HOUSING
HIGHRIIDGE COSTA

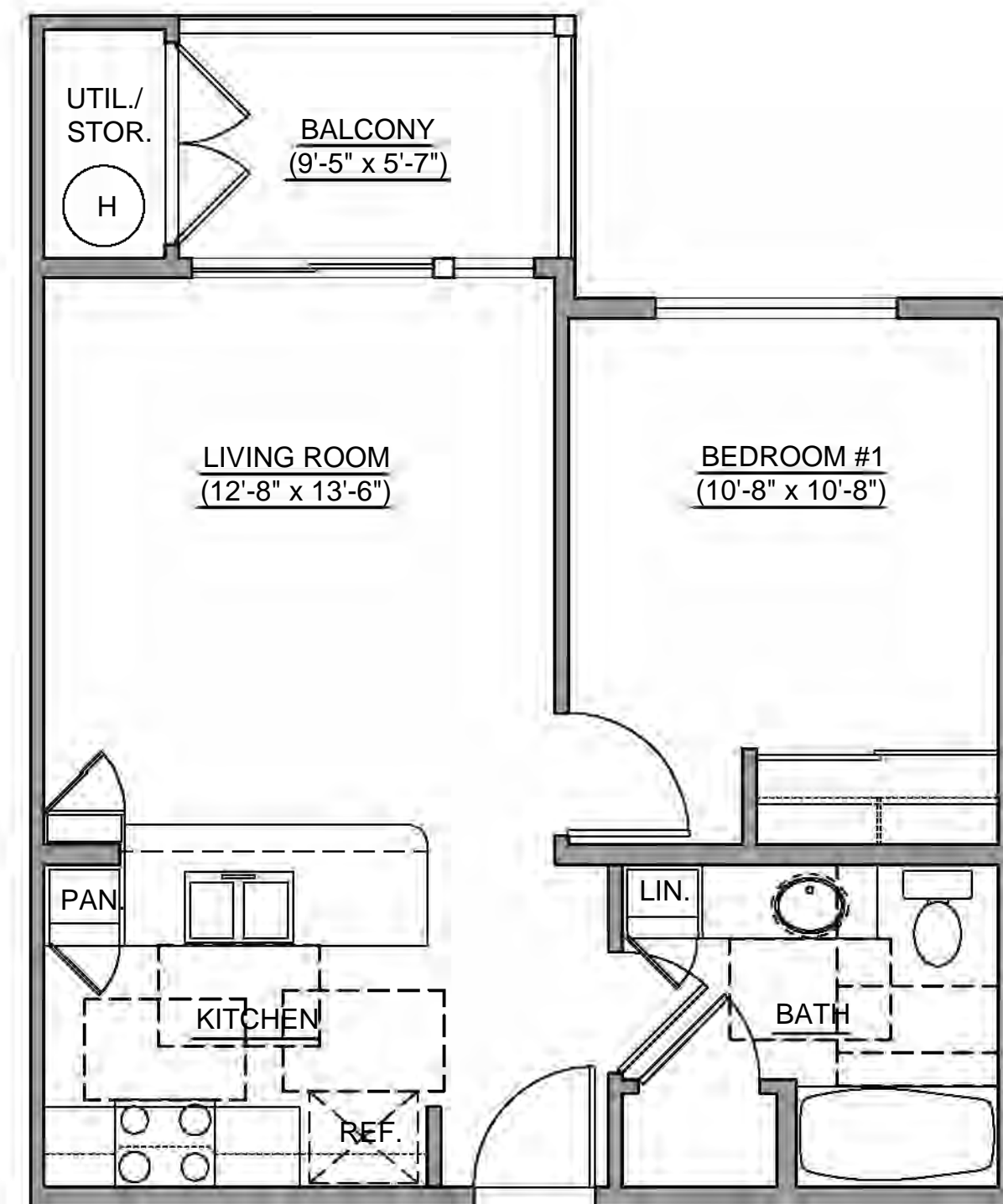
CONCEPTUAL SECOND THRU THIRD FLOOR PLAN

KIHEI, HAWAII

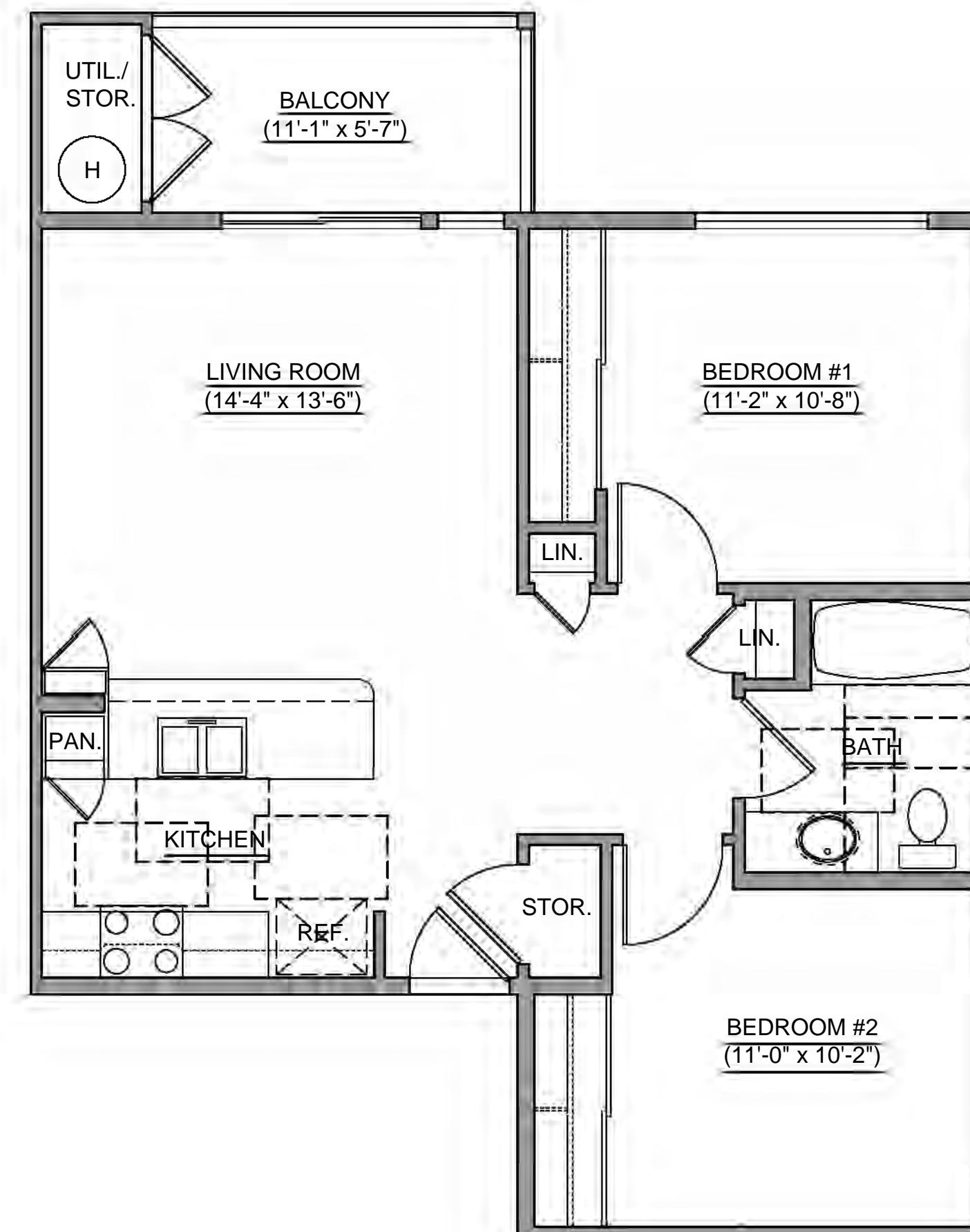
DESIGN PARTNERS INCORPORATED

March 09, 2020

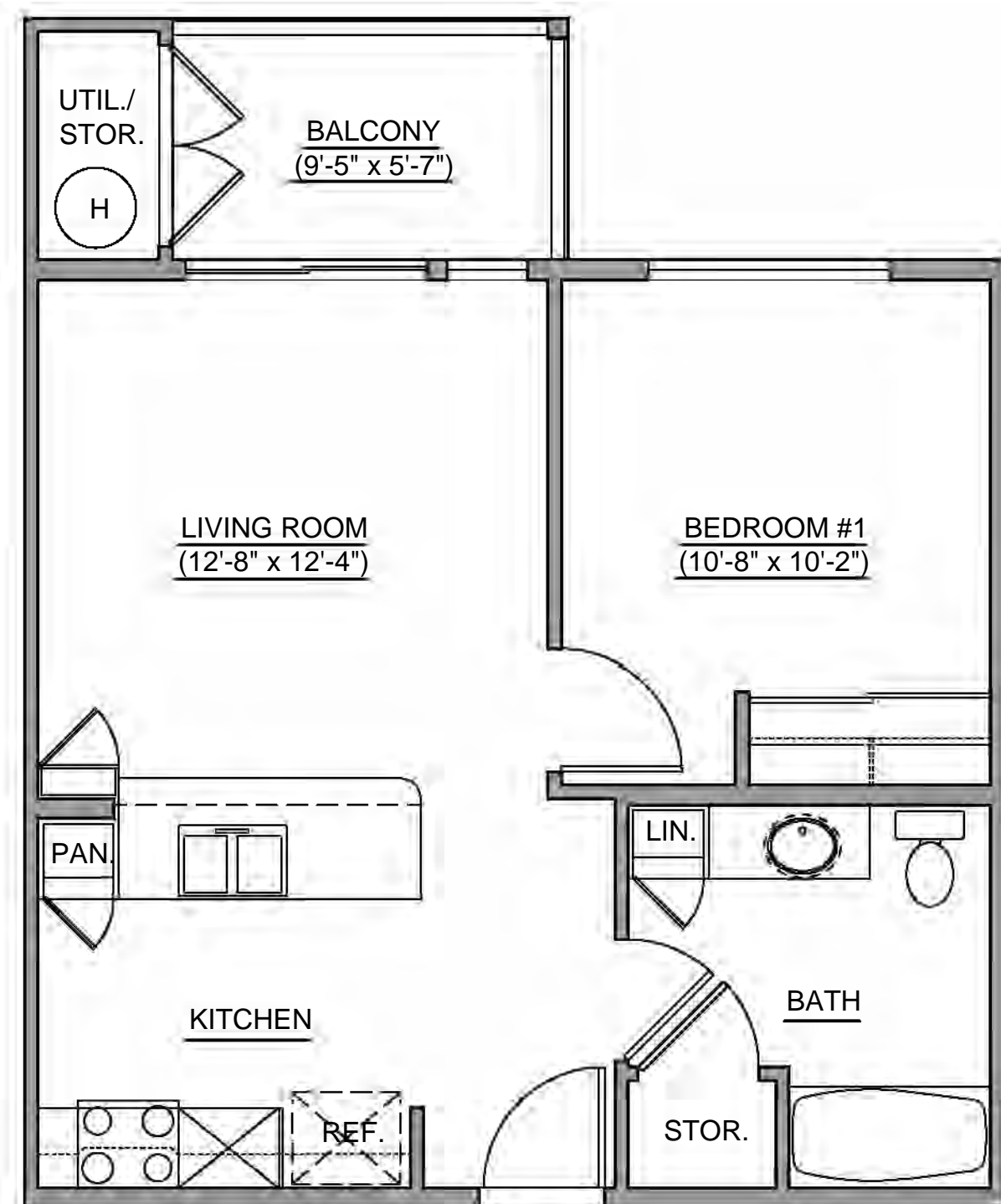




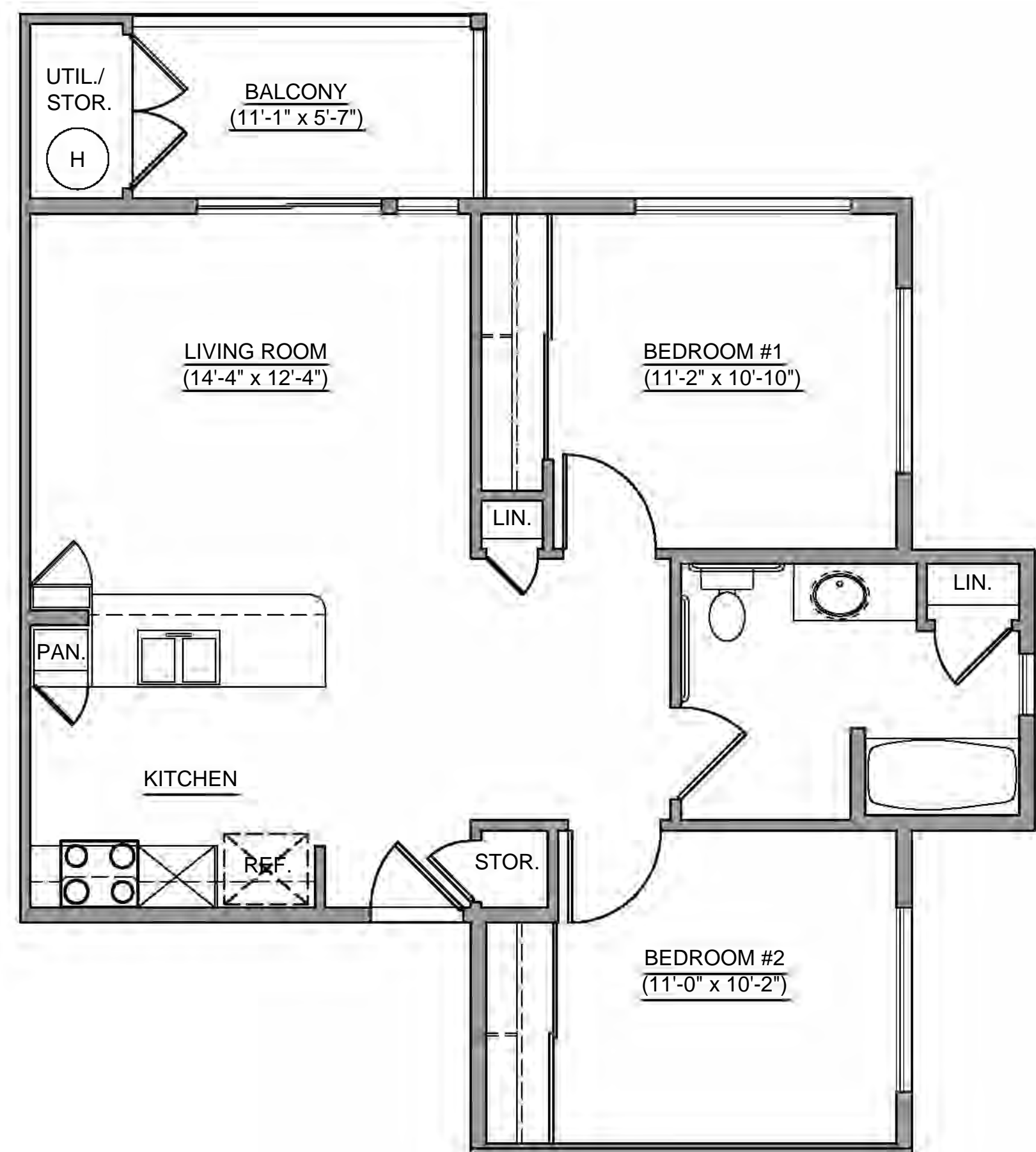
UNIT 1
1 BEDROOM UNIT
 LIVING AREA : 561 SF
 BALCONY : 59 SF
 EXT. STORAGE : 22 SF
TOTAL : 642 SF



