# ~~Draft~~Final Environmental Impact Statement

## Volume ~~H~~III of ~~H~~IV

## Chapter XI. Parties Consulted During the 45-Day Comment Period on the Draft Environmental Impact Statement; Letters Received and Responses to Substantive Comments (Part I)

# PROPOSED OLOWALU TOWN MASTER PLAN

## (TMK Nos. (2)4-8-003:84, 98 through 118, and 124)

**Prepared for:**

**Olowalu Town, LLC and**
**Olowalu Ekolu, LLC**

**~~February 2012~~October 2015**

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MUNEKIYO HIRAGA

# XI. PARTIES CONSULTED DURING THE REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT, LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENT LETTERS

The following agencies, organizations and individuals were consulted during review of the Draft Environmental Impact Statement (EIS); agencies, organizations and individuals comments and responses to substantive comments are included hereto:

| Consulted Party | Date of Comment Letter | Date of Response Letter |
|---|---|---|
| **Federal Agencies** | | |
| US Army Engineer Division | --- | --- |
| US Geological Survey | --- | --- |
| US Fish and Wildlife Service | --- | --- |
| National Oceanic and Atmospheric Administration, National Marine Fisheries Service | 3/27/12 | 10/26/15 |
| **State Agencies** | | |
| Department of Agriculture | --- | --- |
| Department of Accounting and General Services | 3/21/12 | 10/26/15 |
| Department of Business Economic Development and Tourism (DBEDT) | --- | --- |
| DBEDT – Energy Division | --- | --- |
| DBEDT - Land Use Commission | 4/16/12 | 10/26/15 |
| DBEDT – Office of Planning | 4/20/12 | 10/26/15 |
| Department of Defense | 4/10/12 | 10/26/15 |
| Department of Education | 4/27/12 | 10/26/15 |
| Department of Hawaiian Home Lands | --- | --- |
| Department of Health (DOH), Clean Water Branch | 5/31/12 | 10/26/15 |
| DOH, Environmental Planning Office | 3/8/12 | 10/26/15 |

| Consulted Party | Date of Comment Letter | Date of Response Letter |
|---|---|---|
| DOH, Indoor and Radiological Health Branch | 3/13/12 | 10/26/15 |
| DOH, Wastewater Branch | 3/14/12 | 10/26/15 |
| Department of Human Services | 3/27/12 | 10/26/15 |
| Department of Labor and Industrial Relations | 3/15/12 | 10/26/15 |
| Department of Land and Natural Resources (DLNR) - Land Division | 4/20/12 | 10/26/15 |
| DLNR – Historic Preservation Division | --- | --- |
| DLNR - Office of Conservation and Coastal Lands | 4/23/12 | 10/26/15 |
| Department of Transportation | 4/26/12 | 10/26/15 |
| Hawaii Housing Finance and Development Corp. | --- | --- |
| Office of Hawaiian Affairs | --- | --- |
| UH Environmental Center | --- | --- |
| **County Agencies** | | |
| Department of Environmental Management | 4/25/12 | 10/26/15 |
| Department of Fire and Public Safety | 4/25/12 | 10/26/15 |
| Department of Housing and Human Concerns | 4/16/12 | 10/26/15 |
| Department of Parks and Recreation | --- | --- |
| Department of Planning | 4/17/12 | 10/26/15 |
| Police Department | 4/5/12 | 10/26/15 |
| Department of Public Works | --- | --- |
| Department of Transportation | --- | --- |
| Department of Water Supply | 4/9/12 | 10/26/15 |
| Mayor | --- | --- |
| **Elected Officials** | | |
| Council Chair Danny Mateo | --- | --- |
| Council Vice-Chair Joe Pontanilla | --- | --- |
| Councilmember Gladys Baisa | --- | --- |
| Councilmember Robert Carroll | --- | --- |
| Councilmember Elle Cochran | --- | --- |

| Consulted Party | Date of Comment Letter | Date of Response Letter |
|---|---|---|
| Councilmember Don Couch | --- | --- |
| Councilmember G. Riki Hokama | --- | --- |
| Councilmember Michael Victorino | --- | --- |
| Councilmember Michael White | --- | --- |
| **Libraries** | | |
| Kahului Library | --- | --- |
| Lāhainā Library | --- | --- |
| Legislative Reference Bureau | --- | --- |
| Maui Community College Library | --- | --- |
| State Main Library | --- | --- |
| UH Hamilton | --- | --- |
| **News Media** | | |
| Honolulu Star Advertiser | --- | --- |
| Maui News | --- | --- |
| **Utility Companies** | | |
| Maui Electric Company | 4/25/12 | 10/26/15 |
| Hawaiian Telcom | --- | --- |
| **Citizen Groups, Individuals, and Consulted Parties** | | |
| Margaret Schlachter | --- | --- |
| Anna C. Potts and Jason A. Potts<br>4606 Fowler Avenue, Apt. 9<br>Everett, WA 98203 | 4/10/12 | 10/26/15 |
| Jan Ehrenkrook<br>49935 Gallatin Road<br>Gallatin Gateway, MT 59730 | 4/13/12 | 10/26/15 |
| Victoria and Walton Huffman<br>9909 Lemon Avenue<br>La Mesa, CA 91941 | 4/15/12 | 10/26/15 |
| Wallace H. Fujii<br>Fujii Family Limited Partnership<br>P.O. Box 511<br>Kahului, Hawai`i 96733 | 4/18/12 | 10/26/15 |

| Consulted Party | Date of Comment Letter | Date of Response Letter |
|---|---|---|
| Michael W. Foley<br>3625 Pi`ikea Place<br>Makawao, Hawaii 96768 | 4/19/12 | 10/26/15 |
| Randy Ragon<br>713 Front Street A<br>Lahaina, Hawai`i 96761 | 1/24/12 and 4/19/12 | 10/26/15 |
| Dick Mayer<br>1111 Lower Kimo Drive<br>Kula, Hawai`i 96790 | 4/21/12 | 10/26/15 |
| Pauline Feine<br>P.O. Box 627<br>Kihei, Hawai`i 96753 | 4/21/12 | 10/26/15 |
| Robin Newbold, Chair<br>Maui Nui Marine Resource Council<br>P.O. Box 532533<br>Kihei, Hawai`i 96753 | 4/22/12 | 10/26/15 |
| Maui Tomorrow<br>55 N. Church Street, Suite A5<br>Wailuku, Hawai`i 96793 | 4/23/12 | 10/26/15 |
| West Maui Taxpayers Association<br>P.O. Box 10338<br>Lahaina, Hawai`i 96761 | 4/24/12 | 10/26/15 |
| Surfrider Foundation Maui Chapter<br>P.O. Box 790549<br>Paia, Hawai`i 96779 | 5/7/12 | 10/26/15 |
| Citizens for Truth and Justice Maui County<br>P.O. Box 791071<br>Paia, Hawai`i 96779 | 10/15/12 | 10/26/15 |

# FEDERAL LETTERS

MAR 29 2012

U.S. DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Pacific Islands Regional Office
1601 Kapiolani Blvd., Suite 1110
Honolulu, Hawaii 96814-4700
(808) 944-2200 • Fax (808) 973-2941

Olowalu Town, LLC and Olowalu Ekolu, LLC
Atten: Mr. Bill Frampton
2035 Main St., Suite 1
Wailuku, HI 96793

MAR 27 2012

Dear Mr. Frampton,

This letter provides comments on the Draft Environmental Impact Statement (DEIS) for the proposed Olowalu Town Master Plan development project on the island of Maui. The National Marine Fisheries Service (NMFS) Pacific Islands Region's Protected Resources Division provides the following comments about how the development may affect protected marine species under its jurisdiction.

There are three marine species protected under the Endangered Species Act (ESA) that frequent the area in question and may potentially be affected by the project: the threatened green sea turtle (*Chelonia mydas*), the endangered hawksbill sea turtle (*Eretmochelys imbricata*), and the endangered Hawaiian monk seal (*Monachus schauinslandi*).

In addition to these ESA-listed species, 9 species of corals found in Hawaii were petitioned for listing under the ESA, and a 90-day finding was issued on February 10, 2010, that substantial information was provided to determine listing was warranted. These 9 corals are now considered to be candidate species under the ESA. NMFS is currently working on a status review for these species to determine whether they should be listed as threatened or endangered. One of these coral species, *Montipora patula*, was found to occur in the nearshore waters off of the project area and is listed in Appendix D: Assessment of Marine Water Chemistry and Biotic Community Structure in the Vicinity of the Olowalu Town Master Plan, Olowalu, Maui, Hawaii, in section III.B.2., Results – Quantification of Benthic Cover (Appendix D, pg. 17).

In section III. B. 6. of Appendix D, under the title Threatened and Endangered Species, (Appendix D, pg. 21), it is stated that the ESA- listed green sea turtle, hawksbill sea turtle, and Hawaiian monk seal are found within the project area, and it also says that "Several green turtles were encountered during the course of fieldwork". However, nowhere in the main body of the DEIS does it mention the fact that these protected marine species are found within the project area, and there are no mitigation measures specified to reduce potential impacts to these species.

Hawaiian monk seals are known to occur in the area around the proposed development, and have been frequently sighted hauled out on beaches in the area. These critically endangered animals are sensitive to human disturbance and could be negatively affected by increased human presence if not properly mitigated. Mitigation measures to minimize human disturbance and interactions with the seals should be discussed in detail in the EIS.

The island of Maui hosts a nesting population of hawksbill sea turtles on the southern shore of the island. Green turtles also occur off shore of the action area and may bask onshore. There has been at least one anecdotal account of sea turtle nesting at the Olowalu area; however, this report was not confirmed. Nevertheless, it is possible that the area provides suitable shoreline habitat that could support sea turtle nesting.

One mitigation measure could reduce impacts to sea turtle nesting areas is the installation of wildlife-friendly lighting. Lights shining on the beach or ocean are of concern, as is any artificial light source that can be seen from the beach. The EIS and project developers should the types of bulbs and shields to be used, the potential of many light sources working together to create skyglow, and a monitoring system to determine impacts from artificial lighting. Roadways and traffic plans should also address lighting issues from streetlamps and headlights so they cannot be seen from the beach to disorient nesting sea turtles or hatchlings during the nesting season. Detailed lighting mitigation to eliminate this impact should be included in the EIS. Additionally, temporary lighting impacts that may persist for several years during the different construction phases for this project should also be addressed and mitigated.

There are many resources available to help developers install wildlife-friendly lighting that is also more effective in terms of safety and security, and in many cases more energy efficient. General rules to keep in mind for wildlife-friendly lighting are:

1. Mount lights as low as is practicable to minimize light trespass (trespass = light shining where you do not want or need it). Directing light with shields usually increases the amount of light in the area you are targeting, increasing its utility for safety and security purposes;

2. Use only the lumens output necessary for the particular application (most of the time, this can be minimal);

3. Keep lights shielded to direct light exactly where you want or need it to eliminate point source light (full cut-off shields whenever possible; bulbs should not be directly visible); and

4. Use long wavelength lights; many manufacturers offer "turtle friendly bulbs", "yellow bug bulbs", or amber LEDs for outdoor light fixtures that appear yellow, amber, or red to the human eye. This light is not only better for wildlife, but it does less damage to humans' natural night adaptive vision, allowing for better eyesight at night for residents and visitors. Low pressure sodium lights are also a good option, especially for areas like parking lots (again, with full cut-off shields). Many of these lights are also the most energy efficient options, reducing utility costs.

Please contact Kim Maison of my staff (kimberly.maison@noaa.gov, 808-944-2278) or Joy Browning of the US Fish and Wildlife Service (Joy_Browning@fws.gov, 808-792-9429) for more information or recommendations on potential mitigation methods for lighting.

Measures should be taken to prevent run-off from grading, excavation, or other construction activities, particularly in the event of bad weather during construction. Run-off can alter or destroy off shore sea turtle foraging habitat, and alter sand composition of beaches, making them

unfavorable for sea turtle nesting. Run-off can also have negative impacts on corals by smothering them with silt or increasing algae blooms. More information on mitigation of potential impacts to protected marine species and their habitats during construction should be provided.

If you should have any questions regarding these comments, please contact Jayne LeFors on my staff at (858) 546-5653 or at the e-mail address jayne.lefors@noaa.gov.

Sincerely,

Lisa Van Atta
Assistant Regional Administrator
for Protected Resources

cc: State Land Use Commission
Munekiyo & Hiraga, Inc.
Loyal Merholf, USFWS/Pacific Islands Fish and Wildlife Office

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Lisa Van Atta, Assistant Regional Administrator
for Protected Resources
U.S. Department of Commerce
National Oceanic and Atmospheric Administration
National Marine Fisheries Service
Pacific Islands Regional Office
1601 Kapiolani Boulevard, Suite 1110
Honolulu, Hawaii 96814

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Ms. Van Atta:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of March 27, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to the comments noted in your letter.

***Comment:***

*There are three marine species protected under the Endangered Species Act (ESA) that frequent the area in question and may potentially be affected by the project: the threatened green sea turtle (Chelonia mydas), the endangered hawksbill sea turtle (Eretmochelys imbricata), and the endangered Hawaiian monk seal (Monachus schauinslandi).*

*In addition to these ESA-listed species, 9 species of corals found in Hawaii were petitioned for listing under the ESA, and a 90-day finding was issued on February 10, 2010, that substantial information was provided to determine listing was warranted. These 9 corals are now considered to be candidate species under the ESA. NMFS is currently working on a status review for these species to determine whether they should be listed as threatened or endangered. One of these coral species, Montipora patula, was found to occur in the nearshore waters off of the project area and is listed in Appendix D: Assessment of Marine Water Chemistry and Biotic*

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

*Community Structure in the Vicinity of the Olowalu Town Master Plan, Olowalu, Maui, Hawaii, in section III.B.2., Results -Quantification of Benthic Cover (Appendix D, pg. 17).*

***Response:*** A section on Marine Resources has been included in the EIS. It includes information on the threatened green sea turtle, endangered hawksbill sea turtle, endangered Hawaiian monk seal and coral specie, *Montipora patula*. See **Exhibit "1"**. We note that although considered, the 2014 list of coral species identified as threatened under the Endangered Species Act (ESA) did not include *Montipora patula*. As such, there are no ESA listed corals in the project area.

***Comment:***

*In section III. B. 6. of Appendix D, under the title Threatened and Endangered Species, (Appendix D, pg. 21), it is stated that the ESA-listed green sea turtle, hawksbill sea turtle, and Hawaiian monk seal are found within the project area, and it also says that "Several green turtles were encountered during the course of fieldwork". However, nowhere in the main body of the DEIS does it mention the fact that these protected marine species are found within the project area, and there are no mitigation measures specified to reduce potential impacts to these species.*

***Response:*** The EIS has been revised to include reference to the observation of several green sea turtles during the course of the fieldwork for the *Assessment of Marine Water Chemistry and Biotic Community Structure in the Vicinity of the Olowalu Town Master Plan,* as well as the potential occurrence of the hawksbill sea turtle and Hawaiian monk seal in the project area. The Final EIS also addresses proposed mitigation measures to reduce the potential impacts to these species. Refer to **Exhibit "1"**.

***Comment:***

*Hawaiian monk seals are known to occur in the area around the proposed development, and have been frequently sighted hauled out on beaches in the area. These critically endangered animals are sensitive to human disturbance and could be negatively affected by increased human presence if not properly mitigated. Mitigation measures to minimize human disturbance and interactions with the seals should be discussed in detail in the EIS.*

***Response:*** As noted, a section on Marine Resources in the EIS includes reference to the occurrence of the Hawaiian monk seal in the area and around the proposed development. The EIS includes proposed mitigation measures to minimize human disturbance to the seal. See **Exhibit "2"**.

***Comment:***

*The island of Maui hosts a nesting population of hawksbill sea turtles on the southern shore of the island. Green turtles also occur off shore of the action area and may bask onshore. There has been at least one anecdotal account of sea turtle nesting at the Olowalu area; however, this report was not confirmed. Nevertheless, it is possible that the area provides suitable shoreline habitat that could support sea turtle nesting.*

*One mitigation measure could reduce impacts to sea turtle nesting areas is the installation of wildlife-friendly lighting. Lights shining on the beach or ocean are of concern, as is any artificial light source that can be seen from the beach. The EIS and project developers should the types of bulbs and shields to be used, the potential of many light sources working together to create skyglow, and a monitoring system to determine impacts from artificial lighting. Roadways and traffic plans should also address lighting issues from streetlamps and headlights so they cannot be seen from the beach to disorient nesting sea turtles or hatchlings during the nesting season. Detailed lighting mitigation to eliminate this impact should be included in the EIS. Additionally, temporary lighting impacts that may persist for several years during the different construction phases for this project should also be addressed and mitigated.*

*There are many resources available to help developers install wildlife-friendly lighting that is also more effective in terms of safety and security, and in many cases more energy efficient. General rules to keep in mind for wildlife-friendly lighting are:*

1. *Mount lights as low as is practicable to minimize light trespass (trespass = light shining where you do not want or need it). Directing light with shields usually increases the amount of light in the area you are targeting, increasing its utility for safety and security purposes;*
2. *Use only the lumens output necessary for the particular application (most of the time, this can be minimal);*

3. *Keep lights shielded to direct light exactly where you want or need it to eliminate point source light (full cut-off shields whenever possible; bulbs should not be directly visible); and*
4. *Use long wavelength lights; many manufacturers offer "turtle friendly bulbs", "yellow bug bulbs", or amber LEDs for outdoor light fixtures that appear yellow, amber, or red to the human eye. This light is not only better for wildlife, but it does less damage to humans' natural night adaptive vision, allowing for better eyesight at night for residents and visitors. Low pressure sodium lights are also a good option, especially for areas like parking lots (again, with full cut-off shields). Many of these lights are also the most energy efficient options, reducing utility costs.*

***Response:*** Regarding the installation of wildlife-friendly lighting to mitigate impacts to sea turtle nesting areas, the designs for outdoor lighting will consider the need to respect the night sky, its impacts to the coastal shoreline areas, and impacts to threatened and endangered species. Olowalu Town, LLC and Olowalu Ekolu, LLC will implement a lighting plan for the project that is sensitive to threatened and endangered species that may frequent the area and will consider the lighting recommendations provided in your letter. All exterior lighting for the project will be shielded and directionally down. These design considerations are anticipated to mitigate light pollution and prevent light from traveling across property boundaries toward the ocean and shoreline. The EIS has been revised to include additional information on the project's lighting design, as well as its impacts upon the surrounding ecosystem. Refer to **Exhibit "2"**.

We note that there will be no structures developed within the 150-foot shoreline setback for the project. Work within the shoreline setback will be limited to landscaping and public access to and along the shoreline. As such, development will be set back from the shoreline at a minimum of 150 feet, with a substantial portion of areas envisioned for town centers located further mauka, several hundred feet beyond the 150-foot setback.

These design considerations and the 150-foot shoreline setback are anticipated to mitigate light pollution and prevent light from traveling across property boundaries toward the ocean and shoreline.

***Comment:***

*Measures should be taken to prevent run-off from grading, excavation, or other construction activities, particularly in the event of bad weather during construction. Run-off can alter or destroy off shore sea turtle foraging habitat, and alter sand composition of beaches, making them unfavorable for sea turtle nesting. Run-off can also have negative impacts on corals by smothering them with silt or increasing algae blooms. More information on mitigation of potential impacts to protected marine species and their habitats during construction should be provided.*

***Response:*** The Applicant will comply with Chapter 20.08 Soil Erosion and Sedimentation, Maui County Code and the Rules for the Design of Storm Water Treatment Best Management Practices adopted by the Department of Public Works. In addition, the project will be subject to the State of Hawaii Department of Health regulations relating to water quality. A National Pollutant Discharge Elimination System permit will also be required for project implementation. Beyond compliance to these regulatory requirements Olowalu Town proposes to implement Low Impact Development measures in the Stormwater Quality Enhancement Plan (See Appendix "B-1" in Draft EIS).

The Olowalu Town Master Plan will not involve any work within the ocean. The Applicants share your concerns relative to potential stormwater runoff-related impacts to the marine environment. The drainage plan proposes to capture runoff utilizing technologies identified in the Stormwater Enhancement Plan, as well as a series of detention and retention basins that will allow runoff to be recycled, to percolate into the ground and sediments to settle within these basins. The reduction of sediments into the ocean will improve or at the very least maintain the water quality and marine biota in Olowalu.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:tn
Enclosure
cc: David Ward, Olowalu Town, LLC (w/enclosure)
William Frampton, Olowalu Town, LLC (w/enclosure)
Peter Martin, Olowalu Ekolu LLC (w/enclosure)
Steve Dollar, Marine Resource Consultants, Inc. (w/enclosure)
Jennifer Lim, Carlsmith Ball, LLP (w/enclosure)
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survey area was about 37 percent of bottom cover, while macroalgae accounted for about 8 percent of bottom cover; 21 percent of the bottom was covered with sand and 33 percent of the bottom consisted of mud and sediment bound in algal turf.

The reefs at Olowalu are considered somewhat unique in that sediment deposition (or lack thereof), rather than wave forces, appears to be the major determinant of physical and biotic reef structure. Along the northern side of Olowalu Point, deposition of terrigenous sediment emanating from Olowalu Stream creates a habitat where coral communities are limited to species and growth forms that can withstand the sub-optimal conditions created by high rates of sediment deposition. South of Olowalu Point, a shallow, wide, triangular-shaped reef flat, formed from deposition of alluvial material from Olowalu Stream, terminates in a fore reef composed of actively accreting coral assemblages that show little or no effect of sediment stress. The outer reefs consist of extensive actively accreting coral formations where growth and community composition are not controlled by wave forces, as is the typical situation on most Hawaiian open coastal areas. Also, reefs at the southeastern end of the project site (near 14-Mile Marker) showed distinct indications of sediment stress, although no major streams discharge regularly in this area. Refer to **Appendix "E"**.

Populations of reef fish in the area are typical of Hawai`i reefs, although numbers of larger fish were very low, likely as a result of fishing pressure. The most abundant families consisted of wrasses, damselfish and surgeonfish. The highest abundance of fish was on the outer fore reef with the rarest in the areas with the heaviest deposition of mud. Reef communities on the outer reef flat and fore reef represent essentially pristine ecological settings unaffected by most human activities, with the exception of fishing.

Numerous sharks were also observed on the inner reef flat. Marine biologist Pauline Feine states in her comments on the Draft EIS that the Olowalu area is a nursery for black-tip sharks.

Information received from the NOAA, National Marine Fisheries Service (NMFS) identified three (3) marine species protected under the Endangered Species Act that frequent the area and may potentially be affected by the proposed project. The three (3) marine species identified include the



EXHIBIT 1

threatened green sea turtle (*Chelonia mydas*), the endangered hawksbill sea turtle (*Eretmochelys imbricate*), and the endangered Hawaiian monk seal (*Monachus schauinslandi*). Maui hosts a nesting population of hawksbill sea turtles on the southern shore of the island. Green sea turtles also occur offshore of the area and may bask onshore. Several green sea turtles were observed during the course of fieldwork for the *Assessment of Marine Water Chemistry and Biotic Community Structure in the Vicinity of the Olowalu Town Master Plan*. Refer to **Appendix "E"**. According to NOAA, the Olowalu area may provide a suitable shoreline habitat to support sea turtle nesting. Hawaiian monk seals are also known to occur in the area and have been frequently sighted hauled out on beaches.

In addition, nine (9) species of corals found in Hawai`i were petitioned for listing under the Endangered Species Act. One of these coral species, *Montipora patula*, was found to occur in the nearshore waters off of the project area. In 2014, NOAA listed 20 corals as threatened but the list did not include the nine (9) candidate species that are found in Hawai`i (Garden Island, 2014). Refer to **Appendix "E"**.

Since the preparation of the *Assessment of Marine Water Chemistry and Biotic Community Structure in the Vicinity of the Olowalu Town Master Plan* new circumstances have occurred that have altered the results of my previous surveys. Recent elevated ocean temperatures around the State of Hawai`i have resulted in bleaching of corals in at least some nearshore settings. Visual inspection of the reef at Olowalu conducted on September 24, 2015 indicated that such bleaching has occurred at the Olowalu study sites, resulting in a reduction of live corals. See **Appendix "E-1"**.

**b. <u>Potential Impacts and Mitigation Measures</u>**

The change in character of the Olowalu reef observed in 2015 by natural phenomenon is not directly related to activities on land. There is no reason to suggest the possibility of different or likely increased environmental impacts not previously dealt with in the 2011 report. Rather, decreasing sediment delivery to the ocean over the existing situation will likely provide an enhancement to recover the reef that survives the bleaching event. Refer to **Appendix "E-1"**.

Overall, the assessment of the biotic community structure found that the existing episodic discharge of land-derived sediment is the most pervasive stress to the reefs off Olowalu. However, the area of such discharge is limited, and does not affect all areas of the reef. Reef communities on the outer reef flat and fore reef represent essentially pristine ecological settings unaffected by most human activities, with the exception of fishing. Refer to **Appendix "E"**.

As long as Best Management Practices (BMPs) are utilized to avoid any unforeseen impacts during the construction and operational phases of the project, and engineering considerations in the design of the retention basins include maximizing sediment trapping, negative impacts to the marine environment are not anticipated. Refer to **Appendix "E"**.

Recommended BMPs in the Storm Water Quality Enhancements study include Low Impact Development (LID) or non-traditional measures to handle storm water runoff and improve water quality. Measures such as bio-retention basins, landscape areas, vegetated swales and subsurface retention systems will be considered in the development of the OTMP. Although not expected, the storm water runoff (pre- and post-development) that may eventually sheet flow into the ocean is expected to be reduced and water quality improved over the existing runoff that currently flows through the existing culverts to the ocean. These measures are anticipated to protect ocean and marine resources. Refer to **Appendix "C-2"**.

The endangered Hawaiian monk seal is sensitive to human disturbance and could be negatively affected by increased human presence if not properly mitigated. The Applicants will work with the NOAA, NMFS to develop an educational program, including appropriate signage within the project limits, to inform residents and visitors to Olowalu of the need to minimize human disturbances and interactions with Hawaiian monk seals. Similarly, the educational program will also include information to protect the threatened green sea turtle, the endangered hawksbill sea turtle, as well as the Hawaiian nēnē.

The Master Plan for Alternatives 1 and 2 will not involve any work within the ocean. Potential impacts to the marine environment may be attributed to land based activities, such as sedimentation in stormwater runoff. The drainage



EXHIBIT 2

plan proposes to capture runoff in a series of detention and retention basins that will allow sediments to settle within these basins. The reduction of sediments into the ocean will likely improve or at the very least maintain the water quality and marine biota in Olowalu.

To mitigate impacts to sea turtle nesting areas, the design for outdoor lighting will consider the need to respect the night sky, its impacts to the coastal shoreline areas, and impacts to threatened and endangered species. As applicable, the Applicants will implement a lighting plan for the Master Plan areas for Alternatives 1 and 2 that are sensitive to threatened and endangered species and incorporates recommendations from NOAA, NMFS. All exterior lighting will be shielded and directionally aimed downward. These design considerations are anticipated to mitigate light pollution and prevent light from traveling across property boundaries toward the ocean and shoreline.

As noted, no structures will be developed within the existing 150–foot shoreline setback area, which will mitigate impacts through avoidance.

With the implementation of the aforementioned mitigation measures, Alternatives 1 and 2 are not expected to have a significant adverse impact on marine resources in Olowalu.

## ~~8.~~9. Streams and Reservoirs

### a. Existing Conditions

The Master Plan ~~area~~ for Alternatives 1 and 2 encompasses a large alluvial fan that was created over several millennia by the deposition of soil and rocks washed down the narrow Olowalu Canyon. Olowalu Stream traverses this alluvial fan. On either side of Olowalu Stream, several smaller rocky gulches drain the steep, dry forehills of the West Maui Mountains.

An Aquatic Resource Survey identified six (6) aquatic features within the project area, including Olowalu Stream. Refer to **Appendix "~~E-1~~F-1"**. The original alignment of Olowalu Stream was altered by the former sugar company in the 1860's. The original outlet of the stream was on the Mā`alaea side of Olowalu Wharf at Hekili Point.

# STATE LETTERS

MAR 22 2012

NEIL ABERCROMBIE
GOVERNOR

DEAN H. SEKI
ACTING COMPTROLLER

JAN S. GOUVEIA
DEPUTY DIRECTOR

**STATE OF HAWAII**
**DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES**
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

MAR 21 2012

(P)1056.2

Mr. William Frampton
Ms. Heidi Bigelow
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton and Ms. Bigelow:

Subject: Draft Environmental Impact Statement for Olowalu Town Master Plan at TMK (2) 4-8-003: 084, 098 through 118, and 124 Olowalu, Lahaina, Maui, Hawaii

Thank you for the opportunity to provide comments for the subject project at Olowalu Town on Maui. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities in the general area, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400, or have your staff call Mr. Alva Nakamura of the Public Works Division at 586-0488.

Sincerely,

DEAN H. SEKI
Acting Comptroller

c: Mr. David Victor, DAGS-Maui District
Mr. Orlando "Dan" Davidson, Director, Land Use Commission
Ms. Colleen Suyama, Munekiyo & Hiraga, Inc.

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Douglas G. Murdock, Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810-0119

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Murdock:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of March 21, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

We appreciate your review of the document and your conveying confirmation that your department has no comment at this time.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu LLC
Jennifer Lim, Carlsmith Ball, LLP
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NEIL ABERCROMBIE
Governor

APR 17 2012

ORLANDO "DAN" DAVIDSON
Executive Officer

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawaii

April 16, 2012

Mr. Bill Frampton
Olowalu Town LLC and Olowalu Ekolu LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Docket No. A10-786/Olowalu Town LLC and Olowalu Ekolu LLC
Draft Environmental Impact Statement (DEIS)
Proposed Olowalu Town Master Plan
Olowalu, Maui, Hawaii
Tax Map Keys: 4-8-03: 84, 98 through 118, and 124

We have reviewed the DEIS for the proposed project and have the following comments to offer:

1) In accordance with section 11-200-17(e), Hawaii Administrative Rules (HAR), a description of the project should be provided. We acknowledge that the DEIS includes a description of the project, including the estimated total construction cost of the project. We further acknowledge that this cost, estimated at $465.6 million, includes the relocation of Honoapiilani Highway, site utility improvements, and vertical construction costs. In light of the magnitude and scope of the project, we request that additional information, including an itemization of the costs comprised by the specific onsite and offsite improvements, be provided.

   Subsection (e) further requires that the phasing and timing of the action be provided. Pursuant to the Petition for District Boundary Amendment (Petition) and Environmental Assessment/ Environmental Impact Statement Preparation Notice (EA/EISPN)

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filed on May 13, 2010, the development of the Petition Area and Master Plan was represented to be spread out over a period of approximately 30 years, and that the DEIS would provide more detail concerning its proposed incremental development. Accordingly, in our letter of May 24, 2010, commenting on the Petition, we pointed out that a schedule for development of the total project in increments together with a map identifying the location of each increment was required. However, the DEIS asserts that the implementation of the Master Plan is now envisioned to occur over an approximately 10-year time horizon. Clarification should be provided to address this significant departure in the timeframe of the project given that its magnitude and scope do not appear to have considerably changed from the original representation in the Petition and EA/EISPN.

In addition, although the exact pricing of the proposed residential units has not been determined, we request that the *estimated* price ranges of the units, including the affordable units, be provided. Please be advised that section 15-15-50(c)(7), HAR, requires, among other things, that the selling prices of the lots/units be included as part of the Petition.

In our May 24, 2010, letter referenced above, we also requested that a description of the Petition Area by its exact acreage and tax map key number (either portion or whole of each parcel) be provided. Our concern stemmed from the lack of clarity between the Petition and the EA/EISPN with respect to the Petition Area versus the Olowalu Town Master Plan area. We request that this matter be addressed in the Final EIS.

Our letter raised yet additional concerns about the Petition relative to the filing and content requirements pursuant to sections 15-15-48 and 15-15-50, HAR. Please refer to the letter for additional comments that should be addressed by the Petitioner.

2) In accordance with section 11-200-17(f), HAR, alternatives to the proposed action should be described in a separate and distinct section. We note that the alternatives presented are solely

discussed in a negative context relative to the project. Please also include a discussion of the potential benefits of the alternatives, including the extent to which the alternatives could avoid some or all of the short and long-term adverse environmental effects. Alternative locations for the project should also be addressed.

