



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

# **In-Progress Draft Environmental Assessment Pu'unani Homestead Subdivision**

***LAND DEVELOPMENT DIVISION***

***E-1 INFORMATIONAL BRIEFING***

***February 18, 2020***

# PURPOSE OF BRIEFING

1. Update HHC on status of the Pu'unani Homestead Subdivision Project
2. Informational briefing on In-Progress Draft EA



# CONTENT

1. Project Location
2. Project Acquisition
3. Housing Need
4. Description and Site Plan
5. Housing Design and Features
6. In-Progress Evaluation
7. Next Steps
8. Tentative Timeline



# PROJECT LOCATION





# Project Acquisition

- Maui Island Plan, 2004 recommends acquisition of Central Maui land for residential development.
- Request for Proposal issued in October 2018 for Maui Land Acquisition.
- Chairman accepts proposal to acquire Pu'unani Homestead in December 2018.
- 139 Affordable Housing Credits transferred from County of Maui to DHHL in late December 2018.
- Affordable Housing Credits transacted in exchange to acquire approx. 44 Acres.
- With Affordable Housing Credits legislation sunseting in June 2019, acquisition initiated.
- Development agreement ratified by HHC in June 2019
- Chap. 343 Environmental Assessment initiated.



# HOUSING NEED

**Beneficiary preferences gathered from a 2003 SMS Survey and 2014 Study as follows:**

- **Preferred Residential Homestead Area: Central Maui**
- **Property Type Preference:**
  1. **Turn-Key House**
  2. **Vacant Improved Lot**
- **84% of applicants desired 3 or more bedrooms**
- **57% of applicants are 55 years or older**