UNIT 2
2 BEDROOM UNIT
 LIVING AREA : 787 SF
 BALCONY : 69 SF
 EXT. STORAGE : 22 SF
TOTAL : 878 SF



UNIT 1 (ADA)	
1 BEDROOM UNIT	
LIVING AREA	: 572 SF
BALCONY	: 59 SF
EXT. STORAGE	: 22 SF
TOTAL	: 653 SF



UNIT 2 (ADA)	
2 BEDROOM UNIT	
LIVING AREA	: 825 SF
BALCONY	: 69 SF
EXT. STORAGE	: 22 SF
TOTAL	: 916 SF

Exhibit 4: Site Elevations



NORTH SIDE ELEVATION



EAST SIDE ELEVATION

Liloa Hale - SENIOR HOUSING
 HIGHRIDGE COSTA

DESIGN PARTNERS INCORPORATED

DRAFT COLORED ELEVATIONS

KIHEI, HAWAII

March 09, 2020



SOUTH SIDE ELEVATION



WEST SIDE ELEVATION

Liloa Hale - SENIOR HOUSING

HIGHRIDGE COSTA

DESIGN PARTNERS INCORPORATED

KIHEI, HAWAII

March 09, 2020

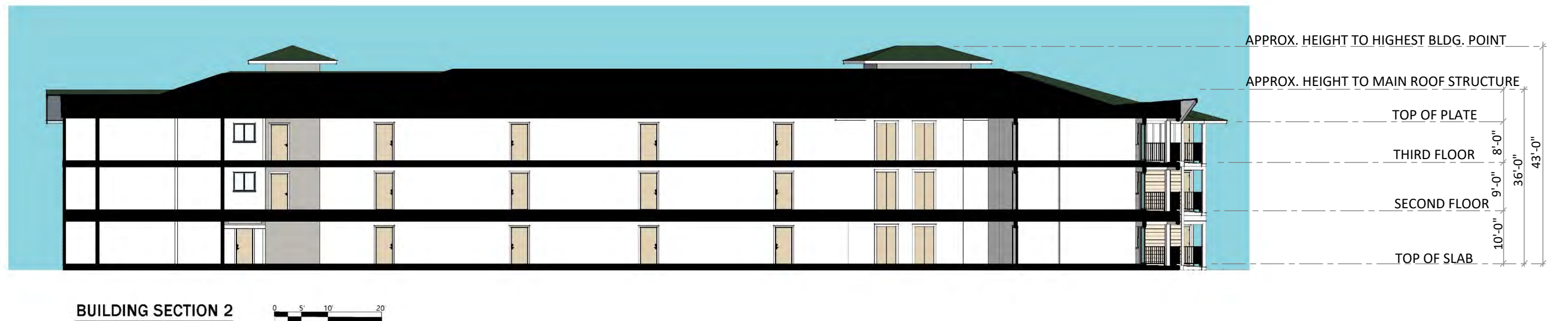
DRAFT COLORED ELEVATIONS



WEST SIDE COURTYARD ELEVATION



EAST COURTYARD SIDE ELEVATION



Liloa Hale - SENIOR HOUSING
 HIGHRIDGE COSTA

DRAFT COLORED SECTIONS

KIHEI, HAWAII

DESIGN PARTNERS INCORPORATED

March 09, 2020





BUILDING SECTION 3

Liloa Hale - SENIOR HOUSING
HIGHRIDGE COSTA
DESIGN PARTNERS INCORPORATED

DRAFT COLORED SECTION
KIHEI, HAWAII
March 09, 2020



Exhibit 5: Site Photos



(1) View of Subject site facing southeast



(2) View of Subject site facing south



(3) View of Subject site facing south



(4) View of Subject site facing northwest



(5) View of Subject site facing northwest



(6) Eastern property line of Subject, facing south



(7) Land use adjacent north of the Subject



(8) Facing south along Piilani Parkway, Subject at right



(9) Hope Chapel adjacent north of the Subject site



(10) Storage area adjacent north of the Subject site



(11) Residential uses adjacent west of the Subject site



(12) Vacant, undeveloped land adjacent east of Subject site

PHOTO LOCATION MAP

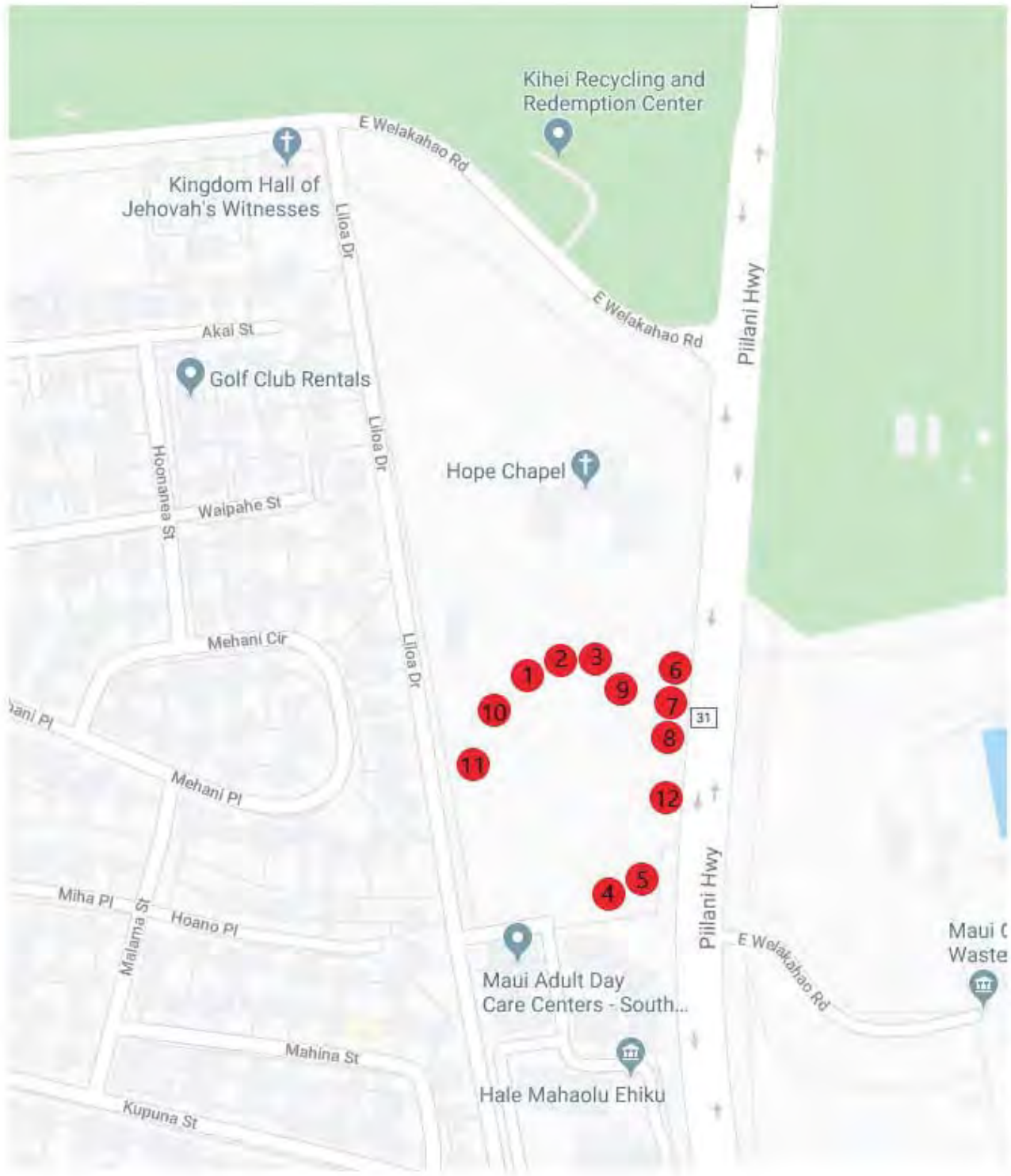
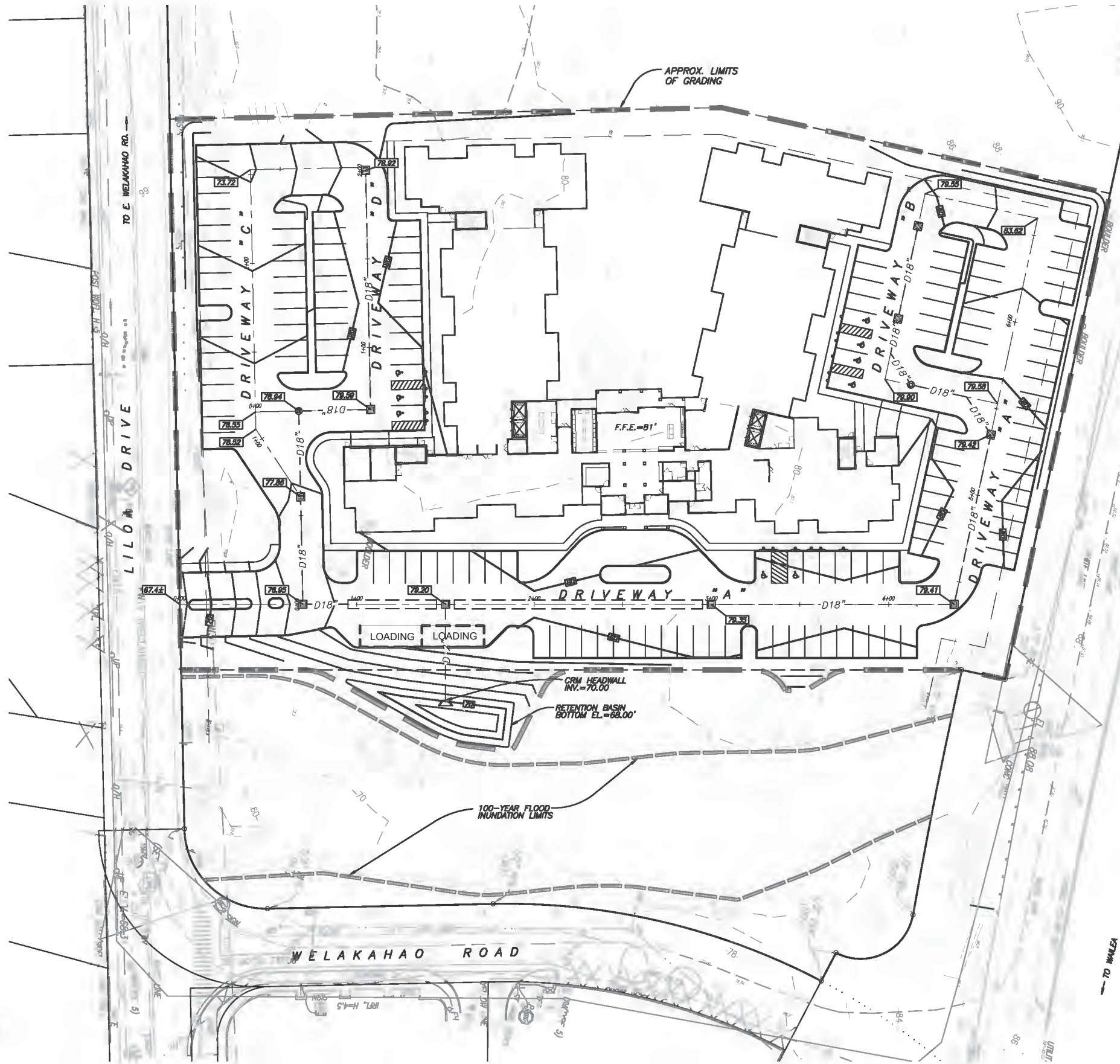


Exhibit 6:
Drainage and Grading
Plan

C:\2019 PROJECTS\2019-26 Hale\CONSTRUCTION PLANS\GRAD-00.dwg Mar. 12, 2020 2:56pm



PRELIMINARY GRADING & DRAINAGE PLAN
SCALE: 1 IN. = 30 FT.

LOCATION MAP



ISLAND OF MAUI
NOT TO SCALE

VICINITY MAP



REDUCED COPY
NOT TO SCALE

NOT FOR CONSTRUCTION

APPROXIMATE EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN HEREIN ARE FOR SECURING THE GRADING PERMIT ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND COMPLETE THE GRADING AS SHOWN ON THE PLAN.

CLEARING AND GRUBBING = 3.6 ACRES±
EMBANKMENT = 6,593 C.Y.
EXCAVATION = 5,553 C.Y.

EXHIBIT 5

OTOMO
ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
305 S. HIGH STREET, STE. 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032



LICENSE EXPIRES: 4-30-20
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. I CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER SECTION 18-115-2 OF THE HAWAII ADMINISTRATIVE RULES. PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

SIGNATURE DATE
NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

LILLOA HALE
T.M.K.: (2) 2-2-002: 072 (por.)
KIHUI, MAUI, HAWAII
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION	DATE	NOTE
▲		
▲		
▲		
▲		
▲		

DESIGNED BY: A.N.M.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2019-26
DRAWING NAME: GRAD-00
DATE: 3-11-20

SHEET NO.
C-1
OF SHEETS

Exhibit 7:
Map of Flood Plain

Overview Map





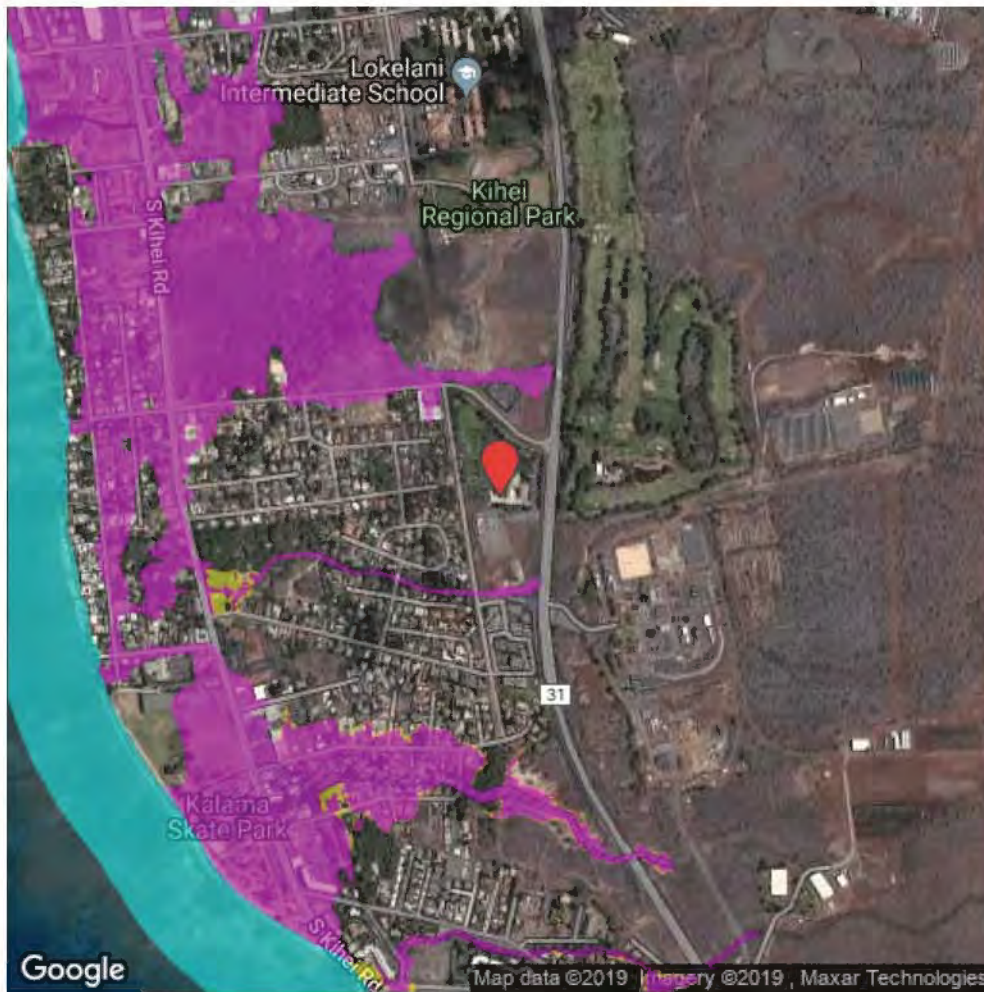
300 E WELAKAHAO RD KIHEI, HI 96753

LOCATION ACCURACY: 📍 Excellent LATITUDE: 20.738061 LONGITUDE: -156.446875 MATCH CODE: A0000 SOURCE: PxPoint