3) In accordance with section 11-200-17(g), a description of the environmental setting should be provided. We note that the DEIS includes an assessment of the lands within the overall Master Plan area pursuant to the respective soil classification rating systems. We request that the DEIS also include an assessment of the acreage solely within the Petition Area relative to the rating systems.

4) In accordance with section 11-200-17(h), HAR, a statement of the proposed action to land use plans, policies, and controls for the affected area should be provided. We acknowledge that the DEIS includes an assessment of the project in relation to the applicable objectives and policies of the State Plan. We request that the assessment also include the priority guidelines, including, but not limited to, section 226-108 relating to priority guidelines and principles to promote sustainability.

   The status of each identified approval should also be described in accordance with the above subsection. We acknowledge that the DEIS includes a listing of anticipated permits and approvals. We request that to the extent possible the *projected* submittal dates (i.e., by month/year) of the various applications to the responsible agencies be provided.

5) In accordance with section 11-200-17(i), HAR, the probable impact of the proposed action on the environment shall be included. We note that the DEIS includes various assessments of the potential impacts upon facilities and infrastructure (e.g., recreational/ educational/medical facilties, roadways, drainage, water, solid waste, wastewater, etc.) generated from the *Master Plan*. Clarification should be provided on the extent to which these impacts differ, if at all, from the sole development of the Petition

Area. Separate assessments of the potential impacts from the Petition Area should be provided if warranted.

We also note that there is no discussion in the DEIS on the existing civil defense facilities in the area and on the potential impacts on such facilities from the project. We request that the Final EIS address this matter, including any plan to fund and construct adequate civil defense measures (sirens) to serve the Petition Area as may be required by the State Department of Defense, Office of Civil Defense.

We further note that the discussion on cable television considerations (p. 152) does not include an analysis of potential impacts and mitigation measures as it does for electrical and telephone services.

6) In accordance with section 11-200-17(n), HAR, the DEIS shall include a separate and distinct section that summarizes unresolved issues. We acknowledge that the DEIS includes such a section. We further acknowledge that said section attempts to address the additional requirements that it include a discussion of how such issues will be resolved prior to commencement of the action or a description of the overriding reasons for proceeding without resolving the problems by noting that the Petitioner will continue working with the applicable governmental agencies as the project proceeds. We request that this discussion be expanded to include the provision of a timetable(s) for resolution, identification of the applicable agencies (in the case of the issue of satisfaction of public facilities contribution requirements), and the options available to the Petitioner/project if the issues are not resolved in a timely manner relative to the commencement of the project.

7) In accordance with section 11-200-17(o), HAR, the DEIS shall include a separate and distinct section that contains a list identifying all governmental agencies, other organizations, and private individuals consulted in preparing the document. We note that Section X of the DEIS intended to address this requirement includes letters commenting on the EA/EISPN from Margaret

Schlachter; Irene Bowie, Maui Tomorrow Foundation, Inc.; and Wallace H. Fujii, Fujii Family Ltd. Partnership. However, their names do not appear on the list of *Other Consulted Parties* immediately preceding the comment letters.

8) In the DEIS, there are numerous references to the term *potable water* and *non-potable water*. We request that they be replaced by the terms *drinking water and non-drinking water,* respectively. We have been advised that although potable water has generally been used to mean drinking water, the State Department of Health (DOH) uses the latter term specifically to indicate water for human consumption that is derived from surface water and/or groundwater and is regulated by the DOH pursuant to chapter 11-20, HAR.

We have no further comments to offer at this time. Thank you for the opportunity to comment on the subject DEIS.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

ORLANDO DAVIDSON
Executive Officer

c: Colleen Suyama

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Daniel Orodenker, Executive Director
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804-2359

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (Docket No. A10-786)

Dear Mr. Orodenker:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your agency's letter of April 16, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information in response to the comments noted in your agency's letter.

***Comment No. 1:***

*In accordance with section 11-200-17(e), Hawaii Administrative Rules (HAR), a description of the project should be provided. We acknowledge that the DEIS includes a description of the project, including the estimated total construction cost of the project. We further acknowledge that this cost, estimated at $465.6 million, includes the relocation of Honoapiilani Highway, site utility improvements, and vertical construction costs. In light of the magnitude and scope of the project, we request that additional information, including an itemization of the costs comprised by the specific onsite and offsite improvements, be provided.*

*Subsection (e) further requires that the phasing and timing of the action be provided. Pursuant to the Petition for District Boundary Amendment (Petition) and Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) filed on May 13, 2010, the development of the Petition Area and Master Plan was represented*

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Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

*to be spread out over a period of approximately 30 years, and that the DEIS would provide more detail concerning its proposed incremental development. Accordingly, in our letter of May 24, 2010, commenting on the Petition, we pointed out that a schedule for development of the total project in increments together with a map identifying the location of each increment was required. However, the DEIS asserts that the implementation of the Master Plan is now envisioned to occur over an approximately 10-year time horizon. Clarification should be provided to address this significant departure in the timeframe of the project given that its magnitude and scope do not appear to have considerably changed from the original representation in the Petition and EA/EISPN.*

*In addition, although the exact pricing of the proposed residential units has not been determined, we request that the estimated price ranges of the units, including the affordable units, be provided. Please be advised that section 15-15-50(c)(7), HAR, requires, among other things, that the selling prices of the lots/units be included as part of the Petition.*

*In our May 24, 2010, letter referenced above, we also requested that a description of the Petition Area by its exact acreage and tax map key number (either portion or whole of each parcel) be provided. Our concern stemmed from the lack of clarity between the Petition and the EA/EISPN with respect to the Petition Area versus the Olowalu Town Master Plan area. We request that this matter be addressed in the Final EIS.*

*Our letter raised yet additional concerns about the Petition relative to the filing and content requirements pursuant to sections 15-15-48 and IS-IS-50, HAR. Please refer to the letter for additional comments that should be addressed by the Petitioner.*

***Response:***

We acknowledge that pursuant to Section 11-200-17e, HAR, the EIS shall contain technical information necessary for an evaluation of potential environmental impact, but need not supply extensive detail beyond that needed for evaluation and review of the environmental impact. Several land use entitlements must be obtained before construction of the OTMP can start. At each stage of the entitlements process, greater specificity regarding the costs for the construction of the OTMP will be developed.

We understand that such itemized costs for infrastructure and public facility improvements, as well as building construction, are weighed against the applicants' financial ability to implement the project.

With regard to your comment regarding the need for additional cost details for onsite and offsite improvements, we provide the following excerpt from Chapter I, Section L of the Final EIS, relating to Construction Cost:

Preliminary construction costs are estimated at $465.6 million. Onsite improvements are estimated as $448 million and offsite improvements as $18 million. The foregoing cost estimates are considered "order-of-magnitude" estimates intended to provide an indication of relative scale of the proposed action. They are based on the Applicants' knowledge of unit costs for various improvement types and are reflective of the applicants' long-term experience in the development and construction arena. In this context, the total estimated onsite improvement costs of $448 million addresses the following cost components:

1. Construction of 1,500 proposed housing units: $297.6million
2. Construction of neighborhood commercial and village mixed use areas: $75.0 million
3. Internal roadways and utilities: $50.0 million
4. Wastewater treatment facility and R-1 transmission system: $15.0 million
5. Parks improvements: $5.0 million
6. Small scale renewable energy facility: $5.0 million

The Honoapiilani Highway relocation cost of $18 million reflects the estimated construction cost for the realigned highway. Other costs associated with the new highway will include modifications to the existing Honoapiilani Highway, which may include new intersections with the OTMP's internal roadway system. These costs are included in the internal roadway and utility costs cited above.

The timeframe information provided in the EA/EISPN was preliminary only, without any technical input from market analysis. The planning effort at the EA/EISPN phase of work was focused on land planning and housing product analysis. Project build-out was given a conservative (high-side) timeframe with the intent that a specific build-out program would be developed in consultation with the market study consultant.

We acknowledge Section 15-15-50(c)(8), HAR, requires a petition for the land use district boundary amendment to provide a statement of projected number of lots, lot size, number of units, densities, selling price, intended market, and development timetables. Preliminary information regarding market unit sales prices will be provided in the Final EIS and Applicants' Petition to the Land Use Commission. As to the affordable units, the sales and marketing program will comply with the affordable prices established by the County of Maui, Department of Housing and Human Concerns (DHHC) based on the U.S. Department of Housing and Urban Development median income for Maui Island after construction of the units and prior to sale. The 2015 Affordable Sales Price Guidelines prepared by the DHHC are enclosed as **Exhibit "1"**. Please note, however, that the Affordable Sales Price Guidelines are published annually. Accordingly, these prices are subject to change.

As requested, the EIS has been revised to include the exact acreage of the Petition area by tax map key number. Table 4 in the EIS identifies the acreage by tax map key number. See **Exhibit "2"**.

In response to your May 24, 2010 letter, the applicants acknowledge that the filing and content requirements under Sections 15-15-48 and 15-15-50, HAR must be satisfied in order for the Petition to the LUC to be accepted for processing.

***Comment No. 2:***

*In accordance with section 11-200-17(f), HAR, alternatives to the proposed action should be described in a separate and distinct section. We note that the alternatives presented are solely discussed in a negative context relative to the project. Please also include a discussion of the potential benefits of the alternatives, including the extent to which the alternatives could avoid some or all of the short and long-term adverse environmental effects. Alternative locations for the project should also be addressed.*

***Response:***

Discussions on the Alternatives have been expanded to also include evaluative criteria assessing the benefits and costs of each alternative. The EIS also includes an evaluation of Alternative Locations, as requested. The discussion on alternatives has been moved from Chapter III to Chapter II. See **Exhibit "3"**.

***Comment No. 3:***

*In accordance with section 11-200-17(g), a description of the environmental setting should be provided. We note that the DEIS includes an assessment of the lands within the overall Master Plan area pursuant to the respective soil classification rating systems. We request that the DEIS also include an assessment of the acreage solely within the Petition Area relative to the rating systems.*

***Response:***

As requested, the EIS has been revised to overlay the Petition area over the soil classification rating systems in Figures 11 (ALISH), 12 (Land Study Bureau), and 14 (USDA, Soil Classification). As such, within the Petition Area the acreages identified by the ALISH, Land Study Bureau, and USDA Soil Classification area have been included in Tables 8, 9, and 10. See **Exhibit "4"**.

***Comment No. 4:***

*In accordance with section 11-200-17(h), HAR, a statement of the proposed action to land use plans, policies, and controls for the affected area should be provided. We acknowledge that the DEIS includes an assessment of the project in relation to the applicable objectives and policies of the State Plan. We request that the assessment also include the priority guidelines, including, but not limited to, section 226-108 relating to priority guidelines and principles to promote sustainability.*

*The status of each identified approval should also be described in accordance with the above subsection. We acknowledge that the DEIS includes a listing of anticipated permits and approvals. We request that to the extent possible the projected submittal dates (i.e., by month/year) of the various applications to the responsible agencies be provided.*

***Response:***

Chapter IV in the Final EIS includes an assessment of the relationship of the OTMP to the land use plans, policies, and controls affecting the proposed OTMP area. As requested, we have reviewed the priority guidelines identified in the Hawaii State Plan. The EIS has been revised to include the pertinent priority guidelines relating to the OTMP, including the priority guidelines under HRS Section 226-108. See **Exhibit "5"**. The EIS has been revised to address additional issues relative to sustainability, e.g., LEED principles and the Urban Land Institute Building Healthy Places Toolkit. See **Exhibit "6"**.

With regard to anticipated filing dates for land use applications, we have provided our best estimate of schedules in the table below.

| ***Action Item*** | ***Time Horizon*** |
|---|---|
| Permitting and Entitlements | 2015 – 2018 |
| Infrastructure Design and Construction | 2018 – 2026 |
| Implementation and Occupancy of Neighborhoods | 2020 - 2026 |

***Comment No. 5:***

*In accordance with section 11-200-17(i), HAR, the probable impact of the proposed action on the environment shall be included. We note that the DEIS includes various assessments of the potential impacts upon facilities and infrastructure (e.g., recreational/ educational/medical facilities, roadways, drainage, water, solid waste, wastewater, etc.) generated from the Master Plan. Clarification should be provided on the extent to which these impacts differ, if at all, from the sole development of the*

*Petition Area. Separate assessments of the potential impacts from the Petition Area should be provided if warranted.*

*We also note that there is no discussion in the DEIS on the existing civil defense facilities in the area and on the potential impacts on such facilities from the project. We request that the Final EIS address this matter, including any plan to fund and construct adequate civil defense measures (sirens) to serve the Petition Area as may be required by the State Department of Defense, Office of Civil Defense.*

*We further note that the discussion on cable television considerations (p. 152) does not include an analysis of potential impacts and mitigation measures as it does for electrical and telephone services.*

***Response:***

The Petition Area for the Urban and Rural Districts encompasses approximately 434 acres. The portions of the OTMP that are not included within the proposed Petition Area will continue to be used for agricultural and conservation purposes. No portion of Conservation District lands will be proposed for reclassification, i.e., those lands are not within the Petition Area. The Petition Area will include approximately two-thirds of the OTMP area. Portions of the Petition Area are proposed for the more intense urban and rural uses, whereas the areas outside of the Petition Area are not planned for such uses.

Information on the civil defense sirens has been included in the EIS. See **Exhibit "7"**.

Presently, the Olowalu area is not serviced by the cable television company. As the population increases in Olowalu Town and demand for such services increases, the applicants will coordinate with the cable company to discuss cable service expansion requirements.

***Comment No. 6:***

*In accordance with section 11-200-17(n), HAR the DEIS shall include a separate and distinct section that summarizes unresolved issues. We acknowledge that the DEIS includes such a section. We further acknowledge that said section attempts to address the additional requirements that it include a discussion of how such issues will be resolved prior to commencement of the action or a description of the overriding reasons for proceeding without resolving the problems by noting that the Petitioner will continue working with the applicable governmental agencies as the project proceeds. We request that this discussion be expanded to include the provision of a timetable(s) for resolution identification of the applicable agencies (in the case of the issue of satisfaction of public facilities contribution requirements), and the options available to the Petitioner/project if*

*the issues are not resolved in a timely manner relative to the commencement of the project.*

***Response:***

The EIS chapter on "Unresolved Issues" has been revised to include a best estimate of the timetable for resolution of these issues. See **Exhibit "8"**. Regarding the formulation of a unilateral agreement and marketing program for the affordable units prior to obtaining building permits for the construction of the first units in Olowalu Town, the Applicants will be required to enter into an affordable housing agreement with the DHHC. This agreement will establish the sale and rental prices of the affordable units as well as include a marketing program for the units.

Relative to completion of the 2030 general plan update, the County Council approved the Maui Island Plan component on December 28, 2012 and the Implementation Chapter on May 29, 2014.

Throughout the process, the Applicants have communicated with the various State and County agencies regarding public facilities impact mitigation. The Applicants will continue to communicate with the agencies, including the State Department of Education, County Fire and Public Safety Department, Police Department, and Department of Parks and Recreation. Water, wastewater, solid waste, drainage and other infrastructure improvements will be designed, phased, and constructed in coordination with State and County agencies as the Master Plan is implemented.

Prior to the issuance of construction permits by the County of Maui, including building permits, fulfillment of impact fees for education and park facilities will be required to ensure the Applicants pay their fair share for applicable impact mitigation assessments. Absent similar impact fees, the Applicants will work with police, fire and emergency services providers to establish an area for a local facility that can be shared by these agencies.

As stated, the Applicants will continue to work with the State Department of Transportation (HDOT) to support completion of the realignment and widening of Honoapiilani Highway in Olowalu. The OTMP makes accommodation for a future right-of-way that also includes enough width to accommodate a future transit system. It is anticipated that the HDOT planning process will take several years to complete. As the OTMP is implemented, the Applicants will coordinate with HDOT to ensure that construction phasing and integration requirements for the realigned Honoapiilani Highway are properly addressed.

***Comment No. 7:***

*In accordance with section 11-200-17(o), HAR the DEIS shall include a separate and distinct section that contains a list identifying all governmental agencies, other organizations, and private individuals consulted in preparing the document. We note that Section X of the DEIS intended to address this requirement includes letters commenting on the EA/EISPN from Margaret Schlachter; Irene Bowie, Maui Tomorrow Foundation, Inc.; and Wallace H. Fujii, Fujii Family Ltd. Partnership. However, their names do not appear on the list of Other Consulted Parties immediately preceding the comment letters.*

***Response:***

Thank you for pointing out the exclusion of Margaret Schlachter, Irene Bowie of the Maui Tomorrow Foundation and Wallace H. Fujii from the list of "Other Consulted Parties". Their names and contact information have been added to the list of parties consulted during the preparation of the Draft EIS. See **Exhibit "9"**.

***Comment No. 8:***

*In the DEIS, there are numerous references to the term potable water and non-potable water. We request that they be replaced by the terms drinking water and non-drinking water, respectively. We have been advised that although potable water has generally been used to mean drinking water, the State Department of Health (DOH) uses the latter term specifically to indicate water for human consumption that is derived from surface water and/or groundwater and is regulated by the DOH pursuant to chapter 11-20, HAR.*

***Response:***

As requested, to be consistent with the DOH terminology "drinking water" and "non-drinking water" has replaced the terms "potable" and "non-potable".

We appreciate your input and participation in the EIS process. We will be including a copy of your letter and this response in the Final EIS.

Very truly yours,

Colleen Suyama
Senior Associate

CS:tn
cc: William Frampton, Olowalu Town, LLC
David Ward, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball LLP
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Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2015

2015
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## SINGLE FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedrooms | 50% $37,550 | 60% $45,060 | 70% $52,570 | 80% $60,080 | 90% $67,590 | 100% $75,100 | 110% $82,610 | 120% $90,120 | 130% $97,630 | 140% $105,140 | 150% $112,650 | 160% $120,160 |
| 4.000% | 1 | $144,900 | $173,880 | $202,860 | $231,840 | $260,820 | $289,800 | $318,780 | $347,760 | $376,740 | $405,650 | $434,630 | $463,610 |
| | 2 | $175,950 | $211,140 | $246,330 | $281,520 | $316,710 | $351,900 | $387,090 | $422,280 | $457,470 | $492,575 | $527,765 | $562,955 |
| | 3 | $207,000 | $248,400 | $289,800 | $331,200 | $372,600 | $414,000 | $455,400 | $496,800 | $538,200 | $579,500 | $620,900 | $662,300 |
| | 4 | $238,050 | $285,660 | $333,270 | $380,880 | $428,490 | $476,100 | $523,710 | $571,320 | $618,930 | $666,425 | $714,035 | $761,645 |
| 4.125% | 1 | $142,730 | $171,290 | $199,780 | $228,340 | $256,900 | $285,460 | $314,020 | $342,510 | $371,070 | $399,630 | $428,190 | $456,750 |
| | 2 | $173,315 | $207,995 | $242,590 | $277,270 | $311,950 | $346,630 | $381,310 | $415,905 | $450,585 | $485,265 | $519,945 | $554,625 |
| | 3 | $203,900 | $244,700 | $285,400 | $326,200 | $367,000 | $407,800 | $448,600 | $489,300 | $530,100 | $570,900 | $611,700 | $652,500 |
| | 4 | $234,485 | $281,405 | $328,210 | $375,130 | $422,050 | $468,970 | $515,890 | $562,695 | $609,615 | $656,535 | $703,455 | $750,375 |
| 4.250% | 1 | $140,630 | $168,700 | $196,840 | $224,980 | $253,120 | $281,190 | $309,330 | $337,470 | $365,610 | $393,680 | $421,820 | $449,960 |
| | 2 | $170,765 | $204,850 | $239,020 | $273,190 | $307,360 | $341,445 | $375,615 | $409,785 | $443,955 | $478,040 | $512,210 | $546,380 |
| | 3 | $200,900 | $241,000 | $281,200 | $321,400 | $361,600 | $401,700 | $441,900 | $482,100 | $522,300 | $562,400 | $602,600 | $642,800 |
| | 4 | $231,035 | $277,150 | $323,380 | $369,610 | $415,840 | $461,955 | $508,185 | $554,415 | $600,645 | $646,760 | $692,990 | $739,220 |
| 4.375% | 1 | $138,530 | $166,250 | $193,970 | $221,690 | $249,340 | $277,060 | $304,780 | $332,500 | $360,220 | $387,940 | $415,590 | $443,310 |
| | 2 | $168,215 | $201,875 | $235,535 | $269,195 | $302,770 | $336,430 | $370,090 | $403,750 | $437,410 | $471,070 | $504,645 | $538,305 |
| | 3 | $197,900 | $237,500 | $277,100 | $316,700 | $356,200 | $395,800 | $435,400 | $475,000 | $514,600 | $554,200 | $593,700 | $633,300 |
| | 4 | $227,585 | $273,125 | $318,665 | $364,205 | $409,630 | $455,170 | $500,710 | $546,250 | $591,790 | $637,330 | $682,755 | $728,295 |
| 4.500% | 1 | $136,500 | $163,800 | $191,100 | $218,400 | $245,700 | $273,000 | $300,370 | $327,670 | $354,970 | $382,270 | $409,570 | $436,870 |
| | 2 | $165,750 | $198,900 | $232,050 | $265,200 | $298,350 | $331,500 | $364,735 | $397,885 | $431,035 | $464,185 | $497,335 | $530,485 |
| | 3 | $195,000 | $234,000 | $273,000 | $312,000 | $351,000 | $390,000 | $429,100 | $468,100 | $507,100 | $546,100 | $585,100 | $624,100 |
| | 4 | $224,250 | $269,100 | $313,950 | $358,800 | $403,650 | $448,500 | $493,465 | $538,315 | $583,165 | $628,015 | $672,865 | $717,715 |
| 4.625% | 1 | $134,540 | $161,420 | $188,370 | $215,250 | $242,200 | $269,080 | $295,960 | $322,910 | $349,790 | $376,740 | $403,620 | $430,500 |
| | 2 | $163,370 | $196,010 | $228,735 | $261,375 | $294,100 | $326,740 | $359,380 | $392,105 | $424,745 | $457,470 | $490,110 | $522,750 |
| | 3 | $192,200 | $230,600 | $269,100 | $307,500 | $346,000 | $384,400 | $422,800 | $461,300 | $499,700 | $538,200 | $576,600 | $615,000 |
| | 4 | $221,030 | $265,190 | $309,465 | $353,625 | $397,900 | $442,060 | $486,220 | $530,495 | $574,655 | $618,930 | $663,090 | $707,250 |
| 4.750% | 1 | $132,580 | $159,110 | $185,640 | $212,170 | $238,700 | $265,230 | $291,690 | $318,220 | $344,750 | $371,280 | $397,810 | $424,340 |
| | 2 | $160,990 | $193,205 | $225,420 | $257,635 | $289,850 | $322,065 | $354,195 | $386,410 | $418,625 | $450,840 | $483,055 | $515,270 |
| | 3 | $189,400 | $227,300 | $265,200 | $303,100 | $341,000 | $378,900 | $416,700 | $454,600 | $492,500 | $530,400 | $568,300 | $606,200 |
| | 4 | $217,810 | $261,395 | $304,980 | $348,565 | $392,150 | $435,735 | $479,205 | $522,790 | $566,375 | $609,960 | $653,545 | $697,130 |
| 4.875% | 1 | $130,690 | $156,870 | $182,980 | $209,160 | $235,270 | $261,380 | $287,560 | $313,670 | $339,850 | $365,960 | $392,140 | $418,250 |
| | 2 | $158,695 | $190,485 | $222,190 | $253,980 | $285,685 | $317,390 | $349,180 | $380,885 | $412,675 | $444,380 | $476,170 | $507,875 |
| | 3 | $186,700 | $224,100 | $261,400 | $298,800 | $336,100 | $373,400 | $410,800 | $448,100 | $485,500 | $522,800 | $560,200 | $597,500 |
| | 4 | $214,705 | $257,715 | $300,610 | $343,620 | $386,515 | $429,410 | $472,420 | $515,315 | $558,325 | $601,220 | $644,230 | $687,125 |
| 5.000% | 1 | $128,870 | $154,630 | $180,390 | $206,150 | $231,910 | $257,740 | $283,500 | $309,260 | $335,020 | $360,780 | $386,540 | $412,300 |
| | 2 | $156,485 | $187,765 | $219,045 | $250,325 | $281,605 | $312,970 | $344,250 | $375,530 | $406,810 | $438,090 | $469,370 | $500,650 |
| | 3 | $184,100 | $220,900 | $257,700 | $294,500 | $331,300 | $368,200 | $405,000 | $441,800 | $478,600 | $515,400 | $552,200 | $589,000 |
| | 4 | $211,715 | $254,035 | $296,355 | $338,675 | $380,995 | $423,430 | $465,750 | $508,070 | $550,390 | $592,710 | $635,030 | $677,350 |
| 5.125% | 1 | $127,050 | $152,460 | $177,870 | $203,280 | $228,690 | $254,100 | $279,510 | $304,920 | $330,330 | $355,740 | $381,150 | $406,490 |
| | 2 | $154,275 | $185,130 | $215,985 | $246,840 | $277,695 | $308,550 | $339,405 | $370,260 | $401,115 | $431,970 | $462,825 | $493,595 |
| | 3 | $181,500 | $217,800 | $254,100 | $290,400 | $326,700 | $363,000 | $399,300 | $435,600 | $471,900 | $508,200 | $544,500 | $580,700 |
| | 4 | $208,725 | $250,470 | $292,215 | $333,960 | $375,705 | $417,450 | $459,195 | $500,940 | $542,685 | $584,430 | $626,175 | $667,805 |
| 5.250% | 1 | $125,230 | $150,290 | $175,350 | $200,410 | $225,470 | $250,530 | $275,590 | $300,650 | $325,710 | $350,770 | $375,760 | $400,820 |
| | 2 | $152,065 | $182,495 | $212,925 | $243,355 | $273,785 | $304,215 | $334,645 | $365,075 | $395,505 | $425,935 | $456,280 | $486,710 |
| | 3 | $178,900 | $214,700 | $250,500 | $286,300 | $322,100 | $357,900 | $393,700 | $429,500 | $465,300 | $501,100 | $536,800 | $572,600 |
| | 4 | $205,735 | $246,905 | $288,075 | $329,245 | $370,415 | $411,585 | $452,755 | $493,925 | $535,095 | $576,265 | $617,320 | $658,490 |

EXHIBIT 1

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2015

2015
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## SINGLE FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 5.375% | 1 | $123,550 | $148,260 | $172,970 | $197,610 | $222,320 | $247,030 | $271,740 | $296,450 | $321,160 | $345,870 | $370,580 | $395,290 |
| | 2 | $150,025 | $180,030 | $210,035 | $239,955 | $269,960 | $299,965 | $329,970 | $359,975 | $389,980 | $419,985 | $449,990 | $479,995 |
| | 3 | $176,500 | $211,800 | $247,100 | $282,300 | $317,600 | $352,900 | $388,200 | $423,500 | $458,800 | $494,100 | $529,400 | $564,700 |
| | 4 | $202,975 | $243,570 | $284,165 | $324,645 | $365,240 | $405,835 | $446,430 | $487,025 | $527,620 | $568,215 | $608,810 | $649,405 |
| 5.500% | 1 | $121,800 | $146,160 | $170,590 | $194,950 | $219,310 | $243,670 | $268,030 | $292,390 | $316,750 | $341,110 | $365,470 | $389,830 |
| | 2 | $147,900 | $177,480 | $207,145 | $236,725 | $266,305 | $295,885 | $325,465 | $355,045 | $384,625 | $414,205 | $443,785 | $473,365 |
| | 3 | $174,000 | $208,800 | $243,700 | $278,500 | $313,300 | $348,100 | $382,900 | $417,700 | $452,500 | $487,300 | $522,100 | $556,900 |
| | 4 | $200,100 | $240,120 | $280,255 | $320,275 | $360,295 | $400,315 | $440,335 | $480,355 | $520,375 | $560,395 | $600,415 | $640,435 |
| 5.625% | 1 | $120,190 | $144,200 | $168,210 | $192,290 | $216,300 | $240,310 | $264,320 | $288,400 | $312,410 | $336,420 | $360,500 | $384,510 |
| | 2 | $145,945 | $175,100 | $204,255 | $233,495 | $262,650 | $291,805 | $320,960 | $350,200 | $379,355 | $408,510 | $437,750 | $466,905 |
| | 3 | $171,700 | $206,000 | $240,300 | $274,700 | $309,000 | $343,300 | $377,600 | $412,000 | $446,300 | $480,600 | $515,000 | $549,300 |
| | 4 | $197,455 | $236,900 | $276,345 | $315,905 | $355,350 | $394,795 | $434,240 | $473,800 | $513,245 | $552,690 | $592,250 | $631,695 |
| 5.750% | 1 | $118,510 | $142,240 | $165,970 | $189,630 | $213,360 | $237,090 | $260,750 | $284,480 | $308,210 | $331,870 | $355,600 | $379,330 |
| | 2 | $143,905 | $172,720 | $201,535 | $230,265 | $259,080 | $287,895 | $316,625 | $345,440 | $374,255 | $402,985 | $431,800 | $460,615 |
| | 3 | $169,300 | $203,200 | $237,100 | $270,900 | $304,800 | $338,700 | $372,500 | $406,400 | $440,300 | $474,100 | $508,000 | $541,900 |
| | 4 | $194,695 | $233,680 | $272,665 | $311,535 | $350,520 | $389,505 | $428,375 | $467,360 | $506,345 | $545,215 | $584,200 | $623,185 |
| 5.875% | 1 | $116,900 | $140,350 | $163,730 | $187,110 | $210,490 | $233,870 | $257,250 | $280,630 | $304,010 | $327,390 | $350,770 | $374,220 |
| | 2 | $141,950 | $170,425 | $198,815 | $227,205 | $255,595 | $283,985 | $312,375 | $340,765 | $369,155 | $397,545 | $425,935 | $454,410 |
| | 3 | $167,000 | $200,500 | $233,900 | $267,300 | $300,700 | $334,100 | $367,500 | $400,900 | $434,300 | $467,700 | $501,100 | $534,600 |
| | 4 | $192,050 | $230,575 | $268,985 | $307,395 | $345,805 | $384,215 | $422,625 | $461,035 | $499,445 | $537,855 | $576,265 | $614,790 |
| 6.000% | 1 | $115,360 | $138,460 | $161,490 | $184,590 | $207,690 | $230,720 | $253,820 | $276,920 | $299,950 | $323,050 | $346,080 | $369,180 |
| | 2 | $140,080 | $168,130 | $196,095 | $224,145 | $252,195 | $280,160 | $308,210 | $336,260 | $364,225 | $392,275 | $420,240 | $448,290 |
| | 3 | $164,800 | $197,800 | $230,700 | $263,700 | $296,700 | $329,600 | $362,600 | $395,600 | $428,500 | $461,500 | $494,400 | $527,400 |
| | 4 | $189,520 | $227,470 | $265,305 | $303,255 | $341,205 | $379,040 | $416,990 | $454,940 | $492,775 | $530,725 | $568,560 | $606,510 |
| 6.125% | 1 | $113,820 | $136,640 | $159,390 | $182,140 | $204,890 | $227,710 | $250,460 | $273,210 | $295,960 | $318,780 | $341,530 | $364,280 |
| | 2 | $138,210 | $165,920 | $193,545 | $221,170 | $248,795 | $276,505 | $304,130 | $331,755 | $359,380 | $387,090 | $414,715 | $442,340 |
| | 3 | $162,600 | $195,200 | $227,700 | $260,200 | $292,700 | $325,300 | $357,800 | $390,300 | $422,800 | $455,400 | $487,900 | $520,400 |
| | 4 | $186,990 | $224,480 | $261,855 | $299,230 | $336,605 | $374,095 | $411,470 | $448,845 | $486,220 | $523,710 | $561,085 | $598,460 |
| 6.250% | 1 | $112,350 | $134,820 | $157,290 | $179,760 | $202,230 | $224,700 | $247,170 | $269,640 | $292,110 | $314,580 | $337,050 | $359,520 |
| | 2 | $136,425 | $163,710 | $190,995 | $218,280 | $245,565 | $272,850 | $300,135 | $327,420 | $354,705 | $381,990 | $409,275 | $436,560 |
| | 3 | $160,500 | $192,600 | $224,700 | $256,800 | $288,900 | $321,000 | $353,100 | $385,200 | $417,300 | $449,400 | $481,500 | $513,600 |
| | 4 | $184,575 | $221,490 | $258,405 | $295,320 | $332,235 | $369,150 | $406,065 | $442,980 | $479,895 | $516,810 | $553,725 | $590,640 |
| 6.375% | 1 | $110,880 | $133,070 | $155,190 | $177,380 | $199,570 | $221,760 | $243,950 | $266,070 | $288,260 | $310,450 | $332,640 | $354,830 |
| | 2 | $134,640 | $161,585 | $188,445 | $215,390 | $242,335 | $269,280 | $296,225 | $323,085 | $350,030 | $376,975 | $403,920 | $430,865 |
| | 3 | $158,400 | $190,100 | $221,700 | $253,400 | $285,100 | $316,800 | $348,500 | $380,100 | $411,800 | $443,500 | $475,200 | $506,900 |
| | 4 | $182,160 | $218,615 | $254,955 | $291,410 | $327,865 | $364,320 | $400,775 | $437,115 | $473,570 | $510,025 | $546,480 | $582,935 |
| 6.500% | 1 | $109,410 | $131,320 | $153,230 | $175,070 | $196,980 | $218,890 | $240,730 | $262,640 | $284,550 | $306,390 | $328,300 | $350,210 |
| | 2 | $132,855 | $159,460 | $186,065 | $212,585 | $239,190 | $265,795 | $292,315 | $318,920 | $345,525 | $372,045 | $398,650 | $425,255 |
| | 3 | $156,300 | $187,600 | $218,900 | $250,100 | $281,400 | $312,700 | $343,900 | $375,200 | $406,500 | $437,700 | $469,000 | $500,300 |
| | 4 | $179,745 | $215,740 | $251,735 | $287,615 | $323,610 | $359,605 | $395,485 | $431,480 | $467,475 | $503,355 | $539,350 | $575,345 |
| 6.625% | 1 | $108,010 | $129,640 | $151,270 | $172,830 | $194,460 | $216,020 | $237,650 | $259,280 | $280,840 | $302,470 | $324,100 | $345,660 |
| | 2 | $131,155 | $157,420 | $183,685 | $209,865 | $236,130 | $262,310 | $288,575 | $314,840 | $341,020 | $367,285 | $393,550 | $419,730 |
| | 3 | $154,300 | $185,200 | $216,100 | $246,900 | $277,800 | $308,600 | $339,500 | $370,400 | $401,200 | $432,100 | $463,000 | $493,800 |
| | 4 | $177,445 | $212,980 | $248,515 | $283,935 | $319,470 | $354,890 | $390,425 | $425,960 | $461,380 | $496,915 | $532,450 | $567,870 |