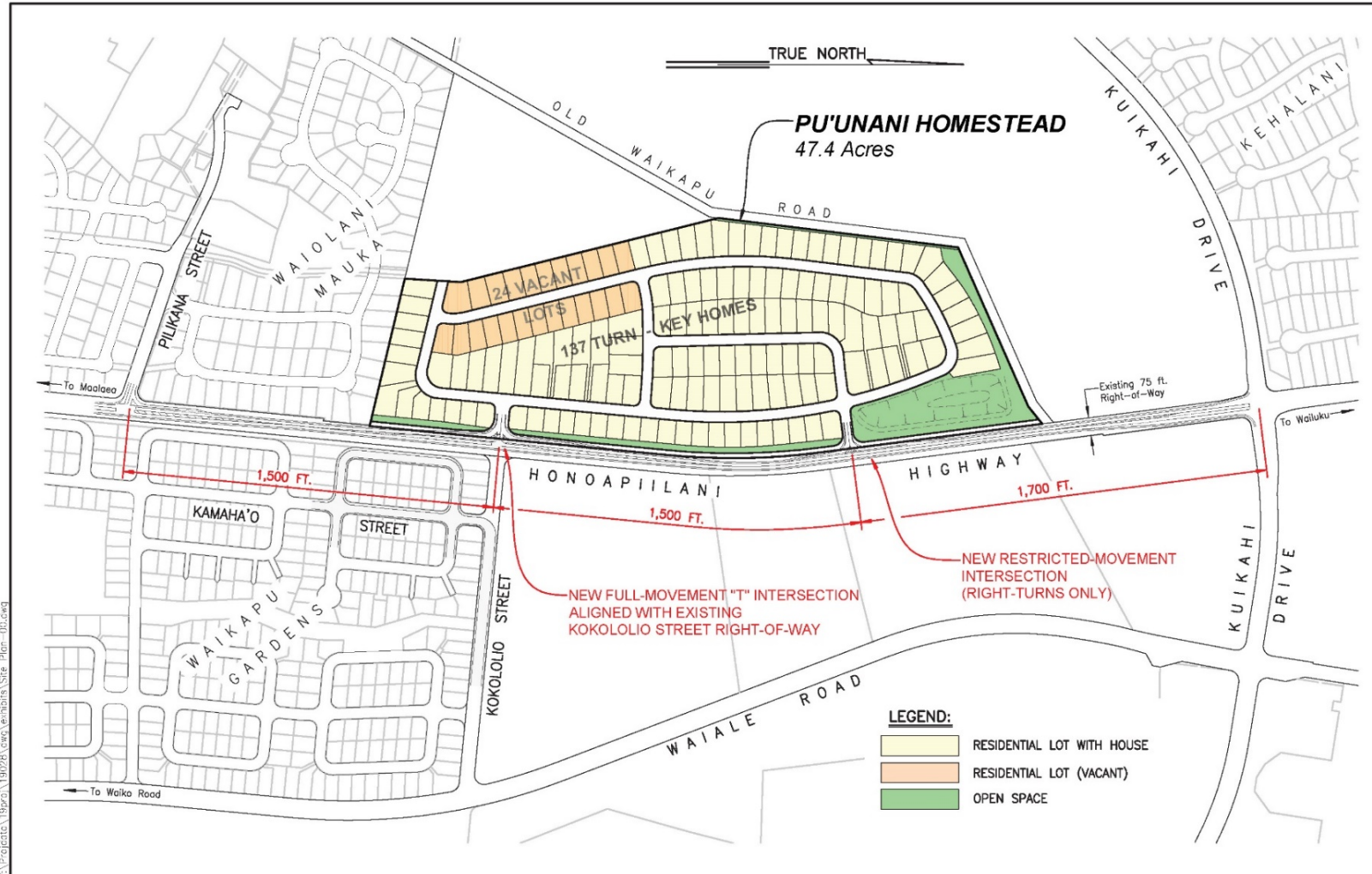


# PROJECT DESCRIPTION

1. Project will feature 161 lots: 137 turn-key homes/24 improved vacant lots.
2. Developer responsible for interim house construction funding.
3. Six (6) model types with 3 or 4 bedrooms and 2 to 3 baths, ranging in size from 1,088 square feet to 1,674 square feet.
4. Sales price range targets 80% AMI: from Low \$300,000s to Low \$400,000s (subject to material and labor costs)
5. Subdivision improvements include two access points, internal roadways, sidewalks (one side), drainage detention basin, utility connections, and landscaped frontage improvements along Honoapi'ilani Highway.



# PRELIMINARY SITE PLAN





# HOUSING DESIGN



Source: DDC LLC

## Conceptual Rendering of Street Elevation



# DESIGN FEATURES

- **Architect Designed Plans, similar to Waiehu Kou**
- **All 2-story Models have Bedroom on Ground Floor**
- **Enclosed 2-car Garage**
- **Solar Water Heating System**
- **Vinyl Dual-Glazed Energy Efficient Windows**
- **Water Efficient Plumbing Fixtures**
- **Solid Surface Kitchen and Bath Countertops**
- **Options such as Solar Photovoltaic System**



