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DAVID Y. IGE
GOVERNOR



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CRAIG K. HIRAI
EXECUTIVE DIRECTOR

DEPT OF PLANNING
LONG RANGE DIV
RECEIVED

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:
19:DEV/0105

July 19, 2019

Ms. Pam Eaton, Administrator
Maui County Planning Department, Long Range Division
One Main Plaza Building
2200 Main Street, Suite 601
Wailuku, Maui, HI 96793

Dear Ms. Eaton:

Subject: Comments to Draft West Maui Community Plan (July 11, 2019)
Villages of Leiali'i
Lahaina, Maui, Hawaii

The Hawaii Housing Finance and Development Corporation (HHFDC) would like to offer the following comments to the above subject Draft West Maui Community Plan (July 11, 2019) on the "We Are Maui" website, as it relates to HHFDC's Villages of Leiali'i master planned community in Lahaina, Maui, Hawaii. The Villages of Leiali'i is a master planned mixed-use community with affordable and market priced housing, as well as open space, commercial and light industrial uses, and public facilities on 1,033 acres of land owned by HHFDC and the State of Hawaii in West Maui. The Governor's acceptance of the Final EIS was published on December 23, 2012.

- I. Maui Island Plan. The Maui Island Plan (MIP) identifies a portion of the Villages of Leiali'i as Lahaina Town North depicted on Figure 8-12, and on Directed Growth Map #W2 and W3, with Table 8-24 providing for the planned growth area as: 245 acres, approximately 1,200 dwelling units, residential product mix of single-family and multi-family units, and net residential density of 10-12 units. The MIP states that, "Lahaina Town North is a logical expansion of the existing Lahaina community. Being an HHFDC project with a mix of housing types and moderate single-family lot sizes, the project will address the need for additional affordable resident housing in West Maui in close proximity to Lahaina's employment opportunities." In accordance with the MIP, HHFDC believes the Community Plan designation for Lahaina Town

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North should be Residential and Neighborhood Center to allow the flexibility for a more inclusive and whole master planned mixed-use community.

- II. Keawe Street Apartments. The proposed Keawe Street Apartments will be the first phase of the Villages of Leiali'i mixed-use community within Lahaina Town North. Ikaika Ohana was selected by HHFDC to develop Keawe Street Apartments, a proposed 200-unit affordable, multifamily residential rental housing project located north of Keawe Street Extension. The proposed project will occupy an approximately 30-acre portion of a parcel identified as TMK (2) 4-5-021: 003. See enclosed Exhibit A project location within the Villages of Leiali'i, and Exhibit B draft site plan of the project (7/9/19), for information. HHFDC will lease the property to Ikaika Ohana, who will develop two-, three-, and four-bedroom apartments that are affordable to households earning 60% or below the area median income. The Hawaii State Legislature has appropriated \$37 million out of the Rental Housing Revolving Fund for gap equity financing and the HHFDC Board of Directors has approved \$5 million out of the Dwelling Unit Revolving Fund for interim financing for the project. To enable this affordable rental housing project to proceed, HHFDC believes that the Community Plan designation of the project site should be Residential.

- III. Infrastructure. HHFDC concurs that the Community Plan should include the identification and timing of public infrastructure necessary to accommodate the corresponding projected growth. We suggest that the Plan set forth policies to prioritize infrastructure capacity for affordable housing projects.

Thank you for the opportunity to comment upon the Draft West Maui Community Plan.

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at 587-0541.