**2015**

AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## SINGLE FAMILY

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2015

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 6.750% | 1 | $106,680 | $127,960 | $149,310 | $170,660 | $191,940 | $213,290 | $234,640 | $255,920 | $277,270 | $298,620 | $319,970 | $341,250 |
| | 2 | $129,540 | $155,380 | $181,305 | $207,230 | $233,070 | $258,995 | $284,920 | $310,760 | $336,685 | $362,610 | $388,535 | $414,375 |
| | 3 | $152,400 | $182,800 | $213,300 | $243,800 | $274,200 | $304,700 | $335,200 | $365,600 | $396,100 | $426,600 | $457,100 | $487,500 |
| | 4 | $175,260 | $210,220 | $245,295 | $280,370 | $315,330 | $350,405 | $385,480 | $420,440 | $455,515 | $490,590 | $525,665 | $560,625 |
| 6.875% | 1 | $105,280 | $126,350 | $147,420 | $168,490 | $189,560 | $210,560 | $231,630 | $252,700 | $273,770 | $294,840 | $315,910 | $336,910 |
| | 2 | $127,840 | $153,425 | $179,010 | $204,595 | $230,180 | $255,680 | $281,265 | $306,850 | $332,435 | $358,020 | $383,605 | $409,105 |
| | 3 | $150,400 | $180,500 | $210,600 | $240,700 | $270,800 | $300,800 | $330,900 | $361,000 | $391,100 | $421,200 | $451,300 | $481,300 |
| | 4 | $172,960 | $207,575 | $242,190 | $276,805 | $311,420 | $345,920 | $380,535 | $415,150 | $449,765 | $484,380 | $518,995 | $553,495 |
| 7.000% | 1 | $103,950 | $124,740 | $145,530 | $166,320 | $187,110 | $207,970 | $228,760 | $249,550 | $270,340 | $291,130 | $311,920 | $332,710 |
| | 2 | $126,225 | $151,470 | $176,715 | $201,960 | $227,205 | $252,535 | $277,780 | $303,025 | $328,270 | $353,515 | $378,760 | $404,005 |
| | 3 | $148,500 | $178,200 | $207,900 | $237,600 | $267,300 | $297,100 | $326,800 | $356,500 | $386,200 | $415,900 | $445,600 | $475,300 |
| | 4 | $170,775 | $204,930 | $239,085 | $273,240 | $307,395 | $341,665 | $375,820 | $409,975 | $444,130 | $478,285 | $512,440 | $546,595 |
| 7.125% | 1 | $102,690 | $123,200 | $143,710 | $164,290 | $184,800 | $205,310 | $225,890 | $246,400 | $266,910 | $287,490 | $308,000 | $328,580 |
| | 2 | $124,695 | $149,600 | $174,505 | $199,495 | $224,400 | $249,305 | $274,295 | $299,200 | $324,105 | $349,095 | $374,000 | $398,990 |
| | 3 | $146,700 | $176,000 | $205,300 | $234,700 | $264,000 | $293,300 | $322,700 | $352,000 | $381,300 | $410,700 | $440,000 | $469,400 |
| | 4 | $168,705 | $202,400 | $236,095 | $269,905 | $303,600 | $337,295 | $371,105 | $404,800 | $438,495 | $472,305 | $506,000 | $539,810 |
| 7.250% | 1 | $101,430 | $121,660 | $141,960 | $162,260 | $182,490 | $202,790 | $223,090 | $243,320 | $263,620 | $283,920 | $304,220 | $324,450 |
| | 2 | $123,165 | $147,730 | $172,380 | $197,030 | $221,595 | $246,245 | $270,895 | $295,460 | $320,110 | $344,760 | $369,410 | $393,975 |
| | 3 | $144,900 | $173,800 | $202,800 | $231,800 | $260,700 | $289,700 | $318,700 | $347,600 | $376,600 | $405,600 | $434,600 | $463,500 |
| | 4 | $166,635 | $199,870 | $233,220 | $266,570 | $299,805 | $333,155 | $366,505 | $399,740 | $433,090 | $466,440 | $499,790 | $533,025 |
| 7.375% | 1 | $100,170 | $120,190 | $140,210 | $160,230 | $180,250 | $200,270 | $220,360 | $240,380 | $260,400 | $280,420 | $300,440 | $320,460 |
| | 2 | $121,635 | $145,945 | $170,255 | $194,565 | $218,875 | $243,185 | $267,580 | $291,890 | $316,200 | $340,510 | $364,820 | $389,130 |
| | 3 | $143,100 | $171,700 | $200,300 | $228,900 | $257,500 | $286,100 | $314,800 | $343,400 | $372,000 | $400,600 | $429,200 | $457,800 |
| | 4 | $164,565 | $197,455 | $230,345 | $263,235 | $296,125 | $329,015 | $362,020 | $394,910 | $427,800 | $460,690 | $493,580 | $526,470 |
| 7.500% | 1 | $98,910 | $118,720 | $138,530 | $158,270 | $178,080 | $197,820 | $217,630 | $237,440 | $257,180 | $276,990 | $296,800 | $316,540 |
| | 2 | $120,105 | $144,160 | $168,215 | $192,185 | $216,240 | $240,210 | $264,265 | $288,320 | $312,290 | $336,345 | $360,400 | $384,370 |
| | 3 | $141,300 | $169,600 | $197,900 | $226,100 | $254,400 | $282,600 | $310,900 | $339,200 | $367,400 | $395,700 | $424,000 | $452,200 |
| | 4 | $162,495 | $195,040 | $227,585 | $260,015 | $292,560 | $324,990 | $357,535 | $390,080 | $422,510 | $455,055 | $487,600 | $520,030 |
| 7.625% | 1 | $97,720 | $117,250 | $136,850 | $156,380 | $175,910 | $195,440 | $214,970 | $234,570 | $254,100 | $273,630 | $293,160 | $312,760 |
| | 2 | $118,660 | $142,375 | $166,175 | $189,890 | $213,605 | $237,320 | $261,035 | $284,835 | $308,550 | $332,265 | $355,980 | $379,780 |
| | 3 | $139,600 | $167,500 | $195,500 | $223,400 | $251,300 | $279,200 | $307,100 | $335,100 | $363,000 | $390,900 | $418,800 | $446,800 |
| | 4 | $160,540 | $192,625 | $224,825 | $256,910 | $288,995 | $321,080 | $353,165 | $385,365 | $417,450 | $449,535 | $481,620 | $513,820 |
| 7.750% | 1 | $96,530 | $115,850 | $135,170 | $154,490 | $173,810 | $193,130 | $212,380 | $231,700 | $251,020 | $270,340 | $289,660 | $308,980 |
| | 2 | $117,215 | $140,675 | $164,135 | $187,595 | $211,055 | $234,515 | $257,890 | $281,350 | $304,810 | $328,270 | $351,730 | $375,190 |
| | 3 | $137,900 | $165,500 | $193,100 | $220,700 | $248,300 | $275,900 | $303,400 | $331,000 | $358,600 | $386,200 | $413,800 | $441,400 |
| | 4 | $158,585 | $190,325 | $222,065 | $253,805 | $285,545 | $317,285 | $348,910 | $380,650 | $412,390 | $444,130 | $475,870 | $507,610 |
| 7.875% | 1 | $95,410 | $114,450 | $133,560 | $152,670 | $171,710 | $190,820 | $209,860 | $228,970 | $248,010 | $267,120 | $286,230 | $305,270 |
| | 2 | $115,855 | $138,975 | $162,180 | $185,385 | $208,505 | $231,710 | $254,830 | $278,035 | $301,155 | $324,360 | $347,565 | $370,685 |
| | 3 | $136,300 | $163,500 | $190,800 | $218,100 | $245,300 | $272,600 | $299,800 | $327,100 | $354,300 | $381,600 | $408,900 | $436,100 |
| | 4 | $156,745 | $188,025 | $219,420 | $250,815 | $282,095 | $313,490 | $344,770 | $376,165 | $407,445 | $438,840 | $470,235 | $501,515 |
| 8.000% | 1 | $94,290 | $113,120 | $131,950 | $150,850 | $169,680 | $188,510 | $207,410 | $226,240 | $245,070 | $263,970 | $282,800 | $301,630 |
| | 2 | $114,495 | $137,360 | $160,225 | $183,175 | $206,040 | $228,905 | $251,855 | $274,720 | $297,585 | $320,535 | $343,400 | $366,265 |
| | 3 | $134,700 | $161,600 | $188,500 | $215,500 | $242,400 | $269,300 | $296,300 | $323,200 | $350,100 | $377,100 | $404,000 | $430,900 |
| | 4 | $154,905 | $185,840 | $216,775 | $247,825 | $278,760 | $309,695 | $340,745 | $371,680 | $402,615 | $433,665 | $464,600 | $495,535 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 8.125% | 1 | $93,170 | $111,790 | $130,410 | $149,030 | $167,720 | $186,340 | $204,960 | $223,580 | $242,200 | $260,820 | $279,510 | $298,130 |
| | 2 | $113,135 | $135,745 | $158,355 | $180,965 | $203,660 | $226,270 | $248,880 | $271,490 | $294,100 | $316,710 | $339,405 | $362,015 |
| | 3 | $133,100 | $159,700 | $186,300 | $212,900 | $239,600 | $266,200 | $292,800 | $319,400 | $346,000 | $372,600 | $399,300 | $425,900 |
| | 4 | $153,065 | $183,655 | $214,245 | $244,835 | $275,540 | $306,130 | $336,720 | $367,310 | $397,900 | $428,490 | $459,195 | $489,785 |
| 8.250% | 1 | $92,050 | $110,460 | $128,870 | $147,350 | $165,760 | $184,170 | $202,580 | $220,990 | $239,400 | $257,810 | $276,220 | $294,630 |
| | 2 | $111,775 | $134,130 | $156,485 | $178,925 | $201,280 | $223,635 | $245,990 | $268,345 | $290,700 | $313,055 | $335,410 | $357,765 |
| | 3 | $131,500 | $157,800 | $184,100 | $210,500 | $236,800 | $263,100 | $289,400 | $315,700 | $342,000 | $368,300 | $394,600 | $420,900 |
| | 4 | $151,225 | $181,470 | $211,715 | $242,075 | $272,320 | $302,565 | $332,810 | $363,055 | $393,300 | $423,545 | $453,790 | $484,035 |
| 8.375% | 1 | $91,000 | $109,200 | $127,400 | $145,600 | $163,800 | $182,000 | $200,200 | $218,400 | $236,600 | $254,800 | $273,000 | $291,200 |
| | 2 | $110,500 | $132,600 | $154,700 | $176,800 | $198,900 | $221,000 | $243,100 | $265,200 | $287,300 | $309,400 | $331,500 | $353,600 |
| | 3 | $130,000 | $156,000 | $182,000 | $208,000 | $234,000 | $260,000 | $286,000 | $312,000 | $338,000 | $364,000 | $390,000 | $416,000 |
| | 4 | $149,500 | $179,400 | $209,300 | $239,200 | $269,100 | $299,000 | $328,900 | $358,800 | $388,700 | $418,600 | $448,500 | $478,400 |
| 8.500% | 1 | $89,950 | $107,940 | $125,930 | $143,920 | $161,910 | $179,900 | $197,890 | $215,880 | $233,870 | $251,860 | $269,850 | $287,840 |
| | 2 | $109,225 | $131,070 | $152,915 | $174,760 | $196,605 | $218,450 | $240,295 | $262,140 | $283,985 | $305,830 | $327,675 | $349,520 |
| | 3 | $128,500 | $154,200 | $179,900 | $205,600 | $231,300 | $257,000 | $282,700 | $308,400 | $334,100 | $359,800 | $385,500 | $411,200 |
| | 4 | $147,775 | $177,330 | $206,885 | $236,440 | $265,995 | $295,550 | $325,105 | $354,660 | $384,215 | $413,770 | $443,325 | $472,880 |
| 8.625% | 1 | $88,900 | $106,750 | $124,530 | $142,310 | $160,090 | $177,870 | $195,650 | $213,430 | $231,210 | $248,990 | $266,770 | $284,620 |
| | 2 | $107,950 | $129,625 | $151,215 | $172,805 | $194,395 | $215,985 | $237,575 | $259,165 | $280,755 | $302,345 | $323,935 | $345,610 |
| | 3 | $127,000 | $152,500 | $177,900 | $203,300 | $228,700 | $254,100 | $279,500 | $304,900 | $330,300 | $355,700 | $381,100 | $406,600 |
| | 4 | $146,050 | $175,375 | $204,585 | $233,795 | $263,005 | $292,215 | $321,425 | $350,635 | $379,845 | $409,055 | $438,265 | $467,590 |
| 8.750% | 1 | $87,920 | $105,490 | $123,130 | $140,700 | $158,270 | $175,840 | $193,410 | $211,050 | $228,620 | $246,190 | $263,760 | $281,330 |
| | 2 | $106,760 | $128,095 | $149,515 | $170,850 | $192,185 | $213,520 | $234,855 | $256,275 | $277,610 | $298,945 | $320,280 | $341,615 |
| | 3 | $125,600 | $150,700 | $175,900 | $201,000 | $226,100 | $251,200 | $276,300 | $301,500 | $326,600 | $351,700 | $376,800 | $401,900 |
| | 4 | $144,440 | $173,305 | $202,285 | $231,150 | $260,015 | $288,880 | $317,745 | $346,725 | $375,590 | $404,455 | $433,320 | $462,185 |

Maximum affordable sales price is based on the following factors:

**$75,100** Median family income as established by the U.S. Department of Housing and Urban Development (HUD).
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2015

2015
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## MULTI-FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 4.000% | 1 | $130,410 | $156,520 | $182,560 | $208,670 | $234,710 | $260,820 | $286,930 | $312,970 | $339,080 | $365,120 | $391,160 | $417,270 |
| | 2 | $158,355 | $190,060 | $221,680 | $253,385 | $285,005 | $316,710 | $348,415 | $380,035 | $411,740 | $443,360 | $474,980 | $506,685 |
| | 3 | $186,300 | $223,600 | $260,800 | $298,100 | $335,300 | $372,600 | $409,900 | $447,100 | $484,400 | $521,600 | $558,800 | $596,100 |
| | 4 | $214,245 | $257,140 | $299,920 | $342,815 | $385,595 | $428,490 | $471,385 | $514,165 | $557,060 | $599,840 | $642,620 | $685,515 |
| 4.125% | 1 | $128,450 | $154,140 | $179,830 | $205,520 | $231,210 | $256,900 | $282,590 | $308,280 | $333,970 | $359,660 | $385,350 | $411,110 |
| | 2 | $155,975 | $187,170 | $218,365 | $249,560 | $280,755 | $311,950 | $343,145 | $374,340 | $405,535 | $436,730 | $467,925 | $499,205 |
| | 3 | $183,500 | $220,200 | $256,900 | $293,600 | $330,300 | $367,000 | $403,700 | $440,400 | $477,100 | $513,800 | $550,500 | $587,300 |
| | 4 | $211,025 | $253,230 | $295,435 | $337,640 | $379,845 | $422,050 | $464,255 | $506,460 | $548,665 | $590,870 | $633,075 | $675,395 |
| 4.250% | 1 | $126,560 | $151,830 | $177,170 | $202,510 | $227,780 | $253,050 | $278,390 | $303,730 | $329,070 | $354,340 | $379,610 | $404,950 |
| | 2 | $153,680 | $184,365 | $215,135 | $245,905 | $276,590 | $307,275 | $338,045 | $368,815 | $399,585 | $430,270 | $460,955 | $491,725 |
| | 3 | $180,800 | $216,900 | $253,100 | $289,300 | $325,400 | $361,500 | $397,700 | $433,900 | $470,100 | $506,200 | $542,300 | $578,500 |
| | 4 | $207,920 | $249,435 | $291,065 | $332,695 | $374,210 | $415,725 | $457,355 | $498,985 | $540,615 | $582,130 | $623,645 | $665,275 |
| 4.375% | 1 | $124,670 | $149,660 | $174,580 | $199,500 | $224,420 | $249,340 | $274,330 | $299,250 | $324,170 | $349,160 | $374,010 | $399,000 |
| | 2 | $151,385 | $181,730 | $211,990 | $242,250 | $272,510 | $302,770 | $333,115 | $363,375 | $393,635 | $423,980 | $454,155 | $484,500 |
| | 3 | $178,100 | $213,800 | $249,400 | $285,000 | $320,600 | $356,200 | $391,900 | $427,500 | $463,100 | $498,800 | $534,300 | $570,000 |
| | 4 | $204,815 | $245,870 | $286,810 | $327,750 | $368,690 | $409,630 | $450,685 | $491,625 | $532,565 | $573,620 | $614,445 | $655,500 |
| 4.500% | 1 | $122,850 | $147,420 | $171,990 | $196,560 | $221,130 | $245,700 | $270,340 | $294,910 | $319,480 | $344,050 | $368,620 | $393,190 |
| | 2 | $149,175 | $179,010 | $208,845 | $238,680 | $268,515 | $298,350 | $328,270 | $358,105 | $387,940 | $417,775 | $447,610 | $477,445 |
| | 3 | $175,500 | $210,600 | $245,700 | $280,800 | $315,900 | $351,000 | $386,200 | $421,300 | $456,400 | $491,500 | $526,600 | $561,700 |
| | 4 | $201,825 | $242,190 | $282,555 | $322,920 | $363,285 | $403,650 | $444,130 | $484,495 | $524,860 | $565,225 | $605,590 | $645,955 |
| 4.625% | 1 | $121,100 | $145,250 | $169,540 | $193,760 | $217,980 | $242,200 | $266,350 | $290,640 | $314,790 | $339,080 | $363,230 | $387,450 |
| | 2 | $147,050 | $176,375 | $205,870 | $235,280 | $264,690 | $294,100 | $323,425 | $352,920 | $382,245 | $411,740 | $441,065 | $470,475 |
| | 3 | $173,000 | $207,500 | $242,200 | $276,800 | $311,400 | $346,000 | $380,500 | $415,200 | $449,700 | $484,400 | $518,900 | $553,500 |
| | 4 | $198,950 | $238,625 | $278,530 | $318,320 | $358,110 | $397,900 | $437,575 | $477,480 | $517,155 | $557,060 | $596,735 | $636,525 |
| 4.750% | 1 | $119,350 | $143,220 | $167,090 | $190,960 | $214,830 | $238,700 | $262,500 | $286,370 | $310,310 | $334,180 | $358,050 | $381,920 |
| | 2 | $144,925 | $173,910 | $202,895 | $231,880 | $260,865 | $289,850 | $318,750 | $347,735 | $376,805 | $405,790 | $434,775 | $463,760 |
| | 3 | $170,500 | $204,600 | $238,700 | $272,800 | $306,900 | $341,000 | $375,000 | $409,100 | $443,300 | $477,400 | $511,500 | $545,600 |
| | 4 | $196,075 | $235,290 | $274,505 | $313,720 | $352,935 | $392,150 | $431,250 | $470,465 | $509,795 | $549,010 | $588,225 | $627,440 |
| 4.875% | 1 | $117,600 | $141,190 | $164,710 | $188,230 | $211,750 | $235,270 | $258,790 | $282,310 | $305,900 | $329,350 | $352,940 | $376,460 |
| | 2 | $142,800 | $171,445 | $200,005 | $228,565 | $257,125 | $285,685 | $314,245 | $342,805 | $371,450 | $399,925 | $428,570 | $457,130 |
| | 3 | $168,000 | $201,700 | $235,300 | $268,900 | $302,500 | $336,100 | $369,700 | $403,300 | $437,000 | $470,500 | $504,200 | $537,800 |
| | 4 | $193,200 | $231,955 | $270,595 | $309,235 | $347,875 | $386,515 | $425,155 | $463,795 | $502,550 | $541,075 | $579,830 | $618,470 |
| 5.000% | 1 | $115,990 | $139,160 | $162,330 | $185,570 | $208,740 | $231,980 | $255,150 | $278,320 | $301,490 | $324,730 | $347,900 | $371,070 |
| | 2 | $140,845 | $168,980 | $197,115 | $225,335 | $253,470 | $281,690 | $309,825 | $337,960 | $366,095 | $394,315 | $422,450 | $450,585 |
| | 3 | $165,700 | $198,800 | $231,900 | $265,100 | $298,200 | $331,400 | $364,500 | $397,600 | $430,700 | $463,900 | $497,000 | $530,100 |
| | 4 | $190,555 | $228,620 | $266,685 | $304,865 | $342,930 | $381,110 | $419,175 | $457,240 | $495,305 | $533,485 | $571,550 | $609,615 |
| 5.125% | 1 | $114,380 | $137,200 | $160,090 | $182,980 | $205,800 | $228,690 | $251,580 | $274,400 | $297,290 | $320,180 | $343,070 | $365,820 |
| | 2 | $138,890 | $166,600 | $194,395 | $222,190 | $249,900 | $277,695 | $305,490 | $333,200 | $360,995 | $388,790 | $416,585 | $444,210 |
| | 3 | $163,400 | $196,000 | $228,700 | $261,400 | $294,000 | $326,700 | $359,400 | $392,000 | $424,700 | $457,400 | $490,100 | $522,600 |
| | 4 | $187,910 | $225,400 | $263,005 | $300,610 | $338,100 | $375,705 | $413,310 | $450,800 | $488,405 | $526,010 | $563,615 | $600,990 |
| 5.250% | 1 | $112,700 | $135,240 | $157,850 | $180,390 | $202,930 | $225,470 | $248,010 | $270,620 | $293,160 | $315,700 | $338,170 | $360,710 |
| | 2 | $136,850 | $164,220 | $191,675 | $219,045 | $246,415 | $273,785 | $301,155 | $328,610 | $355,980 | $383,350 | $410,635 | $438,005 |
| | 3 | $161,000 | $193,200 | $225,500 | $257,700 | $289,900 | $322,100 | $354,300 | $386,600 | $418,800 | $451,000 | $483,100 | $515,300 |
| | 4 | $185,150 | $222,180 | $259,325 | $296,355 | $333,385 | $370,415 | $407,445 | $444,590 | $481,620 | $518,650 | $555,565 | $592,595 |

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2015

2015
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## MULTI-FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 5.375% | 1 | $111,230 | $133,420 | $155,680 | $177,870 | $200,060 | $222,320 | $244,580 | $266,840 | $289,030 | $311,290 | $333,550 | $355,740 |
| | 2 | $135,065 | $162,010 | $189,040 | $215,985 | $242,930 | $269,960 | $296,990 | $324,020 | $350,965 | $377,995 | $405,025 | $431,970 |
| | 3 | $158,900 | $190,600 | $222,400 | $254,100 | $285,800 | $317,600 | $349,400 | $381,200 | $412,900 | $444,700 | $476,500 | $508,200 |
| | 4 | $182,735 | $219,190 | $255,760 | $292,215 | $328,670 | $365,240 | $401,810 | $438,380 | $474,835 | $511,405 | $547,975 | $584,430 |
| 5.500% | 1 | $109,620 | $131,530 | $153,510 | $175,490 | $197,400 | $219,310 | $241,220 | $263,130 | $285,110 | $307,020 | $328,930 | $350,840 |
| | 2 | $133,110 | $159,715 | $186,405 | $213,095 | $239,700 | $266,305 | $292,910 | $319,515 | $346,205 | $372,810 | $399,415 | $426,020 |
| | 3 | $156,600 | $187,900 | $219,300 | $250,700 | $282,000 | $313,300 | $344,600 | $375,900 | $407,300 | $438,600 | $469,900 | $501,200 |
| | 4 | $180,090 | $216,085 | $252,195 | $288,305 | $324,300 | $360,295 | $396,290 | $432,285 | $468,395 | $504,390 | $540,385 | $576,380 |
| 5.625% | 1 | $108,150 | $129,780 | $151,410 | $173,040 | $194,670 | $216,300 | $237,860 | $259,560 | $281,190 | $302,750 | $324,450 | $346,080 |
| | 2 | $131,325 | $157,590 | $183,855 | $210,120 | $236,385 | $262,650 | $288,830 | $315,180 | $341,445 | $367,625 | $393,975 | $420,240 |
| | 3 | $154,500 | $185,400 | $216,300 | $247,200 | $278,100 | $309,000 | $339,800 | $370,800 | $401,700 | $432,500 | $463,500 | $494,400 |
| | 4 | $177,675 | $213,210 | $248,745 | $284,280 | $319,815 | $355,350 | $390,770 | $426,420 | $461,955 | $497,375 | $533,025 | $568,560 |
| 5.750% | 1 | $106,680 | $128,030 | $149,380 | $170,660 | $192,010 | $213,360 | $234,710 | $256,060 | $277,410 | $298,690 | $320,040 | $341,390 |
| | 2 | $129,540 | $155,465 | $181,390 | $207,230 | $233,155 | $259,080 | $285,005 | $310,930 | $336,855 | $362,695 | $388,620 | $414,545 |
| | 3 | $152,400 | $182,900 | $213,400 | $243,800 | $274,300 | $304,800 | $335,300 | $365,800 | $396,300 | $426,700 | $457,200 | $487,700 |
| | 4 | $175,260 | $210,335 | $245,410 | $280,370 | $315,445 | $350,520 | $385,595 | $420,670 | $455,745 | $490,705 | $525,780 | $560,855 |
| 5.875% | 1 | $105,210 | $126,350 | $147,350 | $168,420 | $189,420 | $210,490 | $231,560 | $252,560 | $273,630 | $294,630 | $315,700 | $336,770 |
| | 2 | $127,755 | $153,425 | $178,925 | $204,510 | $230,010 | $255,595 | $281,180 | $306,680 | $332,265 | $357,765 | $383,350 | $408,935 |
| | 3 | $150,300 | $180,500 | $210,500 | $240,600 | $270,600 | $300,700 | $330,800 | $360,800 | $390,900 | $420,900 | $451,000 | $481,100 |
| | 4 | $172,845 | $207,575 | $242,075 | $276,690 | $311,190 | $345,805 | $380,420 | $414,920 | $449,535 | $484,035 | $518,650 | $553,265 |
| 6.000% | 1 | $103,810 | $124,600 | $145,320 | $166,110 | $186,900 | $207,620 | $228,410 | $249,200 | $269,990 | $290,780 | $311,500 | $332,290 |
| | 2 | $126,055 | $151,300 | $176,460 | $201,705 | $226,950 | $252,110 | $277,355 | $302,600 | $327,845 | $353,090 | $378,250 | $403,495 |
| | 3 | $148,300 | $178,000 | $207,600 | $237,300 | $267,000 | $296,600 | $326,300 | $356,000 | $385,700 | $415,400 | $445,000 | $474,700 |
| | 4 | $170,545 | $204,700 | $238,740 | $272,895 | $307,050 | $341,090 | $375,245 | $409,400 | $443,555 | $477,710 | $511,750 | $545,905 |
| 6.125% | 1 | $102,410 | $122,990 | $143,430 | $163,940 | $184,380 | $204,960 | $225,400 | $245,910 | $266,350 | $286,930 | $307,370 | $327,880 |
| | 2 | $124,355 | $149,345 | $174,165 | $199,070 | $223,890 | $248,880 | $273,700 | $298,605 | $323,425 | $348,415 | $373,235 | $398,140 |
| | 3 | $146,300 | $175,700 | $204,900 | $234,200 | $263,400 | $292,800 | $322,000 | $351,300 | $380,500 | $409,900 | $439,100 | $468,400 |
| | 4 | $168,245 | $202,055 | $235,635 | $269,330 | $302,910 | $336,720 | $370,300 | $403,995 | $437,575 | $471,385 | $504,965 | $538,660 |
| 6.250% | 1 | $101,150 | $121,310 | $141,540 | $161,770 | $182,000 | $202,230 | $222,460 | $242,690 | $262,920 | $283,150 | $303,380 | $323,540 |
| | 2 | $122,825 | $147,305 | $171,870 | $196,435 | $221,000 | $245,565 | $270,130 | $294,695 | $319,260 | $343,825 | $368,390 | $392,870 |
| | 3 | $144,500 | $173,300 | $202,200 | $231,100 | $260,000 | $288,900 | $317,800 | $346,700 | $375,600 | $404,500 | $433,400 | $462,200 |
| | 4 | $166,175 | $199,295 | $232,530 | $265,765 | $299,000 | $332,235 | $365,470 | $398,705 | $431,940 | $465,175 | $498,410 | $531,530 |
| 6.375% | 1 | $99,820 | $119,770 | $139,650 | $159,670 | $179,620 | $199,570 | $219,590 | $239,470 | $259,420 | $279,440 | $299,390 | $319,340 |
| | 2 | $121,210 | $145,435 | $169,575 | $193,885 | $218,110 | $242,335 | $266,645 | $290,785 | $315,010 | $339,320 | $363,545 | $387,770 |
| | 3 | $142,600 | $171,100 | $199,500 | $228,100 | $256,600 | $285,100 | $313,700 | $342,100 | $370,600 | $399,200 | $427,700 | $456,200 |
| | 4 | $163,990 | $196,765 | $229,425 | $262,315 | $295,090 | $327,865 | $360,755 | $393,415 | $426,190 | $459,080 | $491,855 | $524,630 |
| 6.500% | 1 | $98,490 | $118,160 | $137,900 | $157,570 | $177,310 | $196,980 | $216,650 | $236,390 | $256,130 | $275,730 | $295,470 | $315,210 |
| | 2 | $119,595 | $143,480 | $167,450 | $191,335 | $215,305 | $239,190 | $263,075 | $287,045 | $311,015 | $334,815 | $358,785 | $382,755 |
| | 3 | $140,700 | $168,800 | $197,000 | $225,100 | $253,300 | $281,400 | $309,500 | $337,700 | $365,900 | $393,900 | $422,100 | $450,300 |
| | 4 | $161,805 | $194,120 | $226,550 | $258,865 | $291,295 | $323,610 | $355,925 | $388,355 | $420,785 | $452,985 | $485,415 | $517,845 |
| 6.625% | 1 | $97,230 | $116,690 | $136,150 | $155,540 | $175,000 | $194,390 | $213,920 | $233,380 | $252,770 | $272,230 | $291,690 | $311,080 |
| | 2 | $118,065 | $141,695 | $165,325 | $188,870 | $212,500 | $236,045 | $259,760 | $283,390 | $306,935 | $330,565 | $354,195 | $377,740 |
| | 3 | $138,900 | $166,700 | $194,500 | $222,200 | $250,000 | $277,700 | $305,600 | $333,400 | $361,100 | $388,900 | $416,700 | $444,400 |
| | 4 | $159,735 | $191,705 | $223,675 | $255,530 | $287,500 | $319,355 | $351,440 | $383,410 | $415,265 | $447,235 | $479,205 | $511,060 |

