

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

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



LOT DEVELOPMENT

OFFSITE AND ONSITE DEVELOPMENT

Offsite costs

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

Onsite costs within subdivision

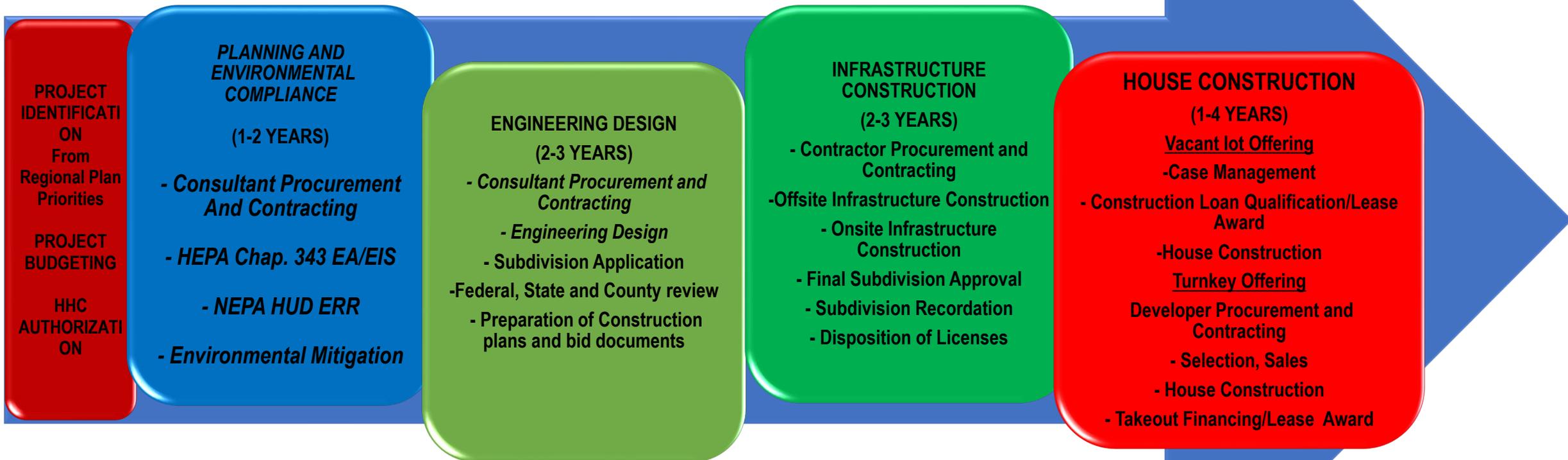
- Roadways
- Waterlines
- Sewerlines
- Storm drain lines
- Electrical and Telecommunications
- Lot Grading
- Archaeological and Environmental remediation



DHHL DEVELOPMENT PROCESS

Generalized 6-8 year process:

Unimproved Land to House Construction*



Assumes that all stages have funding authorization and procurement approvals.



DEVELOPMENT PLAN –FY 2020

PROJECT	LOTS PLANNED	CURRENT PHASE	FUNDING	STATUS
Maui Scattered Lots	14	Design/ Construction	Leg FY19: \$200,000 Trust FY20: \$325,000	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.
TOTAL	14			

Lot Assessment & Preparation for Award

(Kula Residence Lots)