## PLUMERIA

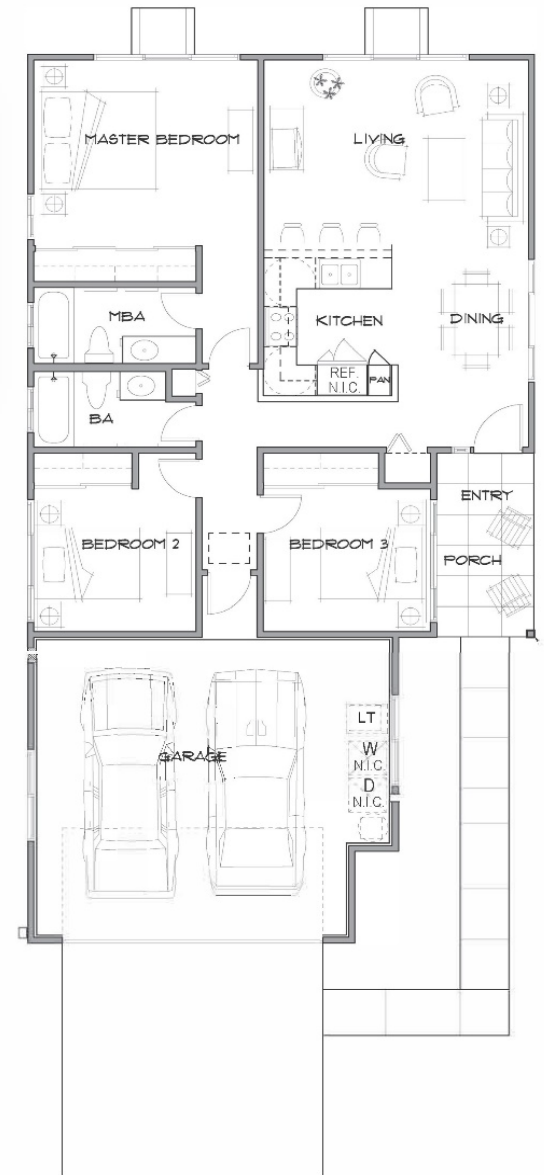
3 BEDROOM / 2 BATH

LIVING 1,088SF

LANAI/PORCH 72SF