Flood Zone Determination Report

Flood Zone Determination: **OUT**

SFHA (FLOOD ZONE)	OUT	WITHIN 250 FEET OF FLOOD ZONE	NO
FLOOD ZONE	X	COMMUNITY	150003
COMMUNITY NAME	MAUI COUNTY	PANEL	0588G
PANEL DATE	November 04, 2015	COBRA	OUT
MAP NUMBER	150090588G	FIPS CODE	15009



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

Exhibit 8:
Meeting Minutes
and Comments
from Community
Groups

Liloa Hale – Meeting with Kihei Community Association 11/11/19

Development Team Representatives Present:

Developer: Highridge Costa (HC): Monte Heaton

Developer and Property Manager: Hale Mahaolu (HM): Grant Chun

Entitlement Consultant: Munekiyo Hiraga (MH): Mark Roy

General Project Description:

- 4-story, elevator served
- 150 one and two-bedroom on 4.9-acre parcel
- Located near 300 E Welakahao Rd. in Kihei, south of Hope Chapel
- (site plan and tabulation shared with members of KCA)

General Q&A

- Will the project allow Mainland Residence?
 - HC: Yes- Due to Fair Housing rules, the owner cannot discriminate between current residents of Hawaii and those who live on the mainland.
- When can prospective residents begin the application process?
 - HC: During construction, the development team will create an interest list for the project. Because income verification for tenant qualification is only valid for 90 days, pre-leasing will begin 90 days prior to the project being placed in service.
- What is the project's distance to Pi'ilani Highway
 - HC: The majority of the building will be roughly 150 ft from Pi'ilani Highway. A small portion of the building juts out another ~60 ft, putting it roughly 90 ft from the highway.
- What is the project's Height?
 - HC: Approximately 60 ft.
- Where will access to the property be located?
 - HM: Property will be accessed on the southern portion of the site from Liloa Drive

Entitlement

- Description of entitlement process by MH:
 - Liloa Hale will be entitled through the county's new chapter 2.97 process (passed in 2018) which allows for various exemptions and waivers for affordable housing projects. This project will be among the first to be approved under this program. The development team has met with the Mayor's office and all major approving agencies in order to determine most expedient path to approval. Due to location on Pi'ilani, an SMA use permit will also be required. Development team plans to submit both applications early 2020.

Site Layout and General Comments/Questions

- General concern with 4-story design

- HC: We will examine potential ramifications of reducing height and verify whether or not we can achieve similar density at 3 stories.
- Will project increase traffic significantly in area?
 - MH: The developer has commissioned a traffic study that concluded that, given the target population's age, it is unlikely that the project will significantly increase traffic at peak hours. This population typically does not drive during peak hours as often as the general population.
- General approval of affordability, noting great need in the community
- Possible to have shades over windows?
 - HC: We believe we can incorporate this in the design.
- Given tenant population, is it possible site is overparked?
 - HM: Projects operated by Hale Mahaolu in the area feature similar parking ratios. It is our experience that parking is always at a premium in these projects. As such, we do not believe reducing the parking would result in an optimal parking count.
- Concern that, as corridors are closed, project will get excessively hot. Would it be possible to provide open corridors with front-facing windows? This would allow for cross-breeze and reduce resident use of air conditioning in hot summer months.
 - HC: In initial design, we opted for closed corridors due to their efficiency and the attractiveness of the design. All corridors will be ventilated and all units will contain window air conditioning units. With that said, we will examine closer the possibility for open corridors and front facing windows prior to making a final determination

Liloa Hale – Meeting with Kihei Community Association 1/14/20

Development Team Representatives Present:

Developer: Highridge Costa (HC)- Mohannad H. Mohanna; Monte Heaton

Developer and Property Manager: Hale Mahaolu (HM)- Grant Chun

Entitlement Consultant: Munekiyo Hiraga (MH)- Mark Roy

Architect: Design Partners Incorporated (DPI): Lena Tamashiro

Civil Engineer: Otomo Engineering (OE): Ashley Otomo

Project Review

- 4-story, elevator served
- 150 one and two-bedroom on 4.9-acre parcel
- Located near 300 E Welakahao Rd. in Kihei, south of Hope Chapel
- Generally 150 ft setbacks, at lowest, ~90 ft
- Display of new 3D renderings of project

Notes from Development Team on benefits of current design:

- HC: Project will contain 10,000 sq ft. green courtyard area located in central area
- DPI: Enlarging footprint to reduce height would require seniors to walk longer distances to common area amenity spaces
- HC: Mailboxes and laundry centralized to encourage interaction between the seniors and allow management to see them regularly
 - If resident is not seen for extended period, manager knows to check on them
- DPI: Pedestrian treatment will ultimately allow easy access to Hope Chapel instead of along Liloa, a much longer and more indirect path.
- OE: Liloa Drive will be improved with curbs and sidewalks from drainage basis to the project's property line on Liloa side

Discussion of Previous KCA Comment: Implementation of Low Impact Design

- DPI: Project feature LED lighting, low impact fixtures, green insulation, reclaimed water, dual glazed windows, drought tolerant landscape, and recycled finishes
- HC: Units will have ceiling fans in addition to A/C units
- Building will be stubbed for future integration of solar panels, but will not feature such panels upon completion.

Discussion of Previous KCA Comment: Open Corridors

- DPI: Development team thoroughly researched options with regard to open corridors
 - Code does not allow open corridors to be loaded with units including front facing windows on each side, so incorporating this would require us to do single-loaded

corridors, a far less efficient design that would also greatly increase our building footprint and yield significantly less green open space than currently shown.

Funding and Application Discussion

- Description of competitive process for financing via the Hawaii Housing Finance and Development Corporation (HHFDC)
 - HHFDC is the issuing agency of tax credits and tax-exempt bonds in the state of Hawaii.
 - HHFDC also issues the largest soft financing program for affordable housing in the state of Hawaii: the Rental Housing Revolving Fund (RHRF)
 - Competitiveness for RHRF hinges greatly upon how much funding is being requested. Financing requested is driven by project cost. As such, design elements that increase cost reduce the probability that a project receives an allocation of financing and therefore can be built.
 - Development team ran financing model for 3-story building on this site and concluded the application would not be competitive in terms of RHRF request per unit

General Discussion – Questions/Concerns

- Based on site plan, concern raised that courtyard is too cramped
 - HC: Courtyard will be total of ~10,000 sq ft and have connectivity with existing open space with Hope Chapel.
 - DPI: the Courtyard will allow shade during hot Kihei summers and also buffer excessive wind from three sides.
- Height- KCA notes that building will be tallest structure on Pi'ilani Highway and set negative precedent.
 - HC: We understand this concern and have included significant setbacks to alleviate this concern. We do feel that future support for structures of similar height can be easily conditioned on said structures providing 100% affordable housing.
- Questions raised about elevators in event of power outage
 - HC: all elevators will be equipped with backup generators in the event of an emergency. Fire dept. has reviewed concepts and confirmed that project meets code requirements including fire truck access and fire sprinklers.
- Number of units per floor?
 - DPI: 39 units
- Will pets be allowed?
 - HC: Small pets will be allowed. Depending on prevalence, we may plan to have small fenced "bark park" to allow animals off leash

General notes

- Community space has a/c
- Picnic tables and benches will be included in landscaped courtyard
- Drainage area will be green and landscaped. Development team will do research into allowable other uses for this space.



November 19, 2019

Mark Roy, Munekiyo & Hiraga
Monte Heaton, Highridge Costa
Grant Chun, Hale Mahaolu

Dear Mark, Grant and Monte,

Thank you very much for presenting your project, Liloa Hale, to the Kihei Community Association Design Review Committee. We very much appreciate seeing the project in the early design stage as it affords us time to make comments that can be considered by you and your design team.

We see a great need for more infill affordable housing in Kihei. Please see below for some suggestions that we see would enhance your project and make it a quality place for people to rent.

1. A 4 story structure would be out of character with the surrounding neighborhood and will cause an unattractive view from the highway and would expose residents to highway traffic sounds and view. There is no other structure along the Pi'ilani Highway that is the height of your proposed project. The adjacent Hale Mahaolu is 3 stories tall and is set at least 1 story lower than the highway thereby making it blend in nicely with the environment. In visiting this site, the land appears to be level or higher than the highway. It is difficult for us to assess with only plans, so we would like to see a cross section through Pi'ilani Highway down to Liloa Street. The section would enable us to see the height of the proposed Liloa Hale in relationship to the highway.
2. An interior courtyard is the only green space on the site except for the small perimeter edging outside the parking and close up to the building. The opening in the courtyard is facing north and there are 4 story walls surrounding the courtyard. Consequently, the sun will not shine in the courtyard and it will be difficult for plants to grow. If the building were lower, 2 or 3 stories, instead of 4 this would give a much nicer proportion to the courtyard. If the building were reoriented to have the courtyard open to the south, this would allow sunlight into the area, especially in winter when the sun is lower in the sky. There can still be walking paths to the adjacent property. This orientation would also allow the driveway entrance to be located farther from the secondary Welakahao Road.
3. We would like to see more green space on the site. The building is sitting in a huge parking lot with little relief. This will cause a heat island effect. If the height were lowered, the parking could be greatly reduced and would allow for more green areas, such as a wide green space on the Liloa Street side of the lot as well as along the highway. The environment would be cooler and more pleasing aesthetically. It would provide more area for "green streets" design. KCA is a strong proponent of ecologically friendly use of "LID", Low Impact Design, which filters and purifies runoff on site by providing green areas to receive the parking lot and building runoff. Please see <http://www.ecosoldesigns.com> for examples of these principles.

4. The units in the building have ventilation only on one side of each apartment. This does not allow for cross ventilation. Since you stated that only wall air conditioning units would be available, we see a great need for excellent cross ventilation to take advantage of the trade winds. Maui has had record heat waves this year with no end in sight. KCA supports decreased energy usage by using natural air circulation and proper shading for windows. Please consider making the corridors of the building open to the environment with closable shutters for storms. It would make it possible to have windows on both sides of the units. We understand that on the mainland this is unusual except for motels, however in our sub-tropical environment this feature can be very attractive and far more comfortable. It will also cut down on costs for climate control in the corridors. The common rooms on the ground floor can be separately climate controlled. Additionally, please provide shade for windows on all levels. See example below of nearby project.



5. You mentioned that seniors often do not use cars as much as other demographics. We would like to see a smaller car to unit ratio, thus opening up more green space. The retention basin shown beside the gulch appears unnatural in the way it juts out into the gulch. It would be better if there could be alternative retention as mentioned in #3.

6. We ask what road improvements will be made as Liloa Street is the Greenway "Collector Road". Do you propose improvements including curbs and sidewalks and any other contributions to the Collector Road? KCA is requesting that developers provide such improvements and not be exempt from them. At the very least, proper sidewalks should be installed along the perimeter as well as throughout the site.

We understand that there are financial reasons that you are trying to maximize the number of units on the land. Unfortunately, this site is not conducive to such a high density. We need affordable senior housing, however the design as presented makes evident some very serious challenges that must be considered in order to create a pleasant environment for seniors to live in. The long term sustainability and quality of our community is very important in our review. Thank you for reviewing these comments and for considering incorporating them into your final design.

Mahalo,

Randy Wagner, AIA, LEED AP
Chair Design Review Committee
Kihei Community Association



Randy Wagner, AIA, LEED AP, Chair

Design Review Committee

Kihei Community Association

P.O. Box 662

Kihei, HI 96753

Re: Liloa Hale 100% Affordable Senior Housing Project

Dear Ms. Wagner and members of the Design Review Committee,

On behalf of the development team for Liloa Hale, I would like to extend our thanks for not only providing your comments on the design of our project, but also extending your hospitality to us a second time so that we could provide information in response to the concerns raised by your organization. The acceptance of our project by the Kihei Community and the County of Maui as a whole is of utmost importance to us, so your taking the time to review our project is greatly appreciated. While we reviewed many of the KCA team's questions and concerns during our latest meeting on January 15th, 2020, the team felt it would be worthwhile to memorialize our response to your November 19, 2019 letter in writing now that we have provided clarification and explanation on those issues.

1. The development team notes your comment regarding the four-story design of the project and its proximity to the Piilani Highway corridor. While the project's feasibility hinges upon the current proposed density, we have taken multiple steps in the design of the plans to alleviate this potential concern. The vast majority of the project is set back approximately 150 feet from both Liloa Drive and Pi'ilani Highway and the entirety of the site will be fenced with attractive trees on the perimeter to maintain an attractive view along the highway corridor. It is our hope that the renderings provided at our recent meeting will help bring confidence to the committee that our project will create a place-appropriate senior housing facility that will be consistent with the overall feel and character of the surrounding Kihei community.
2. The next concern raised was related to the amount of green space provided under the existing site plan. As noted in our latest meeting, the project will include a 10,000 square foot landscaped courtyard area for the residents to enjoy. In addition, we have added additional trees and greenery to our landscaping plan to add shade and attractive greenery to the parking lot areas. Given Kihei's hot climate, we do not feel that the shade in the plaza created by the surrounding building will be a negative feature for the residents. Additionally, it is the opinion of our architect that altering the orientation of the building to face south will not yield a significant change in the amount of sunlight allowed into the courtyard.