Lot 45



Lot 85



Lot 112



Lot 206



Lot 209



Lot 213



Lot 235



Lot 121

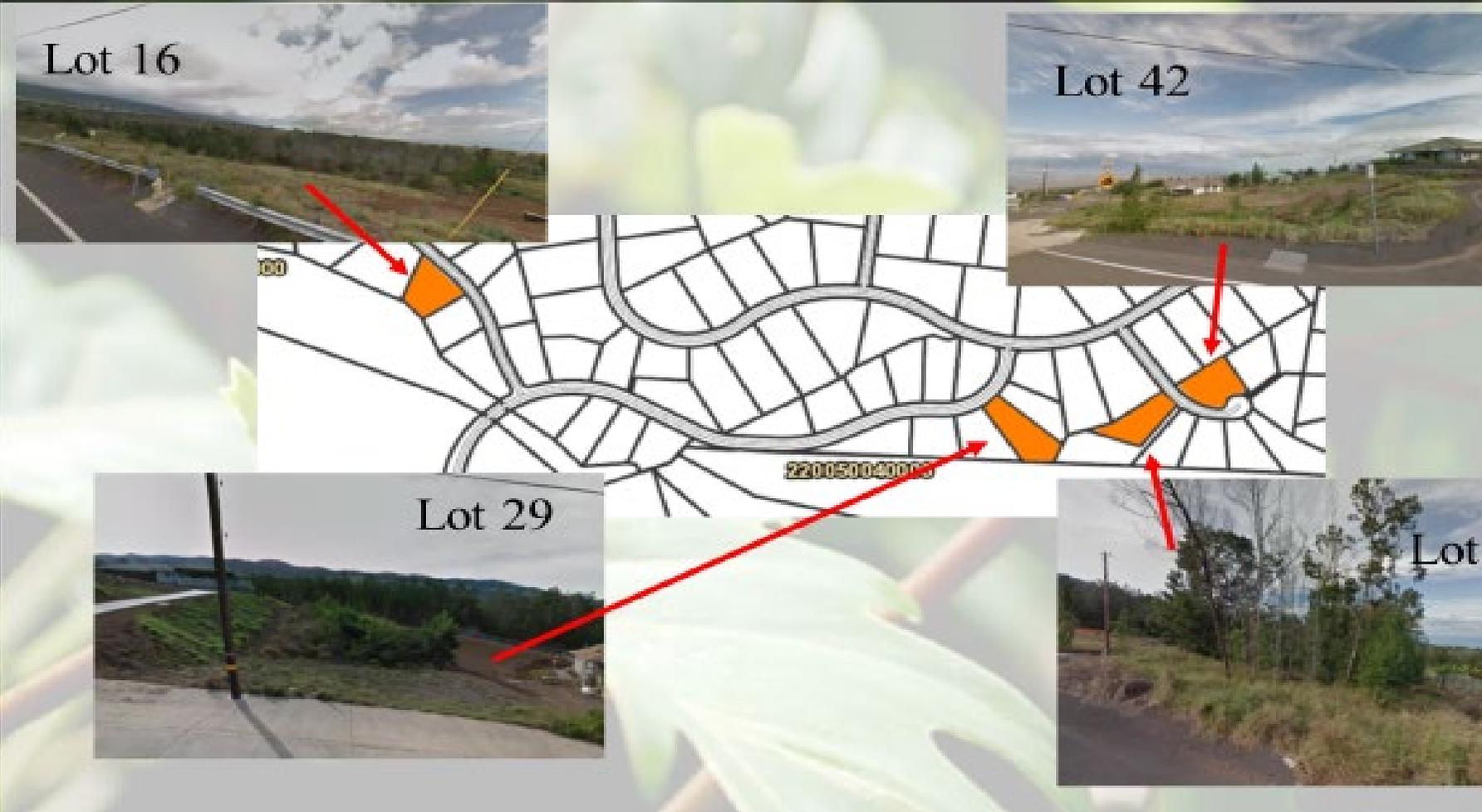


Lot 122



Preparation for Award

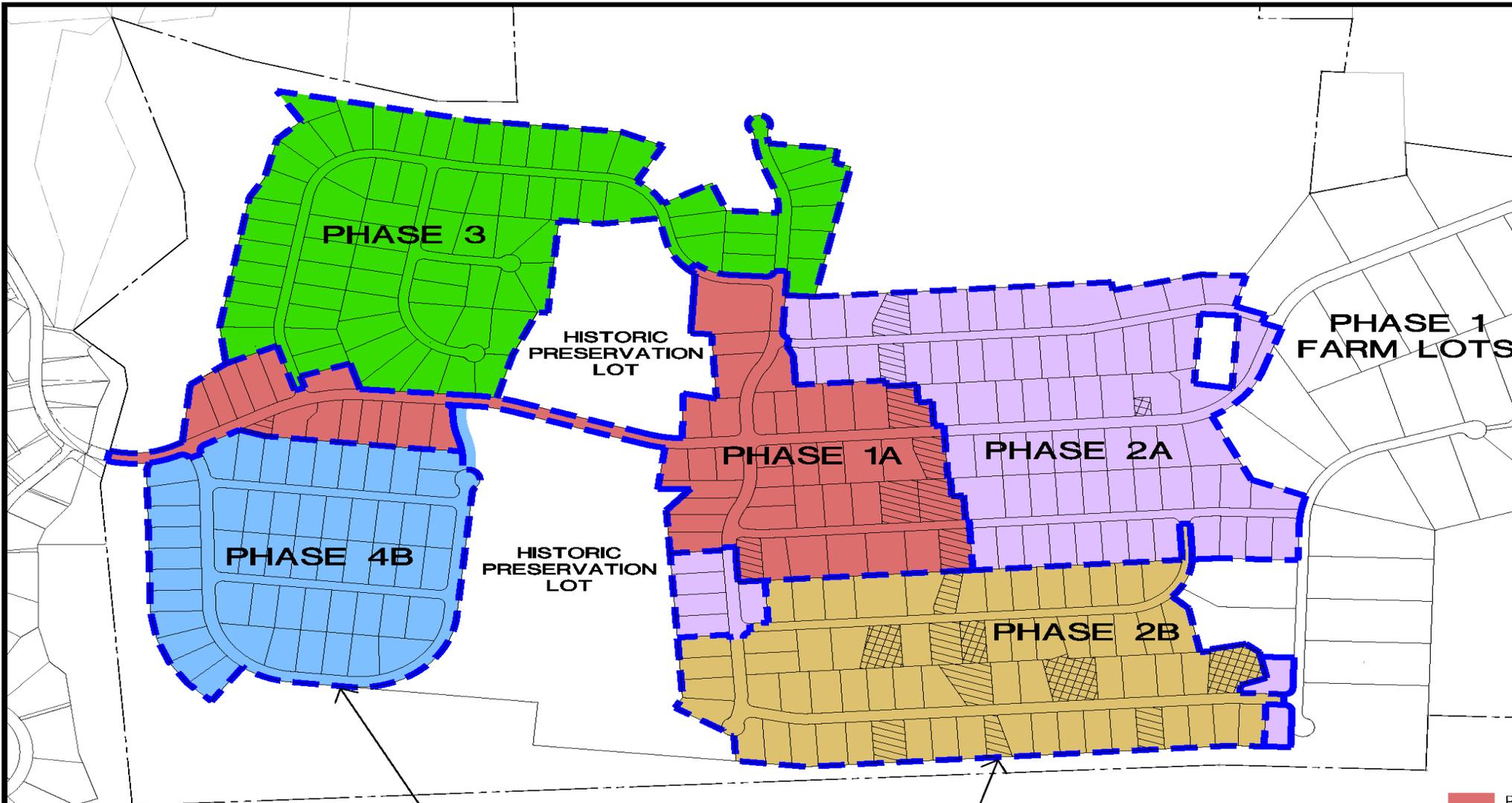
(Hikina Residence Lots)



DEVELOPMENT PLAN – FY 2021

PROJECT	LOTS PLANNED	CURRENT PHASE	FUNDING	STATUS
Keokea Waiohuli Ph 2-A	76	Construction	Leg FY19: \$1,500,000 (D) Leg FY19: \$5,000,000(C) Leg FY20: \$8,000,000 (C)	IFB let in early 2020. Construction contract with Mira Construction in certification process. NTP Jan. 1, 2021.
TOTAL	76			





