MAUI COUNTY
LOT DEVELOPMENT PROJECTS
HAWAIIAN HOMES COMMISSION
ITEM E-3
October 20, 2020
LOT DEVELOPMENT PROCESS

PHASES TO HOMESTEAD LOT DEVELOPMENT

1. SUBDIVISION PLANNING
   a. Development, Phasing, Budget Plans
   b. Environmental Compliance (EA/EIS/ERR)

2. ENGINEERING DESIGN
   a. Plans, specifications, Subdivision application
   b. Federal, State and County review

3. CONSTRUCTION
   a. Offsite Construction
   b. Onsite Construction

4. POST-CONSTRUCTION
   a. Subdivision approval, licensing, TMKs, File Plan

5. HOMESTEAD OFFERING
OFFSITE AND ONSITE DEVELOPMENT

Offsite costs

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

Onsite costs within subdivision

- Roadways
- Waterlines
- Sewerlines
- Storm drain lines
- Electrical and Telecommunications
- Lot Grading
- Archaeological and Environmental remediation
Generalized 6-8 year process:

Unimproved Land to House Construction*

Assumes that all stages have funding authorization and procurement approvals.
### DEVELOPMENT PLAN – FY 2020

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>LOTS PLANNED</th>
<th>CURRENT PHASE</th>
<th>FUNDING</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maui Scattered Lots</td>
<td>14</td>
<td>Design/Construction</td>
<td>Leg FY19: $200,000</td>
<td>Lot assessment in process. Number of lots subject to change. Lots subject to consolidation and resubdivision. Drainage and slope mitigation in process in Waiehu Kou 4 and Paukukalo Unit 3. Submit lot information to CAD.</td>
</tr>
<tr>
<td></td>
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<td>Trust FY20: $325,000</td>
<td></td>
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<tr>
<td>TOTAL</td>
<td>14</td>
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Lot assessment in process. Number of lots subject to change. Lots subject to consolidation and resubdivision. Drainage and slope mitigation in process in Waiehu Kou 4 and Paukukalo Unit 3. Submit lot information to CAD.
Preparation for Award
(Hikina Residence Lots)
## DEVELOPMENT PLAN – FY 2021

<table>
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<tr>
<th>PROJECT</th>
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<th>CURRENT PHASE</th>
<th>FUNDING</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Keokea Waiohuli Ph 2-A</td>
<td>76</td>
<td>Construction</td>
<td>Leg FY19: $1,500,000 (D)</td>
<td>IFB let in early 2020. Construction contract with Mira</td>
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<tr>
<td></td>
<td></td>
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<td>Leg FY19: $5,000,000(C)</td>
<td>Construction in certification process.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Leg FY20: $8,000,000 (C)</td>
<td>NTP Jan. 1, 2021.</td>
</tr>
<tr>
<td>TOTAL</td>
<td>76</td>
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</table>
## Development Plan – FY 2022

<table>
<thead>
<tr>
<th>Project</th>
<th>Lots Planned</th>
<th>Current Phase</th>
<th>Funding</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lanai Residence Lots, Phase 2</td>
<td>TBD</td>
<td>Planning</td>
<td>$300,000</td>
<td>Budget request for Chap. 343 Environmental Assessment</td>
</tr>
<tr>
<td>Keokea Waiohuli Ph 2-B</td>
<td>61</td>
<td>Design</td>
<td>Leg FY18: $1,000,000(D) Leg FY19: $400,000 (D) Requires $15,000,000 (C)</td>
<td>Design contract certified. IFB for Phase 2-B planned for early 2021.</td>
</tr>
<tr>
<td>Honokowai Subs Ag Ph 1 and Residential lots</td>
<td>TBD</td>
<td>Planning</td>
<td>Trust Funds: $500,000</td>
<td>Masterplan EA for Honokowai in process. Encompasses both agriculture and residential homesteads and community uses. Conceptual plans for homesteading subject to the completion of the FEA.</td>
</tr>
<tr>
<td>Hoolehua- Pala’au Scattered Lots</td>
<td>21</td>
<td>Plng/Design</td>
<td>Leg FY18: $1,500,000</td>
<td>Leg funding re-authorized. Project scoping in process. Identify other Hoolehua lots requiring infrastructure.</td>
</tr>
<tr>
<td>Naiwa Ag Subdivision</td>
<td>58</td>
<td>Plng/Design</td>
<td>Leg FY19: $1,500,000</td>
<td>Leg funding re-authorized. EA studies planned. Pre-consultation process before end of 2020.</td>
</tr>
</tbody>
</table>
Proposed Lanai Residence Lots Masterplan
SCOPE OF WORK