WWW.HOUSINGPARTNERS.COM

p. 424.258.2800 | f. 424.258.2801

330 WEST VICTORIA STREET, GARDENA, CA 90248



3. Per the KCA's recommendation, the development team has conducted additional research into options that will make Liloa Hale more sustainable. Assuming the county has the capacity, the project will connect to and utilize reclaimed water for irrigation. We will also be installing catch basin filter inserts that are designed to remove silt, sediment, and hydrocarbons prior to entering the subsurface drainage system. Additionally, the project will feature a variety of other sustainable features including, but not limited to Energy Star Appliances, LED lighting, Low Flow Plumbing Fixtures, dual pane windows with low-e coating, recycled materials, drought tolerant native landscaping, and low VOC products. We will also build the project to allow us to install solar panels in the future in the event that funding becomes available.
4. Members of the KCA raised the concern that, as the corridors of the building will not be open, there may be a lack of cross breeze into the units. This led to a discussion of general heat management within the project. As noted in our first meeting, units will contain window air conditioning units and all corridors will be ventilated. The development team subsequently conducted additional research into the potential ramifications of including open corridors at Liloa Hale. We discovered that, in order to meet code requirements, open corridors (with front-facing windows to allow for cross-breeze) cannot be double loaded. In order to single-load the corridors, the project footprint would need to be greatly increased, which would not only create problems with parking, but also lead to a minimization of green space and limited project setbacks from the highway. In our latest meeting it was noted that the project's current design may lead to an increased use in air conditioning and that this could be a financial burden on the residents. As noted in the meeting, however, senior affordable housing projects require that the charged "affordable" rent is either net of utilities (thus utilities are paid by the owner) or net of a published "utility allowance" that is based on statistical utility usage in the market area. As such, the development team does not feel that the current site plan would lead to an undue burden on the residents.
5. In our first meeting, the potential to reduce parking and increase green space was discussed. The development team thoroughly reviewed parking usage in similar senior housing projects on Maui, particularly those managed by Hale Mahaolu, to explore this option. We discovered that, in projects parked similarly to our current plan, parking is consistently at a premium. Especially keeping in mind that a portion of our residents may continue to work, we feel that it would be imprudent to reduce the parking count of the project.
6. The development team plans to install sidewalk and curb improvements along Liloa Drive up until the property line of our project site. As the project will exist within a Condominium Property Regime with Hope Chapel, the County would typically require improvements along the entire tax map key frontage, which would include areas of Hope Chapel the partnership does not own. We will be seeking a partial exemption from this requirement as part of the 2.97 application process so that we are only required to provide improvements along the property we own.



We would like to reiterate our sincere appreciation that the KCA was willing to meet with us and discuss this exciting opportunity to bring new, quality affordable senior housing to the Kihei community. We are currently finalizing our 2.97 and Special Management Area (SMA) applications and expect to be filing them shortly with the County for processing.

Should you have any further questions regarding the project, please feel free to reach out to me directly anytime or contact our planning consultant, Mark Roy of Munekiyo Hiraga at 244-2015.

Respectfully,

Mohannad H. Mohanna

President

Highridge Costa Development Company



February 7, 2020

Mohannad H. Mohanna, President
Highridge Costa Development Co.
330 West Victoria Street
Gardena, CA 90248

Via email: to Mark Roy, Munekiyo & Hiraga
for further email distribution to:
Monte Heaton, Highridge Costa
Grant Chun, Hale Mahaolu

Dear Mo, Mark, Grant and Monte;

Thank you very much for returning to the KCA Design Review Committee with your project, Liloa Hale, for a second review. We see a great need for more infill affordable housing in Kihei, and we appreciate your effort to provide that.

The paragraphs below reference the paragraphs in our comments to you in the letter of November 19, 2020.

1. We still are convinced that the 4 story structure would be out of character with the surrounding neighborhood and would cause an obstruction to the view corridor from the highway. We revisited the highway and further believe that it would be most detrimental to the growth of Kihei to begin allowing tall structures in this context. The panorama rendering that you presented shows a distant view of the project from above the highway that would be as a bird might fly. The true impact to the thousands who drive the highway and who live adjacently would be completely different. The building would loom even if it is 150' from the highway. We now have a project in Kihei under construction that is three stories and is set below the highway. Even that is obstructive. The proposed building would be much more so from both mauka and makai viewpoints.

2. We appreciate your effort to add more trees to the courtyard and that you say you will have many trees along the highway. The rendering in view 1 still appears to be a massive amount of hardscape including building and parking that creates a heat island effect upon the environment in general.

3 & 4. We agree that the sustainable features you describe are inherently beneficial to all projects, especially using Low Impact Design civil engineering principles, using energy saving products and environmentally friendly materials. These items do not address the fundamental design of the building such as proper shading and ventilation. There are no shades on the windows that could possibly lessen the heat gain in the individual units. There is no option for cross ventilation, and every unit will need to use the wall air conditioner since there are windows on only one side. Despite the individual cost limits you mention for residents this causes an overall heat gain in the environment.

5&6. It is understandable that experience leads you to feel you must have the amount of parking you provide. This would not be such an issue if not for the hardscape heat gain factor of this highly dense project. Our goal is to encourage use of multi modal transport, so we ask that developers encourage the use of carpooling, van sharing, public transit and walking. One way this can be done is by developing options within the complex and by providing less parking similar to what is done at other senior housing complexes such as Kalama Heights. We appreciate the extent of sidewalk that you will extend on your property, but would like to see it extend the entire TMK. We assume you will also be requesting an exemption for the Liloa Drive improvements at your property.

The long term sustainability and quality of our community is very important in our review. There are many obstacles that still exist before this can be a truly beneficial project in Kihei. The density required to make this financially viable may or may not limit the solutions to these problems. We admire your effort to provide affordable senior housing, however the impacts this project would have if built would set a poor precedent for the mission of Kihei Community Association: *"e mālama pono" ...dedicated to protecting, sustaining and enhancing our 'āina, kai and 'ohana.*

Mahalo,

Randy Wagner, AIA, LEED AP
Chair Design Review Committee
Kihei Community Association



Randy Wagner, AIA, LEED AP, Chair

Design Review Committee

Kihei Community Association
P.O. Box 662
Kihei, HI 96753

Re: Liloa Hale 100% Affordable Senior Housing Project

Dear Ms. Wagner and members of the Design Review Committee,

On behalf of the development team for Liloa Hale, I would once again like to extend our thanks for providing comments on the design of our project and reiterate how important the acceptance of our project by the Kihei Community and the County of Maui is to us. Due to multiple factors including the KCA's concerns with the height of the project, as well as changes in the immediate availability of our desired financing options, we have elected to redesign the project as a three-story apartment community with 117 units total.

Speed of delivery of new affordable units to communities most in need is always at the forefront of Highridge Costa's development plans. After reevaluating Liloa Hale's funding options, the development team has concluded that a smaller, less dense version of the project could potentially be competitive under the state's 9% tax credit program. While this program is very competitive, its structure would allow us to build a successful, self-sufficient project while accelerating the timeline to delivery and simultaneously allowing us to be sensitive to the concerns of the project's neighbors.

The KCA in our meetings and prior communications has primarily focused its areas of concern on height and green space for both aesthetic and heat concerns. The reduced density of the re-imagined Liloa Hale will allow for a reduction in parking count. This area can now be utilized for additional green space that will improve the project's aesthetics and reduce concerns of the "heat-island" effect. Enclosed with this letter is an updated site plan and unit elevations.

We hope that, given these changes, we can count on the KCA's support for Liloa Hale. If you have any questions, or would like to discuss further, please feel free to reach out to me anytime at (424) 258-2906 or by email at moe.mohanna@housingpartners.com.

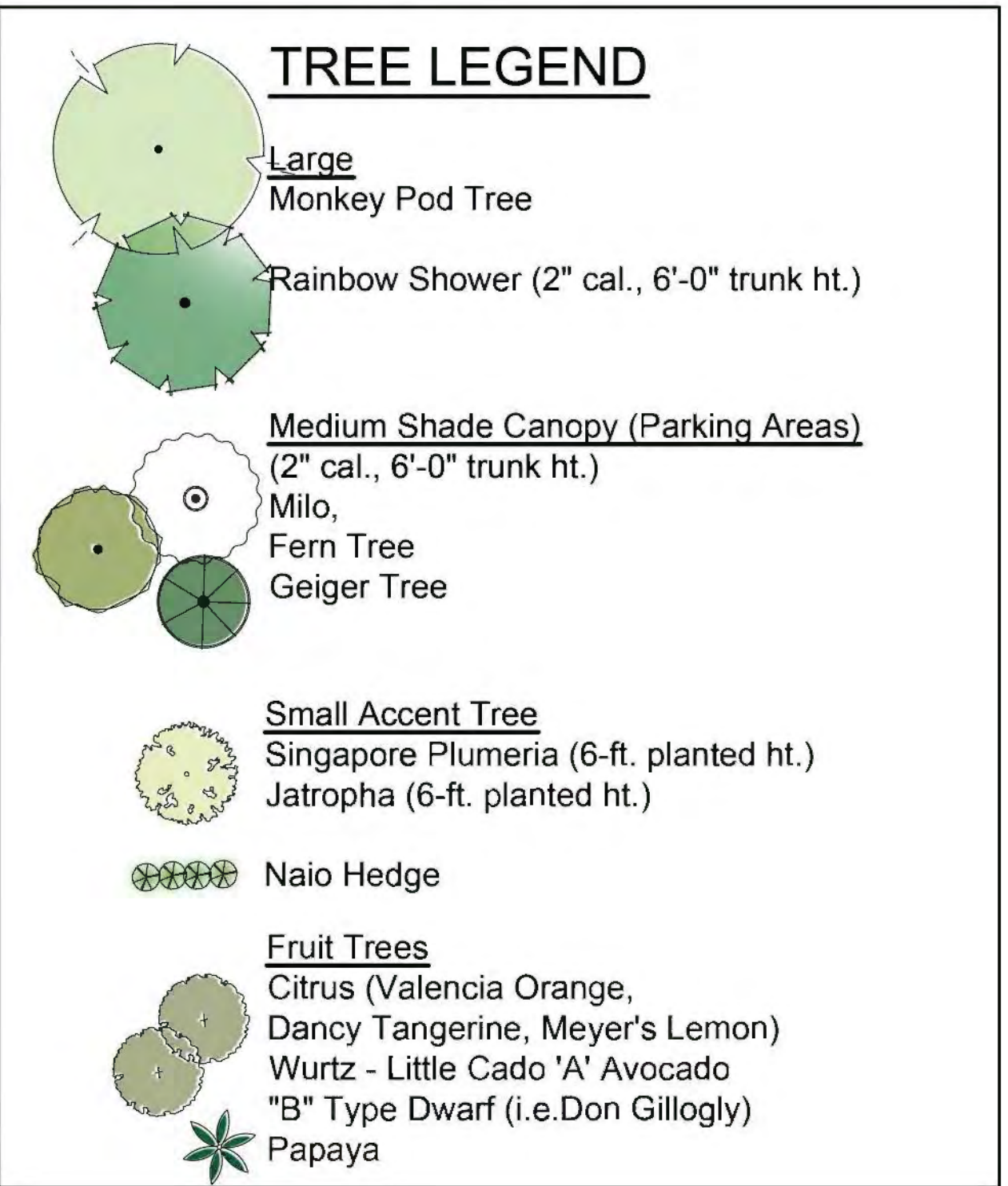
Sincerely,

Mohannad H. Mohanna
President
Highridge Costa Development Company

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PROJECT AREA
3.61 ACRES

Liloa Hale - SENIOR HOUSING
HIGHRIDGE COSTA

CONCEPTUAL LANDSCAPE PLAN

KIHEI, HAWAII



DESIGN PARTNERS INCORPORATED

March 09, 2020





NORTH SIDE ELEVATION



EAST SIDE ELEVATION



SOUTH SIDE ELEVATION



WEST SIDE ELEVATION

Liloa Hale - SENIOR HOUSING

HIGHRIDGE COSTA

DESIGN PARTNERS INCORPORATED

KIHEI, HAWAII

March 09, 2020

DRAFT COLORED ELEVATIONS



WEST SIDE COURTYARD ELEVATION



EAST COURTYARD SIDE ELEVATION

Liloa Hale - SENIOR HOUSING

HIGHRIDGE COSTA

DESIGN PARTNERS INCORPORATED

DRAFT COLORED ELEVATIONS

KIHEI, HAWAII

March 09, 2020



April 2, 2020

Mohannad H. Mohanna, President
Highridge Costa Development Company
330 West Victoria Street
Gardena, CA 90248

Dear Mr. Mohanna,

Thank you for sharing your revisions to the Liloa Hale Senior Housing project. We applaud that you are reducing the density of the project and allowing for more green areas on site. It is exciting that you have found a way to reduce the cost through the state's 9% tax credit program. Does this program require that an Energy Model be created for the project as do most state or federally supported projects?

If that is the case, I believe you will find that natural ventilation and increased air flow will be necessary to meet the requirements. We are still very concerned that your design does not allow for cross ventilation within the units. This could possibly be achieved with operable high transom windows along the rooms that front the corridors and with secure screen doors at each unit. Of course the corridors would also need to be well ventilated and there should be ceiling fans within the units. Solar shading on all the windows would also be required to reduce glare and heat gain. The elevations you have shown display shades on only some of the windows. These measures may already be embedded in the current code requirements even without an Energy Model.

It is my understanding that Hawaii Energy is looking for projects this year where they will contribute \$5k to energy modeling and will offer other incentives such as reduced electricity rates. The person to contact at Hawaii Energy is Edmundo Ramos, edmundo.l.ramos@leidos.com.

We are assuming that you have not changed the site plan yet to reduce the parking because there appear to be 141 car spaces for 117 units. Where have stalls been removed? Where is the additional green space you speak of in your letter? You mentioned in our first meeting that you have found in your experience that there is less need for extensive parking in senior residential projects. Our research agrees with your findings, especially if the housing is located within a half mile of services as this project is. It is a shame that there is no existing sidewalk system that would allow safe passage to the Kihei Town Center. We appreciate that you mentioned you will be adding sidewalks and encourage you to include the length of Liloa between Welakahao and Ehiku Loop. Ultimately a small van service to shopping would really help remove the need for cars.

Your project with reduced parking, more green space, proper natural ventilation, and good sidewalks would be an excellent project that we would support. Ideally if you would design a substantial landscaped berm along the highway then the view of the parking would be eliminated from the highway. The entire site would be much quieter and more pleasant for those who live there. With more green space there could be room for a community garden that has proven to be healthy and very popular with seniors.

Mohannad Mohanna

April 2, 2020

Page 2

We really want to work with you to make this an excellent place for people to live. We want it to be affordable and of high quality where people are happy to stay. These suggested ideas may not be that expensive to include, some could even reduce the cost of construction such as reduced parking.

In summary, please see important points that we feel are necessary:

1. Cross ventilation within all units. This may be achieved with operable clerestory windows and secure screen doors. Ceiling fans should be standard.
2. Cross ventilation throughout the corridors. This may require some new openings into hallways on the south and east elevations.
3. Shading on all windows. May be required by code.
4. Less parking to allow more green space. A berm on the highway side is ideal to reduce the impact of the parking lot, reduce the scale of the building, and provide tranquility to the site.

Please see this article from Smart Growth America.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB744

Thank you for your continued cooperation with our Design Review Committee.

Sincerely,

Randy Wagner, AIA, LEED AP
Chair, Design Review Committee



Randy Wagner, AIA, LEED AP, Chair

Design Review Committee

Kihei Community Association

P.O. Box 662

Kihei, HI 96753

Re: Liloa Hale 100% Affordable Senior Housing Project

Dear Ms. Wagner and members of the Design Review Committee,

On behalf of the development team, I would like to extend our thanks for providing comments on the design of our project and once again emphasize the importance of our project's acceptance by the Kihei Community and the County of Maui.