WAIOHULI UNDIVIDED INTEREST AWARDS

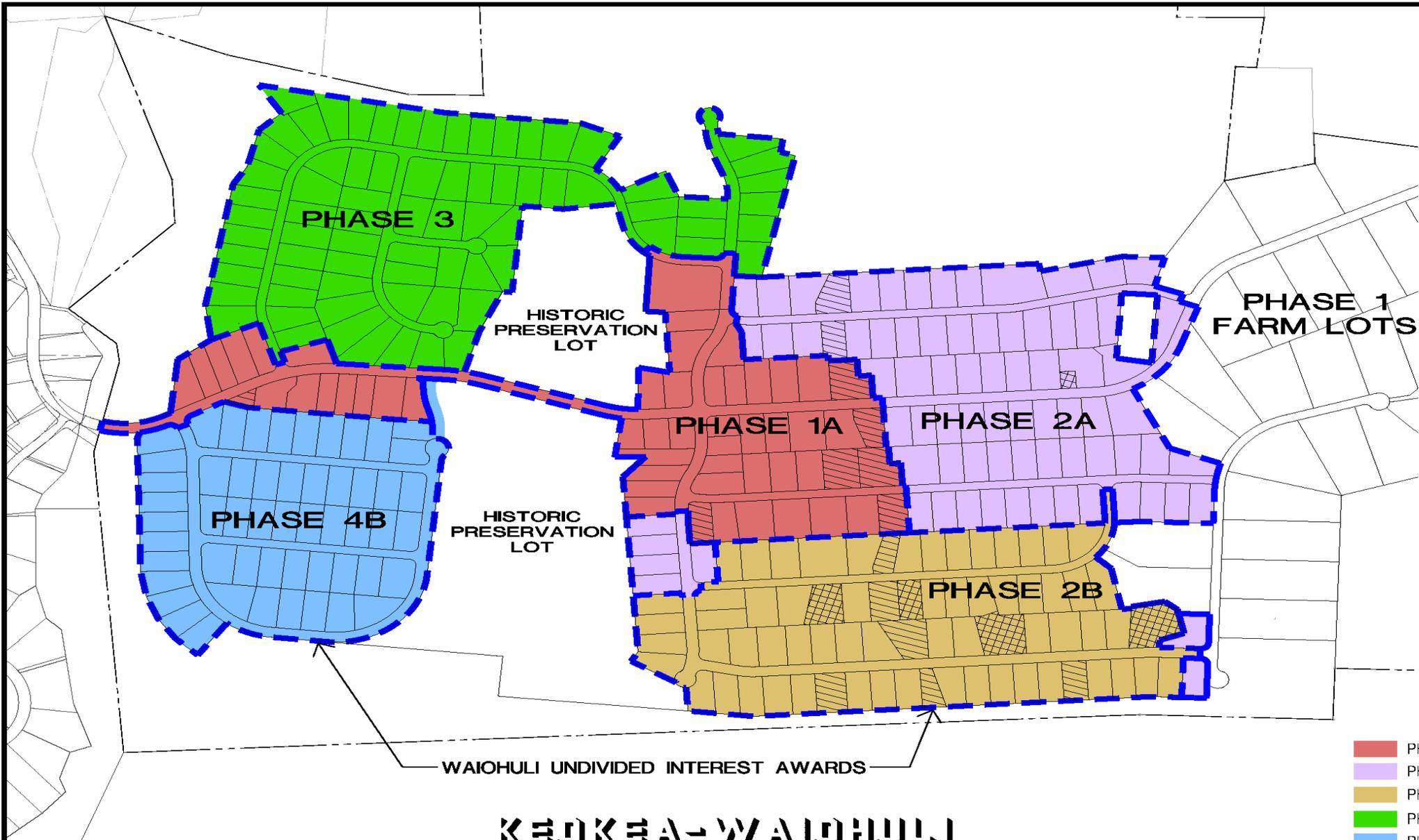
KEOKEA-WAIOHULI SUBDIVISION

LEGEND

	PHASE 1A:	46	RESIDENTIAL LOTS
	PHASE 2A:	76	RESIDENTIAL LOTS
	PHASE 2B:	61	RESIDENTIAL LOTS
	PHASE 3:	76	RESIDENTIAL LOTS
	PHASE 4B:	53	RESIDENTIAL LOTS
	TOTAL:	312	RESIDENTIAL LOTS

DEVELOPMENT PLAN – FY 2022

PROJECT	LOTS PLANNED	CURRENT PHASE	FUNDING	STATUS
Lanai Residence Lots, Phase 2	TBD	Planning	\$300,000	Budget request for Chap. 343 Environmental Assessment
Keokea Waiohuli Ph 2-B	61	Design	Leg FY18: \$1,000,000(D) Leg FY19: \$400,000 (D) Requires \$15,000,000 (C)	Design contract certified. IFB for Phase 2-B planned for early 2021.
Honokowai Subs Ag Ph 1 and Residential lots	TBD	Planning	Trust Funds: \$500,000	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.
Hoolehua- Pala' au Scattered Lots	21	Plng/Design	Leg FY18: \$1,500,000	Leg funding re-authorized. Project scoping in process. Identify other Hoolehua lots requiring infrastructure.
Naiwa Ag Subdivision	58	Plng/Design	Leg FY19: \$1,500,000	Leg funding re-authorized. EA studies planned. Pre-consultation process before end of 2020.