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: May 1, 2015

2015
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## MULTI-FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 6.750% | 1 | $96,040 | $115,150 | $134,400 | $153,580 | $172,760 | $191,940 | $211,190 | $230,300 | $249,550 | $268,730 | $287,980 | $307,160 |
| | 2 | $116,620 | $139,825 | $163,200 | $186,490 | $209,780 | $233,070 | $256,445 | $279,650 | $303,025 | $326,315 | $349,690 | $372,980 |
| | 3 | $137,200 | $164,500 | $192,000 | $219,400 | $246,800 | $274,200 | $301,700 | $329,000 | $356,500 | $383,900 | $411,400 | $438,800 |
| | 4 | $157,780 | $189,175 | $220,800 | $252,310 | $283,820 | $315,330 | $346,955 | $378,350 | $409,975 | $441,485 | $473,110 | $504,620 |
| 6.875% | 1 | $94,780 | $113,750 | $132,650 | $151,620 | $170,590 | $189,490 | $208,460 | $227,430 | $246,400 | $265,370 | $284,340 | $303,240 |
| | 2 | $115,090 | $138,125 | $161,075 | $184,110 | $207,145 | $230,095 | $253,130 | $276,165 | $299,200 | $322,235 | $345,270 | $368,220 |
| | 3 | $135,400 | $162,500 | $189,500 | $216,600 | $243,700 | $270,700 | $297,800 | $324,900 | $352,000 | $379,100 | $406,200 | $433,200 |
| | 4 | $155,710 | $186,875 | $217,925 | $249,090 | $280,255 | $311,305 | $342,470 | $373,635 | $404,800 | $435,965 | $467,130 | $498,180 |
| 7.000% | 1 | $93,590 | $112,280 | $130,970 | $149,660 | $168,420 | $187,180 | $205,870 | $224,630 | $243,320 | $262,010 | $280,700 | $299,460 |
| | 2 | $113,645 | $136,340 | $159,035 | $181,730 | $204,510 | $227,290 | $249,985 | $272,765 | $295,460 | $318,155 | $340,850 | $363,630 |
| | 3 | $133,700 | $160,400 | $187,100 | $213,800 | $240,600 | $267,400 | $294,100 | $320,900 | $347,600 | $374,300 | $401,000 | $427,800 |
| | 4 | $153,755 | $184,460 | $215,165 | $245,870 | $276,690 | $307,510 | $338,215 | $369,035 | $399,740 | $430,445 | $461,150 | $491,970 |
| 7.125% | 1 | $92,400 | $110,880 | $129,360 | $147,840 | $166,320 | $184,800 | $203,280 | $221,760 | $240,240 | $258,720 | $277,200 | $295,750 |
| | 2 | $112,200 | $134,640 | $157,080 | $179,520 | $201,960 | $224,400 | $246,840 | $269,280 | $291,720 | $314,160 | $336,600 | $359,125 |
| | 3 | $132,000 | $158,400 | $184,800 | $211,200 | $237,600 | $264,000 | $290,400 | $316,800 | $343,200 | $369,600 | $396,000 | $422,500 |
| | 4 | $151,800 | $182,160 | $212,520 | $242,880 | $273,240 | $303,600 | $333,960 | $364,320 | $394,680 | $425,040 | $455,400 | $485,875 |
| 7.250% | 1 | $91,280 | $109,480 | $127,750 | $146,020 | $164,220 | $182,490 | $200,760 | $218,960 | $237,230 | $255,500 | $273,770 | $292,040 |
| | 2 | $110,840 | $132,940 | $155,125 | $177,310 | $199,410 | $221,595 | $243,780 | $265,880 | $288,065 | $310,250 | $332,435 | $354,620 |
| | 3 | $130,400 | $156,400 | $182,500 | $208,600 | $234,600 | $260,700 | $286,800 | $312,800 | $338,900 | $365,000 | $391,100 | $417,200 |
| | 4 | $149,960 | $179,860 | $209,875 | $239,890 | $269,790 | $299,805 | $329,820 | $359,720 | $389,735 | $419,750 | $449,765 | $479,780 |
| 7.375% | 1 | $90,160 | $108,150 | $126,210 | $144,200 | $162,260 | $180,250 | $198,310 | $216,370 | $234,360 | $252,350 | $270,410 | $288,400 |
| | 2 | $109,480 | $131,325 | $153,255 | $175,100 | $197,030 | $218,875 | $240,805 | $262,735 | $284,580 | $306,425 | $328,355 | $350,200 |
| | 3 | $128,800 | $154,500 | $180,300 | $206,000 | $231,800 | $257,500 | $283,300 | $309,100 | $334,800 | $360,500 | $386,300 | $412,000 |
| | 4 | $148,120 | $177,675 | $207,345 | $236,900 | $266,570 | $296,125 | $325,795 | $355,465 | $385,020 | $414,575 | $444,245 | $473,800 |
| 7.500% | 1 | $89,040 | $106,820 | $124,670 | $142,450 | $160,300 | $178,010 | $195,860 | $213,710 | $231,490 | $249,270 | $267,120 | $284,900 |
| | 2 | $108,120 | $129,710 | $151,385 | $172,975 | $194,650 | $216,155 | $237,830 | $259,505 | $281,095 | $302,685 | $324,360 | $345,950 |
| | 3 | $127,200 | $152,600 | $178,100 | $203,500 | $229,000 | $254,300 | $279,800 | $305,300 | $330,700 | $356,100 | $381,600 | $407,000 |
| | 4 | $146,280 | $175,490 | $204,815 | $234,025 | $263,350 | $292,445 | $321,770 | $351,095 | $380,305 | $409,515 | $438,840 | $468,050 |
| 7.625% | 1 | $87,920 | $105,560 | $123,200 | $140,770 | $158,340 | $175,910 | $193,480 | $211,120 | $228,690 | $246,260 | $263,830 | $281,470 |
| | 2 | $106,760 | $128,180 | $149,600 | $170,935 | $192,270 | $213,605 | $234,940 | $256,360 | $277,695 | $299,030 | $320,365 | $341,785 |
| | 3 | $125,600 | $150,800 | $176,000 | $201,100 | $226,200 | $251,300 | $276,400 | $301,600 | $326,700 | $351,800 | $376,900 | $402,100 |
| | 4 | $144,440 | $173,420 | $202,400 | $231,265 | $260,130 | $288,995 | $317,860 | $346,840 | $375,705 | $404,570 | $433,435 | $462,415 |
| 7.750% | 1 | $86,870 | $104,300 | $121,660 | $139,020 | $156,450 | $173,810 | $191,170 | $208,530 | $225,890 | $243,320 | $260,680 | $278,110 |
| | 2 | $105,485 | $126,650 | $147,730 | $168,810 | $189,975 | $211,055 | $232,135 | $253,215 | $274,295 | $295,460 | $316,540 | $337,705 |
| | 3 | $124,100 | $149,000 | $173,800 | $198,600 | $223,500 | $248,300 | $273,100 | $297,900 | $322,700 | $347,600 | $372,400 | $397,300 |
| | 4 | $142,715 | $171,350 | $199,870 | $228,390 | $257,025 | $285,545 | $314,065 | $342,585 | $371,105 | $399,740 | $428,260 | $456,895 |
| 7.875% | 1 | $85,890 | $103,040 | $120,190 | $137,410 | $154,560 | $171,710 | $188,860 | $206,080 | $223,230 | $240,380 | $257,600 | $274,750 |
| | 2 | $104,295 | $125,120 | $145,945 | $166,855 | $187,680 | $208,505 | $229,330 | $250,240 | $271,065 | $291,890 | $312,800 | $333,625 |
| | 3 | $122,700 | $147,200 | $171,700 | $196,300 | $220,800 | $245,300 | $269,800 | $294,400 | $318,900 | $343,400 | $368,000 | $392,500 |
| | 4 | $141,105 | $169,280 | $197,455 | $225,745 | $253,920 | $282,095 | $310,270 | $338,560 | $366,735 | $394,910 | $423,200 | $451,375 |
| 8.000% | 1 | $84,840 | $101,780 | $118,790 | $135,800 | $152,740 | $169,680 | $186,690 | $203,630 | $220,570 | $237,580 | $254,520 | $271,460 |
| | 2 | $103,020 | $123,590 | $144,245 | $164,900 | $185,470 | $206,040 | $226,695 | $247,265 | $267,835 | $288,490 | $309,060 | $329,630 |
| | 3 | $121,200 | $145,400 | $169,700 | $194,000 | $218,200 | $242,400 | $266,700 | $290,900 | $315,100 | $339,400 | $363,600 | $387,800 |
| | 4 | $139,380 | $167,210 | $195,155 | $223,100 | $250,930 | $278,760 | $306,705 | $334,535 | $362,365 | $390,310 | $418,140 | $445,970 |

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

2015
AFFORDABLE SALES PRICE GUIDELINES

# MAUI (EXCEPT HANA)

## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $37,550 | $45,060 | $52,570 | $60,080 | $67,590 | $75,100 | $82,610 | $90,120 | $97,630 | $105,140 | $112,650 | $120,160 |
| 8.125% | 1 | $83,860 | $100,590 | $117,390 | $134,120 | $150,920 | $167,720 | $184,450 | $201,250 | $217,980 | $234,710 | $251,580 | $268,310 |
| | 2 | $101,830 | $122,145 | $142,545 | $162,860 | $183,260 | $203,660 | $223,975 | $244,375 | $264,690 | $285,005 | $305,490 | $325,805 |
| | 3 | $119,800 | $143,700 | $167,700 | $191,600 | $215,600 | $239,600 | $263,500 | $287,500 | $311,400 | $335,300 | $359,400 | $383,300 |
| | 4 | $137,770 | $165,255 | $192,855 | $220,340 | $247,940 | $275,540 | $303,025 | $330,625 | $358,110 | $385,595 | $413,310 | $440,795 |
| 8.250% | 1 | $82,880 | $99,400 | $115,990 | $132,650 | $149,170 | $165,760 | $182,350 | $198,870 | $215,460 | $232,050 | $248,570 | $265,160 |
| | 2 | $100,640 | $120,700 | $140,845 | $161,075 | $181,135 | $201,280 | $221,425 | $241,485 | $261,630 | $281,775 | $301,835 | $321,980 |
| | 3 | $118,400 | $142,000 | $165,700 | $189,500 | $213,100 | $236,800 | $260,500 | $284,100 | $307,800 | $331,500 | $355,100 | $378,800 |
| | 4 | $136,160 | $163,300 | $190,555 | $217,925 | $245,065 | $272,320 | $299,575 | $326,715 | $353,970 | $381,225 | $408,365 | $435,620 |
| 8.375% | 1 | $81,900 | $98,280 | $114,660 | $131,040 | $147,420 | $163,800 | $180,180 | $196,560 | $212,940 | $229,320 | $245,700 | $262,080 |
| | 2 | $99,450 | $119,340 | $139,230 | $159,120 | $179,010 | $198,900 | $218,790 | $238,680 | $258,570 | $278,460 | $298,350 | $318,240 |
| | 3 | $117,000 | $140,400 | $163,800 | $187,200 | $210,600 | $234,000 | $257,400 | $280,800 | $304,200 | $327,600 | $351,000 | $374,400 |
| | 4 | $134,550 | $161,460 | $188,370 | $215,280 | $242,190 | $269,100 | $296,010 | $322,920 | $349,830 | $376,740 | $403,650 | $430,560 |
| 8.500% | 1 | $80,990 | $97,160 | $113,330 | $129,500 | $145,740 | $161,910 | $178,080 | $194,320 | $210,490 | $226,660 | $242,900 | $259,070 |
| | 2 | $98,345 | $117,980 | $137,615 | $157,250 | $176,970 | $196,605 | $216,240 | $235,960 | $255,595 | $275,230 | $294,950 | $314,585 |
| | 3 | $115,700 | $138,800 | $161,900 | $185,000 | $208,200 | $231,300 | $254,400 | $277,600 | $300,700 | $323,800 | $347,000 | $370,100 |
| | 4 | $133,055 | $159,620 | $186,185 | $212,750 | $239,430 | $265,995 | $292,560 | $319,240 | $345,805 | $372,370 | $399,050 | $425,615 |
| 8.625% | 1 | $80,010 | $96,110 | $112,070 | $128,100 | $144,060 | $160,090 | $176,120 | $192,080 | $208,110 | $224,070 | $240,100 | $256,130 |
| | 2 | $97,155 | $116,705 | $136,085 | $155,550 | $174,930 | $194,395 | $213,860 | $233,240 | $252,705 | $272,085 | $291,550 | $311,015 |
| | 3 | $114,300 | $137,300 | $160,100 | $183,000 | $205,800 | $228,700 | $251,600 | $274,400 | $297,300 | $320,100 | $343,000 | $365,900 |
| | 4 | $131,445 | $157,895 | $184,115 | $210,450 | $236,670 | $263,005 | $289,340 | $315,560 | $341,895 | $368,115 | $394,450 | $420,785 |
| 8.750% | 1 | $79,100 | $94,920 | $110,810 | $126,630 | $142,450 | $158,270 | $174,090 | $189,980 | $205,730 | $221,550 | $237,370 | $253,190 |
| | 2 | $96,050 | $115,260 | $134,555 | $153,765 | $172,975 | $192,185 | $211,395 | $230,690 | $249,815 | $269,025 | $288,235 | $307,445 |
| | 3 | $113,000 | $135,600 | $158,300 | $180,900 | $203,500 | $226,100 | $248,700 | $271,400 | $293,900 | $316,500 | $339,100 | $361,700 |
| | 4 | $129,950 | $155,940 | $182,045 | $208,035 | $234,025 | $260,015 | $286,005 | $312,110 | $337,985 | $363,975 | $389,965 | $415,955 |

Maximum affordable sales price is based on the following factors:

**$75,100** Median family income as established by the U.S. Department of Housing and Urban Development (HUD).
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2015**

**2015**
INCOME LIMITS & AFFORDABLE RENT GUIDELINES

# MAUI (EXCEPT HANA)

## INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | 1 PERSON 0.7 | 2 PERSON 0.8 | 3 PERSON 0.9 | 4 PERSON 1.0 | 5 PERSON 1.08 | 6 PERSON 1.16 | 7 PERSON 1.24 | 8 PERSON 1.32 |
|---|---|---|---|---|---|---|---|---|
| 10% | $5,260 | $6,010 | $6,760 | $7,510 | $8,110 | $8,710 | $9,310 | $9,910 |
| 20% | $10,510 | $12,020 | $13,520 | $15,020 | $16,220 | $17,420 | $18,620 | $19,830 |
| 30% | $15,770 | $18,020 | $20,280 | $22,530 | $24,330 | $26,130 | $27,940 | $29,740 |
| 40% | $21,030 | $24,030 | $27,040 | $30,040 | $32,440 | $34,850 | $37,250 | $39,650 |
| 50% | $26,290 | $30,040 | $33,800 | $37,550 | $40,550 | $43,560 | $46,560 | $49,570 |
| 60% | $31,540 | $36,050 | $40,550 | $45,060 | $48,660 | $52,270 | $55,870 | $59,480 |
| 70% | $36,800 | $42,060 | $47,310 | $52,570 | $56,780 | $60,980 | $65,190 | $69,390 |
| 80% | $42,060 | $48,060 | $54,070 | $60,080 | $64,890 | $69,690 | $74,500 | $79,310 |
| 90% | $47,310 | $54,070 | $60,830 | $67,590 | $73,000 | $78,400 | $83,810 | $89,220 |
| 100% | $52,570 | $60,080 | $67,590 | $75,100 | $81,110 | $87,120 | $93,120 | $99,130 |
| 110% | $57,830 | $66,090 | $74,350 | $82,610 | $89,220 | $95,830 | $102,440 | $109,050 |
| 120% | $63,080 | $72,100 | $81,110 | $90,120 | $97,330 | $104,540 | $111,750 | $118,960 |
| 130% | $68,340 | $78,100 | $87,870 | $97,630 | $105,440 | $113,250 | $121,060 | $128,870 |
| 140% | $73,600 | $84,110 | $94,630 | $105,140 | $113,550 | $121,960 | $130,370 | $138,780 |

## AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | UNIT SIZE (NO. OF BEDROOMS) 0 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| 10% | $132 | $141 | $169 | $195 | $218 | $240 |
| 20% | $263 | $282 | $338 | $391 | $436 | $481 |
| 30% | $394 | $422 | $507 | $586 | $653 | $721 |
| 40% | $526 | $563 | $676 | $781 | $871 | $961 |
| 50% | $657 | $704 | $845 | $976 | $1,089 | $1,202 |
| 60% | $789 | $845 | $1,014 | $1,172 | $1,307 | $1,442 |
| 70% | $920 | $986 | $1,183 | $1,367 | $1,525 | $1,682 |
| 80% | $1,052 | $1,127 | $1,352 | $1,562 | $1,742 | $1,923 |
| 90% | $1,183 | $1,267 | $1,521 | $1,757 | $1,960 | $2,163 |
| 100% | $1,314 | $1,408 | $1,690 | $1,953 | $2,178 | $2,403 |
| 110% | $1,446 | $1,549 | $1,859 | $2,148 | $2,396 | $2,644 |
| 120% | $1,577 | $1,690 | $2,028 | $2,343 | $2,614 | $2,884 |
| 130% | $1,709 | $1,831 | $2,197 | $2,538 | $2,831 | $3,124 |
| 140% | $1,840 | $1,971 | $2,366 | $2,734 | $3,049 | $3,364 |

**Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities.**

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2015**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## METHODOLOGY
For Calculating Median Family Income

Factors used in calculation:

| | |
|---|---|
| HUD's 2015 median family income for the County of Maui | $75,100 |
| American Community Survey 5-Year Estimate 2008-2012 median family income for Hana (from the Hawaii State Data Center) | $57,667 |
| Est. 2015 Hana median family income (Rounded to the nearest $10) | **$57,670** |

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# HANA
## SINGLE FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 4.000% | 1 | $111,230 | $133,490 | $155,750 | $178,010 | $200,270 | $222,530 | $244,790 | $267,050 | $289,310 | $311,500 | $333,760 | $356,020 |
| | 2 | $135,065 | $162,095 | $189,125 | $216,155 | $243,185 | $270,215 | $297,245 | $324,275 | $351,305 | $378,250 | $405,280 | $432,310 |
| | 3 | $158,900 | $190,700 | $222,500 | $254,300 | $286,100 | $317,900 | $349,700 | $381,500 | $413,300 | $445,000 | $476,800 | $508,600 |
| | 4 | $182,735 | $219,305 | $255,875 | $292,445 | $329,015 | $365,585 | $402,155 | $438,725 | $475,295 | $511,750 | $548,320 | $584,890 |
| 4.125% | 1 | $109,620 | $131,530 | $153,440 | $175,350 | $197,260 | $219,170 | $241,150 | $263,060 | $284,970 | $306,880 | $328,790 | $350,700 |
| | 2 | $133,110 | $159,715 | $186,320 | $212,925 | $239,530 | $266,135 | $292,825 | $319,430 | $346,035 | $372,640 | $399,245 | $425,850 |
| | 3 | $156,600 | $187,900 | $219,200 | $250,500 | $281,800 | $313,100 | $344,500 | $375,800 | $407,100 | $438,400 | $469,700 | $501,000 |
| | 4 | $180,090 | $216,085 | $252,080 | $288,075 | $324,070 | $360,065 | $396,175 | $432,170 | $468,165 | $504,160 | $540,155 | $576,150 |
| 4.250% | 1 | $107,940 | $129,570 | $151,130 | $172,760 | $194,320 | $215,950 | $237,510 | $259,140 | $280,700 | $302,330 | $323,890 | $345,520 |
| | 2 | $131,070 | $157,335 | $183,515 | $209,780 | $235,960 | $262,225 | $288,405 | $314,670 | $340,850 | $367,115 | $393,295 | $419,560 |
| | 3 | $154,200 | $185,100 | $215,900 | $246,800 | $277,600 | $308,500 | $339,300 | $370,200 | $401,000 | $431,900 | $462,700 | $493,600 |
| | 4 | $177,330 | $212,865 | $248,285 | $283,820 | $319,240 | $354,775 | $390,195 | $425,730 | $461,150 | $496,685 | $532,105 | $567,640 |
| 4.375% | 1 | $106,400 | $127,680 | $148,960 | $170,240 | $191,520 | $212,800 | $234,080 | $255,360 | $276,570 | $297,850 | $319,130 | $340,410 |
| | 2 | $129,200 | $155,040 | $180,880 | $206,720 | $232,560 | $258,400 | $284,240 | $310,080 | $335,835 | $361,675 | $387,515 | $413,355 |
| | 3 | $152,000 | $182,400 | $212,800 | $243,200 | $273,600 | $304,000 | $334,400 | $364,800 | $395,100 | $425,500 | $455,900 | $486,300 |
| | 4 | $174,800 | $209,760 | $244,720 | $279,680 | $314,640 | $349,600 | $384,560 | $419,520 | $454,365 | $489,325 | $524,285 | $559,245 |
| 4.500% | 1 | $104,860 | $125,790 | $146,790 | $167,720 | $188,720 | $209,650 | $230,650 | $251,580 | $272,580 | $293,510 | $314,510 | $335,440 |
| | 2 | $127,330 | $152,745 | $178,245 | $203,660 | $229,160 | $254,575 | $280,075 | $305,490 | $330,990 | $356,405 | $381,905 | $407,320 |
| | 3 | $149,800 | $179,700 | $209,700 | $239,600 | $269,600 | $299,500 | $329,500 | $359,400 | $389,400 | $419,300 | $449,300 | $479,200 |
| | 4 | $172,270 | $206,655 | $241,155 | $275,540 | $310,040 | $344,425 | $378,925 | $413,310 | $447,810 | $482,195 | $516,695 | $551,080 |
| 4.625% | 1 | $103,320 | $123,970 | $144,620 | $165,270 | $185,990 | $206,640 | $227,290 | $247,940 | $268,590 | $289,310 | $309,960 | $330,610 |
| | 2 | $125,460 | $150,535 | $175,610 | $200,685 | $225,845 | $250,920 | $275,995 | $301,070 | $326,145 | $351,305 | $376,380 | $401,455 |
| | 3 | $147,600 | $177,100 | $206,600 | $236,100 | $265,700 | $295,200 | $324,700 | $354,200 | $383,700 | $413,300 | $442,800 | $472,300 |
| | 4 | $169,740 | $203,665 | $237,590 | $271,515 | $305,555 | $339,480 | $373,405 | $407,330 | $441,255 | $475,295 | $509,220 | $543,145 |
| 4.750% | 1 | $101,850 | $122,220 | $142,590 | $162,890 | $183,260 | $203,630 | $224,000 | $244,370 | $264,740 | $285,110 | $305,480 | $325,850 |
| | 2 | $123,675 | $148,410 | $173,145 | $197,795 | $222,530 | $247,265 | $272,000 | $296,735 | $321,470 | $346,205 | $370,940 | $395,675 |
| | 3 | $145,500 | $174,600 | $203,700 | $232,700 | $261,800 | $290,900 | $320,000 | $349,100 | $378,200 | $407,300 | $436,400 | $465,500 |
| | 4 | $167,325 | $200,790 | $234,255 | $267,605 | $301,070 | $334,535 | $368,000 | $401,465 | $434,930 | $468,395 | $501,860 | $535,325 |
| 4.875% | 1 | $100,380 | $120,470 | $140,490 | $160,580 | $180,670 | $200,760 | $220,850 | $240,870 | $260,960 | $281,050 | $301,140 | $321,160 |
| | 2 | $121,890 | $146,285 | $170,595 | $194,990 | $219,385 | $243,780 | $268,175 | $292,485 | $316,880 | $341,275 | $365,670 | $389,980 |
| | 3 | $143,400 | $172,100 | $200,700 | $229,400 | $258,100 | $286,800 | $315,500 | $344,100 | $372,800 | $401,500 | $430,200 | $458,800 |
| | 4 | $164,910 | $197,915 | $230,805 | $263,810 | $296,815 | $329,820 | $362,825 | $395,715 | $428,720 | $461,725 | $494,730 | $527,620 |
| 5.000% | 1 | $98,980 | $118,720 | $138,530 | $158,340 | $178,080 | $197,890 | $217,700 | $237,440 | $257,250 | $277,060 | $296,870 | $316,610 |
| | 2 | $120,190 | $144,160 | $168,215 | $192,270 | $216,240 | $240,295 | $264,350 | $288,320 | $312,375 | $336,430 | $360,485 | $384,455 |
| | 3 | $141,400 | $169,600 | $197,900 | $226,200 | $254,400 | $282,700 | $311,000 | $339,200 | $367,500 | $395,800 | $424,100 | $452,300 |
| | 4 | $162,610 | $195,040 | $227,585 | $260,130 | $292,560 | $325,105 | $357,650 | $390,080 | $422,625 | $455,170 | $487,715 | $520,145 |
| 5.125% | 1 | $97,580 | $117,040 | $136,570 | $156,100 | $175,630 | $195,090 | $214,620 | $234,150 | $253,610 | $273,140 | $292,670 | $312,200 |
| | 2 | $118,490 | $142,120 | $165,835 | $189,550 | $213,265 | $236,895 | $260,610 | $284,325 | $307,955 | $331,670 | $355,385 | $379,100 |
| | 3 | $139,400 | $167,200 | $195,100 | $223,000 | $250,900 | $278,700 | $306,600 | $334,500 | $362,300 | $390,200 | $418,100 | $446,000 |
| | 4 | $160,310 | $192,280 | $224,365 | $256,450 | $288,535 | $320,505 | $352,590 | $384,675 | $416,645 | $448,730 | $480,815 | $512,900 |
| 5.250% | 1 | $96,180 | $115,430 | $134,680 | $153,930 | $173,110 | $192,360 | $211,610 | $230,860 | $250,110 | $269,360 | $288,540 | $307,790 |
| | 2 | $116,790 | $140,165 | $163,540 | $186,915 | $210,205 | $233,580 | $256,955 | $280,330 | $303,705 | $327,080 | $350,370 | $373,745 |
| | 3 | $137,400 | $164,900 | $192,400 | $219,900 | $247,300 | $274,800 | $302,300 | $329,800 | $357,300 | $384,800 | $412,200 | $439,700 |
| | 4 | $158,010 | $189,635 | $221,260 | $252,885 | $284,395 | $316,020 | $347,645 | $379,270 | $410,895 | $442,520 | $474,030 | $505,655 |

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**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## SINGLE FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 5.375% | 1 | $94,850 | $113,820 | $132,790 | $151,760 | $170,730 | $189,700 | $208,670 | $227,640 | $246,610 | $265,580 | $284,550 | $303,520 |
| | 2 | $115,175 | $138,210 | $161,245 | $184,280 | $207,315 | $230,350 | $253,385 | $276,420 | $299,455 | $322,490 | $345,525 | $368,560 |
| | 3 | $135,500 | $162,600 | $189,700 | $216,800 | $243,900 | $271,000 | $298,100 | $325,200 | $352,300 | $379,400 | $406,500 | $433,600 |
| | 4 | $155,825 | $186,990 | $218,155 | $249,320 | $280,485 | $311,650 | $342,815 | $373,980 | $405,145 | $436,310 | $467,475 | $498,640 |
| 5.500% | 1 | $93,520 | $112,280 | $130,970 | $149,660 | $168,420 | $187,110 | $205,800 | $224,490 | $243,250 | $261,940 | $280,630 | $299,390 |
| | 2 | $113,560 | $136,340 | $159,035 | $181,730 | $204,510 | $227,205 | $249,900 | $272,595 | $295,375 | $318,070 | $340,765 | $363,545 |
| | 3 | $133,600 | $160,400 | $187,100 | $213,800 | $240,600 | $267,300 | $294,000 | $320,700 | $347,500 | $374,200 | $400,900 | $427,700 |
| | 4 | $153,640 | $184,460 | $215,165 | $245,870 | $276,690 | $307,395 | $338,100 | $368,805 | $399,625 | $430,330 | $461,035 | $491,855 |
| 5.625% | 1 | $92,260 | $110,740 | $129,150 | $147,630 | $166,110 | $184,520 | $203,000 | $221,480 | $239,890 | $258,370 | $276,850 | $295,260 |
| | 2 | $112,030 | $134,470 | $156,825 | $179,265 | $201,705 | $224,060 | $246,500 | $268,940 | $291,295 | $313,735 | $336,175 | $358,530 |
| | 3 | $131,800 | $158,200 | $184,500 | $210,900 | $237,300 | $263,600 | $290,000 | $316,400 | $342,700 | $369,100 | $395,500 | $421,800 |
| | 4 | $151,570 | $181,930 | $212,175 | $242,535 | $272,895 | $303,140 | $333,500 | $363,860 | $394,105 | $424,465 | $454,825 | $485,070 |
| 5.750% | 1 | $91,000 | $109,200 | $127,400 | $145,600 | $163,870 | $182,070 | $200,270 | $218,470 | $236,670 | $254,870 | $273,070 | $291,270 |
| | 2 | $110,500 | $132,600 | $154,700 | $176,800 | $198,985 | $221,085 | $243,185 | $265,285 | $287,385 | $309,485 | $331,585 | $353,685 |
| | 3 | $130,000 | $156,000 | $182,000 | $208,000 | $234,100 | $260,100 | $286,100 | $312,100 | $338,100 | $364,100 | $390,100 | $416,100 |
| | 4 | $149,500 | $179,400 | $209,300 | $239,200 | $269,215 | $299,115 | $329,015 | $358,915 | $388,815 | $418,715 | $448,615 | $478,515 |
| 5.875% | 1 | $89,810 | $107,730 | $125,720 | $143,640 | $161,630 | $179,620 | $197,540 | $215,530 | $233,450 | $251,440 | $269,360 | $287,350 |
| | 2 | $109,055 | $130,815 | $152,660 | $174,420 | $196,265 | $218,110 | $239,870 | $261,715 | $283,475 | $305,320 | $327,080 | $348,925 |
| | 3 | $128,300 | $153,900 | $179,600 | $205,200 | $230,900 | $256,600 | $282,200 | $307,900 | $333,500 | $359,200 | $384,800 | $410,500 |
| | 4 | $147,545 | $176,985 | $206,540 | $235,980 | $265,535 | $295,090 | $324,530 | $354,085 | $383,525 | $413,080 | $442,520 | $472,075 |
| 6.000% | 1 | $88,620 | $106,330 | $124,040 | $141,750 | $159,460 | $177,170 | $194,880 | $212,660 | $230,370 | $248,080 | $265,790 | $283,500 |
| | 2 | $107,610 | $129,115 | $150,620 | $172,125 | $193,630 | $215,135 | $236,640 | $258,230 | $279,735 | $301,240 | $322,745 | $344,250 |
| | 3 | $126,600 | $151,900 | $177,200 | $202,500 | $227,800 | $253,100 | $278,400 | $303,800 | $329,100 | $354,400 | $379,700 | $405,000 |
| | 4 | $145,590 | $174,685 | $203,780 | $232,875 | $261,970 | $291,065 | $320,160 | $349,370 | $378,465 | $407,560 | $436,655 | $465,750 |
| 6.125% | 1 | $87,430 | $104,930 | $122,360 | $139,860 | $157,360 | $174,860 | $192,290 | $209,790 | $227,290 | $244,790 | $262,290 | $279,720 |
| | 2 | $106,165 | $127,415 | $148,580 | $169,830 | $191,080 | $212,330 | $233,495 | $254,745 | $275,995 | $297,245 | $318,495 | $339,660 |
| | 3 | $124,900 | $149,900 | $174,800 | $199,800 | $224,800 | $249,800 | $274,700 | $299,700 | $324,700 | $349,700 | $374,700 | $399,600 |
| | 4 | $143,635 | $172,385 | $201,020 | $229,770 | $258,520 | $287,270 | $315,905 | $344,655 | $373,405 | $402,155 | $430,905 | $459,540 |
| 6.250% | 1 | $86,240 | $103,530 | $120,750 | $138,040 | $155,260 | $172,550 | $189,770 | $207,060 | $224,280 | $241,570 | $258,790 | $276,080 |
| | 2 | $104,720 | $125,715 | $146,625 | $167,620 | $188,530 | $209,525 | $230,435 | $251,430 | $272,340 | $293,335 | $314,245 | $335,240 |
| | 3 | $123,200 | $147,900 | $172,500 | $197,200 | $221,800 | $246,500 | $271,100 | $295,800 | $320,400 | $345,100 | $369,700 | $394,400 |
| | 4 | $141,680 | $170,085 | $198,375 | $226,780 | $255,070 | $283,475 | $311,765 | $340,170 | $368,460 | $396,865 | $425,155 | $453,560 |
| 6.375% | 1 | $85,120 | $102,200 | $119,210 | $136,220 | $153,230 | $170,310 | $187,320 | $204,330 | $221,340 | $238,420 | $255,430 | $272,440 |
| | 2 | $103,360 | $124,100 | $144,755 | $165,410 | $186,065 | $206,805 | $227,460 | $248,115 | $268,770 | $289,510 | $310,165 | $330,820 |
| | 3 | $121,600 | $146,000 | $170,300 | $194,600 | $218,900 | $243,300 | $267,600 | $291,900 | $316,200 | $340,600 | $364,900 | $389,200 |
| | 4 | $139,840 | $167,900 | $195,845 | $223,790 | $251,735 | $279,795 | $307,740 | $335,685 | $363,630 | $391,690 | $419,635 | $447,580 |
| 6.500% | 1 | $84,070 | $100,870 | $117,670 | $134,470 | $151,270 | $168,070 | $184,870 | $201,670 | $218,470 | $235,270 | $252,140 | $268,940 |
| | 2 | $102,085 | $122,485 | $142,885 | $163,285 | $183,685 | $204,085 | $224,485 | $244,885 | $265,285 | $285,685 | $306,170 | $326,570 |
| | 3 | $120,100 | $144,100 | $168,100 | $192,100 | $216,100 | $240,100 | $264,100 | $288,100 | $312,100 | $336,100 | $360,200 | $384,200 |
| | 4 | $138,115 | $165,715 | $193,315 | $220,915 | $248,515 | $276,115 | $303,715 | $331,315 | $358,915 | $386,515 | $414,230 | $441,830 |
| 6.625% | 1 | $82,950 | $99,540 | $116,130 | $132,720 | $149,310 | $165,900 | $182,490 | $199,080 | $215,670 | $232,260 | $248,850 | $265,440 |
| | 2 | $100,725 | $120,870 | $141,015 | $161,160 | $181,305 | $201,450 | $221,595 | $241,740 | $261,885 | $282,030 | $302,175 | $322,320 |
| | 3 | $118,500 | $142,200 | $165,900 | $189,600 | $213,300 | $237,000 | $260,700 | $284,400 | $308,100 | $331,800 | $355,500 | $379,200 |
| | 4 | $136,275 | $163,530 | $190,785 | $218,040 | $245,295 | $272,550 | $299,805 | $327,060 | $354,315 | $381,570 | $408,825 | $436,080 |