GARAGE 456SF

TOTAL AREA 1,616SF

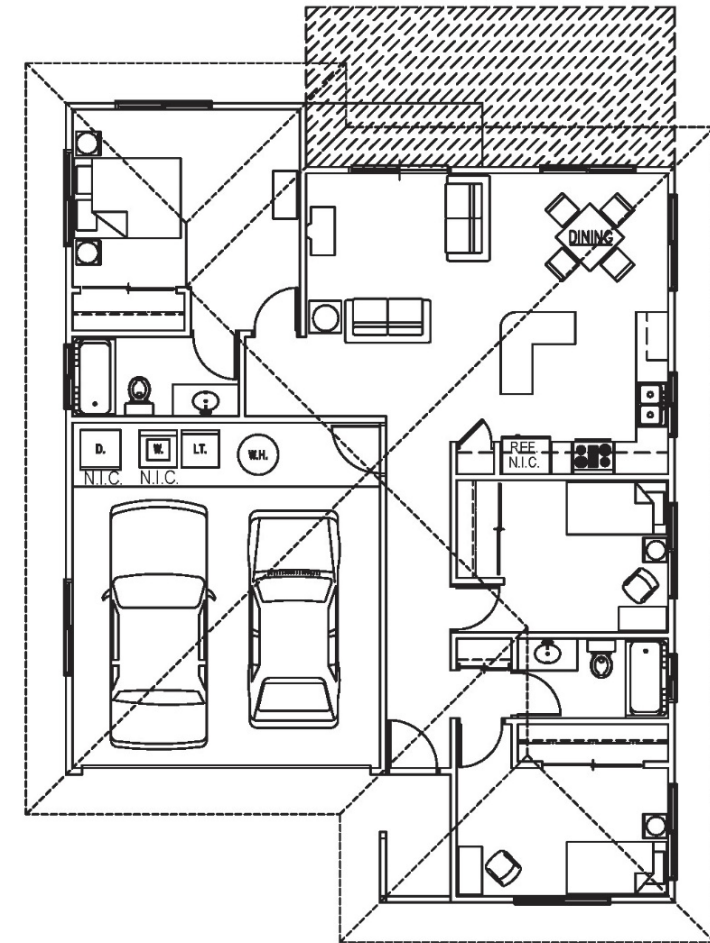
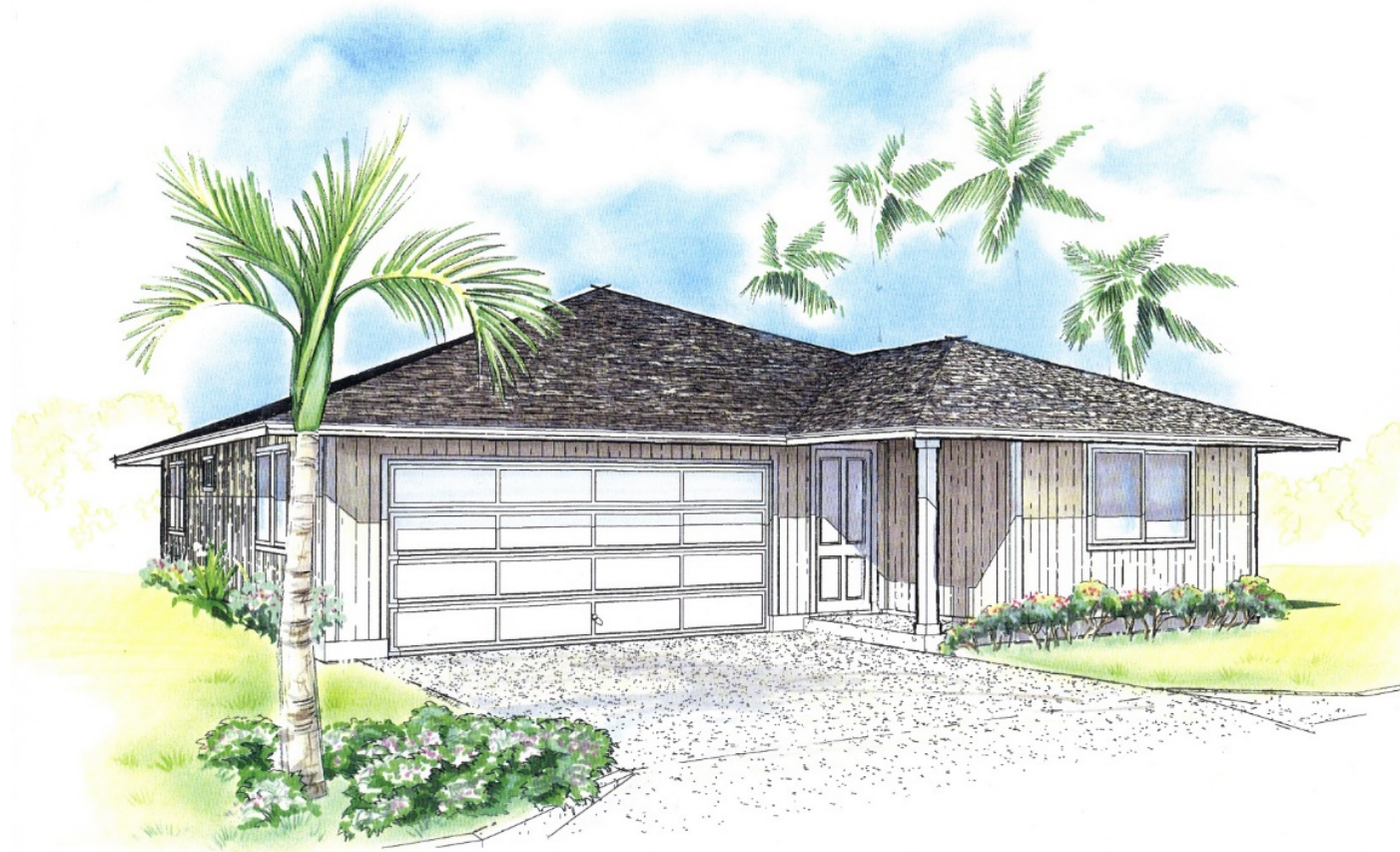