We understand that green space and the reduction of parking has been a primary concern of the KCA and would like to clarify features in the updated site plan included in our previous letter. The original four-story design totaled 176 parking stalls, which has been reduced to 143 total stalls in the three-story plan. Removing 33 stalls allowed us to include additional green space in areas that would seclude and to shade the parking lot, making it both more aesthetically pleasing and cooler. The development team determined that this was the maximum number of stalls that could be removed while adequately serving its residents.

With regard to KCA's concern with sidewalks, I would like to reiterate that we will be constructing curb improvements and sidewalks down the line of our property along Liloa Drive. Additionally, it is likely that when Hope Chapel receives approval for its planned expansion, they will be required to complete the remaining desired improvements down their property line. This would complete the sidewalk down the length of Liloa Drive between Hope Chapel's northern property line and our southern property line.

Lastly, regarding the KCA's concerns with cross ventilation and shading under the double-loaded design concept, I assure you that Liloa Hale will meet all requirements for a state and federally supported project. Highridge Costa has extensive experience building this product type with federal financing and has no concerns that financing awards will be withheld based on this issue. Per Section 1017.4 of the 2006 International Building Code (IBC), corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts. This means that we cannot have openings in a double-loaded corridor that allow for cross ventilation of the units. In order to maintain the density required for project feasibility under an alternative single-loaded corridor design scenario, it would not be possible to maintain the current site plan's central green plaza and would greatly reduce residents' ability to enjoy the green space we provide. As mentioned previously, all units will contain window air conditioning units and all corridors will

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be ventilated. We will also be incorporating additional shading into the project that will reduce glare and heat gain.

The development team shares your commitment to sustainable building practices and has designed Liloa Hale to meet a LEED Silver equivalent of energy efficiency and sustainability.

We are greatly appreciative of the in-depth review the KCA has provided for our project during its design phase. Your insight has helped create a project that will harmonize with the Kihei Community while delivering much needed affordable units. We are excited to become a part of the community and hope that we can count on the KCA's support through the rest of the development process.

Respectfully,

Mohannad H. Mohanna

President

Highridge Costa Development Company



June 26, 2020

Kelly King, Council Member kelly.king@mauicounty.us
Michelle McLean, Director of Planning michele.mclean@co.maui.hi.us
Mark Roy, Muneko Hiraga, Planners mark@mauiymca.org
Mohannad Mohanna, President Highridge Costa Development Company
moe.mohanna@housingpartners.com

Aloha kakou,

It has come to the attention of the Kihei Community Association that the SMA application has been filed for the Liloa Hale senior affordable housing project. We support such senior housing in our community, and we have several comments that we believe can make this a quality project. We request that these simple design elements be included as conditions in the final SMA approval.

1. Provide natural cross ventilation throughout the building including corridors and individual units.
2. Decrease hardscape to reduce heat island effect of expansive parking lot. Provide large shade trees throughout the site that are allowed to grow and be maintained for cooling the environment.
3. Provide a berm and Monkeypod trees running north/south parallel to Pi'ilani Hwy, similar to the design of the adjoining Hope Chapel property.

Page 29 of the Kihei-Makena Community Plan states "d. Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character."

4. Provide a pedestrian connection sidewalk to the adjacent senior housing project for easy access to communal activities.

Our concern still remains about the impact this project will have on the view corridor as it is located on a natural rise in the land along the highway. No other project has been built that will have the imposing height of this one. To protect the view plane, ideally we would prefer this to have a lower profile.

Page 28 of the Kihei-Makena Community Plan states "c. Preserve Kihei-Makena's significant views of the Pacific Ocean..."

Thank you very much for your understanding of these important concerns.

Mike Moran, President,
Kihei Community Association



August 5, 2020

Mike Moran, President

Design Review Committee

Kihei Community Association
P.O. Box 662
Kihei, HI 96753

Re: Liloa Hale 100% Affordable Senior Housing Project

Dear Mr. Moran and members of the Design Review Committee,

On behalf of the development team, I would once again like to extend our thanks for providing comments on the design of our project and emphasize the importance of our project's acceptance by the Kihei Community and the County of Maui. Please see below for the development team's respective responses to the Kihei Community Association's letter dated 6/26/20:

1. Openings in a double-loaded corridor that allow for cross ventilation of the units are prohibited by code. Per Section 1017.4 of the 2006 International Building Code (IBC), corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts. In order to maintain the density required for project feasibility under an alternative single-loaded corridor design scenario, it would not be possible to maintain the current site plan's central green plaza and would greatly reduce residents' ability to enjoy the green space we provide. As mentioned previously, all units will contain window air conditioning units and all corridors will be ventilated. We will also be incorporating additional shading into the project that will reduce glare and heat gain.
2. The original four-story design of Liloa Hale totaled 176 parking stalls, which has been reduced to 143 total stalls in the three-story plan. Removing 33 stalls allowed us to include additional green space in areas that would seclude and shade the parking lot, making it both more aesthetically pleasing and cooler. The development team determined that this was the maximum number of stalls that could be removed while adequately serving its residents.
3. The landscape design incorporates 2 monkey pod trees in large planters at the North and South corners of the lot, fronting the Highway. This is in keeping with the existing theme along Piilani Highway. A landscape buffer is proposed inside the property boundary along Piilani Highway. Within this buffer, there will be tall native Hawaiian shrubs that can be maintained at a suitable height to partially screen the building from the Highway. In addition, a 6'-0" rock wall will be constructed along this boundary. This wall will also serve as a visual and sound attenuation screen from the Highway.

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4. The development team will be constructing curb improvements and sidewalks down the line of our property along Liloa Drive. Additionally, it is likely that when Hope Chapel receives approval for its planned expansion, they will be required to complete the remaining desired improvements down their property line. This would complete the sidewalk down the length of Liloa Drive between Hope Chapel's northern property line and our southern property line.

We understand the view corridor has been a concern of the KCA and have made significant modifications to the project to address this. The development team has reduced the height of the building from 4 stories to 3 stories, incorporated landscaping and a rock wall as a buffer, and designed a majority of the project to be set back 150 feet from the highway. Additionally, the project's finished floor elevation is set at 81 feet, which is 7-8 feet below the existing grade along Piilani Highway, which ranges from approximately 88 feet to 89 feet.

Thank you again for the in-depth review of our project during its design phase. We are excited to become a part of the community and hope that we can count on the KCA's support through the rest of the development process.

Respectfully,

Mohannad H. Mohanna

President

Highridge Costa Development Company

Exhibit 9:
Letters of Authorization

AUTHORIZATION

This Authorization is given by Hope Chapel, a Hawaii nonprofit corporation ("Hope") to Liloa Senior Housing, LP, a Hawaii limited partnership ("the "Company") relating to that certain real property owned by Hope, located at 300 E. Welakahao Road, Kihei, Maui (the "Property").

Background

1. The Company desires to submit to a Special Management Area Use Permit Application to the County of Maui County Department of Planning, and a 2.97 application to the Maui County Department of Housing and Human Concerns (collectively, the "Applications") in order to obtain certain entitlements to develop and construct a senior affordable housing project on the Property.

Authorization

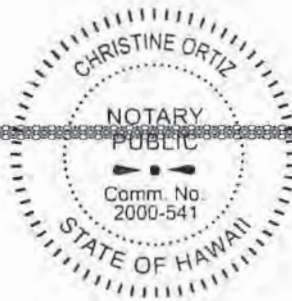
The undersigned hereby authorizes Mohannad H. Mohanna to execute and deliver the Applications and all related documents as may be required.

Dated as of January 29th, 2020.

By: Craig Englert
Name: Craig Englert
Title: Its President

(Notarial Acknowledgment attached)

HAWAII ACKNOWLEDGMENT
H.R.S. 502-41(6); H.A.R. 5-11-8



State of Hawaii

☐ City and County of Honolulu **OR**

☒ County of Mau

} ss.

On this 29th day of January, 2020, in the 2nd Circuit, State of Hawaii,
Day Month Year Name of Circuit

before me personally appeared Craig Englert (.)
Name of Signer 1

(and _____, (.) to me personally known (or
Name of Signer 2 (if any)

satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to this instrument, who, being by

me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument identified or

described as Authorization Letter as the free act and deed of such
Type of Document

person(s), and if applicable, in the capacity shown having been duly authorized to execute such instrument

in such capacity. The foregoing instrument is dated 1/29/2020 and contained
Date of Document

1 pages at the time of this acknowledgment/certification.
No. of Pages

Christine Ortiz
Printed Name of Notary Public



Doc. Date: 1/29/2020 # Pages: 1
Notary Name: Christine Ortiz
Doc. Description: Authorization Letter
Notary Signature: [Signature] Date: 1/29/2020

Notary Public — STATE OF HAWAII

My Commission Expires
October 22, 2020

My commission expires:

[Signature]
Signature of Notary Public

Place Notary Seal or Stamp Above

AUTHORIZATION

This Authorization is given by Hope Chapel, a Hawaii nonprofit corporation ("Hope") to Mark Roy with Munekiyo Hiraga ("the "Company") relating to that certain real property owned by Hope, located at 300 E. Welakahao Road, Kihei, Maui (the "Property").

Background

1. The Company desires to submit to a Special Management Area Use Permit Application to the County of Maui County Department of Planning, and a 2.97 application to the Maui County Department of Housing and Human Concerns (collectively, the "Applications") in order to obtain certain entitlements to develop and construct a senior affordable housing project on the Property.

Authorization

The undersigned hereby authorizes Mark Roy to execute and deliver the Applications and all related documents as may be required.

Dated as of January 27th, 2020.

By: Craig Englert
Name: Craig Englert
Title: Its President

(Notarial Acknowledgment attached)

HAWAII ACKNOWLEDGMENT

H.R.S. 502-41(6); H.A.R. 5-11-8



State of Hawaii

☐ City and County of Honolulu **OR**

☒ County of Mau

} ss.

On this 29th day of January, 2020, in the 2nd Circuit, State of Hawaii,
Day Month Year Name of Circuit

before me personally appeared Craig Englert (.)
Name of Signer 1

(and _____) (.) to me personally known (or
Name of Signer 2 (if any)

satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to this instrument, who, being by

me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument identified or

described as Authorization Letter as the free act and deed of such
Type of Document

person(s), and if applicable, in the capacity shown having been duly authorized to execute such instrument

in such capacity. The foregoing instrument is dated 1/29/2020 and contained
Date of Document

1 pages at the time of this acknowledgment/certification.
No. of Pages



Christine Ortiz
Printed Name of Notary Public

Notary Public — STATE OF HAWAII

Doc Date: 1/29/2020 # Pages: 2
Notary Name: Christine Ortiz Circuit 2nd
Doc Description: Authorization Letter (Stamp or Seal)

My commission expires: October 22, 2020

[Signature]
Notary Signature Date 1/29/2020

Place Notary Seal or Stamp Above

[Signature]
Signature of Notary Public

AUTHORIZATION

This Authorization is given by Liloa Senior Housing, LP, a Hawaii limited partnership ("Liloa") to Mark Roy with Munekiyo Hiraga ("the "Company") relating to that certain real property located at 300 E. Welakahao Road, Kihei, Maui (the "Property").

Background

1. The Company desires to submit a Special Management Area Use Permit Application to the County of Maui County Department of Planning, and a 2.97 application to the Maui County Department of Housing and Human Concerns (collectively, the "Applications") in order to obtain certain entitlements to develop and construct a senior affordable housing project on the Property.


Authorization

The undersigned hereby authorizes Mark Roy with Munekiyo Hiraga to process and deliver the Applications and all related documents as may be required.

Dated as of March 19, 2020.

Liloa Senior Housing, LP,
a Hawaii limited partnership

By: Highridge Costa Development Company,
LLC, a Delaware limited liability company,
its General Partner

By: 
Mohannad H. Mohanna,
President

(Notarial Acknowledgment attached)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 19, 2020 before me, Patricia Licea, Notary Public

personally appeared Mohammad H. Mohanna
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AUTHORIZATION (Lilva Senior Housing, LP)

Document Date: MARCH 19, 2020 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

Exhibit 10:
Land Ownership
Documents

R-440

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

JUL 13. 2001 08:01 AM

Doc No(s) 2001-108037

/s/CARL T. WATANABE
ACTING
REGISTRAR OF CONVEYANCES
CONVEYANCE TAX: \$0.00

LAND COURT SYSTEM

Return by Mail (X) Pickup () To:

HOPE CHAPEL
300 OHUKAI ROAD, SUITE 209
KIHEI, HI 96753

TG: 410272 ~B

TGE: A1-201-0493
CRAIG YAMASAKI

Tax Key: (2) 2-2-002-072

Total No. of Pages: _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That PIILANI SOUTH LLC, a Washington limited liability company, whose address is 1997 Main St., Wailuku, Maui, Hawaii 96793, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by HOPE CHAPEL, a Hawaii non-profit corporation, whose address is 300 Ohukai Road, Suite 209, Kihei, Hawaii 96753, hereinafter called the "Grantee," the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, as a tenant in severalty, an undivided seventy-two percent (72%) interest in and

to the real property described in Exhibit "A" attached hereto and by this reference incorporated herein; subject, however, to all encumbrances noted on said Exhibit "A".

TO HAVE AND TO HOLD the same, together with any improvements thereon and the rights, easements, privileges, and appurtenances thereunto belonging or appertaining unto the Grantee, the heirs, representatives, administrators, successors and assigns of the Grantee, forever.

AND the Grantor covenants with the Grantee that the former is now seised in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances, except the liens and encumbrances hereinbefore mentioned, and except also the liens and encumbrances created or permitted by the Grantee after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, or neuter, the singular or plural number, individuals or corporations, and their and each of their respective successors, heirs, personal representatives, and permitted assigns, according to the context hereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

IN WITNESS WHEREOF, the Grantor has executed these presents on this 25th day of June, 2001.

PIILANI SOUTH LLC

By

Its

CDC West Maui LLC

President

J. STEPHEN GOODFELLOW

Grantor

STATE OF HAWAII

)

) SS.

COUNTY OF MAUI

)

On this 25th day of June, 2001, before me personally appeared J. Stephen Goodfellow, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Anna M. Peterson

Print Name: Anna M. Peterson
Notary Public, State of Hawaii.