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**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 6.750% | 1 | $81,900 | $98,280 | $114,660 | $131,040 | $147,420 | $163,800 | $180,180 | $196,560 | $212,940 | $229,320 | $245,700 | $262,080 |
| | 2 | $99,450 | $119,340 | $139,230 | $159,120 | $179,010 | $198,900 | $218,790 | $238,680 | $258,570 | $278,460 | $298,350 | $318,240 |
| | 3 | $117,000 | $140,400 | $163,800 | $187,200 | $210,600 | $234,000 | $257,400 | $280,800 | $304,200 | $327,600 | $351,000 | $374,400 |
| | 4 | $134,550 | $161,460 | $188,370 | $215,280 | $242,190 | $269,100 | $296,010 | $322,920 | $349,830 | $376,740 | $403,650 | $430,560 |
| 6.875% | 1 | $80,850 | $97,020 | $113,190 | $129,360 | $145,530 | $161,700 | $177,870 | $194,040 | $210,210 | $226,380 | $242,550 | $258,720 |
| | 2 | $98,175 | $117,810 | $137,445 | $157,080 | $176,715 | $196,350 | $215,985 | $235,620 | $255,255 | $274,890 | $294,525 | $314,160 |
| | 3 | $115,500 | $138,600 | $161,700 | $184,800 | $207,900 | $231,000 | $254,100 | $277,200 | $300,300 | $323,400 | $346,500 | $369,600 |
| | 4 | $132,825 | $159,390 | $185,955 | $212,520 | $239,085 | $265,650 | $292,215 | $318,780 | $345,345 | $371,910 | $398,475 | $425,040 |
| 7.000% | 1 | $79,870 | $95,830 | $111,790 | $127,750 | $143,710 | $159,670 | $175,630 | $191,590 | $207,550 | $223,580 | $239,540 | $255,500 |
| | 2 | $96,985 | $116,365 | $135,745 | $155,125 | $174,505 | $193,885 | $213,265 | $232,645 | $252,025 | $271,490 | $290,870 | $310,250 |
| | 3 | $114,100 | $136,900 | $159,700 | $182,500 | $205,300 | $228,100 | $250,900 | $273,700 | $296,500 | $319,400 | $342,200 | $365,000 |
| | 4 | $131,215 | $157,435 | $183,655 | $209,875 | $236,095 | $262,315 | $288,535 | $314,755 | $340,975 | $367,310 | $393,530 | $419,750 |
| 7.125% | 1 | $78,820 | $94,640 | $110,390 | $126,140 | $141,890 | $157,710 | $173,460 | $189,210 | $204,960 | $220,780 | $236,530 | $252,280 |
| | 2 | $95,710 | $114,920 | $134,045 | $153,170 | $172,295 | $191,505 | $210,630 | $229,755 | $248,880 | $268,090 | $287,215 | $306,340 |
| | 3 | $112,600 | $135,200 | $157,700 | $180,200 | $202,700 | $225,300 | $247,800 | $270,300 | $292,800 | $315,400 | $337,900 | $360,400 |
| | 4 | $129,490 | $155,480 | $181,355 | $207,230 | $233,105 | $259,095 | $284,970 | $310,845 | $336,720 | $362,710 | $388,585 | $414,460 |
| 7.250% | 1 | $77,840 | $93,450 | $108,990 | $124,600 | $140,140 | $155,750 | $171,290 | $186,900 | $202,440 | $218,050 | $233,590 | $249,200 |
| | 2 | $94,520 | $113,475 | $132,345 | $151,300 | $170,170 | $189,125 | $207,995 | $226,950 | $245,820 | $264,775 | $283,645 | $302,600 |
| | 3 | $111,200 | $133,500 | $155,700 | $178,000 | $200,200 | $222,500 | $244,700 | $267,000 | $289,200 | $311,500 | $333,700 | $356,000 |
| | 4 | $127,880 | $153,525 | $179,055 | $204,700 | $230,230 | $255,875 | $281,405 | $307,050 | $332,580 | $358,225 | $383,755 | $409,400 |
| 7.375% | 1 | $76,930 | $92,260 | $107,660 | $123,060 | $138,460 | $153,790 | $169,190 | $184,590 | $199,990 | $215,320 | $230,720 | $246,120 |
| | 2 | $93,415 | $112,030 | $130,730 | $149,430 | $168,130 | $186,745 | $205,445 | $224,145 | $242,845 | $261,460 | $280,160 | $298,860 |
| | 3 | $109,900 | $131,800 | $153,800 | $175,800 | $197,800 | $219,700 | $241,700 | $263,700 | $285,700 | $307,600 | $329,600 | $351,600 |
| | 4 | $126,385 | $151,570 | $176,870 | $202,170 | $227,470 | $252,655 | $277,955 | $303,255 | $328,555 | $353,740 | $379,040 | $404,340 |
| 7.500% | 1 | $75,950 | $91,140 | $106,330 | $121,520 | $136,710 | $151,900 | $167,160 | $182,350 | $197,540 | $212,730 | $227,920 | $243,110 |
| | 2 | $92,225 | $110,670 | $129,115 | $147,560 | $166,005 | $184,450 | $202,980 | $221,425 | $239,870 | $258,315 | $276,760 | $295,205 |
| | 3 | $108,500 | $130,200 | $151,900 | $173,600 | $195,300 | $217,000 | $238,800 | $260,500 | $282,200 | $303,900 | $325,600 | $347,300 |
| | 4 | $124,775 | $149,730 | $174,685 | $199,640 | $224,595 | $249,550 | $274,620 | $299,575 | $324,530 | $349,485 | $374,440 | $399,395 |
| 7.625% | 1 | $75,040 | $90,090 | $105,070 | $120,050 | $135,100 | $150,080 | $165,130 | $180,110 | $195,090 | $210,140 | $225,120 | $240,170 |
| | 2 | $91,120 | $109,395 | $127,585 | $145,775 | $164,050 | $182,240 | $200,515 | $218,705 | $236,895 | $255,170 | $273,360 | $291,635 |
| | 3 | $107,200 | $128,700 | $150,100 | $171,500 | $193,000 | $214,400 | $235,900 | $257,300 | $278,700 | $300,200 | $321,600 | $343,100 |
| | 4 | $123,280 | $148,005 | $172,615 | $197,225 | $221,950 | $246,560 | $271,285 | $295,895 | $320,505 | $345,230 | $369,840 | $394,565 |
| 7.750% | 1 | $74,130 | $88,970 | $103,810 | $118,650 | $133,490 | $148,260 | $163,100 | $177,940 | $192,780 | $207,620 | $222,460 | $237,230 |
| | 2 | $90,015 | $108,035 | $126,055 | $144,075 | $162,095 | $180,030 | $198,050 | $216,070 | $234,090 | $252,110 | $270,130 | $288,065 |
| | 3 | $105,900 | $127,100 | $148,300 | $169,500 | $190,700 | $211,800 | $233,000 | $254,200 | $275,400 | $296,600 | $317,800 | $338,900 |
| | 4 | $121,785 | $146,165 | $170,545 | $194,925 | $219,305 | $243,570 | $267,950 | $292,330 | $316,710 | $341,090 | $365,470 | $389,735 |
| 7.875% | 1 | $73,290 | $87,920 | $102,550 | $117,180 | $131,880 | $146,510 | $161,140 | $175,840 | $190,470 | $205,100 | $219,800 | $234,430 |
| | 2 | $88,995 | $106,760 | $124,525 | $142,290 | $160,140 | $177,905 | $195,670 | $213,520 | $231,285 | $249,050 | $266,900 | $284,665 |
| | 3 | $104,700 | $125,600 | $146,500 | $167,400 | $188,400 | $209,300 | $230,200 | $251,200 | $272,100 | $293,000 | $314,000 | $334,900 |
| | 4 | $120,405 | $144,440 | $168,475 | $192,510 | $216,660 | $240,695 | $264,730 | $288,880 | $312,915 | $336,950 | $361,100 | $385,135 |
| 8.000% | 1 | $72,380 | $86,870 | $101,360 | $115,850 | $130,270 | $144,760 | $159,250 | $173,740 | $188,230 | $202,720 | $217,140 | $231,630 |
| | 2 | $87,890 | $105,485 | $123,080 | $140,675 | $158,185 | $175,780 | $193,375 | $210,970 | $228,565 | $246,160 | $263,670 | $281,265 |
| | 3 | $103,400 | $124,100 | $144,800 | $165,500 | $186,100 | $206,800 | $227,500 | $248,200 | $268,900 | $289,600 | $310,200 | $330,900 |
| | 4 | $118,910 | $142,715 | $166,520 | $190,325 | $214,015 | $237,820 | $261,625 | $285,430 | $309,235 | $333,040 | $356,730 | $380,535 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 8.125% | 1 | $71,540 | $85,820 | $100,170 | $114,450 | $128,800 | $143,080 | $157,360 | $171,710 | $185,990 | $200,340 | $214,620 | $228,900 |
| | 2 | $86,870 | $104,210 | $121,635 | $138,975 | $156,400 | $173,740 | $191,080 | $208,505 | $225,845 | $243,270 | $260,610 | $277,950 |
| | 3 | $102,200 | $122,600 | $143,100 | $163,500 | $184,000 | $204,400 | $224,800 | $245,300 | $265,700 | $286,200 | $306,600 | $327,000 |
| | 4 | $117,530 | $140,990 | $164,565 | $188,025 | $211,600 | $235,060 | $258,520 | $282,095 | $305,555 | $329,130 | $352,590 | $376,050 |
| 8.250% | 1 | $70,700 | $84,840 | $98,980 | $113,120 | $127,260 | $141,400 | $155,540 | $169,680 | $183,820 | $197,960 | $212,100 | $226,240 |
| | 2 | $85,850 | $103,020 | $120,190 | $137,360 | $154,530 | $171,700 | $188,870 | $206,040 | $223,210 | $240,380 | $257,550 | $274,720 |
| | 3 | $101,000 | $121,200 | $141,400 | $161,600 | $181,800 | $202,000 | $222,200 | $242,400 | $262,600 | $282,800 | $303,000 | $323,200 |
| | 4 | $116,150 | $139,380 | $162,610 | $185,840 | $209,070 | $232,300 | $255,530 | $278,760 | $301,990 | $325,220 | $348,450 | $371,680 |
| 8.375% | 1 | $69,860 | $83,860 | $97,860 | $111,790 | $125,790 | $139,790 | $153,720 | $167,720 | $181,720 | $195,650 | $209,650 | $223,650 |
| | 2 | $84,830 | $101,830 | $118,830 | $135,745 | $152,745 | $169,745 | $186,660 | $203,660 | $220,660 | $237,575 | $254,575 | $271,575 |
| | 3 | $99,800 | $119,800 | $139,800 | $159,700 | $179,700 | $199,700 | $219,600 | $239,600 | $259,600 | $279,500 | $299,500 | $319,500 |
| | 4 | $114,770 | $137,770 | $160,770 | $183,655 | $206,655 | $229,655 | $252,540 | $275,540 | $298,540 | $321,425 | $344,425 | $367,425 |
| 8.500% | 1 | $69,090 | $82,880 | $96,740 | $110,530 | $124,320 | $138,180 | $151,970 | $165,760 | $179,620 | $193,410 | $207,270 | $221,060 |
| | 2 | $83,895 | $100,640 | $117,470 | $134,215 | $150,960 | $167,790 | $184,535 | $201,280 | $218,110 | $234,855 | $251,685 | $268,430 |
| | 3 | $98,700 | $118,400 | $138,200 | $157,900 | $177,600 | $197,400 | $217,100 | $236,800 | $256,600 | $276,300 | $296,100 | $315,800 |
| | 4 | $113,505 | $136,160 | $158,930 | $181,585 | $204,240 | $227,010 | $249,665 | $272,320 | $295,090 | $317,745 | $340,515 | $363,170 |
| 8.625% | 1 | $68,320 | $81,970 | $95,620 | $109,270 | $122,920 | $136,570 | $150,220 | $163,870 | $177,590 | $191,240 | $204,890 | $218,540 |
| | 2 | $82,960 | $99,535 | $116,110 | $132,685 | $149,260 | $165,835 | $182,410 | $198,985 | $215,645 | $232,220 | $248,795 | $265,370 |
| | 3 | $97,600 | $117,100 | $136,600 | $156,100 | $175,600 | $195,100 | $214,600 | $234,100 | $253,700 | $273,200 | $292,700 | $312,200 |
| | 4 | $112,240 | $134,665 | $157,090 | $179,515 | $201,940 | $224,365 | $246,790 | $269,215 | $291,755 | $314,180 | $336,605 | $359,030 |
| 8.750% | 1 | $67,550 | $80,990 | $94,500 | $108,010 | $121,520 | $135,030 | $148,540 | $162,050 | $175,560 | $189,070 | $202,580 | $216,090 |
| | 2 | $82,025 | $98,345 | $114,750 | $131,155 | $147,560 | $163,965 | $180,370 | $196,775 | $213,180 | $229,585 | $245,990 | $262,395 |
| | 3 | $96,500 | $115,700 | $135,000 | $154,300 | $173,600 | $192,900 | $212,200 | $231,500 | $250,800 | $270,100 | $289,400 | $308,700 |
| | 4 | $110,975 | $133,055 | $155,250 | $177,445 | $199,640 | $221,835 | $244,030 | $266,225 | $288,420 | $310,615 | $332,810 | $355,005 |

Maximum affordable sales price is based on the following factors:

**$57,670** Median family income as established by the Department of Housing and Human Concerns (DHHC)
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 4.000% | 1 | $100,100 | $120,120 | $140,210 | $160,230 | $180,250 | $200,270 | $220,290 | $240,380 | $260,400 | $280,350 | $300,370 | $320,390 |
| | 2 | $121,550 | $145,860 | $170,255 | $194,565 | $218,875 | $243,185 | $267,495 | $291,890 | $316,200 | $340,425 | $364,735 | $389,045 |
| | 3 | $143,000 | $171,600 | $200,300 | $228,900 | $257,500 | $286,100 | $314,700 | $343,400 | $372,000 | $400,500 | $429,100 | $457,700 |
| | 4 | $164,450 | $197,340 | $230,345 | $263,235 | $296,125 | $329,015 | $361,905 | $394,910 | $427,800 | $460,575 | $493,465 | $526,355 |
| 4.125% | 1 | $98,630 | $118,370 | $138,110 | $157,850 | $177,520 | $197,260 | $217,070 | $236,740 | $256,480 | $276,220 | $295,890 | $315,630 |
| | 2 | $119,765 | $143,735 | $167,705 | $191,675 | $215,560 | $239,530 | $263,585 | $287,470 | $311,440 | $335,410 | $359,295 | $383,265 |
| | 3 | $140,900 | $169,100 | $197,300 | $225,500 | $253,600 | $281,800 | $310,100 | $338,200 | $366,400 | $394,600 | $422,700 | $450,900 |
| | 4 | $162,035 | $194,465 | $226,895 | $259,325 | $291,640 | $324,070 | $356,615 | $388,930 | $421,360 | $453,790 | $486,105 | $518,535 |
| 4.250% | 1 | $97,160 | $116,620 | $136,010 | $155,470 | $174,860 | $194,390 | $213,780 | $233,240 | $252,630 | $272,090 | $291,480 | $310,940 |
| | 2 | $117,980 | $141,610 | $165,155 | $188,785 | $212,330 | $236,045 | $259,590 | $283,220 | $306,765 | $330,395 | $353,940 | $377,570 |
| | 3 | $138,800 | $166,600 | $194,300 | $222,100 | $249,800 | $277,700 | $305,400 | $333,200 | $360,900 | $388,700 | $416,400 | $444,200 |
| | 4 | $159,620 | $191,590 | $223,445 | $255,415 | $287,270 | $319,355 | $351,210 | $383,180 | $415,035 | $447,005 | $478,860 | $510,830 |
| 4.375% | 1 | $95,760 | $114,940 | $134,050 | $153,230 | $172,340 | $191,520 | $210,700 | $229,810 | $248,920 | $268,100 | $287,210 | $306,390 |
| | 2 | $116,280 | $139,570 | $162,775 | $186,065 | $209,270 | $232,560 | $255,850 | $279,055 | $302,260 | $325,550 | $348,755 | $372,045 |
| | 3 | $136,800 | $164,200 | $191,500 | $218,900 | $246,200 | $273,600 | $301,000 | $328,300 | $355,600 | $383,000 | $410,300 | $437,700 |
| | 4 | $157,320 | $188,830 | $220,225 | $251,735 | $283,130 | $314,640 | $346,150 | $377,545 | $408,940 | $440,450 | $471,845 | $503,355 |
| 4.500% | 1 | $94,360 | $113,190 | $132,090 | $150,920 | $169,820 | $188,720 | $207,620 | $226,450 | $245,350 | $264,180 | $283,080 | $301,910 |
| | 2 | $114,580 | $137,445 | $160,395 | $183,260 | $206,210 | $229,160 | $252,110 | $274,975 | $297,925 | $320,790 | $343,740 | $366,605 |
| | 3 | $134,800 | $161,700 | $188,700 | $215,600 | $242,600 | $269,600 | $296,600 | $323,500 | $350,500 | $377,400 | $404,400 | $431,300 |
| | 4 | $155,020 | $185,955 | $217,005 | $247,940 | $278,990 | $310,040 | $341,090 | $372,025 | $403,075 | $434,010 | $465,060 | $495,995 |
| 4.625% | 1 | $92,960 | $111,580 | $130,130 | $148,750 | $167,370 | $185,990 | $204,540 | $223,160 | $241,710 | $260,400 | $278,950 | $297,570 |
| | 2 | $112,880 | $135,490 | $158,015 | $180,625 | $203,235 | $225,845 | $248,370 | $270,980 | $293,505 | $316,200 | $338,725 | $361,335 |
| | 3 | $132,800 | $159,400 | $185,900 | $212,500 | $239,100 | $265,700 | $292,200 | $318,800 | $345,300 | $372,000 | $398,500 | $425,100 |
| | 4 | $152,720 | $183,310 | $213,785 | $244,375 | $274,965 | $305,555 | $336,030 | $366,620 | $397,095 | $427,800 | $458,275 | $488,865 |
| 4.750% | 1 | $91,700 | $109,970 | $128,310 | $146,580 | $164,920 | $183,260 | $201,600 | $219,940 | $238,280 | $256,620 | $274,960 | $293,300 |
| | 2 | $111,350 | $133,535 | $155,805 | $177,990 | $200,260 | $222,530 | $244,800 | $267,070 | $289,340 | $311,610 | $333,880 | $356,150 |
| | 3 | $131,000 | $157,100 | $183,300 | $209,400 | $235,600 | $261,800 | $288,000 | $314,200 | $340,400 | $366,600 | $392,800 | $419,000 |
| | 4 | $150,650 | $180,665 | $210,795 | $240,810 | $270,940 | $301,070 | $331,200 | $361,330 | $391,460 | $421,590 | $451,720 | $481,850 |
| 4.875% | 1 | $90,370 | $108,430 | $126,420 | $144,550 | $162,610 | $180,670 | $198,800 | $216,790 | $234,850 | $252,980 | $271,040 | $289,030 |
| | 2 | $109,735 | $131,665 | $153,510 | $175,525 | $197,455 | $219,385 | $241,400 | $263,245 | $285,175 | $307,190 | $329,120 | $350,965 |
| | 3 | $129,100 | $154,900 | $180,600 | $206,500 | $232,300 | $258,100 | $284,000 | $309,700 | $335,500 | $361,400 | $387,200 | $412,900 |
| | 4 | $148,465 | $178,135 | $207,690 | $237,475 | $267,145 | $296,815 | $326,600 | $356,155 | $385,825 | $415,610 | $445,280 | $474,835 |
| 5.000% | 1 | $89,110 | $106,820 | $124,670 | $142,520 | $160,300 | $178,080 | $195,930 | $213,710 | $231,560 | $249,340 | $267,190 | $284,970 |
| | 2 | $108,205 | $129,710 | $151,385 | $173,060 | $194,650 | $216,240 | $237,915 | $259,505 | $281,180 | $302,770 | $324,445 | $346,035 |
| | 3 | $127,300 | $152,600 | $178,100 | $203,600 | $229,000 | $254,400 | $279,900 | $305,300 | $330,800 | $356,200 | $381,700 | $407,100 |
| | 4 | $146,395 | $175,490 | $204,815 | $234,140 | $263,350 | $292,560 | $321,885 | $351,095 | $380,420 | $409,630 | $438,955 | $468,165 |
| 5.125% | 1 | $87,850 | $105,350 | $122,920 | $140,490 | $158,060 | $175,560 | $193,130 | $210,770 | $228,270 | $245,840 | $263,410 | $280,980 |
| | 2 | $106,675 | $127,925 | $149,260 | $170,595 | $191,930 | $213,180 | $234,515 | $255,935 | $277,185 | $298,520 | $319,855 | $341,190 |
| | 3 | $125,500 | $150,500 | $175,600 | $200,700 | $225,800 | $250,800 | $275,900 | $301,100 | $326,100 | $351,200 | $376,300 | $401,400 |
| | 4 | $144,325 | $173,075 | $201,940 | $230,805 | $259,670 | $288,420 | $317,285 | $346,265 | $375,015 | $403,880 | $432,745 | $461,610 |
| 5.250% | 1 | $86,590 | $103,880 | $121,240 | $138,530 | $155,820 | $173,110 | $190,470 | $207,760 | $225,120 | $242,410 | $259,700 | $276,990 |
| | 2 | $105,145 | $126,140 | $147,220 | $168,215 | $189,210 | $210,205 | $231,285 | $252,280 | $273,360 | $294,355 | $315,350 | $336,345 |
| | 3 | $123,700 | $148,400 | $173,200 | $197,900 | $222,600 | $247,300 | $272,100 | $296,800 | $321,600 | $346,300 | $371,000 | $395,700 |
| | 4 | $142,255 | $170,660 | $199,180 | $227,585 | $255,990 | $284,395 | $312,915 | $341,320 | $369,840 | $398,245 | $426,650 | $455,055 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