## KAMANI

3 BEDROOM / 2 BATH

LIVING	1,193SF
LANAI/PORCH	26SF
GARAGE	470SF
TOTAL AREA	1,689SF

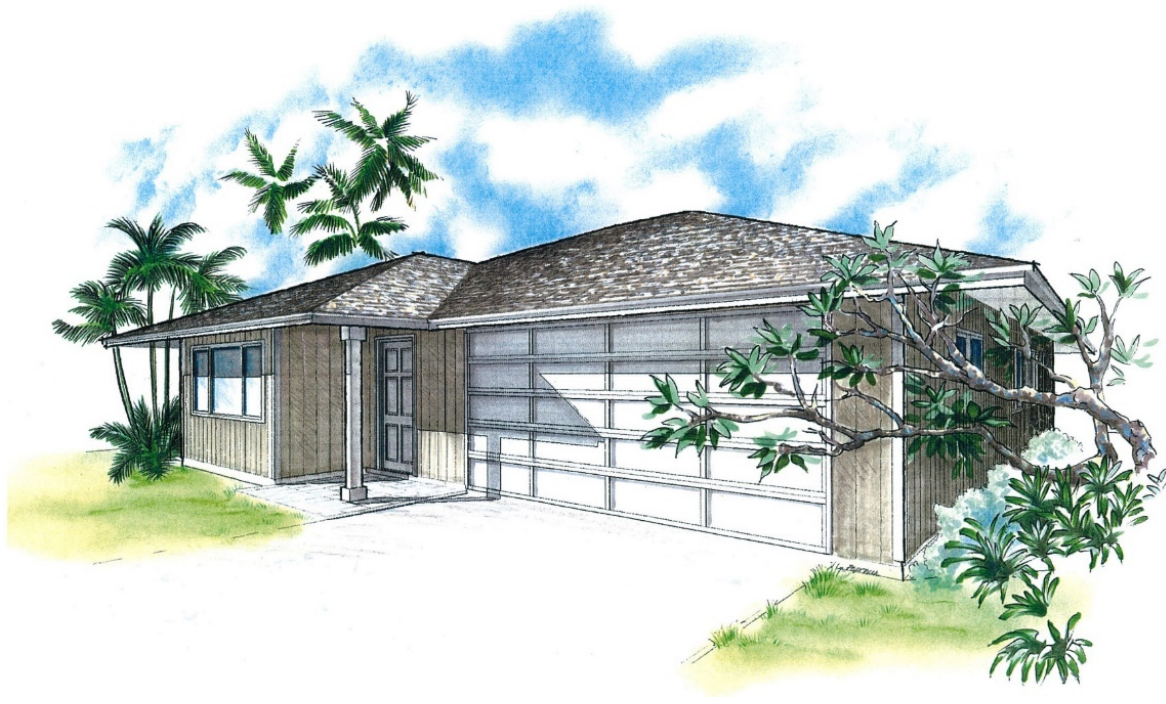
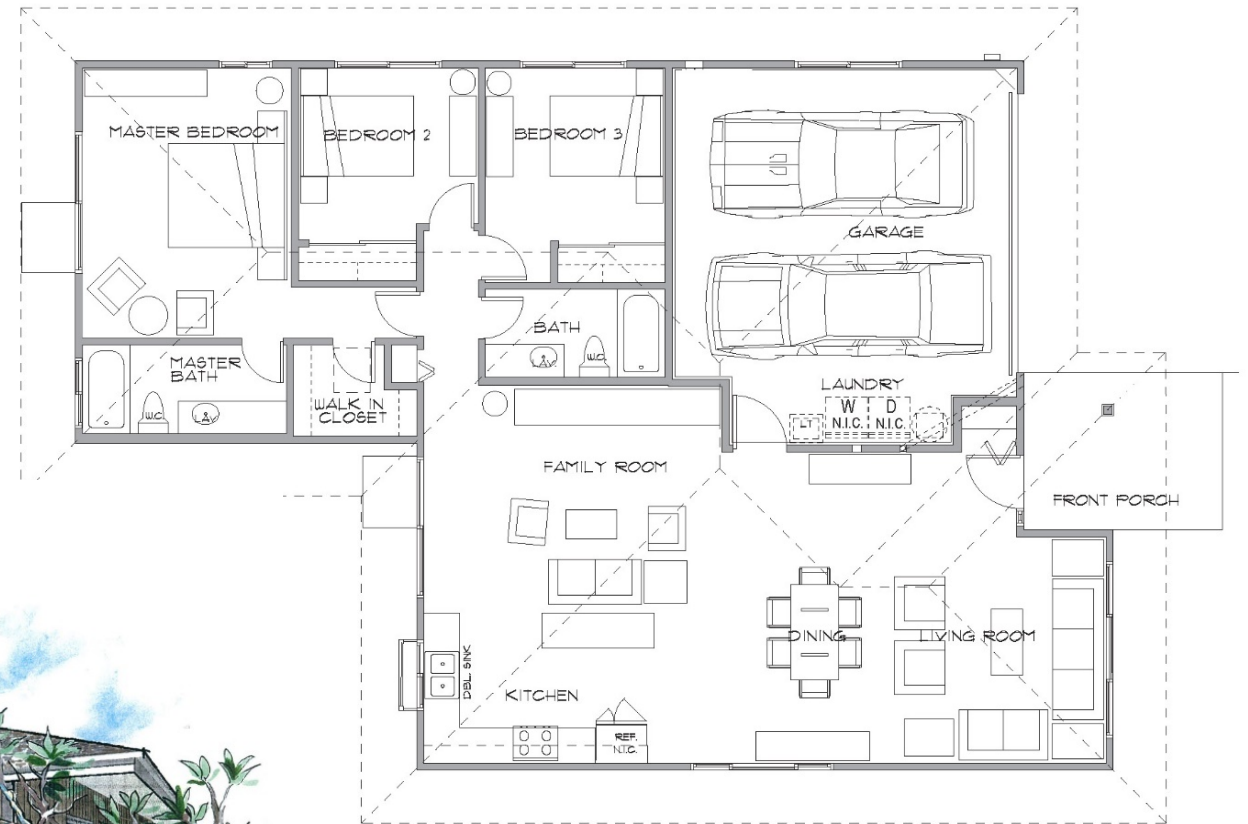