My commission expires: 12-15-03

EXHIBIT "A"

All of that certain parcel of land (portion(s) of the land(s) described in and covered by Land Patent Grant 9325, Apana 1 to Haleakala Ranch Company) situate, lying and being on the westerly side of Piilani Highway, F.A.P. No. RF-031-1(5) at Waiohuli-Keokea (Kihei), District of Makawao, Island and County of Maui, State of Hawaii, being LOT "B" of the "PIILANI SOUTH LARGE-LOT SUBDIVISION", and thus bounded and described as per survey of Reed M. Ariyoshi, Land Surveyor, with Warren S. Unemori Engineering, Inc., dated May 8, 1998:

Beginning at the southeasterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU-O-KALI" being 2,116.30 feet north and 20,333.15 feet west and running by azimuths measured clockwise from true South:

1. $93^{\circ} \quad 59' \quad 48''$ 25.00 feet along the westerly side of Piilani Highway, F.A.P. No. RF-031-1 (5) to a point;
2. $3^{\circ} \quad 59' \quad 48''$ 21.41 feet along same to a point;
3. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: $93^{\circ} \quad 59' \quad 48''$, and the point of tangency azimuth from the radial point being: $91^{\circ} \quad 46' \quad 41''$, having a radius of 3,085.08 feet, the chord azimuth and distance being:

 $2^{\circ} \quad 53' \quad 14.5''$ 119.45 feet to a point;
4. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: $271^{\circ} \quad 46' \quad 41''$, and the point of tangency azimuth from the radial point being: $19^{\circ} \quad 26' \quad 02''$, having a radius of 30.00 feet, the chord azimuth and distance being:

 $55^{\circ} \quad 36' \quad 21.5''$ 48.43 feet to a point;

5. $19^{\circ} \quad 26' \quad 02''$ 18.00 feet along same to a point;
6. Thence along the northerly side of Old Welakahao Road on a curve to the left with the point of curvature azimuth from the radial point being: $199^{\circ} \quad 26' \quad 02''$, and the point of tangency azimuth from the radial point being: $170^{\circ} \quad 36' \quad 30''$, having a radius of 382.10 feet, the chord azimuth and distance being:

 $95^{\circ} \quad 01' \quad 16''$ 190.21 feet to a point;
7. $80^{\circ} \quad 36' \quad 30''$ 127.26 feet along same to a point;
8. Thence along same on a curve to the right having a radius of 46.00 feet, the chord azimuth and distance being:

 $125^{\circ} \quad 36' \quad 30''$ 65.05 feet to a point;
9. $170^{\circ} \quad 36' \quad 30''$ 1,571.17 feet along same to a point;
10. Thence along the remainder of Land Patent Grant 9325, Apana 1 to Haleakala Ranch Company, being also along Lot D (Welakahao Street) of Piilani South Large-Lot Subdivision on a curve to the right with the point of curvature azimuth from the radial point being: $182^{\circ} \quad 04' \quad 44''$, and the point of tangency azimuth from the radial point being: $225^{\circ} \quad 20' \quad 50''$, having a radius of 395.50 feet, the chord azimuth and distance being:

 $293^{\circ} \quad 42' \quad 47''$ 291.63 feet to a point;
11. $315^{\circ} \quad 20' \quad 50''$ 276.41 feet along same to a point;

12. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: $45^{\circ} 20' 50''$, and the point of tangency azimuth from the radial point being: $8^{\circ} 25' 58''$, having a radius of 479.50 feet, the chord azimuth and distance being:

$296^{\circ} 53' 24''$ 303.62 feet to a point;

13. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: $188^{\circ} 25' 48''$, and the point of tangency azimuth from the radial point being: $273^{\circ} 59' 48''$, having a radius of 40.00 feet, the chord azimuth and distance being:

$321^{\circ} 12' 53''$ 54.34 feet to a point;

14. $3^{\circ} 59' 48''$ 909.24 feet along the westerly side of Piilani Highway, F.A.P. No. RF-031-1(5) to the point of beginning and containing an area of 17.879 acres, more or less.

Together with a perpetual, non-exclusive right and easement (1) to connect its drainage system for Grantee's property, into the drainage system for Grantor's property, in the location generally shown on the map attached thereto, and (2) to discharge storm waters from Grantee's property into the drainage system for Grantor's property; as granted by Grant of Drainage Easement dated --- (acknowledged May 13, 1997), recorded in the said Bureau of Conveyances as Document No. 97-068350, by and between Keala Hills, Inc., a Washington corporation, "Grantor", and Baldwin & Malama, a Hawaii limited partnership, "Grantee".

Being a portion of the premises acquired by Warranty Deed from Malama Development Corp., a Hawaii corporation, the sole general partner of, and successor in interest to Baldwin * Malama, a dissolved Hawaii limited partnership, as Grantor, to the Grantor herein, as Grantee, dated December 30, 1999, and recorded in the said Bureau of Conveyances as Document No. 99-206393.

SUBJECT, HOWEVER, to the following:

1. Restriction of abutter's rights of access into and from Piilani Highway, Federal Aid Project No. RF-031-1 (5), as shown on surveyor's map prepared by Reed M. Ariyoshi, Land Surveyor, with Warren S. Unemori Engineering, Inc., dated August 16, 1995, which restriction was imposed by the State of Hawaii by Final Order of Condemnation dated July 22, 1980, filed in the Circuit Court of the Second Circuit, State of Hawaii, Civil No. 3888, on July 23, 1980, recorded in Liber 14909 at Page 417 on August 8, 1980.

2. Grant to Maui Electric Company, Limited and Verizon Hawaii, Inc. dated January 29, 1980, recorded in the said Bureau of Conveyances in Liber 14545 at Page 361, granting a perpetual right and easement for pole and wire lines and underground power lines, etc., over, across, through and under Easement "D" affecting the land described herein, besides other land.

3. Grant to Maui Electric Company, Limited dated March 27, 1980, recorded in the said Bureau of Conveyances in Liber 14641 at Page 522, granting a perpetual right and easement for pole and wire lines and underground lines, etc., over, across, through and under Easement "16" affecting the land described herein, besides other land.

4. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Drainage System Construction Agreement dated December 5, 1995, entered into by and between Baldwin * Malama, a Hawaii limited partnership, and Keala Hills, Inc., a Washington corporation.

A Short Form Agreement is dated December 13, 1995, recorded as Document No. 95-166254.

5. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Grant of Drainage Easement dated May 13, 1997, recorded in the said Bureau of Conveyances as Document No. 97-068350, made by Baldwin * Malama, a Hawaii limited partnership.

6. The following matters as shown on survey map prepared by Reed M. Ariyoshi, Land Surveyor, with Warren S. Unemori Engineering, Inc., dated November 23, 1999, to-wit:

1. Future 60' wide Roadway Reserve.
2. Existing dirt road along easterly boundary.
3. Unrecorded 15' wide waterline easement.

4. Existing 36" drain line encroachment (11.19' max).
5. Underground sewerlines along the westerly and southerly boundaries.

END OF EXHIBIT "A"

Tax Key: 2-2-002-072 (2)

R-441

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

JUL 13, 2001 08:01 AM

Doc No(s) 2001-108038

/s/CARL T. WATANABE
ACTING
REGISTRAR OF CONVEYANCES

CONVEYANCE TAX: \$624.00

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail (X) Pickup () To:

HOPE CHAPEL
300 OHUKAI ROAD, #209
KIHEI, HI. 96753

TG: 410272-B
TGE: A1-201-0493
CRAIG YAMASAKI

125
②

Tax Key: (2) 2-2-002-072

Total No. of Pages: _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That PIILANI SOUTH LLC, a Washington limited liability company, whose address is 1997 Main St., Wailuku, Maui, Hawaii 96793, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by HOPE CHAPEL, a Hawaii non-profit corporation, whose address is 300 Ohukai Road, #209, Kihei, Hawaii 96753, hereinafter called the "Grantee," the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, as a tenant in severalty, an undivided twenty-eight percent (28%) interest in

and to the real property described in Exhibit "A" attached hereto and by this reference incorporated herein; subject, however, to all encumbrances noted on said Exhibit "A".

TO HAVE AND TO HOLD the same, together with any improvements thereon and the rights, easements, privileges, and appurtenances thereunto belonging or appertaining unto the Grantee, the heirs, representatives, administrators, successors and assigns of the Grantee, forever.

AND the Grantor covenants with the Grantee that the former is now seised in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances, except the liens and encumbrances hereinbefore mentioned, and except also the liens and encumbrances created or permitted by the Grantee after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, or neuter, the singular or plural number, individuals or corporations, and their and each of their respective successors, heirs, personal representatives, and permitted assigns, according to the context hereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

IN WITNESS WHEREOF, the Grantor has executed these presents on this 25th day of June, 2001.

COPIED AS TO FORM
DATE FOR USE OF

PIILANI SOUTH LLC

By

CDC West Maui, LLC

Its President, J. STEPHEN GOODFELLOW

Grantor

STATE OF HAWAII

)

) SS.

COUNTY OF MAUI

)

On this 25th day of June, 2001, before me personally appeared J. Stephen Goodfellow, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Anna M. Peterson

Print Name: Anna M. Peterson
Notary Public, State of Hawaii.

My commission expires: 12.15.03

EXHIBIT "A"

All of that certain parcel of land (portion(s) of the land(s) described in and covered by Land Patent Grant 9325, Apana 1 to Haleakala Ranch Company) situate, lying and being on the westerly side of Piilani Highway, F.A.P. No. RF-031-1(5) at Waiohuli-Keokea (Kihei), District of Makawao, Island and County of Maui, State of Hawaii, being LOT "B" of the "PIILANI SOUTH LARGE-LOT SUBDIVISION", and thus bounded and described as per survey of Reed M. Ariyoshi, Land Surveyor, with Warren S. Unemori Engineering, Inc., dated May 8, 1998:

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1. 93° 59' 48" 25.00 feet along the westerly side of
Piilani Highway, F.A.P.
No. RF-031-1 (5) to a
point;

2. 3° 59' 48" 21.41 feet along same to a point;

3. Thence along same on a curve to the left with the point of
curvature azimuth from
the radial point being:
93° 59' 48", and the
point of tangency azimuth
from the radial point
being: 91° 46' 41",
having a radius of
3,085.08 feet, the chord
azimuth and distance
being:

2° 53' 14.5" 119.45 feet to a point;

4. Thence along same on a curve to the right with the point of
curvature azimuth from
the radial point being:
271° 46' 41", and the
point of tangency azimuth
from the radial point
being: 19° 26' 02",
having a radius of 30.00
feet, the chord azimuth
and distance being:

55° 36' 21.5" 48.43 feet to a point;

12. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: $45^{\circ} 20' 50''$, and the point of tangency azimuth from the radial point being: $8^{\circ} 25' 58''$, having a radius of 479.50 feet, the chord azimuth and distance being:

$296^{\circ} 53' 24''$ 303.62 feet to a point;

13. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: $188^{\circ} 25' 48''$, and the point of tangency azimuth from the radial point being: $273^{\circ} 59' 48''$, having a radius of 40.00 feet, the chord azimuth and distance being:

$321^{\circ} 12' 53''$ 54.34 feet to a point;

14. $3^{\circ} 59' 48''$ 909.24 feet along the westerly side of Piilani Highway, F.A.P. No. RF-031-1(5) to the point of beginning and containing an area of 17.879 acres, more or less.

Together with a perpetual, non-exclusive right and easement (1) to connect its drainage system for Grantee's property, into the drainage system for Grantor's property, in the location generally shown on the map attached thereto, and (2) to discharge storm waters from Grantee's property into the drainage system for Grantor's property; as granted by Grant of Drainage Easement dated --- (acknowledged May 13, 1997), recorded in the said Bureau of Conveyances as Document No. 97-068350, by and between Keala Hills, Inc., a Washington corporation, "Grantor", and Baldwin & Malama, a Hawaii limited partnership, "Grantee".

Being a portion of the premises acquired by Warranty Deed from Malama Development Corp., a Hawaii corporation, the sole general partner of, and successor in interest to Baldwin * Malama, a dissolved Hawaii limited partnership, as Grantor, to the Grantor herein, as Grantee, dated December 30, 1999, and recorded in the said Bureau of Conveyances as Document No. 99-206393.

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1. Restriction of abutter's rights of access into and from Piilani Highway, Federal Aid Project No. RF-031-1 (5), as shown on surveyor's map prepared by Reed M. Ariyoshi, Land Surveyor, with Warren S. Unemori Engineering, Inc., dated August 16, 1995, which restriction was imposed by the State of Hawaii by Final Order of Condemnation dated July 22, 1980, filed in the Circuit Court of the Second Circuit, State of Hawaii, Civil No. 3888, on July 23, 1980, recorded in Liber 14909 at Page 417 on August 8, 1980.

2. Grant to Maui Electric Company, Limited and Verizon Hawaii, Inc. dated January 29, 1980, recorded in the said Bureau of Conveyances in Liber 14545 at Page 361, granting a perpetual right and easement for pole and wire lines and underground power lines, etc., over, across, through and under Easement "D" affecting the land described herein, besides other land.

3. Grant to Maui Electric Company, Limited dated March 27, 1980, recorded in the said Bureau of Conveyances in Liber 14641 at Page 522, granting a perpetual right and easement for pole and wire lines and underground lines, etc., over, across, through and under Easement "16" affecting the land described herein, besides other land.

4. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Drainage System Construction Agreement dated December 5, 1995, entered into by and between Baldwin * Malama, a Hawaii limited partnership, and Keala Hills, Inc., a Washington corporation.

A Short Form Agreement is dated December 13, 1995, recorded as Document No. 95-166254.

5. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Grant of Drainage Easement dated May 13, 1997, recorded in the said Bureau of Conveyances as Document No. 97-068350, made by Baldwin * Malama, a Hawaii limited partnership.

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1. Future 60' wide Roadway Reserve.
2. Existing dirt road along easterly boundary.
3. Unrecorded 15' wide waterline easement.

4. Existing 36" drain line encroachment (11.19' max).
5. Underground sewerlines along the westerly and southerly boundaries.

END OF EXHIBIT "A"

Tax Key: 2-2-002-072 (2)

Exhibit 11: Comment
Letters Received During
Agency Comment
Period and Responses

20/2744
DAVID Y. IGE
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

June 22, 2020

Mr. Buddy Almeida
Housing Administrator
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawaii 96793

Dear Mr. Almeida:

Subject: LILOA HALE 100% Senior Affordable Housing Project
Applicant: Liloa Senior Housing, LP
Permit No.: SM1 2020/0004
TMK: (2) 2-2-002:072 (por.
Location: 300 E. Welakahao Road, Kihei, Maui
Description: The proposed action involves the development of a 100% senior affordable housing (rental) community. The project will involve construction of a single three-story building containing 117 apartment units [one (1) or two (2) bedrooms] and related improvements, on an approximately 4.9-acre site. Amenities at the property will include a community gathering space for residents of the complex, a mail room, a property manager's living unit, office space for onsite staff, approximately 143 on-grade parking stalls and two (2) loading stalls.

Thank you for the opportunity to review this project. We have the following comments to offer:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

20 JUN 26 A8 58
COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV. RECEIVED

Mr. Buddy Almeida

June 22, 2020

Page 2

It is strongly recommended that you review the department's website at <https://health.hawaii.gov/epo/files/2018/05/DOHEHA.LandUseContactList.20180502.pdf> and contact the appropriate program that concerns your project.

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

A handwritten signature in black ink that reads "Patti Kitkowski". The signature is written in a cursive, flowing style.

Patti Kitkowski

District Environmental Health Program Chief

- c Paul Fasi, COM Planning Department
- Marianne Rossio, Acting EMD Administrator

August 5, 2020

Patti Kitkowski, District Environmental Health Chief
Department of Health
Maui District Health Office
State of Hawai'i
54 High Street
Wailuku, Hawai'i 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), Kīhei, Maui, Hawai'i (SM1 2020/0004)

Dear Ms. Kitkowski:


Thank you for your letter dated June 22, 2020, providing comments for the proposed Liloa Hale Senior Affordable Housing Project at Kīhei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP, we offer the following information in response to the comments noted in your letter:

1. As applicable, a National Pollutant Discharge Elimination System (NPDES) permit will be obtained for the project.
2. We note that noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit will be obtained, as applicable, prior to the commencement of work.