Effective: **May 1, 2015**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## MULTI-FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 5.375% | 1 | $85,400 | $102,410 | $119,490 | $136,570 | $153,650 | $170,730 | $187,810 | $204,890 | $221,970 | $239,050 | $256,130 | $273,140 |
| | 2 | $103,700 | $124,355 | $145,095 | $165,835 | $186,575 | $207,315 | $228,055 | $248,795 | $269,535 | $290,275 | $311,015 | $331,670 |
| | 3 | $122,000 | $146,300 | $170,700 | $195,100 | $219,500 | $243,900 | $268,300 | $292,700 | $317,100 | $341,500 | $365,900 | $390,200 |
| | 4 | $140,300 | $168,245 | $196,305 | $224,365 | $252,425 | $280,485 | $308,545 | $336,605 | $364,665 | $392,725 | $420,785 | $448,730 |
| 5.500% | 1 | $84,140 | $101,080 | $117,880 | $134,680 | $151,550 | $168,420 | $185,220 | $202,020 | $218,960 | $235,760 | $252,560 | $269,430 |
| | 2 | $102,170 | $122,740 | $143,140 | $163,540 | $184,025 | $204,510 | $224,910 | $245,310 | $265,880 | $286,280 | $306,680 | $327,165 |
| | 3 | $120,200 | $144,400 | $168,400 | $192,400 | $216,500 | $240,600 | $264,600 | $288,600 | $312,800 | $336,800 | $360,800 | $384,900 |
| | 4 | $138,230 | $166,060 | $193,660 | $221,260 | $248,975 | $276,690 | $304,290 | $331,890 | $359,720 | $387,320 | $414,920 | $442,635 |
| 5.625% | 1 | $83,020 | $99,680 | $116,270 | $132,860 | $149,520 | $166,040 | $182,700 | $199,360 | $215,880 | $232,540 | $249,200 | $265,720 |
| | 2 | $100,810 | $121,040 | $141,185 | $161,330 | $181,560 | $201,620 | $221,850 | $242,080 | $262,140 | $282,370 | $302,600 | $322,660 |
| | 3 | $118,600 | $142,400 | $166,100 | $189,800 | $213,600 | $237,200 | $261,000 | $284,800 | $308,400 | $332,200 | $356,000 | $379,600 |
| | 4 | $136,390 | $163,760 | $191,015 | $218,270 | $245,640 | $272,780 | $300,150 | $327,520 | $354,660 | $382,030 | $409,400 | $436,540 |
| 5.750% | 1 | $81,900 | $98,280 | $114,660 | $131,040 | $147,490 | $163,870 | $180,250 | $196,630 | $213,010 | $229,390 | $245,770 | $262,150 |
| | 2 | $99,450 | $119,340 | $139,230 | $159,120 | $179,095 | $198,985 | $218,875 | $238,765 | $258,655 | $278,545 | $298,435 | $318,325 |
| | 3 | $117,000 | $140,400 | $163,800 | $187,200 | $210,700 | $234,100 | $257,500 | $280,900 | $304,300 | $327,700 | $351,100 | $374,500 |
| | 4 | $134,550 | $161,460 | $188,370 | $215,280 | $242,305 | $269,215 | $296,125 | $323,035 | $349,945 | $376,855 | $403,765 | $430,675 |
| 5.875% | 1 | $80,850 | $96,950 | $113,120 | $129,290 | $145,460 | $161,630 | $177,800 | $193,970 | $210,140 | $226,310 | $242,410 | $258,650 |
| | 2 | $98,175 | $117,725 | $137,360 | $156,995 | $176,630 | $196,265 | $215,900 | $235,535 | $255,170 | $274,805 | $294,355 | $314,075 |
| | 3 | $115,500 | $138,500 | $161,600 | $184,700 | $207,800 | $230,900 | $254,000 | $277,100 | $300,200 | $323,300 | $346,300 | $369,500 |
| | 4 | $132,825 | $159,275 | $185,840 | $212,405 | $238,970 | $265,535 | $292,100 | $318,665 | $345,230 | $371,795 | $398,245 | $424,925 |
| 6.000% | 1 | $79,730 | $95,690 | $111,650 | $127,610 | $143,500 | $159,460 | $175,420 | $191,380 | $207,340 | $223,300 | $239,190 | $255,150 |
| | 2 | $96,815 | $116,195 | $135,575 | $154,955 | $174,250 | $193,630 | $213,010 | $232,390 | $251,770 | $271,150 | $290,445 | $309,825 |
| | 3 | $113,900 | $136,700 | $159,500 | $182,300 | $205,000 | $227,800 | $250,600 | $273,400 | $296,200 | $319,000 | $341,700 | $364,500 |
| | 4 | $130,985 | $157,205 | $183,425 | $209,645 | $235,750 | $261,970 | $288,190 | $314,410 | $340,630 | $366,850 | $392,955 | $419,175 |
| 6.125% | 1 | $78,680 | $94,430 | $110,110 | $125,860 | $141,610 | $157,360 | $173,040 | $188,790 | $204,540 | $220,290 | $236,040 | $251,720 |
| | 2 | $95,540 | $114,665 | $133,705 | $152,830 | $171,955 | $191,080 | $210,120 | $229,245 | $248,370 | $267,495 | $286,620 | $305,660 |
| | 3 | $112,400 | $134,900 | $157,300 | $179,800 | $202,300 | $224,800 | $247,200 | $269,700 | $292,200 | $314,700 | $337,200 | $359,600 |
| | 4 | $129,260 | $155,135 | $180,895 | $206,770 | $232,645 | $258,520 | $284,280 | $310,155 | $336,030 | $361,905 | $387,780 | $413,540 |
| 6.250% | 1 | $77,630 | $93,170 | $108,710 | $124,250 | $139,720 | $155,330 | $170,800 | $186,340 | $201,880 | $217,420 | $232,890 | $248,500 |
| | 2 | $94,265 | $113,135 | $132,005 | $150,875 | $169,660 | $188,615 | $207,400 | $226,270 | $245,140 | $264,010 | $282,795 | $301,750 |
| | 3 | $110,900 | $133,100 | $155,300 | $177,500 | $199,600 | $221,900 | $244,000 | $266,200 | $288,400 | $310,600 | $332,700 | $355,000 |
| | 4 | $127,535 | $153,065 | $178,595 | $204,125 | $229,540 | $255,185 | $280,600 | $306,130 | $331,660 | $357,190 | $382,605 | $408,250 |
| 6.375% | 1 | $76,580 | $91,980 | $107,310 | $122,570 | $137,900 | $153,300 | $168,560 | $183,890 | $199,220 | $214,550 | $229,880 | $245,210 |
| | 2 | $92,990 | $111,690 | $130,305 | $148,835 | $167,450 | $186,150 | $204,680 | $223,295 | $241,910 | $260,525 | $279,140 | $297,755 |
| | 3 | $109,400 | $131,400 | $153,300 | $175,100 | $197,000 | $219,000 | $240,800 | $262,700 | $284,600 | $306,500 | $328,400 | $350,300 |
| | 4 | $125,810 | $151,110 | $176,295 | $201,365 | $226,550 | $251,850 | $276,920 | $302,105 | $327,290 | $352,475 | $377,660 | $402,845 |
| 6.500% | 1 | $75,670 | $90,790 | $105,910 | $121,030 | $136,150 | $151,270 | $166,390 | $181,510 | $196,630 | $211,750 | $226,940 | $242,060 |
| | 2 | $91,885 | $110,245 | $128,605 | $146,965 | $165,325 | $183,685 | $202,045 | $220,405 | $238,765 | $257,125 | $275,570 | $293,930 |
| | 3 | $108,100 | $129,700 | $151,300 | $172,900 | $194,500 | $216,100 | $237,700 | $259,300 | $280,900 | $302,500 | $324,200 | $345,800 |
| | 4 | $124,315 | $149,155 | $173,995 | $198,835 | $223,675 | $248,515 | $273,355 | $298,195 | $323,035 | $347,875 | $372,830 | $397,670 |
| 6.625% | 1 | $74,690 | $89,600 | $104,510 | $119,420 | $134,400 | $149,310 | $164,220 | $179,200 | $194,110 | $209,020 | $224,000 | $238,910 |
| | 2 | $90,695 | $108,800 | $126,905 | $145,010 | $163,200 | $181,305 | $199,410 | $217,600 | $235,705 | $253,810 | $272,000 | $290,105 |
| | 3 | $106,700 | $128,000 | $149,300 | $170,600 | $192,000 | $213,300 | $234,600 | $256,000 | $277,300 | $298,600 | $320,000 | $341,300 |
| | 4 | $122,705 | $147,200 | $171,695 | $196,190 | $220,800 | $245,295 | $269,790 | $294,400 | $318,895 | $343,390 | $368,000 | $392,495 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 6.750% | 1 | $73,710 | $88,480 | $103,180 | $117,950 | $132,650 | $147,420 | $162,190 | $176,890 | $191,660 | $206,360 | $221,130 | $235,900 |
| | 2 | $89,505 | $107,440 | $125,290 | $143,225 | $161,075 | $179,010 | $196,945 | $214,795 | $232,730 | $250,580 | $268,515 | $286,450 |
| | 3 | $105,300 | $126,400 | $147,400 | $168,500 | $189,500 | $210,600 | $231,700 | $252,700 | $273,800 | $294,800 | $315,900 | $337,000 |
| | 4 | $121,095 | $145,360 | $169,510 | $193,775 | $217,925 | $242,190 | $266,455 | $290,605 | $314,870 | $339,020 | $363,285 | $387,550 |
| 6.875% | 1 | $72,800 | $87,290 | $101,850 | $116,410 | $130,970 | $145,530 | $160,090 | $174,650 | $189,210 | $203,770 | $218,330 | $232,820 |
| | 2 | $88,400 | $105,995 | $123,675 | $141,355 | $159,035 | $176,715 | $194,395 | $212,075 | $229,755 | $247,435 | $265,115 | $282,710 |
| | 3 | $104,000 | $124,700 | $145,500 | $166,300 | $187,100 | $207,900 | $228,700 | $249,500 | $270,300 | $291,100 | $311,900 | $332,600 |
| | 4 | $119,600 | $143,405 | $167,325 | $191,245 | $215,165 | $239,085 | $263,005 | $286,925 | $310,845 | $334,765 | $358,685 | $382,490 |
| 7.000% | 1 | $71,890 | $86,240 | $100,590 | $115,010 | $129,360 | $143,710 | $158,060 | $172,410 | $186,830 | $201,250 | $215,600 | $229,950 |
| | 2 | $87,295 | $104,720 | $122,145 | $139,655 | $157,080 | $174,505 | $191,930 | $209,355 | $226,865 | $244,375 | $261,800 | $279,225 |
| | 3 | $102,700 | $123,200 | $143,700 | $164,300 | $184,800 | $205,300 | $225,800 | $246,300 | $266,900 | $287,500 | $308,000 | $328,500 |
| | 4 | $118,105 | $141,680 | $165,255 | $188,945 | $212,520 | $236,095 | $259,670 | $283,245 | $306,935 | $330,625 | $354,200 | $377,775 |
| 7.125% | 1 | $70,910 | $85,190 | $99,330 | $113,540 | $127,680 | $141,960 | $156,100 | $170,310 | $184,450 | $198,730 | $212,870 | $227,080 |
| | 2 | $86,105 | $103,445 | $120,615 | $137,870 | $155,040 | $172,380 | $189,550 | $206,805 | $223,975 | $241,315 | $258,485 | $275,740 |
| | 3 | $101,300 | $121,700 | $141,900 | $162,200 | $182,400 | $202,800 | $223,000 | $243,300 | $263,500 | $283,900 | $304,100 | $324,400 |
| | 4 | $116,495 | $139,955 | $163,185 | $186,530 | $209,760 | $233,220 | $256,450 | $279,795 | $303,025 | $326,485 | $349,715 | $373,060 |
| 7.250% | 1 | $70,070 | $84,140 | $98,070 | $112,140 | $126,140 | $140,210 | $154,140 | $168,210 | $182,210 | $196,280 | $210,210 | $224,280 |
| | 2 | $85,085 | $102,170 | $119,085 | $136,170 | $153,170 | $170,255 | $187,170 | $204,255 | $221,255 | $238,340 | $255,255 | $272,340 |
| | 3 | $100,100 | $120,200 | $140,100 | $160,200 | $180,200 | $200,300 | $220,200 | $240,300 | $260,300 | $280,400 | $300,300 | $320,400 |
| | 4 | $115,115 | $138,230 | $161,115 | $184,230 | $207,230 | $230,345 | $253,230 | $276,345 | $299,345 | $322,460 | $345,345 | $368,460 |
| 7.375% | 1 | $69,230 | $83,020 | $96,880 | $110,740 | $124,600 | $138,390 | $152,250 | $166,110 | $179,970 | $193,760 | $207,620 | $221,480 |
| | 2 | $84,065 | $100,810 | $117,640 | $134,470 | $151,300 | $168,045 | $184,875 | $201,705 | $218,535 | $235,280 | $252,110 | $268,940 |
| | 3 | $98,900 | $118,600 | $138,400 | $158,200 | $178,000 | $197,700 | $217,500 | $237,300 | $257,100 | $276,800 | $296,600 | $316,400 |
| | 4 | $113,735 | $136,390 | $159,160 | $181,930 | $204,700 | $227,355 | $250,125 | $272,895 | $295,665 | $318,320 | $341,090 | $363,860 |
| 7.500% | 1 | $68,390 | $82,040 | $95,690 | $109,340 | $123,060 | $136,710 | $150,430 | $164,150 | $177,800 | $191,450 | $205,100 | $218,820 |
| | 2 | $83,045 | $99,620 | $116,195 | $132,770 | $149,430 | $166,005 | $182,665 | $199,325 | $215,900 | $232,475 | $249,050 | $265,710 |
| | 3 | $97,700 | $117,200 | $136,700 | $156,200 | $175,800 | $195,300 | $214,900 | $234,500 | $254,000 | $273,500 | $293,000 | $312,600 |
| | 4 | $112,355 | $134,780 | $157,205 | $179,630 | $202,170 | $224,595 | $247,135 | $269,675 | $292,100 | $314,525 | $336,950 | $359,490 |
| 7.625% | 1 | $67,550 | $81,060 | $94,570 | $108,080 | $121,590 | $135,100 | $148,610 | $162,120 | $175,560 | $189,140 | $202,580 | $216,160 |
| | 2 | $82,025 | $98,430 | $114,835 | $131,240 | $147,645 | $164,050 | $180,455 | $196,860 | $213,180 | $229,670 | $245,990 | $262,480 |
| | 3 | $96,500 | $115,800 | $135,100 | $154,400 | $173,700 | $193,000 | $212,300 | $231,600 | $250,800 | $270,200 | $289,400 | $308,800 |
| | 4 | $110,975 | $133,170 | $155,365 | $177,560 | $199,755 | $221,950 | $244,145 | $266,340 | $288,420 | $310,730 | $332,810 | $355,120 |
| 7.750% | 1 | $66,710 | $80,080 | $93,450 | $106,820 | $120,120 | $133,420 | $146,790 | $160,160 | $173,530 | $186,830 | $200,200 | $213,500 |
| | 2 | $81,005 | $97,240 | $113,475 | $129,710 | $145,860 | $162,010 | $178,245 | $194,480 | $210,715 | $226,865 | $243,100 | $259,250 |
| | 3 | $95,300 | $114,400 | $133,500 | $152,600 | $171,600 | $190,600 | $209,700 | $228,800 | $247,900 | $266,900 | $286,000 | $305,000 |
| | 4 | $109,595 | $131,560 | $153,525 | $175,490 | $197,340 | $219,190 | $241,155 | $263,120 | $285,085 | $306,935 | $328,900 | $350,750 |
| 7.875% | 1 | $65,940 | $79,100 | $92,330 | $105,490 | $118,720 | $131,880 | $145,040 | $158,270 | $171,430 | $184,590 | $197,820 | $210,980 |
| | 2 | $80,070 | $96,050 | $112,115 | $128,095 | $144,160 | $160,140 | $176,120 | $192,185 | $208,165 | $224,145 | $240,210 | $256,190 |
| | 3 | $94,200 | $113,000 | $131,900 | $150,700 | $169,600 | $188,400 | $207,200 | $226,100 | $244,900 | $263,700 | $282,600 | $301,400 |
| | 4 | $108,330 | $129,950 | $151,685 | $173,305 | $195,040 | $216,660 | $238,280 | $260,015 | $281,635 | $303,255 | $324,990 | $346,610 |
| 8.000% | 1 | $65,170 | $78,190 | $91,210 | $104,300 | $117,250 | $130,270 | $143,360 | $156,380 | $169,400 | $182,420 | $195,440 | $208,460 |
| | 2 | $79,135 | $94,945 | $110,755 | $126,650 | $142,375 | $158,185 | $174,080 | $189,890 | $205,700 | $221,510 | $237,320 | $253,130 |
| | 3 | $93,100 | $111,700 | $130,300 | $149,000 | $167,500 | $186,100 | $204,800 | $223,400 | $242,000 | $260,600 | $279,200 | $297,800 |
| | 4 | $107,065 | $128,455 | $149,845 | $171,350 | $192,625 | $214,015 | $235,520 | $256,910 | $278,300 | $299,690 | $321,080 | $342,470 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# HANA
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $28,835 | $34,602 | $40,369 | $46,136 | $51,903 | $57,670 | $63,437 | $69,204 | $74,971 | $80,738 | $86,505 | $92,272 |
| 8.125% | 1 | $64,400 | $77,210 | $90,160 | $103,040 | $115,920 | $128,800 | $141,610 | $154,560 | $167,370 | $180,320 | $193,130 | $206,010 |
| | 2 | $78,200 | $93,755 | $109,480 | $125,120 | $140,760 | $156,400 | $171,955 | $187,680 | $203,235 | $218,960 | $234,515 | $250,155 |
| | 3 | $92,000 | $110,300 | $128,800 | $147,200 | $165,600 | $184,000 | $202,300 | $220,800 | $239,100 | $257,600 | $275,900 | $294,300 |
| | 4 | $105,800 | $126,845 | $148,120 | $169,280 | $190,440 | $211,600 | $232,645 | $253,920 | $274,965 | $296,240 | $317,285 | $338,445 |
| 8.250% | 1 | $63,630 | $76,370 | $89,110 | $101,780 | $114,520 | $127,260 | $140,000 | $152,740 | $165,410 | $178,150 | $190,890 | $203,630 |
| | 2 | $77,265 | $92,735 | $108,205 | $123,590 | $139,060 | $154,530 | $170,000 | $185,470 | $200,855 | $216,325 | $231,795 | $247,265 |
| | 3 | $90,900 | $109,100 | $127,300 | $145,400 | $163,600 | $181,800 | $200,000 | $218,200 | $236,300 | $254,500 | $272,700 | $290,900 |
| | 4 | $104,535 | $125,465 | $146,395 | $167,210 | $188,140 | $209,070 | $230,000 | $250,930 | $271,745 | $292,675 | $313,605 | $334,535 |
| 8.375% | 1 | $62,860 | $75,460 | $88,060 | $100,590 | $113,190 | $125,790 | $138,320 | $150,920 | $163,520 | $176,120 | $188,720 | $201,320 |
| | 2 | $76,330 | $91,630 | $106,930 | $122,145 | $137,445 | $152,745 | $167,960 | $183,260 | $198,560 | $213,860 | $229,160 | $244,460 |
| | 3 | $89,800 | $107,800 | $125,800 | $143,700 | $161,700 | $179,700 | $197,600 | $215,600 | $233,600 | $251,600 | $269,600 | $287,600 |
| | 4 | $103,270 | $123,970 | $144,670 | $165,255 | $185,955 | $206,655 | $227,240 | $247,940 | $268,640 | $289,340 | $310,040 | $330,740 |
| 8.500% | 1 | $62,160 | $74,620 | $87,080 | $99,470 | $111,860 | $124,390 | $136,780 | $149,170 | $161,630 | $174,090 | $186,550 | $198,940 |
| | 2 | $75,480 | $90,610 | $105,740 | $120,785 | $135,830 | $151,045 | $166,090 | $181,135 | $196,265 | $211,395 | $226,525 | $241,570 |
| | 3 | $88,800 | $106,600 | $124,400 | $142,100 | $159,800 | $177,700 | $195,400 | $213,100 | $230,900 | $248,700 | $266,500 | $284,200 |
| | 4 | $102,120 | $122,590 | $143,060 | $163,415 | $183,770 | $204,355 | $224,710 | $245,065 | $265,535 | $286,005 | $306,475 | $326,830 |
| 8.625% | 1 | $61,460 | $73,780 | $86,030 | $98,350 | $110,600 | $122,920 | $135,170 | $147,490 | $159,810 | $172,130 | $184,380 | $196,700 |
| | 2 | $74,630 | $89,590 | $104,465 | $119,425 | $134,300 | $149,260 | $164,135 | $179,095 | $194,055 | $209,015 | $223,890 | $238,850 |
| | 3 | $87,800 | $105,400 | $122,900 | $140,500 | $158,000 | $175,600 | $193,100 | $210,700 | $228,300 | $245,900 | $263,400 | $281,000 |
| | 4 | $100,970 | $121,210 | $141,335 | $161,575 | $181,700 | $201,940 | $222,065 | $242,305 | $262,545 | $282,785 | $302,910 | $323,150 |
| 8.750% | 1 | $60,830 | $72,870 | $85,050 | $97,230 | $109,340 | $121,520 | $133,700 | $145,880 | $157,990 | $170,170 | $182,350 | $194,460 |
| | 2 | $73,865 | $88,485 | $103,275 | $118,065 | $132,770 | $147,560 | $162,350 | $177,140 | $191,845 | $206,635 | $221,425 | $236,130 |
| | 3 | $86,900 | $104,100 | $121,500 | $138,900 | $156,200 | $173,600 | $191,000 | $208,400 | $225,700 | $243,100 | $260,500 | $277,800 |
| | 4 | $99,935 | $119,715 | $139,725 | $159,735 | $179,630 | $199,640 | $219,650 | $239,660 | $259,555 | $279,565 | $299,575 | $319,470 |

Maximum affordable sales price is based on the following factors:

**$57,670** Median family income as established by the Department of Housing and Human Concerns (DHHC)
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2015**

**2015**
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
# HANA

## INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | 1 PERSON 0.7 | 2 PERSON 0.8 | 3 PERSON 0.9 | 4 PERSON 1.0 | 5 PERSON 1.08 | 6 PERSON 1.16 | 7 PERSON 1.24 | 8 PERSON 1.32 |
|---|---|---|---|---|---|---|---|---|
| 10% | $4,040 | $4,610 | $5,190 | $5,770 | $6,230 | $6,690 | $7,150 | $7,610 |
| 20% | $8,070 | $9,230 | $10,380 | $11,530 | $12,460 | $13,380 | $14,300 | $15,220 |
| 30% | $12,110 | $13,840 | $15,570 | $17,300 | $18,690 | $20,070 | $21,450 | $22,840 |
| 40% | $16,150 | $18,450 | $20,760 | $23,070 | $24,910 | $26,760 | $28,600 | $30,450 |
| 50% | $20,180 | $23,070 | $25,950 | $28,840 | $31,140 | $33,450 | $35,760 | $38,060 |
| 60% | $24,220 | $27,680 | $31,140 | $34,600 | $37,370 | $40,140 | $42,910 | $45,670 |
| 70% | $28,260 | $32,300 | $36,330 | $40,370 | $43,600 | $46,830 | $50,060 | $53,290 |
| 80% | $32,300 | $36,910 | $41,520 | $46,140 | $49,830 | $53,520 | $57,210 | $60,900 |
| 90% | $36,330 | $41,520 | $46,710 | $51,900 | $56,060 | $60,210 | $64,360 | $68,510 |
| 100% | $40,370 | $46,140 | $51,900 | $57,670 | $62,280 | $66,900 | $71,510 | $76,120 |
| 110% | $44,410 | $50,750 | $57,090 | $63,440 | $68,510 | $73,590 | $78,660 | $83,740 |
| 120% | $48,440 | $55,360 | $62,280 | $69,200 | $74,740 | $80,280 | $85,810 | $91,350 |
| 130% | $52,480 | $59,980 | $67,470 | $74,970 | $80,970 | $86,970 | $92,960 | $98,960 |
| 140% | $56,520 | $64,590 | $72,660 | $80,740 | $87,200 | $93,660 | $100,120 | $106,570 |

## AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | UNIT SIZE (NO. OF BEDROOMS) 0 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| 10% | $101 | $108 | $130 | $150 | $167 | $185 |
| 20% | $202 | $216 | $260 | $300 | $335 | $369 |
| 30% | $303 | $324 | $389 | $450 | $502 | $554 |
| 40% | $404 | $433 | $519 | $600 | $669 | $738 |
| 50% | $505 | $541 | $649 | $750 | $836 | $923 |
| 60% | $606 | $649 | $779 | $900 | $1,004 | $1,107 |
| 70% | $707 | $757 | $908 | $1,050 | $1,171 | $1,292 |
| 80% | $808 | $865 | $1,038 | $1,200 | $1,338 | $1,476 |
| 90% | $908 | $973 | $1,168 | $1,350 | $1,505 | $1,661 |
| 100% | $1,009 | $1,081 | $1,298 | $1,499 | $1,673 | $1,845 |
| 110% | $1,110 | $1,190 | $1,427 | $1,649 | $1,840 | $2,030 |
| 120% | $1,211 | $1,298 | $1,557 | $1,799 | $2,007 | $2,215 |
| 130% | $1,312 | $1,406 | $1,687 | $1,949 | $2,174 | $2,399 |
| 140% | $1,413 | $1,514 | $1,817 | $2,099 | $2,342 | $2,584 |

**Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities.**

Factors used in calculation:

| | |
|---|---|
| HUD's 2015 median family income for the County of Maui | $75,100 |
| American Community Survey 5-Year Estimate 2008-2012 median family income for Lana'i (from the Hawaii State Data Center) | $59,861 |
| Est. 2015 Lanai`i median family income (Rounded to the nearest $10) | **$59,860** |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 4.000% | 1 | $115,500 | $138,600 | $161,700 | $184,800 | $207,900 | $231,000 | $254,100 | $277,130 | $300,230 | $323,330 | $346,430 | $369,530 |
| | 2 | $140,250 | $168,300 | $196,350 | $224,400 | $252,450 | $280,500 | $308,550 | $336,515 | $364,565 | $392,615 | $420,665 | $448,715 |
| | 3 | $165,000 | $198,000 | $231,000 | $264,000 | $297,000 | $330,000 | $363,000 | $395,900 | $428,900 | $461,900 | $494,900 | $527,900 |
| | 4 | $189,750 | $227,700 | $265,650 | $303,600 | $341,550 | $379,500 | $417,450 | $455,285 | $493,235 | $531,185 | $569,135 | $607,085 |
| 4.125% | 1 | $113,750 | $136,500 | $159,250 | $182,000 | $204,750 | $227,500 | $250,250 | $273,000 | $295,750 | $318,500 | $341,250 | $364,070 |
| | 2 | $138,125 | $165,750 | $193,375 | $221,000 | $248,625 | $276,250 | $303,875 | $331,500 | $359,125 | $386,750 | $414,375 | $442,085 |
| | 3 | $162,500 | $195,000 | $227,500 | $260,000 | $292,500 | $325,000 | $357,500 | $390,000 | $422,500 | $455,000 | $487,500 | $520,100 |
| | 4 | $186,875 | $224,250 | $261,625 | $299,000 | $336,375 | $373,750 | $411,125 | $448,500 | $485,875 | $523,250 | $560,625 | $598,115 |
| 4.250% | 1 | $112,070 | $134,470 | $156,940 | $179,340 | $201,740 | $224,140 | $246,540 | $269,010 | $291,410 | $313,810 | $336,210 | $358,610 |
| | 2 | $136,085 | $163,285 | $190,570 | $217,770 | $244,970 | $272,170 | $299,370 | $326,655 | $353,855 | $381,055 | $408,255 | $435,455 |
| | 3 | $160,100 | $192,100 | $224,200 | $256,200 | $288,200 | $320,200 | $352,200 | $384,300 | $416,300 | $448,300 | $480,300 | $512,300 |
| | 4 | $184,115 | $220,915 | $257,830 | $294,630 | $331,430 | $368,230 | $405,030 | $441,945 | $478,745 | $515,545 | $552,345 | $589,145 |
| 4.375% | 1 | $110,460 | $132,510 | $154,630 | $176,680 | $198,800 | $220,850 | $242,970 | $265,020 | $287,140 | $309,190 | $331,310 | $353,360 |
| | 2 | $134,130 | $160,905 | $187,765 | $214,540 | $241,400 | $268,175 | $295,035 | $321,810 | $348,670 | $375,445 | $402,305 | $429,080 |
| | 3 | $157,800 | $189,300 | $220,900 | $252,400 | $284,000 | $315,500 | $347,100 | $378,600 | $410,200 | $441,700 | $473,300 | $504,800 |
| | 4 | $181,470 | $217,695 | $254,035 | $290,260 | $326,600 | $362,825 | $399,165 | $435,390 | $471,730 | $507,955 | $544,295 | $580,520 |
| 4.500% | 1 | $108,780 | $130,550 | $152,320 | $174,090 | $195,860 | $217,630 | $239,400 | $261,170 | $282,940 | $304,710 | $326,410 | $348,180 |
| | 2 | $132,090 | $158,525 | $184,960 | $211,395 | $237,830 | $264,265 | $290,700 | $317,135 | $343,570 | $370,005 | $396,355 | $422,790 |
| | 3 | $155,400 | $186,500 | $217,600 | $248,700 | $279,800 | $310,900 | $342,000 | $373,100 | $404,200 | $435,300 | $466,300 | $497,400 |
| | 4 | $178,710 | $214,475 | $250,240 | $286,005 | $321,770 | $357,535 | $393,300 | $429,065 | $464,830 | $500,595 | $536,245 | $572,010 |
| 4.625% | 1 | $107,240 | $128,660 | $150,150 | $171,570 | $192,990 | $214,480 | $235,900 | $257,390 | $278,810 | $300,230 | $321,720 | $343,140 |
| | 2 | $130,220 | $156,230 | $182,325 | $208,335 | $234,345 | $260,440 | $286,450 | $312,545 | $338,555 | $364,565 | $390,660 | $416,670 |
| | 3 | $153,200 | $183,800 | $214,500 | $245,100 | $275,700 | $306,400 | $337,000 | $367,700 | $398,300 | $428,900 | $459,600 | $490,200 |
| | 4 | $176,180 | $211,370 | $246,675 | $281,865 | $317,055 | $352,360 | $387,550 | $422,855 | $458,045 | $493,235 | $528,540 | $563,730 |
| 4.750% | 1 | $105,700 | $126,840 | $147,980 | $169,120 | $190,260 | $211,400 | $232,540 | $253,680 | $274,820 | $295,960 | $317,100 | $338,240 |
| | 2 | $128,350 | $154,020 | $179,690 | $205,360 | $231,030 | $256,700 | $282,370 | $308,040 | $333,710 | $359,380 | $385,050 | $410,720 |
| | 3 | $151,000 | $181,200 | $211,400 | $241,600 | $271,800 | $302,000 | $332,200 | $362,400 | $392,600 | $422,800 | $453,000 | $483,200 |
| | 4 | $173,650 | $208,380 | $243,110 | $277,840 | $312,570 | $347,300 | $382,030 | $416,760 | $451,490 | $486,220 | $520,950 | $555,680 |
| 4.875% | 1 | $104,160 | $125,020 | $145,880 | $166,670 | $187,530 | $208,390 | $229,180 | $250,040 | $270,900 | $291,690 | $312,550 | $333,410 |
| | 2 | $126,480 | $151,810 | $177,140 | $202,385 | $227,715 | $253,045 | $278,290 | $303,620 | $328,950 | $354,195 | $379,525 | $404,855 |
| | 3 | $148,800 | $178,600 | $208,400 | $238,100 | $267,900 | $297,700 | $327,400 | $357,200 | $387,000 | $416,700 | $446,500 | $476,300 |
| | 4 | $171,120 | $205,390 | $239,660 | $273,815 | $308,085 | $342,355 | $376,510 | $410,780 | $445,050 | $479,205 | $513,475 | $547,745 |
| 5.000% | 1 | $102,690 | $123,270 | $143,780 | $164,360 | $184,870 | $205,380 | $225,960 | $246,470 | $267,050 | $287,560 | $308,140 | $328,650 |
| | 2 | $124,695 | $149,685 | $174,590 | $199,580 | $224,485 | $249,390 | $274,380 | $299,285 | $324,275 | $349,180 | $374,170 | $399,075 |
| | 3 | $146,700 | $176,100 | $205,400 | $234,800 | $264,100 | $293,400 | $322,800 | $352,100 | $381,500 | $410,800 | $440,200 | $469,500 |
| | 4 | $168,705 | $202,515 | $236,210 | $270,020 | $303,715 | $337,410 | $371,220 | $404,915 | $438,725 | $472,420 | $506,230 | $539,925 |
| 5.125% | 1 | $101,290 | $121,520 | $141,750 | $161,980 | $182,280 | $202,510 | $222,740 | $243,040 | $263,270 | $283,500 | $303,800 | $324,030 |
| | 2 | $122,995 | $147,560 | $172,125 | $196,690 | $221,340 | $245,905 | $270,470 | $295,120 | $319,685 | $344,250 | $368,900 | $393,465 |
| | 3 | $144,700 | $173,600 | $202,500 | $231,400 | $260,400 | $289,300 | $318,200 | $347,200 | $376,100 | $405,000 | $434,000 | $462,900 |
| | 4 | $166,405 | $199,640 | $232,875 | $266,110 | $299,460 | $332,695 | $365,930 | $399,280 | $432,515 | $465,750 | $499,100 | $532,335 |
| 5.250% | 1 | $99,820 | $119,840 | $139,790 | $159,740 | $179,690 | $199,710 | $219,660 | $239,610 | $259,560 | $279,580 | $299,530 | $319,480 |
| | 2 | $121,210 | $145,520 | $169,745 | $193,970 | $218,195 | $242,505 | $266,730 | $290,955 | $315,180 | $339,490 | $363,715 | $387,940 |
| | 3 | $142,600 | $171,200 | $199,700 | $228,200 | $256,700 | $285,300 | $313,800 | $342,300 | $370,800 | $399,400 | $427,900 | $456,400 |
| | 4 | $163,990 | $196,880 | $229,655 | $262,430 | $295,205 | $328,095 | $360,870 | $393,645 | $426,420 | $459,310 | $492,085 | $524,860 |

Prepared by:
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**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 5.375% | 1 | $98,490 | $118,160 | $137,830 | $157,500 | $177,240 | $196,910 | $216,580 | $236,320 | $255,990 | $275,660 | $295,400 | $315,070 |
| | 2 | $119,595 | $143,480 | $167,365 | $191,250 | $215,220 | $239,105 | $262,990 | $286,960 | $310,845 | $334,730 | $358,700 | $382,585 |
| | 3 | $140,700 | $168,800 | $196,900 | $225,000 | $253,200 | $281,300 | $309,400 | $337,600 | $365,700 | $393,800 | $422,000 | $450,100 |
| | 4 | $161,805 | $194,120 | $226,435 | $258,750 | $291,180 | $323,495 | $355,810 | $388,240 | $420,555 | $452,870 | $485,300 | $517,615 |
| 5.500% | 1 | $97,090 | $116,550 | $135,940 | $155,400 | $174,790 | $194,180 | $213,640 | $233,030 | $252,490 | $271,880 | $291,340 | $310,730 |
| | 2 | $117,895 | $141,525 | $165,070 | $188,700 | $212,245 | $235,790 | $259,420 | $282,965 | $306,595 | $330,140 | $353,770 | $377,315 |
| | 3 | $138,700 | $166,500 | $194,200 | $222,000 | $249,700 | $277,400 | $305,200 | $332,900 | $360,700 | $388,400 | $416,200 | $443,900 |
| | 4 | $159,505 | $191,475 | $223,330 | $255,300 | $287,155 | $319,010 | $350,980 | $382,835 | $414,805 | $446,660 | $478,630 | $510,485 |
| 5.625% | 1 | $95,760 | $114,940 | $134,120 | $153,230 | $172,410 | $191,520 | $210,700 | $229,880 | $248,990 | $268,170 | $287,350 | $306,460 |
| | 2 | $116,280 | $139,570 | $162,860 | $186,065 | $209,355 | $232,560 | $255,850 | $279,140 | $302,345 | $325,635 | $348,925 | $372,130 |
| | 3 | $136,800 | $164,200 | $191,600 | $218,900 | $246,300 | $273,600 | $301,000 | $328,400 | $355,700 | $383,100 | $410,500 | $437,800 |
| | 4 | $157,320 | $188,830 | $220,340 | $251,735 | $283,245 | $314,640 | $346,150 | $377,660 | $409,055 | $440,565 | $472,075 | $503,470 |
| 5.750% | 1 | $94,500 | $113,400 | $132,300 | $151,130 | $170,030 | $188,930 | $207,830 | $226,730 | $245,630 | $264,530 | $283,430 | $302,330 |
| | 2 | $114,750 | $137,700 | $160,650 | $183,515 | $206,465 | $229,415 | $252,365 | $275,315 | $298,265 | $321,215 | $344,165 | $367,115 |
| | 3 | $135,000 | $162,000 | $189,000 | $215,900 | $242,900 | $269,900 | $296,900 | $323,900 | $350,900 | $377,900 | $404,900 | $431,900 |
| | 4 | $155,250 | $186,300 | $217,350 | $248,285 | $279,335 | $310,385 | $341,435 | $372,485 | $403,535 | $434,585 | $465,635 | $496,685 |
| 5.875% | 1 | $93,170 | $111,860 | $130,480 | $149,100 | $167,790 | $186,410 | $205,030 | $223,720 | $242,340 | $260,960 | $279,580 | $298,270 |
| | 2 | $113,135 | $135,830 | $158,440 | $181,050 | $203,745 | $226,355 | $248,965 | $271,660 | $294,270 | $316,880 | $339,490 | $362,185 |
| | 3 | $133,100 | $159,800 | $186,400 | $213,000 | $239,700 | $266,300 | $292,900 | $319,600 | $346,200 | $372,800 | $399,400 | $426,100 |
| | 4 | $153,065 | $183,770 | $214,360 | $244,950 | $275,655 | $306,245 | $336,835 | $367,540 | $398,130 | $428,720 | $459,310 | $490,015 |
| 6.000% | 1 | $91,980 | $110,320 | $128,730 | $147,140 | $165,550 | $183,890 | $202,300 | $220,710 | $239,120 | $257,460 | $275,870 | $294,280 |
| | 2 | $111,690 | $133,960 | $156,315 | $178,670 | $201,025 | $223,295 | $245,650 | $268,005 | $290,360 | $312,630 | $334,985 | $357,340 |
| | 3 | $131,400 | $157,600 | $183,900 | $210,200 | $236,500 | $262,700 | $289,000 | $315,300 | $341,600 | $367,800 | $394,100 | $420,400 |
| | 4 | $151,110 | $181,240 | $211,485 | $241,730 | $271,975 | $302,105 | $332,350 | $362,595 | $392,840 | $422,970 | $453,215 | $483,460 |
| 6.125% | 1 | $90,720 | $108,920 | $127,050 | $145,180 | $163,310 | $181,510 | $199,640 | $217,770 | $235,900 | $254,100 | $272,230 | $290,360 |
| | 2 | $110,160 | $132,260 | $154,275 | $176,290 | $198,305 | $220,405 | $242,420 | $264,435 | $286,450 | $308,550 | $330,565 | $352,580 |
| | 3 | $129,600 | $155,600 | $181,500 | $207,400 | $233,300 | $259,300 | $285,200 | $311,100 | $337,000 | $363,000 | $388,900 | $414,800 |
| | 4 | $149,040 | $178,940 | $208,725 | $238,510 | $268,295 | $298,195 | $327,980 | $357,765 | $387,550 | $417,450 | $447,235 | $477,020 |
| 6.250% | 1 | $89,530 | $107,450 | $125,370 | $143,290 | $161,210 | $179,060 | $196,980 | $214,900 | $232,820 | $250,740 | $268,660 | $286,510 |
| | 2 | $108,715 | $130,475 | $152,235 | $173,995 | $195,755 | $217,430 | $239,190 | $260,950 | $282,710 | $304,470 | $326,230 | $347,905 |
| | 3 | $127,900 | $153,500 | $179,100 | $204,700 | $230,300 | $255,800 | $281,400 | $307,000 | $332,600 | $358,200 | $383,800 | $409,300 |
| | 4 | $147,085 | $176,525 | $205,965 | $235,405 | $264,845 | $294,170 | $323,610 | $353,050 | $382,490 | $411,930 | $441,370 | $470,695 |
| 6.375% | 1 | $88,340 | $106,050 | $123,690 | $141,400 | $159,040 | $176,750 | $194,390 | $212,100 | $229,740 | $247,450 | $265,090 | $282,800 |
| | 2 | $107,270 | $128,775 | $150,195 | $171,700 | $193,120 | $214,625 | $236,045 | $257,550 | $278,970 | $300,475 | $321,895 | $343,400 |
| | 3 | $126,200 | $151,500 | $176,700 | $202,000 | $227,200 | $252,500 | $277,700 | $303,000 | $328,200 | $353,500 | $378,700 | $404,000 |
| | 4 | $145,130 | $174,225 | $203,205 | $232,300 | $261,280 | $290,375 | $319,355 | $348,450 | $377,430 | $406,525 | $435,505 | $464,600 |
| 6.500% | 1 | $87,220 | $104,650 | $122,150 | $139,580 | $157,010 | $174,440 | $191,870 | $209,370 | $226,800 | $244,230 | $261,660 | $279,160 |
| | 2 | $105,910 | $127,075 | $148,325 | $169,490 | $190,655 | $211,820 | $232,985 | $254,235 | $275,400 | $296,565 | $317,730 | $338,980 |
| | 3 | $124,600 | $149,500 | $174,500 | $199,400 | $224,300 | $249,200 | $274,100 | $299,100 | $324,000 | $348,900 | $373,800 | $398,800 |
| | 4 | $143,290 | $171,925 | $200,675 | $229,310 | $257,945 | $286,580 | $315,215 | $343,965 | $372,600 | $401,235 | $429,870 | $458,620 |
| 6.625% | 1 | $86,100 | $103,320 | $120,540 | $137,760 | $154,980 | $172,200 | $189,420 | $206,640 | $223,860 | $241,080 | $258,300 | $275,520 |
| | 2 | $104,550 | $125,460 | $146,370 | $167,280 | $188,190 | $209,100 | $230,010 | $250,920 | $271,830 | $292,740 | $313,650 | $334,560 |
| | 3 | $123,000 | $147,600 | $172,200 | $196,800 | $221,400 | $246,000 | $270,600 | $295,200 | $319,800 | $344,400 | $369,000 | $393,600 |
| | 4 | $141,450 | $169,740 | $198,030 | $226,320 | $254,610 | $282,900 | $311,190 | $339,480 | $367,770 | $396,060 | $424,350 | $452,640 |