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

SCOPE OF WORK
• 58 lot subdivision
• Planned Infrastructure Improvements
  • Roadways
  • Irrigation water
  • Potable water (subject to DHHL water reservations)
  • Electrical service

*Subject to additional funding
## DEVELOPMENT PLAN – FY 2023

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<tbody>
<tr>
<td>Leialii – Ph 1B-1</td>
<td>75</td>
<td></td>
<td>Leg FY19: $1,400,000 Trust Funds: $1,200,000 $8 Million needed for onsite lot construction. Leg FY20 $9 Million appropriated for highway and access improvements. $10M HHFDC DURF funding agreement for water improvements</td>
<td>Leg appropriations for designs for highway and parkway improvements at Lahaina Civic Center. Offsite water improvements funded by HHFDC DURF. Honokowai Water System Draft EA in Summer 2021; improvements to Leialii’i water transmission and storage. Re-secure wastewater credits.</td>
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<tr>
<td>Honokowai Subs Ag Ph 2</td>
<td>TBD</td>
<td>Planning</td>
<td>Funding to be determined; subject roadway and infrastructure stds.</td>
<td>Subject to Masterplan EA for Honokowai.</td>
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<tr>
<td>Pu’unani Homestead</td>
<td>161</td>
<td>Acquisition, Planning and Design</td>
<td>Development package: $23,350,000</td>
<td>Acquisition via Affordable Housing Credits. Request FONSI-FEA October HHC. Supplemental Contract for Design Phase, following FEA approval.</td>
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HONOKOWAI WATER DEVELOPMENT

Key

Proposed Water Facilities
1 Proposed Future Well Site

Existing Water Facilities
2 1.5 MG Water Reservoir
3 Well No. 1
4 Mahimahina Water Treatment Facility
5 2.0 MG Storage Facility

Villages of Leialii' i I-A and I-B
PU‘UNANI HOMESTEAD SUBDIVISION
TMK: (2) 3-5-002-002 Wailuku, Maui

137 Turnkey Lots
24 Vacant Lots
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<tr>
<td>Keokea Waiohuli Ph 3</td>
<td>73</td>
<td>Design</td>
<td>Estimated: $2,000,000 (D)</td>
<td>Requires drainage study. Designs and construction subject to funding.</td>
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<td>$22,000,000 (C)</td>
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<tr>
<td>Leialii – Ph 1 B-2</td>
<td>125</td>
<td></td>
<td>Estimated: $3,000,000 (D)</td>
<td>Complete water system improvements funded by HHFDC DURF. Requires higher elevation storage tank and booster pump improvements.</td>
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<td>$20,000,000 (C)</td>
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<td>TOTAL</td>
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Impediments to Development

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

- DHHL-DWS Honokowai Water Agreement for 200,000 Gallons per Day.
- Development of DHHL Honokowai Well to provide potable water for 300 additional lots, subject to negotiation.
- $10M HHFDC DURF funding for Honokowai Well, Transmission and Storage for Villages of Leialii 1B; 250 lots.
- Acquisition of Pu’unani Homestead Subdivision; FONSI and Final EA.
- $17.5 M Legislative funding for Pulehunui Regional Wastewater Infrastructure. Connect to proposed Central Maui Wastewater Treatment facility, rather than State/DHHL operating and maintaining private wastewater treatment.
- Water Use Permit Application for Kualapuu Aquifer to lift moratorium on new potable meters.