WAIOHULI UNDIVIDED INTEREST AWARDS

KEOKEA-WAIOHULI SUBDIVISION

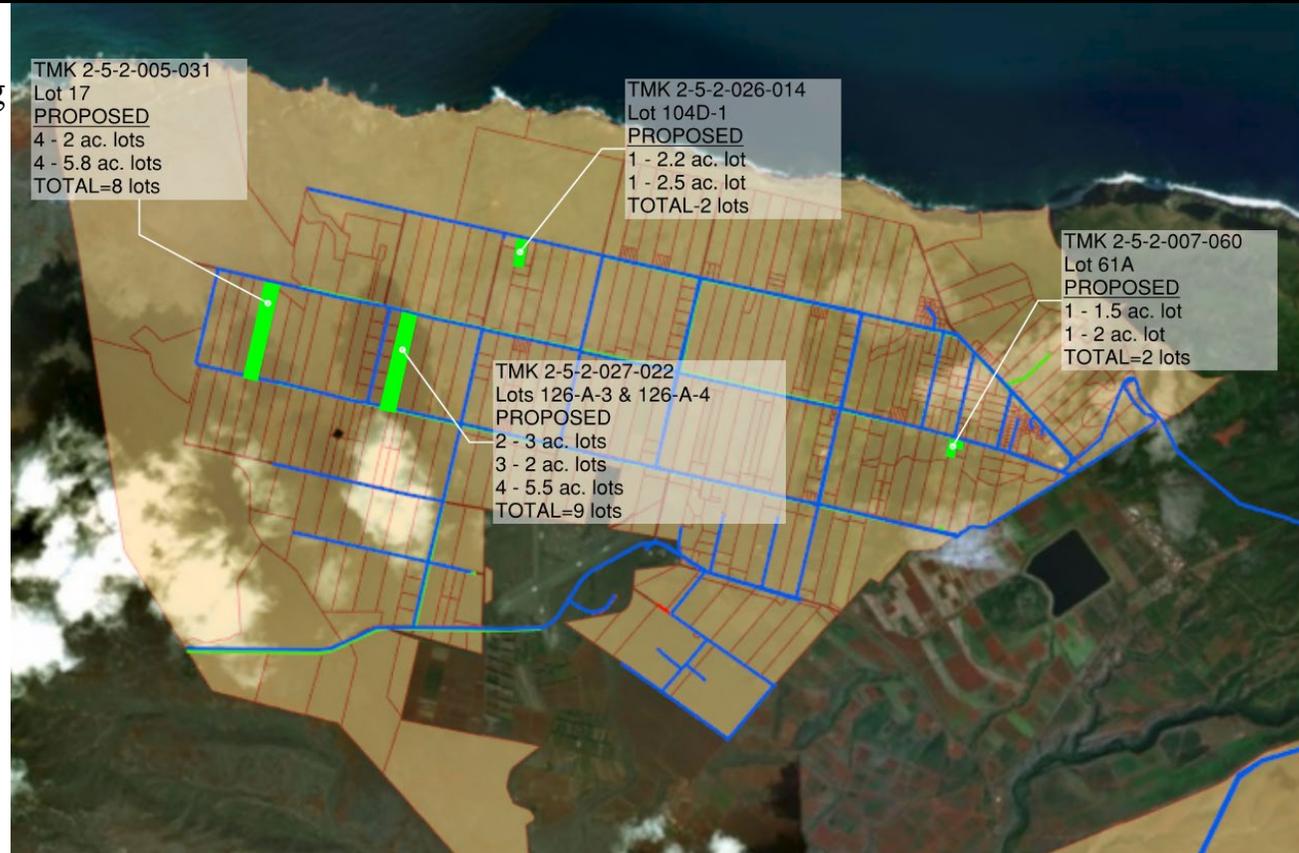
LEGEND

	PHASE 1A:	46	RESIDENTIAL LOTS
	PHASE 2A:	76	RESIDENTIAL LOTS
	PHASE 2B:	61	RESIDENTIAL LOTS
	PHASE 3:	76	RESIDENTIAL LOTS
	PHASE 4B:	53	RESIDENTIAL LOTS
	TOTAL:	312	RESIDENTIAL LOTS