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AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## SINGLE FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 6.750% | 1 | $84,980 | $101,990 | $119,000 | $136,010 | $153,020 | $170,030 | $187,040 | $203,980 | $220,990 | $238,000 | $255,010 | $272,020 |
| | 2 | $103,190 | $123,845 | $144,500 | $165,155 | $185,810 | $206,465 | $227,120 | $247,690 | $268,345 | $289,000 | $309,655 | $330,310 |
| | 3 | $121,400 | $145,700 | $170,000 | $194,300 | $218,600 | $242,900 | $267,200 | $291,400 | $315,700 | $340,000 | $364,300 | $388,600 |
| | 4 | $139,610 | $167,555 | $195,500 | $223,445 | $251,390 | $279,335 | $307,280 | $335,110 | $363,055 | $391,000 | $418,945 | $446,890 |
| 6.875% | 1 | $83,930 | $100,730 | $117,530 | $134,260 | $151,060 | $167,860 | $184,660 | $201,460 | $218,190 | $234,990 | $251,790 | $268,590 |
| | 2 | $101,915 | $122,315 | $142,715 | $163,030 | $183,430 | $203,830 | $224,230 | $244,630 | $264,945 | $285,345 | $305,745 | $326,145 |
| | 3 | $119,900 | $143,900 | $167,900 | $191,800 | $215,800 | $239,800 | $263,800 | $287,800 | $311,700 | $335,700 | $359,700 | $383,700 |
| | 4 | $137,885 | $165,485 | $193,085 | $220,570 | $248,170 | $275,770 | $303,370 | $330,970 | $358,455 | $386,055 | $413,655 | $441,255 |
| 7.000% | 1 | $82,880 | $99,470 | $115,990 | $132,580 | $149,170 | $165,760 | $182,350 | $198,870 | $215,460 | $232,050 | $248,640 | $265,160 |
| | 2 | $100,640 | $120,785 | $140,845 | $160,990 | $181,135 | $201,280 | $221,425 | $241,485 | $261,630 | $281,775 | $301,920 | $321,980 |
| | 3 | $118,400 | $142,100 | $165,700 | $189,400 | $213,100 | $236,800 | $260,500 | $284,100 | $307,800 | $331,500 | $355,200 | $378,800 |
| | 4 | $136,160 | $163,415 | $190,555 | $217,810 | $245,065 | $272,320 | $299,575 | $326,715 | $353,970 | $381,225 | $408,480 | $435,620 |
| 7.125% | 1 | $81,830 | $98,210 | $114,590 | $130,970 | $147,280 | $163,660 | $180,040 | $196,420 | $212,800 | $229,110 | $245,490 | $261,870 |
| | 2 | $99,365 | $119,255 | $139,145 | $159,035 | $178,840 | $198,730 | $218,620 | $238,510 | $258,400 | $278,205 | $298,095 | $317,985 |
| | 3 | $116,900 | $140,300 | $163,700 | $187,100 | $210,400 | $233,800 | $257,200 | $280,600 | $304,000 | $327,300 | $350,700 | $374,100 |
| | 4 | $134,435 | $161,345 | $188,255 | $215,165 | $241,960 | $268,870 | $295,780 | $322,690 | $349,600 | $376,395 | $403,305 | $430,215 |
| 7.250% | 1 | $80,850 | $97,020 | $113,120 | $129,290 | $145,460 | $161,630 | $177,800 | $193,970 | $210,140 | $226,310 | $242,480 | $258,650 |
| | 2 | $98,175 | $117,810 | $137,360 | $156,995 | $176,630 | $196,265 | $215,900 | $235,535 | $255,170 | $274,805 | $294,440 | $314,075 |
| | 3 | $115,500 | $138,600 | $161,600 | $184,700 | $207,800 | $230,900 | $254,000 | $277,100 | $300,200 | $323,300 | $346,400 | $369,500 |
| | 4 | $132,825 | $159,390 | $185,840 | $212,405 | $238,970 | $265,535 | $292,100 | $318,665 | $345,230 | $371,795 | $398,360 | $424,925 |
| 7.375% | 1 | $79,800 | $95,760 | $111,790 | $127,750 | $143,710 | $159,670 | $175,630 | $191,590 | $207,550 | $223,510 | $239,470 | $255,430 |
| | 2 | $96,900 | $116,280 | $135,745 | $155,125 | $174,505 | $193,885 | $213,265 | $232,645 | $252,025 | $271,405 | $290,785 | $310,165 |
| | 3 | $114,000 | $136,800 | $159,700 | $182,500 | $205,300 | $228,100 | $250,900 | $273,700 | $296,500 | $319,300 | $342,100 | $364,900 |
| | 4 | $131,100 | $157,320 | $183,655 | $209,875 | $236,095 | $262,315 | $288,535 | $314,755 | $340,975 | $367,195 | $393,415 | $419,635 |
| 7.500% | 1 | $78,820 | $94,640 | $110,390 | $126,140 | $141,960 | $157,710 | $173,460 | $189,210 | $205,030 | $220,780 | $236,530 | $252,350 |
| | 2 | $95,710 | $114,920 | $134,045 | $153,170 | $172,380 | $191,505 | $210,630 | $229,755 | $248,965 | $268,090 | $287,215 | $306,425 |
| | 3 | $112,600 | $135,200 | $157,700 | $180,200 | $202,800 | $225,300 | $247,800 | $270,300 | $292,900 | $315,400 | $337,900 | $360,500 |
| | 4 | $129,490 | $155,480 | $181,355 | $207,230 | $233,220 | $259,095 | $284,970 | $310,845 | $336,835 | $362,710 | $388,585 | $414,575 |
| 7.625% | 1 | $77,910 | $93,450 | $109,060 | $124,600 | $140,210 | $155,820 | $171,360 | $186,970 | $202,510 | $218,120 | $233,660 | $249,270 |
| | 2 | $94,605 | $113,475 | $132,430 | $151,300 | $170,255 | $189,210 | $208,080 | $227,035 | $245,905 | $264,860 | $283,730 | $302,685 |
| | 3 | $111,300 | $133,500 | $155,800 | $178,000 | $200,300 | $222,600 | $244,800 | $267,100 | $289,300 | $311,600 | $333,800 | $356,100 |
| | 4 | $127,995 | $153,525 | $179,170 | $204,700 | $230,345 | $255,990 | $281,520 | $307,165 | $332,695 | $358,340 | $383,870 | $409,515 |
| 7.750% | 1 | $76,930 | $92,330 | $107,730 | $123,130 | $138,530 | $153,930 | $169,330 | $184,730 | $200,060 | $215,460 | $230,860 | $246,260 |
| | 2 | $93,415 | $112,115 | $130,815 | $149,515 | $168,215 | $186,915 | $205,615 | $224,315 | $242,930 | $261,630 | $280,330 | $299,030 |
| | 3 | $109,900 | $131,900 | $153,900 | $175,900 | $197,900 | $219,900 | $241,900 | $263,900 | $285,800 | $307,800 | $329,800 | $351,800 |
| | 4 | $126,385 | $151,685 | $176,985 | $202,285 | $227,585 | $252,885 | $278,185 | $303,485 | $328,670 | $353,970 | $379,270 | $404,570 |
| 7.875% | 1 | $76,020 | $91,280 | $106,470 | $121,660 | $136,850 | $152,110 | $167,300 | $182,490 | $197,680 | $212,940 | $228,130 | $243,320 |
| | 2 | $92,310 | $110,840 | $129,285 | $147,730 | $166,175 | $184,705 | $203,150 | $221,595 | $240,040 | $258,570 | $277,015 | $295,460 |
| | 3 | $108,600 | $130,400 | $152,100 | $173,800 | $195,500 | $217,300 | $239,000 | $260,700 | $282,400 | $304,200 | $325,900 | $347,600 |
| | 4 | $124,890 | $149,960 | $174,915 | $199,870 | $224,825 | $249,895 | $274,850 | $299,805 | $324,760 | $349,830 | $374,785 | $399,740 |
| 8.000% | 1 | $75,110 | $90,160 | $105,210 | $120,190 | $135,240 | $150,290 | $165,340 | $180,320 | $195,370 | $210,420 | $225,400 | $240,450 |
| | 2 | $91,205 | $109,480 | $127,755 | $145,945 | $164,220 | $182,495 | $200,770 | $218,960 | $237,235 | $255,510 | $273,700 | $291,975 |
| | 3 | $107,300 | $128,800 | $150,300 | $171,700 | $193,200 | $214,700 | $236,200 | $257,600 | $279,100 | $300,600 | $322,000 | $343,500 |
| | 4 | $123,395 | $148,120 | $172,845 | $197,455 | $222,180 | $246,905 | $271,630 | $296,240 | $320,965 | $345,690 | $370,300 | $395,025 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 8.125% | 1 | $74,270 | $89,110 | $103,950 | $118,790 | $133,630 | $148,540 | $163,380 | $178,220 | $193,060 | $207,900 | $222,740 | $237,650 |
| | 2 | $90,185 | $108,205 | $126,225 | $144,245 | $162,265 | $180,370 | $198,390 | $216,410 | $234,430 | $252,450 | $270,470 | $288,575 |
| | 3 | $106,100 | $127,300 | $148,500 | $169,700 | $190,900 | $212,200 | $233,400 | $254,600 | $275,800 | $297,000 | $318,200 | $339,500 |
| | 4 | $122,015 | $146,395 | $170,775 | $195,155 | $219,535 | $244,030 | $268,410 | $292,790 | $317,170 | $341,550 | $365,930 | $390,425 |
| 8.250% | 1 | $73,360 | $88,060 | $102,760 | $117,390 | $132,090 | $146,790 | $161,420 | $176,120 | $190,820 | $205,520 | $220,150 | $234,850 |
| | 2 | $89,080 | $106,930 | $124,780 | $142,545 | $160,395 | $178,245 | $196,010 | $213,860 | $231,710 | $249,560 | $267,325 | $285,175 |
| | 3 | $104,800 | $125,800 | $146,800 | $167,700 | $188,700 | $209,700 | $230,600 | $251,600 | $272,600 | $293,600 | $314,500 | $335,500 |
| | 4 | $120,520 | $144,670 | $168,820 | $192,855 | $217,005 | $241,155 | $265,190 | $289,340 | $313,490 | $337,640 | $361,675 | $385,825 |
| 8.375% | 1 | $72,520 | $87,080 | $101,570 | $116,060 | $130,550 | $145,110 | $159,600 | $174,090 | $188,580 | $203,140 | $217,630 | $232,120 |
| | 2 | $88,060 | $105,740 | $123,335 | $140,930 | $158,525 | $176,205 | $193,800 | $211,395 | $228,990 | $246,670 | $264,265 | $281,860 |
| | 3 | $103,600 | $124,400 | $145,100 | $165,800 | $186,500 | $207,300 | $228,000 | $248,700 | $269,400 | $290,200 | $310,900 | $331,600 |
| | 4 | $119,140 | $143,060 | $166,865 | $190,670 | $214,475 | $238,395 | $262,200 | $286,005 | $309,810 | $333,730 | $357,535 | $381,340 |
| 8.500% | 1 | $71,680 | $86,030 | $100,380 | $114,730 | $129,080 | $143,430 | $157,780 | $172,060 | $186,410 | $200,760 | $215,110 | $229,460 |
| | 2 | $87,040 | $104,465 | $121,890 | $139,315 | $156,740 | $174,165 | $191,590 | $208,930 | $226,355 | $243,780 | $261,205 | $278,630 |
| | 3 | $102,400 | $122,900 | $143,400 | $163,900 | $184,400 | $204,900 | $225,400 | $245,800 | $266,300 | $286,800 | $307,300 | $327,800 |
| | 4 | $117,760 | $141,335 | $164,910 | $188,485 | $212,060 | $235,635 | $259,210 | $282,670 | $306,245 | $329,820 | $353,395 | $376,970 |
| 8.625% | 1 | $70,910 | $85,050 | $99,260 | $113,400 | $127,610 | $141,750 | $155,960 | $170,100 | $184,310 | $198,450 | $212,660 | $226,800 |
| | 2 | $86,105 | $103,275 | $120,530 | $137,700 | $154,955 | $172,125 | $189,380 | $206,550 | $223,805 | $240,975 | $258,230 | $275,400 |
| | 3 | $101,300 | $121,500 | $141,800 | $162,000 | $182,300 | $202,500 | $222,800 | $243,000 | $263,300 | $283,500 | $303,800 | $324,000 |
| | 4 | $116,495 | $139,725 | $163,070 | $186,300 | $209,645 | $232,875 | $256,220 | $279,450 | $302,795 | $326,025 | $349,370 | $372,600 |
| 8.750% | 1 | $70,070 | $84,070 | $98,140 | $112,140 | $126,140 | $140,140 | $154,210 | $168,210 | $182,210 | $196,210 | $210,280 | $224,280 |
| | 2 | $85,085 | $102,085 | $119,170 | $136,170 | $153,170 | $170,170 | $187,255 | $204,255 | $221,255 | $238,255 | $255,340 | $272,340 |
| | 3 | $100,100 | $120,100 | $140,200 | $160,200 | $180,200 | $200,200 | $220,300 | $240,300 | $260,300 | $280,300 | $300,400 | $320,400 |
| | 4 | $115,115 | $138,115 | $161,230 | $184,230 | $207,230 | $230,230 | $253,345 | $276,345 | $299,345 | $322,345 | $345,460 | $368,460 |

Maximum affordable sales price is based on the following factors:

**$59,860** Median family income as established by the Department of Housing and Human Concerns (DHHC)
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 4.000% | 1 | $103,950 | $124,740 | $145,530 | $166,320 | $187,110 | $207,900 | $228,690 | $249,410 | $270,200 | $290,990 | $311,780 | $332,570 |
| | 2 | $126,225 | $151,470 | $176,715 | $201,960 | $227,205 | $252,450 | $277,695 | $302,855 | $328,100 | $353,345 | $378,590 | $403,835 |
| | 3 | $148,500 | $178,200 | $207,900 | $237,600 | $267,300 | $297,000 | $326,700 | $356,300 | $386,000 | $415,700 | $445,400 | $475,100 |
| | 4 | $170,775 | $204,930 | $239,085 | $273,240 | $307,395 | $341,550 | $375,705 | $409,745 | $443,900 | $478,055 | $512,210 | $546,365 |
| 4.125% | 1 | $102,410 | $122,850 | $143,360 | $163,800 | $184,310 | $204,750 | $225,260 | $245,700 | $266,210 | $286,650 | $307,160 | $327,670 |
| | 2 | $124,355 | $149,175 | $174,080 | $198,900 | $223,805 | $248,625 | $273,530 | $298,350 | $323,255 | $348,075 | $372,980 | $397,885 |
| | 3 | $146,300 | $175,500 | $204,800 | $234,000 | $263,300 | $292,500 | $321,800 | $351,000 | $380,300 | $409,500 | $438,800 | $468,100 |
| | 4 | $168,245 | $201,825 | $235,520 | $269,100 | $302,795 | $336,375 | $370,070 | $403,650 | $437,345 | $470,925 | $504,620 | $538,315 |
| 4.250% | 1 | $100,870 | $121,030 | $141,260 | $161,420 | $181,580 | $201,740 | $221,900 | $242,130 | $262,290 | $282,450 | $302,610 | $322,770 |
| | 2 | $122,485 | $146,965 | $171,530 | $196,010 | $220,490 | $244,970 | $269,450 | $294,015 | $318,495 | $342,975 | $367,455 | $391,935 |
| | 3 | $144,100 | $172,900 | $201,800 | $230,600 | $259,400 | $288,200 | $317,000 | $345,900 | $374,700 | $403,500 | $432,300 | $461,100 |
| | 4 | $165,715 | $198,835 | $232,070 | $265,190 | $298,310 | $331,430 | $364,550 | $397,785 | $430,905 | $464,025 | $497,145 | $530,265 |
| 4.375% | 1 | $99,400 | $119,280 | $139,160 | $159,040 | $178,920 | $198,800 | $218,680 | $238,490 | $258,440 | $278,250 | $298,200 | $318,010 |
| | 2 | $120,700 | $144,840 | $168,980 | $193,120 | $217,260 | $241,400 | $265,540 | $289,595 | $313,820 | $337,875 | $362,100 | $386,155 |
| | 3 | $142,000 | $170,400 | $198,800 | $227,200 | $255,600 | $284,000 | $312,400 | $340,700 | $369,200 | $397,500 | $426,000 | $454,300 |
| | 4 | $163,300 | $195,960 | $228,620 | $261,280 | $293,940 | $326,600 | $359,260 | $391,805 | $424,580 | $457,125 | $489,900 | $522,445 |
| 4.500% | 1 | $97,930 | $117,530 | $137,060 | $156,660 | $176,260 | $195,860 | $215,460 | $235,060 | $254,660 | $274,260 | $293,790 | $313,390 |
| | 2 | $118,915 | $142,715 | $166,430 | $190,230 | $214,030 | $237,830 | $261,630 | $285,430 | $309,230 | $333,030 | $356,745 | $380,545 |
| | 3 | $139,900 | $167,900 | $195,800 | $223,800 | $251,800 | $279,800 | $307,800 | $335,800 | $363,800 | $391,800 | $419,700 | $447,700 |
| | 4 | $160,885 | $193,085 | $225,170 | $257,370 | $289,570 | $321,770 | $353,970 | $386,170 | $418,370 | $450,570 | $482,655 | $514,855 |
| 4.625% | 1 | $99,633 | $119,502 | $139,515 | $159,384 | $179,252 | $199,266 | $219,134 | $239,075 | $259,016 | $278,885 | $298,826 | $318,767 |
| | 2 | $117,215 | $140,590 | $164,135 | $187,510 | $210,885 | $234,430 | $257,805 | $281,265 | $304,725 | $328,100 | $351,560 | $375,020 |
| | 3 | $137,900 | $165,400 | $193,100 | $220,600 | $248,100 | $275,800 | $303,300 | $330,900 | $358,500 | $386,000 | $413,600 | $441,200 |
| | 4 | $158,585 | $190,210 | $222,065 | $253,690 | $285,315 | $317,170 | $348,795 | $380,535 | $412,275 | $443,900 | $475,640 | $507,380 |
| 4.750% | 1 | $95,130 | $114,170 | $133,210 | $152,180 | $171,220 | $190,260 | $209,300 | $228,340 | $247,310 | $266,350 | $285,390 | $304,430 |
| | 2 | $115,515 | $138,635 | $161,755 | $184,790 | $207,910 | $231,030 | $254,150 | $277,270 | $300,305 | $323,425 | $346,545 | $369,665 |
| | 3 | $135,900 | $163,100 | $190,300 | $217,400 | $244,600 | $271,800 | $299,000 | $326,200 | $353,300 | $380,500 | $407,700 | $434,900 |
| | 4 | $156,285 | $187,565 | $218,845 | $250,010 | $281,290 | $312,570 | $343,850 | $375,130 | $406,295 | $437,575 | $468,855 | $500,135 |
| 4.875% | 1 | $93,730 | $112,490 | $131,320 | $150,010 | $168,770 | $187,530 | $206,290 | $225,050 | $243,810 | $262,500 | $281,330 | $300,090 |
| | 2 | $113,815 | $136,595 | $159,460 | $182,155 | $204,935 | $227,715 | $250,495 | $273,275 | $296,055 | $318,750 | $341,615 | $364,395 |
| | 3 | $133,900 | $160,700 | $187,600 | $214,300 | $241,100 | $267,900 | $294,700 | $321,500 | $348,300 | $375,000 | $401,900 | $428,700 |
| | 4 | $153,985 | $184,805 | $215,740 | $246,445 | $277,265 | $308,085 | $338,905 | $369,725 | $400,545 | $431,250 | $462,185 | $493,005 |
| 5.000% | 1 | $92,400 | $110,950 | $129,430 | $147,910 | $166,390 | $184,870 | $203,350 | $221,830 | $240,380 | $258,790 | $277,340 | $295,820 |
| | 2 | $112,200 | $134,725 | $157,165 | $179,605 | $202,045 | $224,485 | $246,925 | $269,365 | $291,890 | $314,245 | $336,770 | $359,210 |
| | 3 | $132,000 | $158,500 | $184,900 | $211,300 | $237,700 | $264,100 | $290,500 | $316,900 | $343,400 | $369,700 | $396,200 | $422,600 |
| | 4 | $151,800 | $182,275 | $212,635 | $242,995 | $273,355 | $303,715 | $334,075 | $364,435 | $394,910 | $425,155 | $455,630 | $485,990 |
| 5.125% | 1 | $91,140 | $109,340 | $127,610 | $145,810 | $164,080 | $182,280 | $200,480 | $218,750 | $236,950 | $255,150 | $273,420 | $291,620 |
| | 2 | $110,670 | $132,770 | $154,955 | $177,055 | $199,240 | $221,340 | $243,440 | $265,625 | $287,725 | $309,825 | $332,010 | $354,110 |
| | 3 | $130,200 | $156,200 | $182,300 | $208,300 | $234,400 | $260,400 | $286,400 | $312,500 | $338,500 | $364,500 | $390,600 | $416,600 |
| | 4 | $149,730 | $179,630 | $209,645 | $239,545 | $269,560 | $299,460 | $329,360 | $359,375 | $389,275 | $419,175 | $449,190 | $479,090 |
| 5.250% | 1 | $89,810 | $107,870 | $125,790 | $143,780 | $161,700 | $179,760 | $197,680 | $215,670 | $233,590 | $251,650 | $269,570 | $287,560 |
| | 2 | $109,055 | $130,985 | $152,745 | $174,590 | $196,350 | $218,280 | $240,040 | $261,885 | $283,645 | $305,575 | $327,335 | $349,180 |
| | 3 | $128,300 | $154,100 | $179,700 | $205,400 | $231,000 | $256,800 | $282,400 | $308,100 | $333,700 | $359,500 | $385,100 | $410,800 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 5.375% | 1 | $88,620 | $106,330 | $124,040 | $141,750 | $159,530 | $177,240 | $194,950 | $212,660 | $230,370 | $248,080 | $265,860 | $283,570 |
| | 2 | $107,610 | $129,115 | $150,620 | $172,125 | $193,715 | $215,220 | $236,725 | $258,230 | $279,735 | $301,240 | $322,830 | $344,335 |
| | 3 | $126,600 | $151,900 | $177,200 | $202,500 | $227,900 | $253,200 | $278,500 | $303,800 | $329,100 | $354,400 | $379,800 | $405,100 |
| | 4 | $145,590 | $174,685 | $203,780 | $232,875 | $262,085 | $291,180 | $320,275 | $349,370 | $378,465 | $407,560 | $436,770 | $465,865 |
| 5.500% | 1 | $87,360 | $104,930 | $122,360 | $139,860 | $157,290 | $174,790 | $192,290 | $209,720 | $227,220 | $244,720 | $262,220 | $279,650 |
| | 2 | $106,080 | $127,415 | $148,580 | $169,830 | $190,995 | $212,245 | $233,495 | $254,660 | $275,910 | $297,160 | $318,410 | $339,575 |
| | 3 | $124,800 | $149,900 | $174,800 | $199,800 | $224,700 | $249,700 | $274,700 | $299,600 | $324,600 | $349,600 | $374,600 | $399,500 |
| | 4 | $143,520 | $172,385 | $201,020 | $229,770 | $258,405 | $287,155 | $315,905 | $344,540 | $373,290 | $402,040 | $430,790 | $459,425 |
| 5.625% | 1 | $86,170 | $103,460 | $120,680 | $137,900 | $155,190 | $172,340 | $189,630 | $206,920 | $224,070 | $241,360 | $258,650 | $275,800 |
| | 2 | $104,635 | $125,630 | $146,540 | $167,450 | $188,445 | $209,270 | $230,265 | $251,260 | $272,085 | $293,080 | $314,075 | $334,900 |
| | 3 | $123,100 | $147,800 | $172,400 | $197,000 | $221,700 | $246,200 | $270,900 | $295,600 | $320,100 | $344,800 | $369,500 | $394,000 |
| | 4 | $141,565 | $169,970 | $198,260 | $226,550 | $254,955 | $283,130 | $311,535 | $339,940 | $368,115 | $396,520 | $424,925 | $453,100 |
| 5.750% | 1 | $85,050 | $102,060 | $119,070 | $136,010 | $153,020 | $170,030 | $187,040 | $204,050 | $221,060 | $238,070 | $255,080 | $272,090 |
| | 2 | $103,275 | $123,930 | $144,585 | $165,155 | $185,810 | $206,465 | $227,120 | $247,775 | $268,430 | $289,085 | $309,740 | $330,395 |
| | 3 | $121,500 | $145,800 | $170,100 | $194,300 | $218,600 | $242,900 | $267,200 | $291,500 | $315,800 | $340,100 | $364,400 | $388,700 |
| | 4 | $139,725 | $167,670 | $195,615 | $223,445 | $251,390 | $279,335 | $307,280 | $335,225 | $363,170 | $391,115 | $419,060 | $447,005 |
| 5.875% | 1 | $83,860 | $100,660 | $117,460 | $134,190 | $150,990 | $167,790 | $184,520 | $201,320 | $218,120 | $234,850 | $251,650 | $268,450 |
| | 2 | $101,830 | $122,230 | $142,630 | $162,945 | $183,345 | $203,745 | $224,060 | $244,460 | $264,860 | $285,175 | $305,575 | $325,975 |
| | 3 | $119,800 | $143,800 | $167,800 | $191,700 | $215,700 | $239,700 | $263,600 | $287,600 | $311,600 | $335,500 | $359,500 | $383,500 |
| | 4 | $137,770 | $165,370 | $192,970 | $220,455 | $248,055 | $275,655 | $303,140 | $330,740 | $358,340 | $385,825 | $413,425 | $441,025 |
| 6.000% | 1 | $82,810 | $99,260 | $115,850 | $132,440 | $149,030 | $165,480 | $182,070 | $198,660 | $215,180 | $231,700 | $248,290 | $264,880 |
| | 2 | $100,555 | $120,530 | $140,675 | $160,820 | $180,965 | $200,940 | $221,085 | $241,230 | $261,290 | $281,350 | $301,495 | $321,640 |
| | 3 | $118,300 | $141,800 | $165,500 | $189,200 | $212,900 | $236,400 | $260,100 | $283,800 | $307,400 | $331,000 | $354,700 | $378,400 |
| | 4 | $136,045 | $163,070 | $190,325 | $217,580 | $244,835 | $271,860 | $299,115 | $326,370 | $353,510 | $380,650 | $407,905 | $435,160 |
| 6.125% | 1 | $81,620 | $98,000 | $114,380 | $130,690 | $147,000 | $163,380 | $179,690 | $196,000 | $212,310 | $228,690 | $245,000 | $261,310 |
| | 2 | $99,110 | $119,000 | $138,890 | $158,695 | $178,500 | $198,390 | $218,195 | $238,000 | $257,805 | $277,695 | $297,500 | $317,305 |
| | 3 | $116,600 | $140,000 | $163,400 | $186,700 | $210,000 | $233,400 | $256,700 | $280,000 | $303,300 | $326,700 | $350,000 | $373,300 |
| | 4 | $134,090 | $161,000 | $187,910 | $214,705 | $241,500 | $268,410 | $295,205 | $322,000 | $348,795 | $375,705 | $402,500 | $429,295 |
| 6.250% | 1 | $80,570 | $96,740 | $112,840 | $128,940 | $145,110 | $161,140 | $177,310 | $193,410 | $209,510 | $225,680 | $241,780 | $257,880 |
| | 2 | $97,835 | $117,470 | $137,020 | $156,570 | $176,205 | $195,670 | $215,305 | $234,855 | $254,405 | $274,040 | $293,590 | $313,140 |
| | 3 | $115,100 | $138,200 | $161,200 | $184,200 | $207,300 | $230,200 | $253,300 | $276,300 | $299,300 | $322,400 | $345,400 | $368,400 |
| | 4 | $132,365 | $158,930 | $185,380 | $211,830 | $238,395 | $264,730 | $291,295 | $317,745 | $344,195 | $370,760 | $397,210 | $423,660 |
| 6.375% | 1 | $79,520 | $95,480 | $111,300 | $127,260 | $143,150 | $159,110 | $174,930 | $190,890 | $206,780 | $222,740 | $238,560 | $254,520 |
| | 2 | $96,560 | $115,940 | $135,150 | $154,530 | $173,825 | $193,205 | $212,415 | $231,795 | $251,090 | $270,470 | $289,680 | $309,060 |
| | 3 | $113,600 | $136,400 | $159,000 | $181,800 | $204,500 | $227,300 | $249,900 | $272,700 | $295,400 | $318,200 | $340,800 | $363,600 |
| | 4 | $130,640 | $156,860 | $182,850 | $209,070 | $235,175 | $261,395 | $287,385 | $313,605 | $339,710 | $365,930 | $391,920 | $418,140 |
| 6.500% | 1 | $78,470 | $94,220 | $109,970 | $125,650 | $141,330 | $157,010 | $172,690 | $188,440 | $204,120 | $219,800 | $235,480 | $251,230 |
| | 2 | $95,285 | $114,410 | $133,535 | $152,575 | $171,615 | $190,655 | $209,695 | $228,820 | $247,860 | $266,900 | $285,940 | $305,065 |
| | 3 | $112,100 | $134,600 | $157,100 | $179,500 | $201,900 | $224,300 | $246,700 | $269,200 | $291,600 | $314,000 | $336,400 | $358,900 |
| | 4 | $128,915 | $154,790 | $180,665 | $206,425 | $232,185 | $257,945 | $283,705 | $309,580 | $335,340 | $361,100 | $386,860 | $412,735 |
| 6.625% | 1 | $77,490 | $92,960 | $108,500 | $123,970 | $139,510 | $154,980 | $170,450 | $185,990 | $201,460 | $217,000 | $232,470 | $247,940 |
| | 2 | $94,095 | $112,880 | $131,750 | $150,535 | $169,405 | $188,190 | $206,975 | $225,845 | $244,630 | $263,500 | $282,285 | $301,070 |
| | 3 | $110,700 | $132,800 | $155,000 | $177,100 | $199,300 | $221,400 | $243,500 | $265,700 | $287,800 | $310,000 | $332,100 | $354,200 |
| | 4 | $127,305 | $152,720 | $178,250 | $203,665 | $229,195 | $254,610 | $280,025 | $305,555 | $330,970 | $356,500 | $381,915 | $407,330 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