Patti Kitkowski, District Environmental Health Chief
August 5, 2020
Page 2

We appreciate your input. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,


Yukino Uchiyama, AICP
Senior Associate

YU:tn

cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Ashley Otomo, Otomo Engineering, Inc.

K:\DATA\Liloa Sr. Housing\Liloa Hale AH Permitting\Applications\MCC Chapter 2.97 Environmental Assessment\Response Letters\DOH Maui Response.doc

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

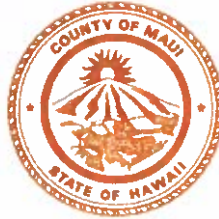
JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



RECEIVED
HHC-HOUSING DIVISION

2020 JUL 29 AM 10:53

COUNTY OF MAUI

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

July 27, 2020

Mr. Buddy Almeida, Housing Administrator
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Maui, Hawaii 96793

Dear Mr. Almeida:

**SUBJECT: LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT
TMK: (2) 2-2-002:072 (POR.)
SM1 2020/0004**

We reviewed the subject application and have the following comments:

Comment from the Development Services Administration (DSA), Construction Plans Review Section:

1. Appropriate right-of-way widening and street improvements for adjoining roadways will need to be determined at the time building permits are processed.

Comments from the Engineering Division:

2. Prior to submittal of the grading permit application, please ensure the project design complies with Title MC-15, Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui", Title MC-15, Chapter 11, "Rules for the Design of Storm Water Treatment Best Management Practices" and Title 20, Chapter 20.08, "Soil Erosion and Sedimentation Control".

Mr. Buddy Almeida, Housing Administrator
July 27, 2020
Page 2

3. The report and plans provided in the Special Management Area (SMA) application do not provide detailed information demonstrating that post-development flows along the entire project site boundary will not adversely affect downstream properties. Analysis should review the quantity, form, and quality of runoff and evaluate offsite flows. Provide calculations for the sizing of the drainage system, including the subsurface drain, structures, and retention basin. Describe the methodology used to determine the 100-year flood inundation limits and include any supporting maps, calculations, etc.
4. The drainageway within the property appears to be Waimahaihai Gulch. Downstream properties, including South Kihei Road and Kalama Park, are known flooding areas. The project shall not increase pre-development flows to the drainageway. A proposed retention basin is located adjacent to the drainageway. Provide additional information demonstrating that the basin is adequately sized to attenuate developed onsite runoff to existing condition levels while also passing major drainageway flows.
5. Figure 3A, Revised Concept Land Use Plan (#2) is outdated.
6. Requested exemption #8: Recommend frontage improvements follow section fronting the Kihei/Lokelani Intermediate Schools consisting of a multi-use path, travel lanes, and sidewalk on the mauka edge of the roadway. Work with Department of Public Works to develop an acceptable roadway cross section.

Please call Jordan Molina at 270-7845 if you have any questions regarding this letter.

Sincerely,



FOR ROWENA M. DAGDAG-ANDAYA
Director of Public Works

RMDA:JM:da

xc: Highways Division
Engineering Division
Paul Fasi, Staff Planner

22002072_liloa_hale_sr_affordable_hsg_sm1.rtf



MUNEKIYO HIRAGA

Planning, Project Management, Sustainability, Software

Michael T. Munekiyo
CHAIRMAN

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

August 5, 2020

Rowena M. Dagdag-Andaya, Director
Department of Public Works
County of Maui
200 South High Street, Room 434
Wailuku, Hawaii 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), Kīhei, Maui, Hawai'i (SM1 2020/0004)

Dear Ms. Dagdag-Andaya:

Thank you for your letter dated July 27, 2020, providing comments for the proposed Liloa Hale Senior Affordable Housing Project at Kīhei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP, we offer the following information in response to the comments noted in your letter:

1. We note your comment that appropriate right-of-way widening and street improvements for adjoining roadways will need to be determined at the time when building permits for the project are processed.
2. We will ensure that the project design complies with the applicable requirements of Title MC-15, Chapter 4, Title MC-15, Chapter 111, and Title 20, Chapter 20.08 prior to submittal of the grading permit application.
3. The proposed drainage plan for the project will ensure that the increase in drainage runoff generated by the project will be retained onsite to prevent potential impacts on downstream properties, in accordance with Title MC-15, Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui". A detailed drainage plan and drainage report, which will include the information requested in your letter, will be prepared and submitted to your department for review during the building permit process for the project. The 100-year flood inundation limits were calculated based on the topographic survey prepared for the property, as well as flows provided in the "Drainage Master Plan for Kihei, Maui, Hawaii".

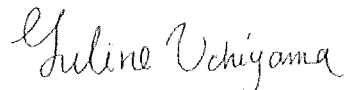
4. The project will not increase existing flows into Waimahaihai Gulch. The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. The proposed drainage plan will meet the requirements of Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui" and Chapter 111, "Rules for the Design of Storm Water Treatment Best Management Practices", and as such, no significant adverse impacts are anticipated on downstream properties.

As noted above, a detailed drainage plan and drainage report will be prepared and submitted to your department for review during the building permit process for the project.

5. We note your comment regarding Figure 3A, Revised Concept Land Use Plan (#2). This figure is dated 1994 and was provided by the Department of Planning with regard to the approved Project District 5 (Pi'ilani Village).
6. Thank you for your recommendation. We will work with the Department of Public Works to develop an acceptable roadway cross section.

We appreciate your input. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Yukino Uchiyama, AICP
Senior Associate

YU:tn

cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Ashley Otomo, Otomo Engineering, Inc.

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKE
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

RECEIVED

2020 JUN 15 AM 7:12

COUNTY OF MAUI
DEPT. OF ENVIRONMENTAL MGMT.

DEM	INFO	ACTION
DIRECTOR		
DEPUTY		
PERS		
WWR	✓	✓
SW	✓	✓
EP&S		
SECTY		

June 8, 2020

STATE AGENCIES	
	DAGS
	DBEDT
	Dept of AG, Honolulu
	Dept of Hawaiian Homelands
	Dept of Health, Honolulu
x	Dept of Health, Maui (2)
	Dept of Human Services
	DLNR-Land, Maui
	DLNR-OCCL
	DLNR-Planning (5)
x	DLNR-SHPD
	DOE, Honolulu
	DOT, Statewide Planning Office (4)
	Land Use Commission (Hard Copy)
	OEQC
	Office of Hawaiian Affairs
	Office of Planning
	Civil Defense
OTHER	
	Hawaiian Telcom (Hard Copy)
	Maui Electric Company

COUNTY AGENCIES	
x	Dept of Environmental Management (K: Drive Filepath)
x	Dept of Finance – Real Property Division
	Dept of Housing & Human Concerns (K: Drive Filepath)
	Dept of Parks & Recreation
x	Dept Public Works (K: Drive Filepath)
x	Dept of Transportation (K: Drive Filepath)
x	Dept of Water Supply (K: Drive Filepath)
x	Fire & Public Safety
x	Police Department
FEDERAL AGENCIES	
	FEMA
	EPA, Pacific Islands, (Region 9)
	FAA
	Fish & Wildlife
	Molokai-Lanai Soil & Water Conservation
	National Marine Fisheries
	NRCS-Honolulu
	NRCS-Molokai
	NRCS-USDA-Maui
	U.S. Army Corp. of Engineers (Hard Copy)
	U.S. Coast Guard

PROJECT:	Liloa Hale 100% Senior Affordable Housing Project
APPLICANT:	Liloa Senior Housing, LP
PERMIT NO.:	SM1 2020/0004
TMK:	(2) 2-2-002:072(por.)
PROJECT ADDRESS:	300 E Welakahao Road, Kihei, Maui
PROJECT DESCRIPTION:	The proposed action involves the development of a 100% senior affordable housing (rental) community. The project will involve construction of a single three-story building containing 117 apartment units (one (1) or two (2) bedrooms) and related improvements, on an approximately 4.9-acre site. Amenities at the property will include a community gathering space for residents of the complex, a mail room, a property manager's living unit, office space for onsite staff, approximately 143 on-grade parking stalls, and two (2) loading stalls.

TO SUPPORT AND EMPOWER OUR COMMUNITY TO REACH ITS FULLEST POTENTIAL
FOR PERSONAL WELL-BEING AND SELF-RELIANCE

Agency Transmittal – **LILOA HALE 100% SENIOR AFFORDABLE HOUSING PROJECT (SM1 2020/0004)**

June 8, 2020

Page 2

Transmitted for your review and comment is a consolidated application document for a Maui County Code, Section 2.97 approval (Residential Workforce Housing Policy Incentives and Exemptions) and a Special Management Area Use Permit pursuant to the Special Management Area Rules, Section 12-202 of the Maui Planning Commission. Comments received on this consolidated application will be provided to the County's Department of Housing and Human Concerns (for the Section 2.97 application) and to the County's Department of Planning (for the SMA application) to facilitate their processing of the respective applications. Please submit written comments to us by **July 8, 2020** via email or hardcopy. If no response is received by this date, we may assume your agency has "no comment." Please address all comment letters to the following:

Buddy Almeida, Housing Administrator
County of Maui, Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawaii 96793
Email: buddy.almeida@co.maui.hi.us
Telephone: (808) 270-7356

Paul Fasi, Staff Planner
County of Maui Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
Email: Paul.Fasi@co.maui.hi.us
Telephone: (808) 270-7814

Sincerely,

Buddy Almeida

Buddy Almeida, Housing Administrator

Attachments

- () We have no objections.
() We have no comments.
☒ Comments are attached.

Signed: *Elaine Baker*

Print: ELAINE BAKER, CE II, SOLID WASTE

Contact: 270-7812

Date: 6/17/20

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Paul Fasi, Staff Planner (PDF)
Mohammad H. Mohanna, Liloa Senior Housing, LP (PDF)
Yukino Uchiyama, Munekiyo Hiraga (PDF)

COMMENTS:

- 1) DISPOSAL EXEMPTION REQUIREMENTS MUST BE MET
- 2) SECTION 5.a. PG-32, 1ST PARA, DELETE LAST SENTENCE
NO LONGER THERE



MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions

Michael T. Munekiyo

CHAIRMAN

Karlynn K. Fukuda

PRESIDENT

Mark Alexander Roy

VICE PRESIDENT

Tessa Munekiyo Ng

VICE PRESIDENT

August 5, 2020

Elaine Baker
County of Maui
Department of Environmental Management
2200 Main Street, Suite 225
Wailuku, Hawai'i 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), KThei, Maui, Hawai'i (SM1 2020/0004)

Dear Ms. Baker:

Thank you for your letter dated June 17, 2020, providing comments for the proposed Liloa Hale Senior Affordable Housing Project at KThei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP, we offer the following information in response to the comments noted in your letter:

1. Thank you for your comment. Per our telephone conference on July 23, 2020, we understand that the requested exemptions from the Maui County Code (MCC) must be reviewed and approved by the Maui County Council as part of the Chapter 2.97, MCC, Fast Tracked Housing application process.
2. As recommended, the sentence noted in your letter will be deleted from the final Chapter 2.97 MCC Environmental Assessment.

We appreciate your input. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,

Yukino Uchiyama, AICP
Senior Associate

YU:lh

cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Ashley Otomo, Otomo Engineering, Inc.
Lena Tamashiro, Design Partners, Inc.

K:\DATA\Liloa Sr. Housing\Liloa Hale AH Permitting\Applications\MCC Chapter 2.97 Environmental Assessment\Response Letters\DEM.response.doc

Maui: 305 High Street, Suite 104 • Wailuku, Hawai'i 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawai'i 96813 • Tel: 808.983.1233

www.munekiyo-hiraga.com

MICHAEL P. VICTORINO
Mayor

MARC I. TAKAMORI
Director

MICHAEL B. DU PONT
Deputy Director



**DEPARTMENT OF PLANNING
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793**

TELEPHONE: (808) 270-7511
FAX: (808) 270-7505

July 2, 2020

Buddy Almeida, Housing Administrator
County of Maui, Department of Housing and Human Concerns
220 Main Street, Suite 546
Wailuku, Hawaii 96793

Paul Fasi, Staff Planner
County of Maui Department of Planning
220 Main Street, Suite 315
Wailuku, Hawaii 96793

SUBJECT: Liloa Hale 100% Senior Affordable Housing Project

Dear Mr. Almeida and Mr. Fasi,

We appreciate the opportunity to provide comments on the Proposed Liloa Hale 100% Senior Affordable Housing Project.

There is only one Maui Bus route that provide service within the South Kihei area. It's the Kihei Islander (Route #10). The nearest Maui Bus stop to the proposed development is on South Kihei Road at either Welakahao Road or at Keala Place. Those stops (northbound and southbound) are served on an hourly basis daily.

While the current bus route isn't near the proposed development, there could be one in the future. By providing interconnecting sidewalks within and between the project and ample lighting in the evenings is necessary for walkable communities and for the safety of potential residents and public transit riders.

As there may be individuals who reside in this housing project qualified to use our Maui Bus ADA Paratransit Service, it is important that our small buses will be able to traverse the parking lot to pickup and drop-off clients. It looks like there will be a shaded waiting area at the main building entrance for residents to wait for their ride.

Please feel free to contact me if you have any questions.

Sincerely,

Marc Takamori
Director

August 5, 2020

Marc Takamori, Director
Department of Transportation
County of Maui
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), Kīhei, Maui, Hawai'i (SM1 2020/0004)

Dear Mr. Takamori:

Thank you for your letter dated July 2, 2020, providing comments for the proposed Liloa Hale Senior Affordable Housing Project at Kīhei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP, we offer the following information in response to the comments noted in your letter:

We acknowledge that there is one (1) Maui Bus route (Kīhei Islander (Route No.10)) within the South Kīhei region and the nearest Maui Bus stop for the project is the South Kīhei Road at either Welakahao Road or at Keala Place, which are served on an hourly basis daily. The proposed project will include internal walking paths and sidewalk/curb/gutter improvements along Liloa Drive fronting the project site to improve connectivity within and in the vicinity of the project site. Ample lighting will also be provided within the project site and along the proposed sidewalk.

We acknowledge that Maui County's small buses will be able to traverse the parking lot to pick up and drop off users of the Maui Bus ADA Paratransit Service. We also note that a shaded waiting area at the entrance of the main building will be available for the project's residents to wait for their rides.

Marc Takamori, Director
August 5, 2020
Page 2

We appreciate your input. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,

A handwritten signature in cursive script, reading "Yukino Uchiyama".

Yukino Uchiyama, AICP
Senior Associate

YU:tn

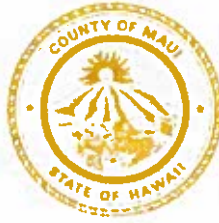
cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Ashley Otomo, Otomo Engineering, Inc.
Lena Tamashiro, Design Partners, Inc.
Tyler Fujiwara, Austin Tsutsumi & Associates, Inc.

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MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

www.mauewater.org

July 8, 2020

Mr. Buddy Almeida, Housing Administrator
County of Maui, Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawaii 96793

Re: Liloa Hale 100% Senior Affordable Housing Project Special Management Area (SMA) Use Permit
TMK: (2)-2-2-002:072

Dear Mr. Almeida:

Thank you for the opportunity to comment on the Liloa Hale 100% Senior Affordable Housing SMA Use Permit.