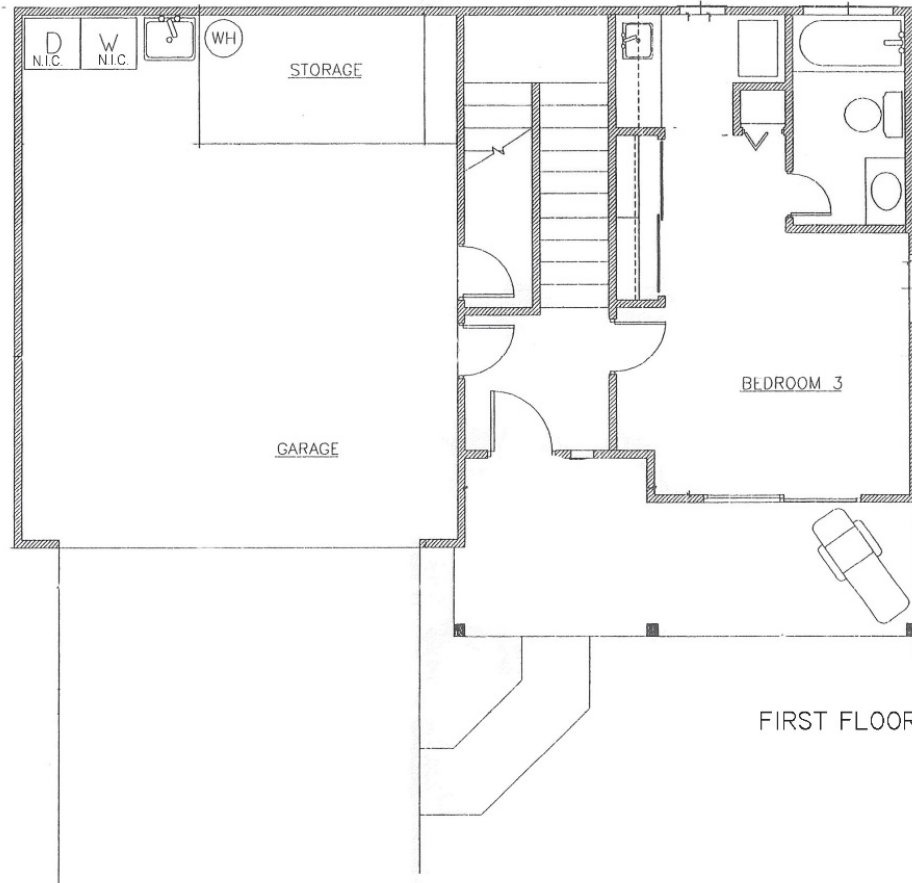
## MAILE

3 BEDROOM / 2 BATH

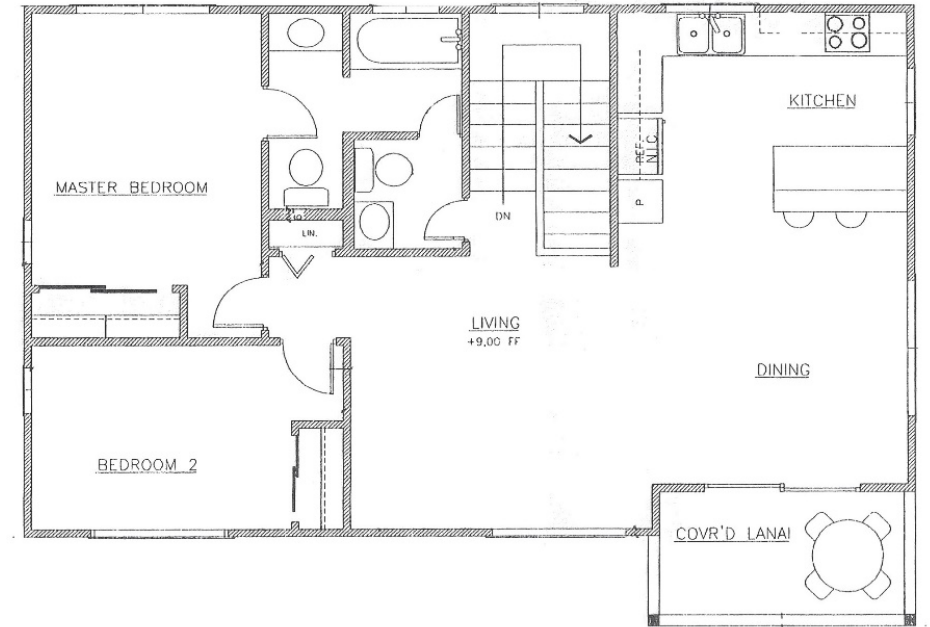
LIVING	1,462SF
LANAI/PORCH	30SF
GARAGE	409SF
TOTAL AREA	1,865SF







FIRST FLOOR



SECOND FLOOR



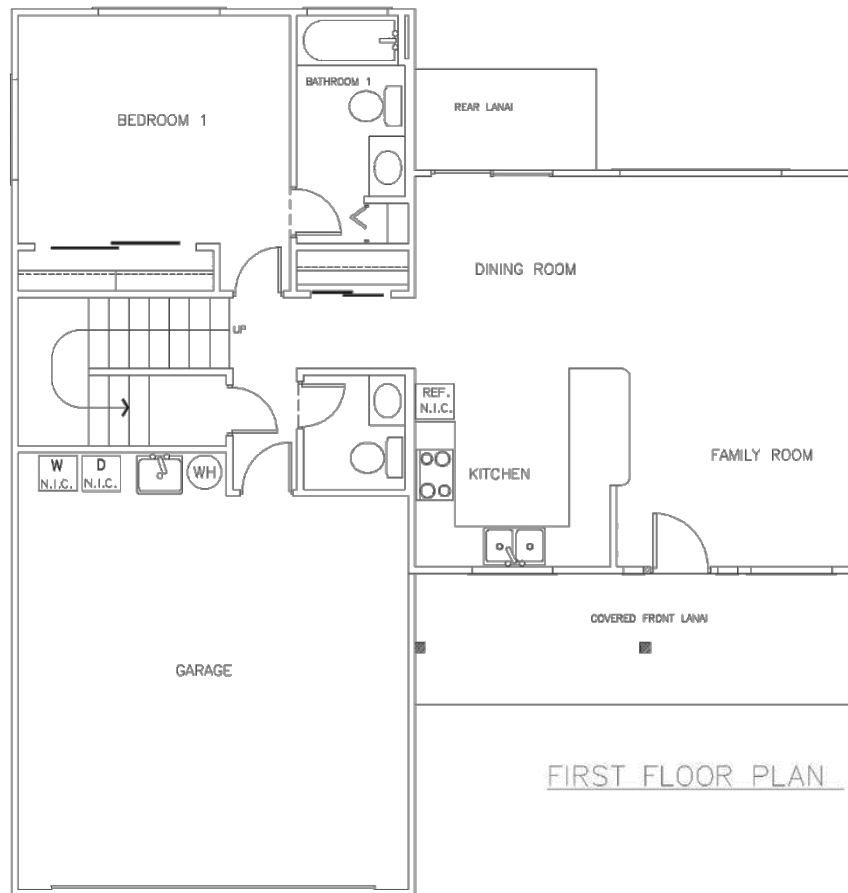
## LAWAI'A

3 BEDROOM / 2.5 BATH

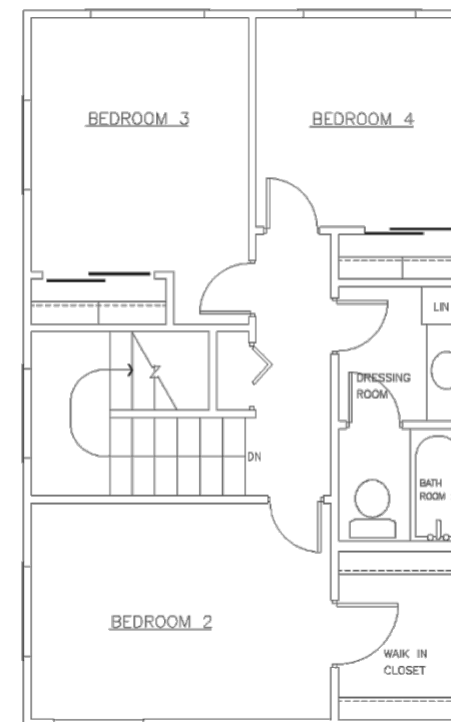
LIVING	1,280SF
LANAI/PORCH	192SF
GARAGE	451SF
TOTAL AREA	1,691SF







FIRST FLOOR PLAN



SECOND FLOOR PLAN

Not to scale. Sub  
The developer, its



## WAILELE

4 BEDROOM / 2.5 BATH

LIVING 1,646SF

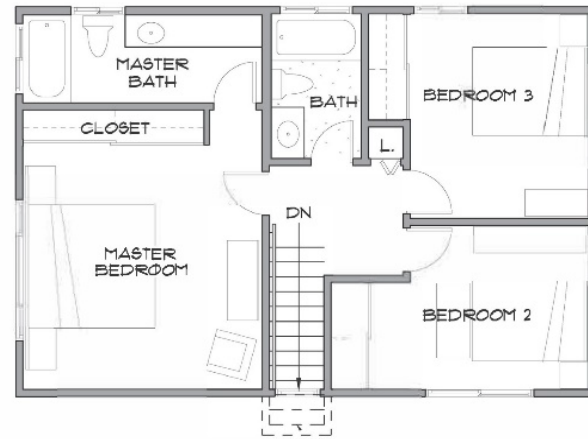
LANAI/PORCH 143SF

GARAGE 400SF

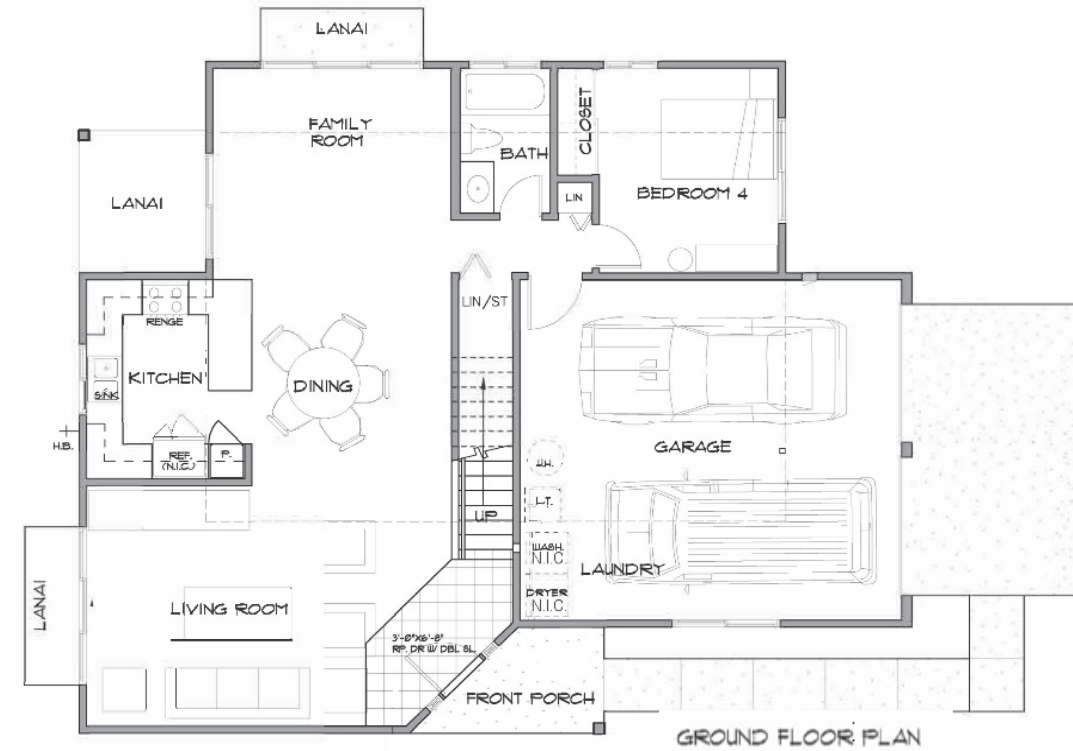
TOTAL AREA 2,189SF



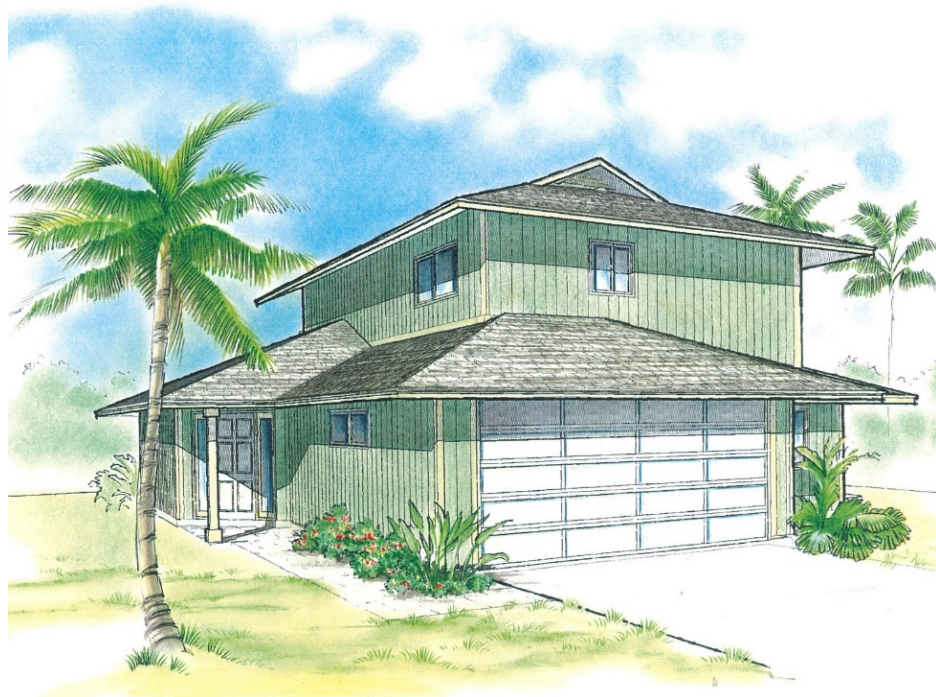




UPPER LEVEL FLOOR PLAN



GROUND FLOOR PLAN