Hoolehua Scattered Lots Site Improvements

SCOPE OF WORK

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

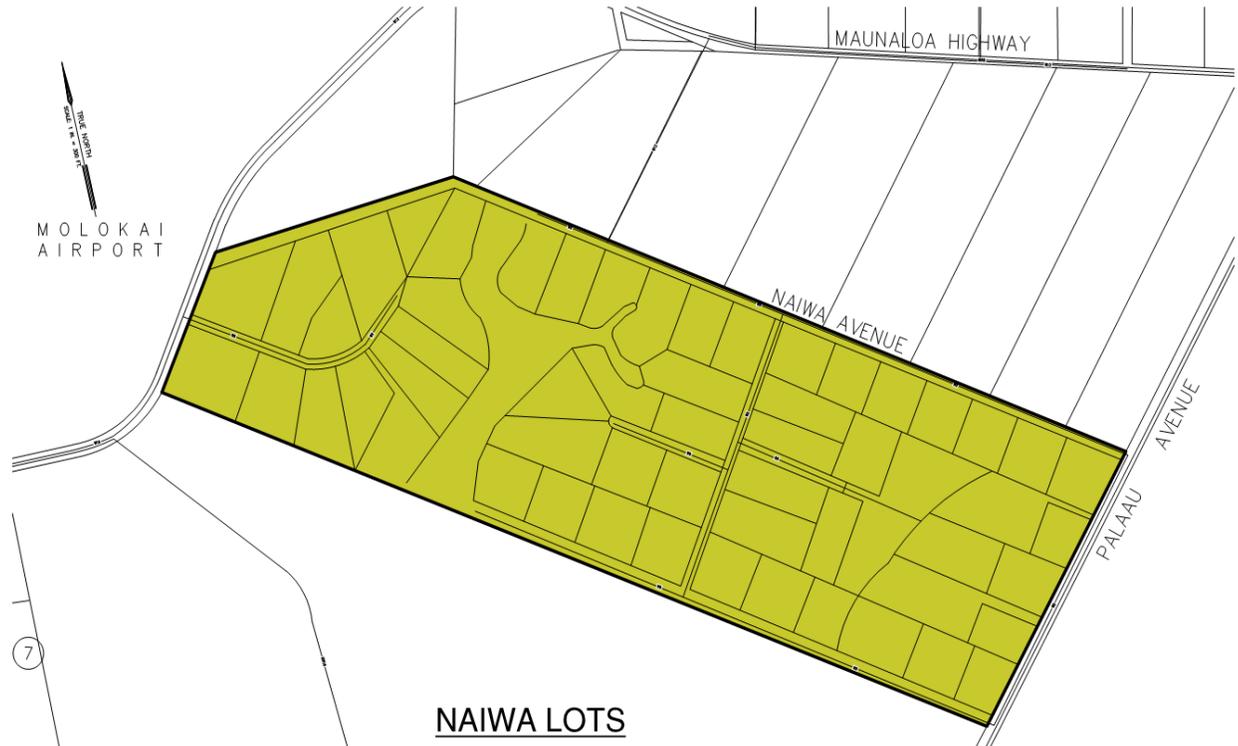


HO'OLEHUA VACANT LOTS

Naiwa Subdivision Site Improvements

SCOPE OF WORK

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

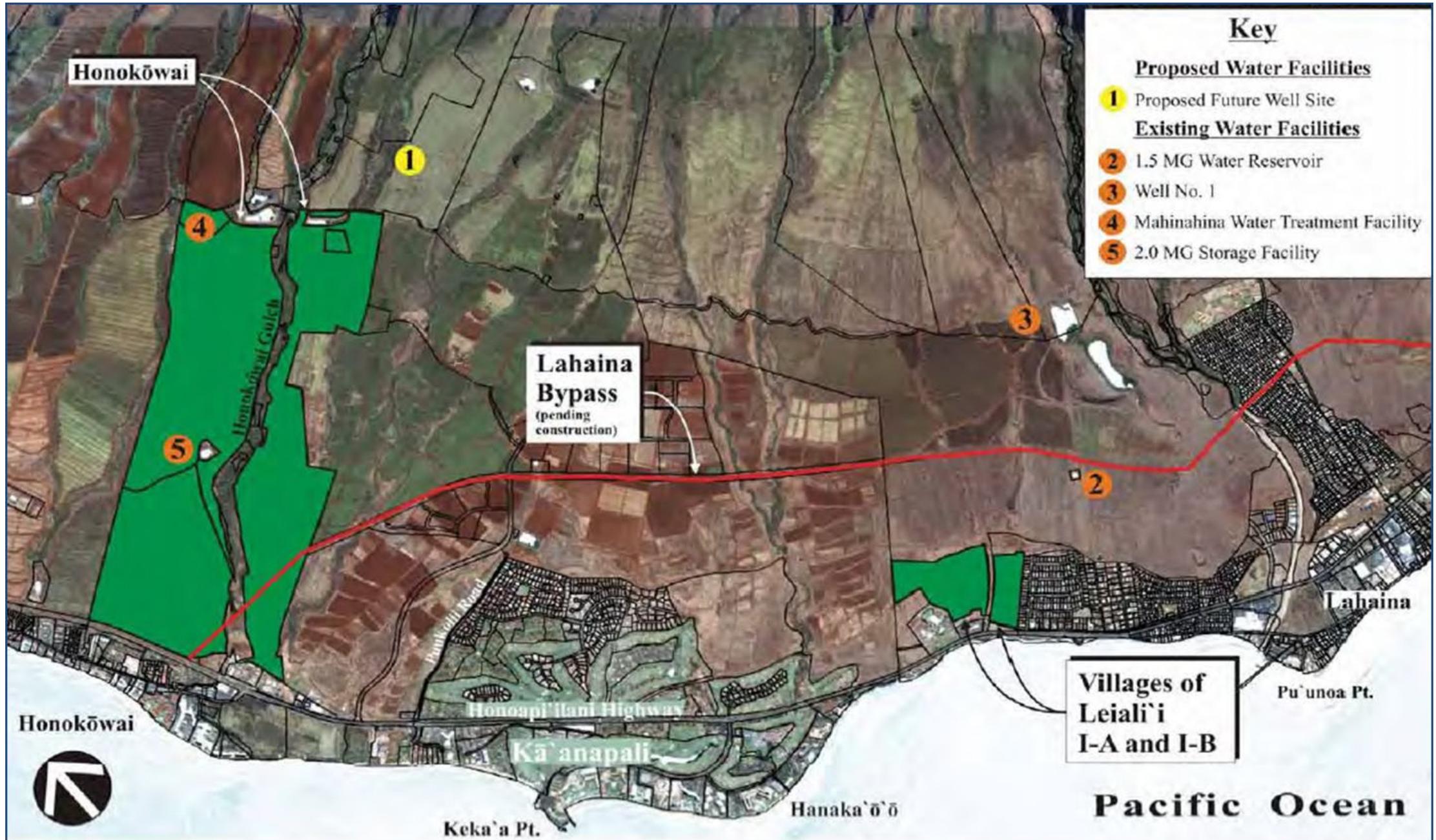


***Subject to additional funding**

DEVELOPMENT PLAN – FY 2023

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

HONOKOWAI WATER DEVELOPMENT



PU'UNANI HOMESTEAD SUBDIVISION