Source and Consumption

According to the Commission on Water Resource Management, the project overlies the Kama'ole Aquifer, which has a sustainable yield of 11 million gallons per day (gpd). According to Water System Standards, 2002, State of Hawai'i, projected water demand for the project is 65,520 gpd, based on a Multi-Family Low Rise rate of 560 gpd/unit ($560 \text{ gpd/unit} \times 117 \text{ units} = 65,520 \text{ gpd}$). The property is served by an existing 2-inch Maui County Department of Water Supply (MDWS) meter, and the project may be subject to Title 16, Chapter 202, County of Maui Administrative Rules, "Rules Relating to Water Meter Reservations." The project is located within the Central Maui Water System and may be exempt from the requirements of the Maui County Code Section 14.12.030 F. referencing water availability and MDWS Rules Section 16-201-03 (g)(1) exempting "large water users," provided the project will contain 100 percent affordable housing units. Approved backflow preventers will be required, if not already installed on-site. The applicant should contact Tammy Yeh, MDWS Engineer at 808-270-7835 for information on infrastructure and system improvements required in the building permit process, including water meter adequacy.

Construction Best Management Practices (BMPs) for Pollution Prevention

To protect ground and surface water resources, we recommend that in addition to required BMPs, the following measures designed to minimize infiltration and runoff be implemented during construction:

Mr. Buddy Almeida, Housing Administrator
County of Maui, Department of Housing and Human Concerns

- Dust Control: reclaimed water for dust control is available from the Kahului Wastewater Treatment Plant at a reasonable cost. If feasible, it should be considered as an alternative source of water for dust control during construction.
- Replanting of denuded areas should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid establishment of stands of plants.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking. Concrete trucks and tools used for construction should be rinsed off-site.
- Properly install and maintain erosion control barriers, such as silt fencing or straw bales.
- Keep runoff on-site.

Conservation BMPs

Indoor

- Use EPA WaterSense labeled plumbing fixtures.
- Install dual flush toilets with high-efficiency models that use 1.28 gallons per flush or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 pounds per square inch (psi).

Outdoor

- Use Smart Approved WaterMark irrigation products. Examples include evapotranspiration irrigation controllers, drip irrigation and water-saving spray heads.
- After plants are established, in order to avoid stimulating excessive growth, avoid fertilizing and pruning. Time watering to occur in the early morning or evening to limit evaporation. Limit the use of turf.
- Use native Hawaiian climate-adapted plants for landscaping. Native Hawaiian plants adapted to the area conserve water and protect the watershed from degradation due to invasive species.
- We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawai'i at https://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf

We hope you find this information useful. Should you have any questions, please contact staff planner Alex Buttaro at (808) 463-3103 or alex.buttaro@mauicounty.gov.

Sincerely,



Jeffrey T Pearson, P.E.
Director
BAB

Cc: MDWS Engineering
Paul Fasi, County of Maui Department of Planning

File is located at S:\PLANNING\Permit_Review\Projects Review\planning review\SM 1\Central SM1\222002072 Liloa Hale 100% Senior Affordable Housing Project SMA



MUNEKIYO HIRAGA

Planning Project Management Sustainable Solutions

Michael T. Munekiyo
CHAIRMAN

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

August 5, 2020

Jeffrey T. Pearson, Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), Kīhei, Maui, Hawai'i (SM1 2020/0004)

Dear Mr. Pearson:

Thank you for your letter dated July 8, 2020, providing comments for the proposed Liloa Hale Senior Affordable Housing Project at Kīhei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP, we offer the following information in response to the comments noted in your letter:

1. We acknowledge that the proposed project overlies the Kama'ole Aquifer. We note that the projected water demand for the project is 65,520 gallons per day (gpd) based on the Department's Water System Standards (2002), and the property is served by an existing 2-inch Maui County Department of Water Supply meter and may be subject to Title 16, Chapter 202, County of Maui Administrative Rules. It is noted that there is an existing 2-inch reclaimed water meter which will be utilized for the project's irrigation.

Thank you for your comment acknowledging that the project is located within the Central Maui Water System and may be exempt from the requirements of the Maui County Code (MCC) Section 14.12.030F, provided that the project will contain 100 percent affordable housing units.

We also acknowledge that approved backflow preventers will be required for the project.

Jeffrey Pearson, Director
August 5, 2020
Page 2

2. Thank you for your recommendations regarding construction Best Management Practices (BMPs) for pollution prevention and conservation BMPs for the project's operation. The list of the recommended BMPs has been forwarded to the civil engineer for review and will be incorporated into the project as much as practicable.

We appreciate your input. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,

A handwritten signature in cursive script, reading "Yukino Uchiyama".

Yukino Uchiyama, AICP
Senior Associate

YU:tn

cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Ashley Otomo, Otomo Engineering, Inc.

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POLICE DEPARTMENT
COUNTY OF MAUI



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

July 1, 2020

MEMORANDUM

TO : PAUL FASI, STAFF PLANNER
DEPARTMENT OF PLANNING

FROM : TIVOLI S. FAAUMU, CHIEF OF POLICE

SUBJECT : PERMIT NO.: SM1 2020/0004
TMK : (2) 2-2-002:072 (por.)
Project : Liloa Hale 100% Senior Affordable Housing
Project
Applicant : Liloa Senior Housing, LP


RECEIVED
HHC-HOUSING DIVISION
2020 JUL -7 AM 8:21
COUNTY OF MAUI

_____ No comments or recommendations to offer at this time.

 X Refer to the below comments and/or recommendations.

- Suggest widening the existing roadway in the stretch between Liloa Drive and East Welakahao Road and adding a delineating centerline to accommodate increased vehicular traffic in the area.
- Recommend adding a left turn lane from East Welekahao Road onto Liloa Drive, as well as a left and right turn lane from Liloa Drive onto East Welekahao Road.
- Also recommend installing street lights and sidewalks for pedestrians.

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


Assistant Chief John Jakubczak
For: TIVOLI S. FAAUMU
Chief of Police

c: Buddy Almeida, DHHC



MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions

Michael T. Munekiyo
CHAIRMAN

Karlynn K. Fukuda
PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

August 5, 2020

Tivoli S. Faaumu, Chief
Police Department
County of Maui
55 Mahalani Street
Wailuku, Hawaii 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), Kīhei, Maui, Hawai'i (SM1 2020/0004)

Dear Chief Faaumu:

Thank you for your letter dated July 1, 2020, providing comments for the proposed Liloa Hale Senior Affordable Housing Project at Kīhei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP, we offer the following information in response to the comments noted in your letter:

1. The portion of Liloa Drive, fronting the project site, will be upgraded to meet County standards.
2. Based on AASHTO guidance, projected peak hour traffic volumes with the Project did not support the need for exclusive left-turn lanes at the intersection. It is our understanding that there are two (2) nearby projects in the area; County's North-South Collector Road Extension and South Maui Community Park Expansion. Both projects will look at extending Liloa Drive further north to its current terminus at the South Maui Community Park. At that time, larger scale intersection upgrades, that include widening and alternate traffic control measures, will likely be implemented.
3. The proposed project will incorporate sidewalks, curbs, gutters, and street lights along Liloa Drive fronting the project site to improve pedestrian connectivity in the vicinity of the project site.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyo-hiraga.com

Tivoli S. Faaumu, Chief
August 5, 2020
Page 2

We appreciate your input. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,

A handwritten signature in cursive script, reading "Yukino Uchiyama".

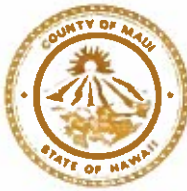
Yukino Uchiyama, AICP
Senior Associate

YU:tn

cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Ashley Otomo, Otomo Engineering, Inc.
Tyler Fujiwara, Austin, Tsutsumi & Associates

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MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
July 10, 2020

Mr. Lawrence Carnicelli, Chair
and Members of the Maui Planning Commission
County of Maui
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Chair Carnicelli:

**SUBJECT: MAUI URBAN DESIGN REVIEW BOARD REVIEW OF THE
PROPOSED LILOA HALE SENIOR AFFORDABLE HOUSING PROJECT,
KIHAI, HAWAII, TMK (2) 2-2-002:072 (SM1 2020/0004)**

At its regular meeting on July 7, 2020, the Maui Urban Design Review Board (UDRB) reviewed the design, landscaping, architectural plans, and related aspects of the proposed project referenced above. Based upon those considerations, the UDRB voted unanimously to recommend approval with the attached comments/recommendations for consideration:

1. *Install window awnings on south side facing windows;*
2. *Assure shower trees are watered;*
3. *Break up wall mass on side facing Piilani Highway;*
4. *Consider courtyard amenities to attract residents – bbqs, checkerboard tables, etc;*
5. *Eye-level street rendering;*
6. *Consider the use of PV when financially feasible.*

If additional clarification is required, please contact Staff Planner Paul Fasi at paul.fasi@mauicounty.gov or at (808) 270-7814.

Sincerely,


for CARYL HITCHCOCK-SPRINREL, Chair
Maui Urban Design Review Board

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Paul F. Fasi, Staff Planner (PDF)
Leilani Ramoran-Quemado, Secretary to Boards and Commissions (PDF)
Project File
BS:MCM:PFF:rma
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August 5, 2020

Caryl Hitchcock-Sprinrel, Chair
Urban Design Review Board
c/o County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

SUBJECT: Applications for Special Management Area Use Permit and Chapter 2.97, Maui County Code, Fast Tracked Housing for Proposed Liloa Hale Senior Affordable Housing Project at TMK (2)2-2-002:071 (por.), Kīhei, Maui, Hawai'i (SM1 2020/0004)

Dear Ms. Hitchcock-Sprinrel:

Thank you for your letter dated July 10, 2020, summarizing the Urban Design Review Board's (UDRB) comments provided at its regular meeting on July 7, 2020 on the proposed Liloa Hale Senior Affordable Housing Project at Kīhei, Maui, Hawai'i. On behalf of Liloa Senior Housing, LP (Applicant), we offer the following information in response to the comments received at the meeting:

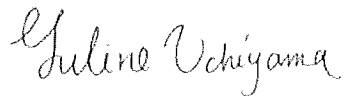
1. As recommended, window awnings will be installed on south side facing windows.
2. The Applicant will ensure that shower trees will be watered adequately during the operation period of the project.
3. Thank you for the recommendation. We will evaluate surface treatment options that could be implemented to break up the visual massing of the building wall that faces the highway.
4. The Applicant, in coordination with their project partner, Hale Mahaolu, plans to provide various courtyard amenities based on residents' preference.
5. The Applicant will prepare a street-level rendering of the project looking from the highway.

Caryl Hitchcock-Sprinrel, Chair
August 5, 2020
Page 2

6. The Applicant is currently examining the financial feasibility of solar PV and it will be incorporated into the project design if determined to be feasible.

We sincerely appreciate the UDRB's input on this project. Should you have any questions or require additional information, please feel free to contact me at (808) 983-1233.

Very truly yours,



Yukino Uchiyama, AICP
Senior Associate

YU:tn

cc: Monte Heaton, Liloa Senior Housing, LP
Grant Chun, Hale Mahaolu
Lena Tamashiro, Design Partners, Inc.

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June 26, 2020

Kelly King, Council Member kelly.king@mauicounty.us
Michelle McLean, Director of Planning michele.mclean@co.maui.hi.us
Mark Roy, Muneko Hiraga, Planners mark@mauiymca.org
Mohannad Mohanna, President Highridge Costa Development Company
moe.mohanna@housingpartners.com

Aloha kakou,

It has come to the attention of the Kihei Community Association that the SMA application has been filed for the Liloa Hale senior affordable housing project. We support such senior housing in our community, and we have several comments that we believe can make this a quality project. We request that these simple design elements be included as conditions in the final SMA approval.

1. Provide natural cross ventilation throughout the building including corridors and individual units.
2. Decrease hardscape to reduce heat island effect of expansive parking lot. Provide large shade trees throughout the site that are allowed to grow and be maintained for cooling the environment.
3. Provide a berm and Monkeypod trees running north/south parallel to Pi'ilani Hwy, similar to the design of the adjoining Hope Chapel property.

Page 29 of the Kihei-Makena Community Plan states "d. Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character."

4. Provide a pedestrian connection sidewalk to the adjacent senior housing project for easy access to communal activities.

Our concern still remains about the impact this project will have on the view corridor as it is located on a natural rise in the land along the highway. No other project has been built that will have the imposing height of this one. To protect the view plane, ideally we would prefer this to have a lower profile.

Page 28 of the Kihei-Makena Community Plan states "c. Preserve Kihei-Makena's significant views of the Pacific Ocean..."

Thank you very much for your understanding of these important concerns.

Mike Moran, President,
Kihei Community Association



August 5, 2020

Mike Moran, President

Design Review Committee

Kihei Community Association
P.O. Box 662
Kihei, HI 96753

Re: Liloa Hale 100% Affordable Senior Housing Project

Dear Mr. Moran and members of the Design Review Committee,

On behalf of the development team, I would once again like to extend our thanks for providing comments on the design of our project and emphasize the importance of our project's acceptance by the Kihei Community and the County of Maui. Please see below for the development team's respective responses to the Kihei Community Association's letter dated 6/26/20:

1. Openings in a double-loaded corridor that allow for cross ventilation of the units are prohibited by code. Per Section 1017.4 of the 2006 International Building Code (IBC), corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts. In order to maintain the density required for project feasibility under an alternative single-loaded corridor design scenario, it would not be possible to maintain the current site plan's central green plaza and would greatly reduce residents' ability to enjoy the green space we provide. As mentioned previously, all units will contain window air conditioning units and all corridors will be ventilated. We will also be incorporating additional shading into the project that will reduce glare and heat gain.
2. The original four-story design of Liloa Hale totaled 176 parking stalls, which has been reduced to 143 total stalls in the three-story plan. Removing 33 stalls allowed us to include additional green space in areas that would seclude and shade the parking lot, making it both more aesthetically pleasing and cooler. The development team determined that this was the maximum number of stalls that could be removed while adequately serving its residents.
3. The landscape design incorporates 2 monkey pod trees in large planters at the North and South corners of the lot, fronting the Highway. This is in keeping with the existing theme along Piilani Highway. A landscape buffer is proposed inside the property boundary along Piilani Highway. Within this buffer, there will be tall native Hawaiian shrubs that can be maintained at a suitable height to partially screen the building from the Highway. In addition, a 6'-0" rock wall will be constructed along this boundary. This wall will also serve as a visual and sound attenuation screen from the Highway.

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4. The development team will be constructing curb improvements and sidewalks down the line of our property along Liloa Drive. Additionally, it is likely that when Hope Chapel receives approval for its planned expansion, they will be required to complete the remaining desired improvements down their property line. This would complete the sidewalk down the length of Liloa Drive between Hope Chapel's northern property line and our southern property line.

We understand the view corridor has been a concern of the KCA and have made significant modifications to the project to address this. The development team has reduced the height of the building from 4 stories to 3 stories, incorporated landscaping and a rock wall as a buffer, and designed a majority of the project to be set back 150 feet from the highway. Additionally, the project's finished floor elevation is set at 81 feet, which is 7-8 feet below the existing grade along Piilani Highway, which ranges from approximately 88 feet to 89 feet.

Thank you again for the in-depth review of our project during its design phase. We are excited to become a part of the community and hope that we can count on the KCA's support through the rest of the development process.

Respectfully,

Mohannad H. Mohanna

President

Highridge Costa Development Company

Section III: Environmental Assessment

TO BE SUBMITTED UNDER SEPARATE COVER