Sincerely,


Craig K. Hirai
Executive Director

Enclosures

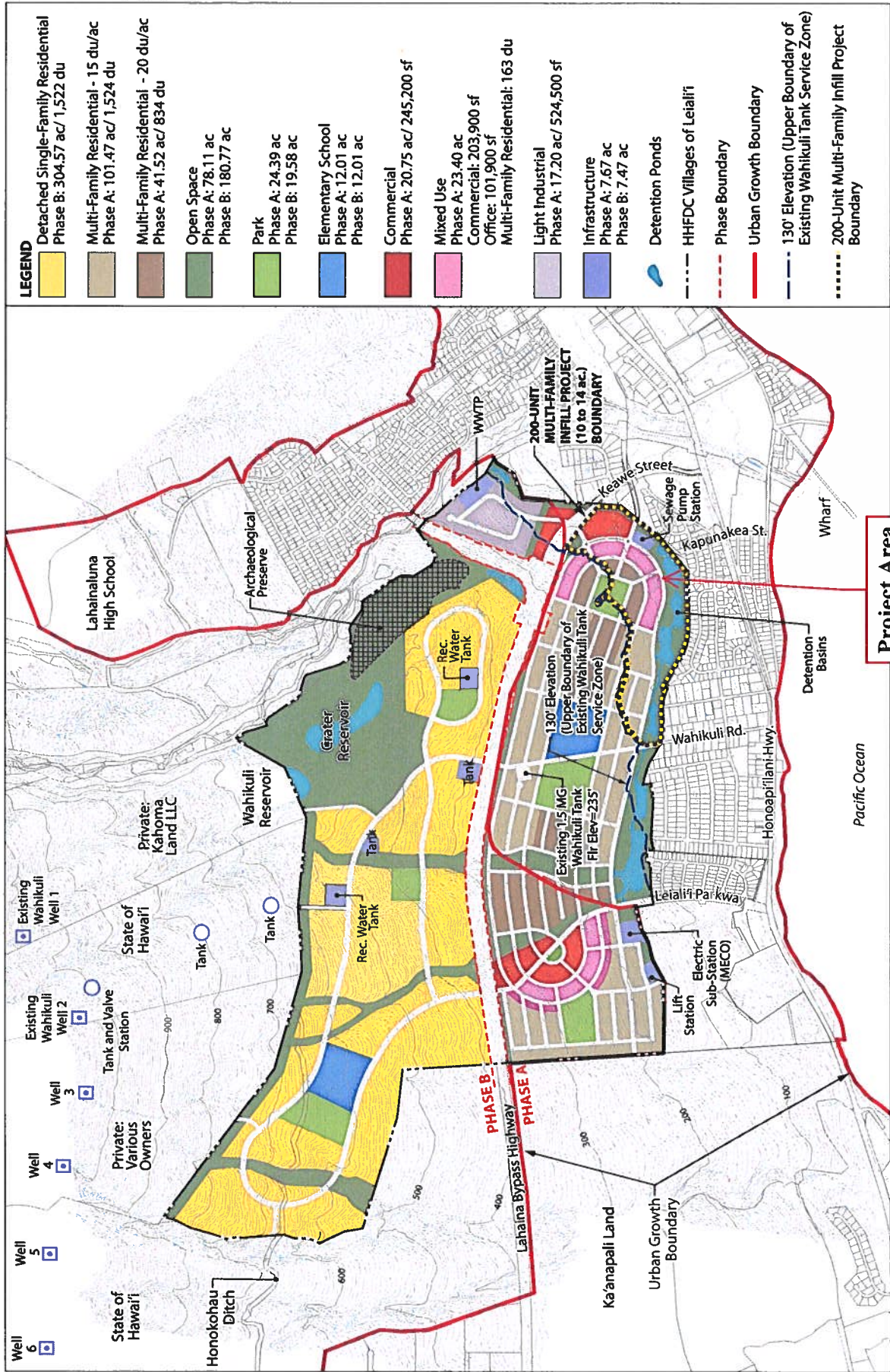


FIGURE 2
LAND USE PLAN CONCEPT TWO
Villages of Leialii
200-Unit Multi-Family Infill Project
January 2017

Note: Lot lines shown are approximate and for illustrative purposes. Imagery is from Google Earth Pro and is approximately matched to lot lines.



EXHIBIT A