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

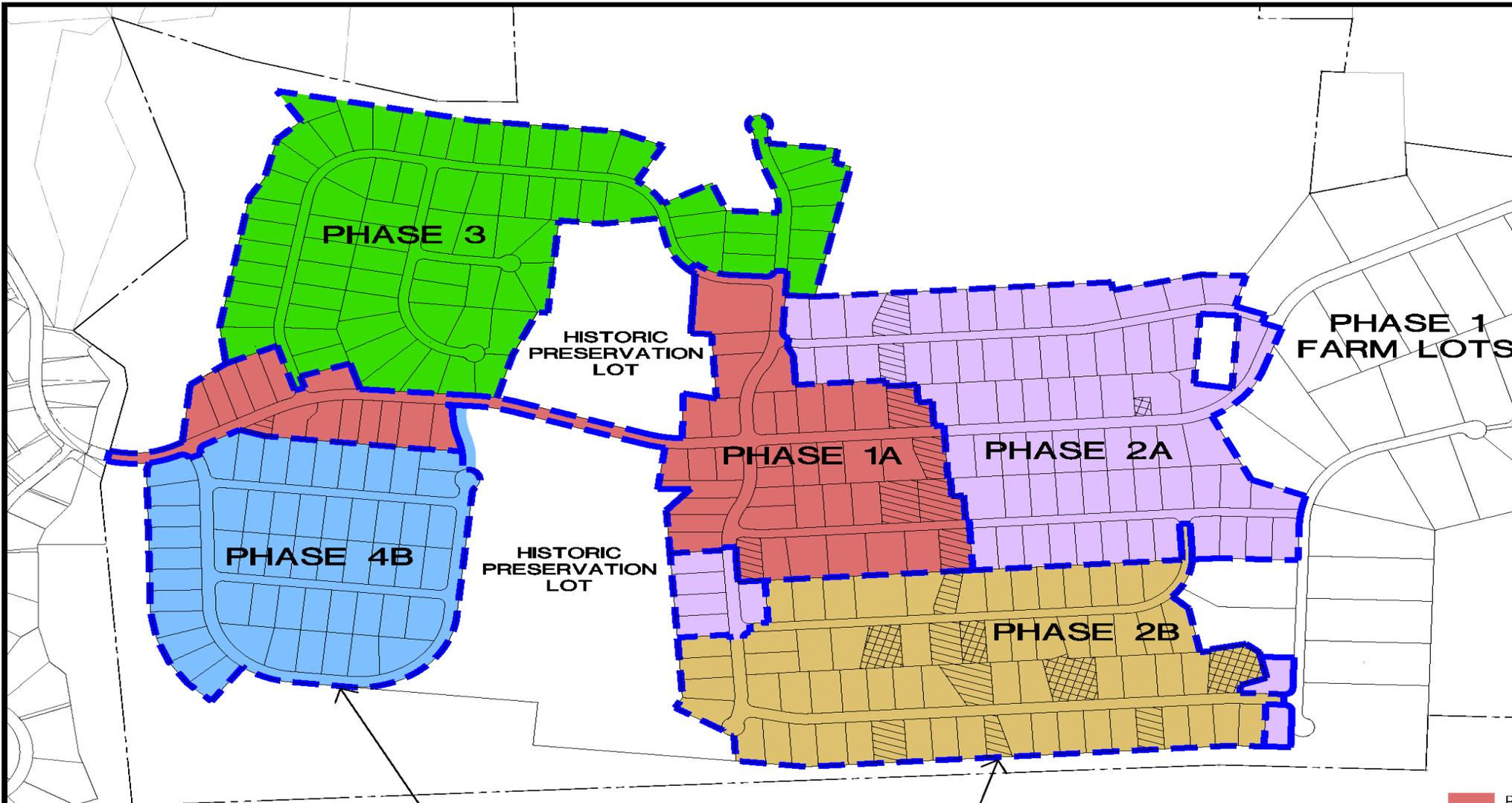
137 Turnkey Lots
24 Vacant Lots



DEVELOPMENT PLAN – YEAR 5 (FY 2024)

PROJECT	LOTS PLANNED	PHASE	FUNDING	STATUS
Keokea Waiohuli Ph 3	73	Design	Estimated: \$2,000,000 (D) \$22,000,000 (C)	Requires drainage study. Designs and construction subject to funding.
Leialii – Ph 1 B-2	125		Estimated: \$3,000,000 (D) \$20,000,000 (C)	Complete water system improvements funded by HHFDC DURF. Requires higher elevation storage tank and booster pump improvements.
TOTAL	273			





WAIOHULI UNDIVIDED INTEREST AWARDS

KEOKEA-WAIOHULI SUBDIVISION

LEGEND

	PHASE 1A:	46	RESIDENTIAL LOTS
	PHASE 2A:	76	RESIDENTIAL LOTS
	PHASE 2B:	61	RESIDENTIAL LOTS
	PHASE 3:	76	RESIDENTIAL LOTS
	PHASE 4B:	53	RESIDENTIAL LOTS
	TOTAL:	312	RESIDENTIAL LOTS

LOT DEVELOPMENT

Impediments to Development

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



Opportunities for Development

- DHHL-DWS Honokowai Water Agreement for 200,000 Gallons per Day.
- 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.

