

AH Committee

From: Alison N. Stewart
Sent: Friday, June 04, 2021 2:08 PM
To: AH Committee
Cc: Raynette Yap
Subject: FW: Pulelehua Presentation
Attachments: Pulelehua June 2021 Presentation.pdf

Please upload this presentation to AH-21.

Mahalo,
Alison

From: Preston Cheng <prestonc@usaiinvestments.com>
Sent: Friday, June 4, 2021 1:17 PM
To: Alison N. Stewart <Alison.Stewart@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Kate Griffiths <Kate.Griffiths@mauicounty.us>
Cc: Paul Cheng <paul@usaiinvestments.com>
Subject: Pulelehua Presentation

All,

Please see the attached presentation, want to keep it short and simple given the allocated time, do a quick overview of the site plan, discuss the upcoming phase I development, and show the Sewer line that will benefit DHHL.

Please let me know if there are any comments or concerns, and I can address them before Monday.

Regards,

Preston Cheng
USAI Investments
4950 Westgrove Drive, Suite 105
Dallas, Texas 75248



Pulelehua

June 2021 Presentation





SITE PLAN

Phase I

The first phase of development for Pulelehua will begin with 240 units of multifamily, which will be split into an allocation of 80 workforce rentals, 40 affordable condos for sale and 120 market rate rental units.

UNIT MIX

The unit mix of the first phase will comprise of studios, 1 bedrooms, and 2 bedrooms.

Market Rate

120

Workforce

80 For Rent

40 For Sale

CLUBHOUSE

The first phase of Pulelehua will also feature a clubhouse, with lounge areas and a pool.

AMENITIES AND UNIT FEATURES

The first phase of Pulelehua has lots of open space for families to enjoy, with pocket parks and BBQ grill zones, it will be a one of a kind community on the island. Most long term apartment rental properties on Maui and especially on the west side where Pulelehua is located are dated with below modern amenity packages. Existing rentals are often without air conditioning and most of those that has air conditioning has only window air units and carpeted floors.



Project Mix



Pulelehua Unit Mix	Phase I	Phase II	Phase III	Total	Lots	Ohanas
Market Rate Rentals	120	110	110	340		
Workforce Rentals	80	130	80	290		100
Affordable For Sale	40	40	20	100		
Affordable Live / Work		10		10		
Market Rate Live / Work		60		60	100	
Total	240	350	210	800	100	100

Pulelehua For Affordable AMI Mix					
Avg. Median Income	<60%	60-80%	80-100%	100-120%	Total
For Sale	20	20	40	20	100
Avg. Median Income	<80%	80-100%	100-120%		Total
Rentals	100	100	100		300

Pulelehua Sanitary Sewer Pipe

Maui Oceanview has been working with DHHL, Kaanapali Land Management Company, and Maui County to connect a Sanitary Sewer line to the plant in Lahaina, this project creates an opportunity for DHHL to take advantage of this infrastructure as it is being built in a fashion that will allow future DHHL developments to take connect, which saves time and money.