## PIKAKE 4 BEDROOM / 3 BATH

LIVING	1,674 SF
LANAI/PORCH	110 SF
GARAGE	434 SF
<b>TOTAL AREA</b>	<b>2,218 SF</b>





# In- Progress Evaluation

- Proposed residential land use is not anticipated to have a significant impact on the surrounding environment
- Cultural Impact Assessment in-progress with interviews on-going
- Project provides homestead opportunities consistent with beneficiary preferences
- Project is in accordance with the goals of the DHHL General Plan and Maui Island Plan



# NEXT STEPS

- Continue to coordinate with DHHL beneficiaries, other Agencies, and community at-large.
- Finalize and publish Draft EA, after completion of studies and Cultural Impact Analysis; respond to concerns.
- Incorporate concerns; prepare FONSI for HHC approval and publish Final EA.
- Secure sufficient budget allocation to fund the Project design and construction.
- Complete design and construction of the Project



# TENTATIVE TIMELINE

- In Progress Draft Environmental Assessment to HHC February 2020
- Draft Environmental Assessment Publication – April 2020
- Finding of No Significant Impact for HHC review – July 2020
- Final Environmental Assessment Publication – Summer 2020
- Begin Sitework Construction – Summer 2021
- Begin Turnkey Home Construction – Spring 2022
- Begin Vacant Lot Awards – Spring 2022
- First Turnkey Home Occupancy – Winter 2022
- Project Completion – Spring 2024

\*Timeline Subject to Change; Subject to budget appropriation



# CONTACT INFORMATION

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**MAHALO**