Effective: **May 1, 2015**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## MULTI-FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 6.750% | 1 | $76,510 | $91,770 | $107,100 | $122,430 | $137,690 | $153,020 | $168,350 | $183,610 | $198,870 | $214,200 | $229,530 | $244,790 |
| | 2 | $92,905 | $111,435 | $130,050 | $148,665 | $167,195 | $185,810 | $204,425 | $222,955 | $241,485 | $260,100 | $278,715 | $297,245 |
| | 3 | $109,300 | $131,100 | $153,000 | $174,900 | $196,700 | $218,600 | $240,500 | $262,300 | $284,100 | $306,000 | $327,900 | $349,700 |
| | 4 | $125,695 | $150,765 | $175,950 | $201,135 | $226,205 | $251,390 | $276,575 | $301,645 | $326,715 | $351,900 | $377,085 | $402,155 |
| 6.875% | 1 | $75,530 | $90,650 | $105,770 | $120,820 | $135,940 | $151,060 | $166,180 | $181,300 | $196,350 | $211,470 | $226,590 | $241,710 |
| | 2 | $91,715 | $110,075 | $128,435 | $146,710 | $165,070 | $183,430 | $201,790 | $220,150 | $238,425 | $256,785 | $275,145 | $293,505 |
| | 3 | $107,900 | $129,500 | $151,100 | $172,600 | $194,200 | $215,800 | $237,400 | $259,000 | $280,500 | $302,100 | $323,700 | $345,300 |
| | 4 | $124,085 | $148,925 | $173,765 | $198,490 | $223,330 | $248,170 | $273,010 | $297,850 | $322,575 | $347,415 | $372,255 | $397,095 |
| 7.000% | 1 | $74,620 | $89,530 | $104,370 | $119,350 | $134,260 | $149,170 | $164,150 | $178,990 | $193,900 | $208,880 | $223,790 | $238,630 |
| | 2 | $90,610 | $108,715 | $126,735 | $144,925 | $163,030 | $181,135 | $199,325 | $217,345 | $235,450 | $253,640 | $271,745 | $289,765 |
| | 3 | $106,600 | $127,900 | $149,100 | $170,500 | $191,800 | $213,100 | $234,500 | $255,700 | $277,000 | $298,400 | $319,700 | $340,900 |
| | 4 | $122,590 | $147,085 | $171,465 | $196,075 | $220,570 | $245,065 | $269,675 | $294,055 | $318,550 | $343,160 | $367,655 | $392,035 |
| 7.125% | 1 | $73,640 | $88,410 | $103,110 | $117,880 | $132,580 | $147,280 | $162,050 | $176,750 | $191,520 | $206,220 | $220,920 | $235,690 |
| | 2 | $89,420 | $107,355 | $125,205 | $143,140 | $160,990 | $178,840 | $196,775 | $214,625 | $232,560 | $250,410 | $268,260 | $286,195 |
| | 3 | $105,200 | $126,300 | $147,300 | $168,400 | $189,400 | $210,400 | $231,500 | $252,500 | $273,600 | $294,600 | $315,600 | $336,700 |
| | 4 | $120,980 | $145,245 | $169,395 | $193,660 | $217,810 | $241,960 | $266,225 | $290,375 | $314,640 | $338,790 | $362,940 | $387,205 |
| 7.250% | 1 | $72,800 | $87,290 | $101,780 | $116,340 | $130,900 | $145,460 | $160,020 | $174,580 | $189,140 | $203,700 | $218,260 | $232,820 |
| | 2 | $88,400 | $105,995 | $123,590 | $141,270 | $158,950 | $176,630 | $194,310 | $211,990 | $229,670 | $247,350 | $265,030 | $282,710 |
| | 3 | $104,000 | $124,700 | $145,400 | $166,200 | $187,000 | $207,800 | $228,600 | $249,400 | $270,200 | $291,000 | $311,800 | $332,600 |
| | 4 | $119,600 | $143,405 | $167,210 | $191,130 | $215,050 | $238,970 | $262,890 | $286,810 | $310,730 | $334,650 | $358,570 | $382,490 |
| 7.375% | 1 | $71,820 | $86,170 | $100,590 | $115,010 | $129,360 | $143,710 | $158,060 | $172,410 | $186,830 | $201,180 | $215,530 | $229,880 |
| | 2 | $87,210 | $104,635 | $122,145 | $139,655 | $157,080 | $174,505 | $191,930 | $209,355 | $226,865 | $244,290 | $261,715 | $279,140 |
| | 3 | $102,600 | $123,100 | $143,700 | $164,300 | $184,800 | $205,300 | $225,800 | $246,300 | $266,900 | $287,400 | $307,900 | $328,400 |
| | 4 | $117,990 | $141,565 | $165,255 | $188,945 | $212,520 | $236,095 | $259,670 | $283,245 | $306,935 | $330,510 | $354,085 | $377,660 |
| 7.500% | 1 | $70,910 | $85,190 | $99,330 | $113,540 | $127,750 | $141,960 | $156,100 | $170,310 | $184,520 | $198,730 | $212,870 | $227,150 |
| | 2 | $86,105 | $103,445 | $120,615 | $137,870 | $155,125 | $172,380 | $189,550 | $206,805 | $224,060 | $241,315 | $258,485 | $275,825 |
| | 3 | $101,300 | $121,700 | $141,900 | $162,200 | $182,500 | $202,800 | $223,000 | $243,300 | $263,600 | $283,900 | $304,100 | $324,500 |
| | 4 | $116,495 | $139,955 | $163,185 | $186,530 | $209,875 | $233,220 | $256,450 | $279,795 | $303,140 | $326,485 | $349,715 | $373,175 |
| 7.625% | 1 | $70,140 | $84,140 | $98,140 | $112,140 | $126,210 | $140,210 | $154,210 | $168,280 | $182,280 | $196,280 | $210,280 | $224,350 |
| | 2 | $85,170 | $102,170 | $119,170 | $136,170 | $153,255 | $170,255 | $187,255 | $204,340 | $221,340 | $238,340 | $255,340 | $272,425 |
| | 3 | $100,200 | $120,200 | $140,200 | $160,200 | $180,300 | $200,300 | $220,300 | $240,400 | $260,400 | $280,400 | $300,400 | $320,500 |
| | 4 | $115,230 | $138,230 | $161,230 | $184,230 | $207,345 | $230,345 | $253,345 | $276,460 | $299,460 | $322,460 | $345,460 | $368,575 |
| 7.750% | 1 | $69,230 | $83,090 | $96,950 | $110,810 | $124,670 | $138,530 | $152,390 | $166,250 | $180,040 | $193,900 | $207,760 | $221,620 |
| | 2 | $84,065 | $100,895 | $117,725 | $134,555 | $151,385 | $168,215 | $185,045 | $201,875 | $218,620 | $235,450 | $252,280 | $269,110 |
| | 3 | $98,900 | $118,700 | $138,500 | $158,300 | $178,100 | $197,900 | $217,700 | $237,500 | $257,200 | $277,000 | $296,800 | $316,600 |
| | 4 | $113,735 | $136,505 | $159,275 | $182,045 | $204,815 | $227,585 | $250,355 | $273,125 | $295,780 | $318,550 | $341,320 | $364,090 |
| 7.875% | 1 | $68,390 | $82,180 | $95,830 | $109,480 | $123,200 | $136,920 | $150,570 | $164,220 | $177,940 | $191,660 | $205,310 | $218,960 |
| | 2 | $83,045 | $99,790 | $116,365 | $132,940 | $149,600 | $166,260 | $182,835 | $199,410 | $216,070 | $232,730 | $249,305 | $265,880 |
| | 3 | $97,700 | $117,400 | $136,900 | $156,400 | $176,000 | $195,600 | $215,100 | $234,600 | $254,200 | $273,800 | $293,300 | $312,800 |
| | 4 | $112,355 | $135,010 | $157,435 | $179,860 | $202,400 | $224,940 | $247,365 | $269,790 | $292,330 | $314,870 | $337,295 | $359,720 |
| 8.000% | 1 | $67,620 | $81,130 | $94,710 | $108,150 | $121,730 | $135,240 | $148,820 | $162,260 | $175,840 | $189,350 | $202,860 | $216,440 |
| | 2 | $82,110 | $98,515 | $115,005 | $131,325 | $147,815 | $164,220 | $180,710 | $197,030 | $213,520 | $229,925 | $246,330 | $262,820 |
| | 3 | $96,600 | $115,900 | $135,300 | $154,500 | $173,900 | $193,200 | $212,600 | $231,800 | $251,200 | $270,500 | $289,800 | $309,200 |
| | 4 | $111,090 | $133,285 | $155,595 | $177,675 | $199,985 | $222,180 | $244,490 | $266,570 | $288,880 | $311,075 | $333,270 | $355,580 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# LANA`I
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $59,860 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 8.125% | 1 | $66,850 | $80,220 | $93,590 | $106,890 | $120,260 | $133,700 | $147,070 | $160,370 | $173,740 | $187,110 | $200,480 | $213,920 |
| | 2 | $81,175 | $97,410 | $113,645 | $129,795 | $146,030 | $162,350 | $178,585 | $194,735 | $210,970 | $227,205 | $243,440 | $259,760 |
| | 3 | $95,500 | $114,600 | $133,700 | $152,700 | $171,800 | $191,000 | $210,100 | $229,100 | $248,200 | $267,300 | $286,400 | $305,600 |
| | 4 | $109,825 | $131,790 | $153,755 | $175,605 | $197,570 | $219,650 | $241,615 | $263,465 | $285,430 | $307,395 | $329,360 | $351,440 |
| 8.250% | 1 | $66,010 | $79,240 | $92,470 | $105,630 | $118,860 | $132,090 | $145,250 | $158,480 | $171,710 | $184,940 | $198,170 | $211,400 |
| | 2 | $80,155 | $96,220 | $112,285 | $128,265 | $144,330 | $160,395 | $176,375 | $192,440 | $208,505 | $224,570 | $240,635 | $256,700 |
| | 3 | $94,300 | $113,200 | $132,100 | $150,900 | $169,800 | $188,700 | $207,500 | $226,400 | $245,300 | $264,200 | $283,100 | $302,000 |
| | 4 | $108,445 | $130,180 | $151,915 | $173,535 | $195,270 | $217,005 | $238,625 | $260,360 | $282,095 | $303,830 | $325,565 | $347,300 |
| 8.375% | 1 | $65,240 | $78,400 | $91,420 | $104,440 | $117,530 | $130,620 | $143,640 | $156,660 | $169,750 | $182,840 | $195,860 | $208,880 |
| | 2 | $79,220 | $95,200 | $111,010 | $126,820 | $142,715 | $158,610 | $174,420 | $190,230 | $206,125 | $222,020 | $237,830 | $253,640 |
| | 3 | $93,200 | $112,000 | $130,600 | $149,200 | $167,900 | $186,600 | $205,200 | $223,800 | $242,500 | $261,200 | $279,800 | $298,400 |
| | 4 | $107,180 | $128,800 | $150,190 | $171,580 | $193,085 | $214,590 | $235,980 | $257,370 | $278,875 | $300,380 | $321,770 | $343,160 |
| 8.500% | 1 | $64,540 | $77,420 | $90,370 | $103,250 | $116,200 | $129,080 | $142,030 | $154,840 | $167,790 | $180,670 | $193,620 | $206,500 |
| | 2 | $78,370 | $94,010 | $109,735 | $125,375 | $141,100 | $156,740 | $172,465 | $188,020 | $203,745 | $219,385 | $235,110 | $250,750 |
| | 3 | $92,200 | $110,600 | $129,100 | $147,500 | $166,000 | $184,400 | $202,900 | $221,200 | $239,700 | $258,100 | $276,600 | $295,000 |
| | 4 | $106,030 | $127,190 | $148,465 | $169,625 | $190,900 | $212,060 | $233,335 | $254,380 | $275,655 | $296,815 | $318,090 | $339,250 |
| 8.625% | 1 | $63,840 | $76,580 | $89,320 | $102,060 | $114,870 | $127,610 | $140,350 | $153,090 | $165,900 | $178,640 | $191,380 | $204,120 |
| | 2 | $77,520 | $92,990 | $108,460 | $123,930 | $139,485 | $154,955 | $170,425 | $185,895 | $201,450 | $216,920 | $232,390 | $247,860 |
| | 3 | $91,200 | $109,400 | $127,600 | $145,800 | $164,100 | $182,300 | $200,500 | $218,700 | $237,000 | $255,200 | $273,400 | $291,600 |
| | 4 | $104,880 | $125,810 | $146,740 | $167,670 | $188,715 | $209,645 | $230,575 | $251,505 | $272,550 | $293,480 | $314,410 | $335,340 |
| 8.750% | 1 | $63,070 | $75,670 | $88,340 | $100,940 | $113,540 | $126,140 | $138,810 | $151,410 | $164,010 | $176,610 | $189,280 | $201,880 |
| | 2 | $76,585 | $91,885 | $107,270 | $122,570 | $137,870 | $153,170 | $168,555 | $183,855 | $199,155 | $214,455 | $229,840 | $245,140 |
| | 3 | $90,100 | $108,100 | $126,200 | $144,200 | $162,200 | $180,200 | $198,300 | $216,300 | $234,300 | $252,300 | $270,400 | $288,400 |
| | 4 | $103,615 | $124,315 | $145,130 | $165,830 | $186,530 | $207,230 | $228,045 | $248,745 | $269,445 | $290,145 | $310,960 | $331,660 |

Maximum affordable sales price is based on the following factors:

**$59,860** Median family income as established by the Department of Housing and Human Concerns (DHHC)
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2015**

**2015**
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
**LANA`I**

## INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | 1 PERSON 0.7 | 2 PERSON 0.8 | 3 PERSON 0.9 | 4 PERSON 1.0 | 5 PERSON 1.08 | 6 PERSON 1.16 | 7 PERSON 1.24 | 8 PERSON 1.32 |
|---|---|---|---|---|---|---|---|---|
| 10% | $4,190 | $4,790 | $5,390 | $5,990 | $6,460 | $6,940 | $7,420 | $7,900 |
| 20% | $8,380 | $9,580 | $10,770 | $11,970 | $12,930 | $13,890 | $14,850 | $15,800 |
| 30% | $12,570 | $14,370 | $16,160 | $17,960 | $19,390 | $20,830 | $22,270 | $23,700 |
| 40% | $16,760 | $19,160 | $21,550 | $23,940 | $25,860 | $27,780 | $29,690 | $31,610 |
| 50% | $20,950 | $23,940 | $26,940 | $29,930 | $32,320 | $34,720 | $37,110 | $39,510 |
| 60% | $25,140 | $28,730 | $32,320 | $35,920 | $38,790 | $41,660 | $44,540 | $47,410 |
| 70% | $29,330 | $33,520 | $37,710 | $41,900 | $45,250 | $48,610 | $51,960 | $55,310 |
| 80% | $33,520 | $38,310 | $43,100 | $47,890 | $51,720 | $55,550 | $59,380 | $63,210 |
| 90% | $37,710 | $43,100 | $48,490 | $53,870 | $58,180 | $62,490 | $66,800 | $71,110 |
| 100% | $41,900 | $47,890 | $53,870 | $59,860 | $64,650 | $69,440 | $74,230 | $79,020 |
| 110% | $46,090 | $52,680 | $59,260 | $65,850 | $71,110 | $76,380 | $81,650 | $86,920 |
| 120% | $50,280 | $57,470 | $64,650 | $71,830 | $77,580 | $83,330 | $89,070 | $94,820 |
| 130% | $54,470 | $62,250 | $70,040 | $77,820 | $84,040 | $90,270 | $96,490 | $102,720 |
| 140% | $58,660 | $67,040 | $75,420 | $83,800 | $90,510 | $97,210 | $103,920 | $110,620 |

## AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | UNIT SIZE (NO. OF BEDROOMS) 0 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| 10% | $105 | $112 | $135 | $156 | $174 | $192 |
| 20% | $210 | $225 | $269 | $311 | $347 | $383 |
| 30% | $314 | $337 | $404 | $467 | $521 | $575 |
| 40% | $419 | $449 | $539 | $623 | $695 | $766 |
| 50% | $524 | $561 | $674 | $778 | $868 | $958 |
| 60% | $629 | $673 | $808 | $934 | $1,042 | $1,149 |
| 70% | $733 | $786 | $943 | $1,089 | $1,215 | $1,341 |
| 80% | $838 | $898 | $1,078 | $1,245 | $1,389 | $1,532 |
| 90% | $943 | $1,010 | $1,212 | $1,401 | $1,562 | $1,724 |
| 100% | $1,048 | $1,122 | $1,347 | $1,556 | $1,736 | $1,916 |
| 110% | $1,152 | $1,235 | $1,482 | $1,712 | $1,910 | $2,107 |
| 120% | $1,257 | $1,347 | $1,616 | $1,868 | $2,083 | $2,299 |
| 130% | $1,362 | $1,459 | $1,751 | $2,023 | $2,257 | $2,490 |
| 140% | $1,467 | $1,571 | $1,886 | $2,179 | $2,430 | $2,682 |

**Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities**

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2015**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## METHODOLOGY
For Calculating Median Family Income

Factors used in calculation:

| | | |
|---|---|---|
| American Community Survey 5-Year Estimate 2008-2012 population for Molokai | 6,809 | 100% |
| American Community Survey 5-Year Estimate 2008-2012 population for West Molokai | 2,525 | 37% |
| American Community Survey 5-Year Estimate 2008-2012 population for East Molokai | 4,284 | 63% |
| American Community Survey 5-Year Estimate 2008-2012 median family income for West Molokai | $41,714 | |
| American Community Survey 5-Year Estimate 2008-2012 median family income for East Molokai | $52,546 | |
| HUD's 2015 median family income for the County of Maui | $75,100 | |

Estimated 2012 median family income for Molokai:

$41,714 x 37% + $52,546 x 63% = $48,538

**$48,540** Est. 2015 Molokai median family income
(Rounded to nearest $10)

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 4.000% | 1 | $93,660 | $112,350 | $131,110 | $149,800 | $168,560 | $187,320 | $206,010 | $224,770 | $243,460 | $262,220 | $280,910 | $299,670 |
| | 2 | $113,730 | $136,425 | $159,205 | $181,900 | $204,680 | $227,460 | $250,155 | $272,935 | $295,630 | $318,410 | $341,105 | $363,885 |
| | 3 | $133,800 | $160,500 | $187,300 | $214,000 | $240,800 | $267,600 | $294,300 | $321,100 | $347,800 | $374,600 | $401,300 | $428,100 |
| | 4 | $153,870 | $184,575 | $215,395 | $246,100 | $276,920 | $307,740 | $338,445 | $369,265 | $399,970 | $430,790 | $461,495 | $492,315 |
| 4.125% | 1 | $92,260 | $110,670 | $129,150 | $147,630 | $166,040 | $184,520 | $202,930 | $221,410 | $239,820 | $258,300 | $276,710 | $295,190 |
| | 2 | $112,030 | $134,385 | $156,825 | $179,265 | $201,620 | $224,060 | $246,415 | $268,855 | $291,210 | $313,650 | $336,005 | $358,445 |
| | 3 | $131,800 | $158,100 | $184,500 | $210,900 | $237,200 | $263,600 | $289,900 | $316,300 | $342,600 | $369,000 | $395,300 | $421,700 |
| | 4 | $151,570 | $181,815 | $212,175 | $242,535 | $272,780 | $303,140 | $333,385 | $363,745 | $393,990 | $424,350 | $454,595 | $484,955 |
| 4.250% | 1 | $90,860 | $109,060 | $127,260 | $145,390 | $163,590 | $181,790 | $199,920 | $218,120 | $236,320 | $254,450 | $272,650 | $290,850 |
| | 2 | $110,330 | $132,430 | $154,530 | $176,545 | $198,645 | $220,745 | $242,760 | $264,860 | $286,960 | $308,975 | $331,075 | $353,175 |
| | 3 | $129,800 | $155,800 | $181,800 | $207,700 | $233,700 | $259,700 | $285,600 | $311,600 | $337,600 | $363,500 | $389,500 | $415,500 |
| | 4 | $149,270 | $179,170 | $209,070 | $238,855 | $268,755 | $298,655 | $328,440 | $358,340 | $388,240 | $418,025 | $447,925 | $477,825 |
| 4.375% | 1 | $89,530 | $107,450 | $125,370 | $143,290 | $161,210 | $179,060 | $196,980 | $214,900 | $232,820 | $250,740 | $268,660 | $286,510 |
| | 2 | $108,715 | $130,475 | $152,235 | $173,995 | $195,755 | $217,430 | $239,190 | $260,950 | $282,710 | $304,470 | $326,230 | $347,905 |
| | 3 | $127,900 | $153,500 | $179,100 | $204,700 | $230,300 | $255,800 | $281,400 | $307,000 | $332,600 | $358,200 | $383,800 | $409,300 |
| | 4 | $147,085 | $176,525 | $205,965 | $235,405 | $264,845 | $294,170 | $323,610 | $353,050 | $382,490 | $411,930 | $441,370 | $470,695 |
| 4.500% | 1 | $88,270 | $105,910 | $123,550 | $141,190 | $158,830 | $176,470 | $194,110 | $211,750 | $229,390 | $247,030 | $264,740 | $282,380 |
| | 2 | $107,185 | $128,605 | $150,025 | $171,445 | $192,865 | $214,285 | $235,705 | $257,125 | $278,545 | $299,965 | $321,470 | $342,890 |
| | 3 | $126,100 | $151,300 | $176,500 | $201,700 | $226,900 | $252,100 | $277,300 | $302,500 | $327,700 | $352,900 | $378,200 | $403,400 |
| | 4 | $145,015 | $173,995 | $202,975 | $231,955 | $260,935 | $289,915 | $318,895 | $347,875 | $376,855 | $405,835 | $434,930 | $463,910 |
| 4.625% | 1 | $86,940 | $104,370 | $121,730 | $139,160 | $156,520 | $173,880 | $191,310 | $208,670 | $226,100 | $243,460 | $260,890 | $278,250 |
| | 2 | $105,570 | $126,735 | $147,815 | $168,980 | $190,060 | $211,140 | $232,305 | $253,385 | $274,550 | $295,630 | $316,795 | $337,875 |
| | 3 | $124,200 | $149,100 | $173,900 | $198,800 | $223,600 | $248,400 | $273,300 | $298,100 | $323,000 | $347,800 | $372,700 | $397,500 |
| | 4 | $142,830 | $171,465 | $199,985 | $228,620 | $257,140 | $285,660 | $314,295 | $342,815 | $371,450 | $399,970 | $428,605 | $457,125 |
| 4.750% | 1 | $85,680 | $102,830 | $119,980 | $137,130 | $154,280 | $171,430 | $188,580 | $205,660 | $222,810 | $239,960 | $257,110 | $274,260 |
| | 2 | $104,040 | $124,865 | $145,690 | $166,515 | $187,340 | $208,165 | $228,990 | $249,730 | $270,555 | $291,380 | $312,205 | $333,030 |
| | 3 | $122,400 | $146,900 | $171,400 | $195,900 | $220,400 | $244,900 | $269,400 | $293,800 | $318,300 | $342,800 | $367,300 | $391,800 |
| | 4 | $140,760 | $168,935 | $197,110 | $225,285 | $253,460 | $281,635 | $309,810 | $337,870 | $366,045 | $394,220 | $422,395 | $450,570 |
| 4.875% | 1 | $84,490 | $101,360 | $118,300 | $135,170 | $152,040 | $168,980 | $185,850 | $202,720 | $219,660 | $236,530 | $253,470 | $270,340 |
| | 2 | $102,595 | $123,080 | $143,650 | $164,135 | $184,620 | $205,190 | $225,675 | $246,160 | $266,730 | $287,215 | $307,785 | $328,270 |
| | 3 | $120,700 | $144,800 | $169,000 | $193,100 | $217,200 | $241,400 | $265,500 | $289,600 | $313,800 | $337,900 | $362,100 | $386,200 |
| | 4 | $138,805 | $166,520 | $194,350 | $222,065 | $249,780 | $277,610 | $305,325 | $333,040 | $360,870 | $388,585 | $416,415 | $444,130 |
| 5.000% | 1 | $83,300 | $99,960 | $116,620 | $133,280 | $149,940 | $166,600 | $183,190 | $199,850 | $216,510 | $233,170 | $249,830 | $266,490 |
| | 2 | $101,150 | $121,380 | $141,610 | $161,840 | $182,070 | $202,300 | $222,445 | $242,675 | $262,905 | $283,135 | $303,365 | $323,595 |
| | 3 | $119,000 | $142,800 | $166,600 | $190,400 | $214,200 | $238,000 | $261,700 | $285,500 | $309,300 | $333,100 | $356,900 | $380,700 |
| | 4 | $136,850 | $164,220 | $191,590 | $218,960 | $246,330 | $273,700 | $300,955 | $328,325 | $355,695 | $383,065 | $410,435 | $437,805 |
| 5.125% | 1 | $82,110 | $98,560 | $114,940 | $131,390 | $147,770 | $164,220 | $180,670 | $197,050 | $213,500 | $229,880 | $246,330 | $262,780 |
| | 2 | $99,705 | $119,680 | $139,570 | $159,545 | $179,435 | $199,410 | $219,385 | $239,275 | $259,250 | $279,140 | $299,115 | $319,090 |
| | 3 | $117,300 | $140,800 | $164,200 | $187,700 | $211,100 | $234,600 | $258,100 | $281,500 | $305,000 | $328,400 | $351,900 | $375,400 |
| | 4 | $134,895 | $161,920 | $188,830 | $215,855 | $242,765 | $269,790 | $296,815 | $323,725 | $350,750 | $377,660 | $404,685 | $431,710 |
| 5.250% | 1 | $80,990 | $97,160 | $113,330 | $129,570 | $145,740 | $161,910 | $178,150 | $194,320 | $210,490 | $226,730 | $242,900 | $259,070 |
| | 2 | $98,345 | $117,980 | $137,615 | $157,335 | $176,970 | $196,605 | $216,325 | $235,960 | $255,595 | $275,315 | $294,950 | $314,585 |
| | 3 | $115,700 | $138,800 | $161,900 | $185,100 | $208,200 | $231,300 | $254,500 | $277,600 | $300,700 | $323,900 | $347,000 | $370,100 |
| | 4 | $133,055 | $159,620 | $186,185 | $212,865 | $239,430 | $265,995 | $292,675 | $319,240 | $345,805 | $372,485 | $399,050 | $425,615 |

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**COUNTY OF MAUI**

Effective: **May 1, 2015**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## SINGLE FAMILY

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 5.375% | 1 | $79,870 | $95,830 | $111,790 | $127,750 | $143,710 | $159,670 | $175,630 | $191,590 | $207,550 | $223,580 | $239,540 | $255,500 |
| | 2 | $96,985 | $116,365 | $135,745 | $155,125 | $174,505 | $193,885 | $213,265 | $232,645 | $252,025 | $271,490 | $290,870 | $310,250 |
| | 3 | $114,100 | $136,900 | $159,700 | $182,500 | $205,300 | $228,100 | $250,900 | $273,700 | $296,500 | $319,400 | $342,200 | $365,000 |
| | 4 | $131,215 | $157,435 | $183,655 | $209,875 | $236,095 | $262,315 | $288,535 | $314,755 | $340,975 | $367,310 | $393,530 | $419,750 |
| 5.500% | 1 | $78,750 | $94,500 | $110,250 | $126,000 | $141,750 | $157,500 | $173,250 | $189,000 | $204,750 | $220,500 | $236,250 | $252,000 |
| | 2 | $95,625 | $114,750 | $133,875 | $153,000 | $172,125 | $191,250 | $210,375 | $229,500 | $248,625 | $267,750 | $286,875 | $306,000 |
| | 3 | $112,500 | $135,000 | $157,500 | $180,000 | $202,500 | $225,000 | $247,500 | $270,000 | $292,500 | $315,000 | $337,500 | $360,000 |
| | 4 | $129,375 | $155,250 | $181,125 | $207,000 | $232,875 | $258,750 | $284,625 | $310,500 | $336,375 | $362,250 | $388,125 | $414,000 |
| 5.625% | 1 | $77,630 | $93,170 | $108,710 | $124,250 | $139,790 | $155,330 | $170,870 | $186,410 | $201,950 | $217,490 | $232,960 | $248,500 |
| | 2 | $94,265 | $113,135 | $132,005 | $150,875 | $169,745 | $188,615 | $207,485 | $226,355 | $245,225 | $264,095 | $282,880 | $301,750 |
| | 3 | $110,900 | $133,100 | $155,300 | $177,500 | $199,700 | $221,900 | $244,100 | $266,300 | $288,500 | $310,700 | $332,800 | $355,000 |
| | 4 | $127,535 | $153,065 | $178,595 | $204,125 | $229,655 | $255,185 | $280,715 | $306,245 | $331,775 | $357,305 | $382,720 | $408,250 |
| 5.750% | 1 | $76,580 | $91,910 | $107,240 | $122,570 | $137,900 | $153,230 | $168,560 | $183,890 | $199,220 | $214,480 | $229,810 | $245,140 |
| | 2 | $92,990 | $111,605 | $130,220 | $148,835 | $167,450 | $186,065 | $204,680 | $223,295 | $241,910 | $260,440 | $279,055 | $297,670 |
| | 3 | $109,400 | $131,300 | $153,200 | $175,100 | $197,000 | $218,900 | $240,800 | $262,700 | $284,600 | $306,400 | $328,300 | $350,200 |
| | 4 | $125,810 | $150,995 | $176,180 | $201,365 | $226,550 | $251,735 | $276,920 | $302,105 | $327,290 | $352,360 | $377,545 | $402,730 |
| 5.875% | 1 | $75,600 | $90,720 | $105,840 | $120,960 | $136,010 | $151,130 | $166,250 | $181,370 | $196,490 | $211,610 | $226,730 | $241,850 |
| | 2 | $91,800 | $110,160 | $128,520 | $146,880 | $165,155 | $183,515 | $201,875 | $220,235 | $238,595 | $256,955 | $275,315 | $293,675 |
| | 3 | $108,000 | $129,600 | $151,200 | $172,800 | $194,300 | $215,900 | $237,500 | $259,100 | $280,700 | $302,300 | $323,900 | $345,500 |
| | 4 | $124,200 | $149,040 | $173,880 | $198,720 | $223,445 | $248,285 | $273,125 | $297,965 | $322,805 | $347,645 | $372,485 | $397,325 |
| 6.000% | 1 | $74,550 | $89,460 | $104,370 | $119,280 | $134,190 | $149,170 | $164,080 | $178,990 | $193,900 | $208,810 | $223,720 | $238,630 |
| | 2 | $90,525 | $108,630 | $126,735 | $144,840 | $162,945 | $181,135 | $199,240 | $217,345 | $235,450 | $253,555 | $271,660 | $289,765 |
| | 3 | $106,500 | $127,800 | $149,100 | $170,400 | $191,700 | $213,100 | $234,400 | $255,700 | $277,000 | $298,300 | $319,600 | $340,900 |
| | 4 | $122,475 | $146,970 | $171,465 | $195,960 | $220,455 | $245,065 | $269,560 | $294,055 | $318,550 | $343,045 | $367,540 | $392,035 |
| 6.125% | 1 | $73,570 | $88,270 | $103,040 | $117,740 | $132,440 | $147,140 | $161,910 | $176,610 | $191,310 | $206,010 | $220,710 | $235,480 |
| | 2 | $89,335 | $107,185 | $125,120 | $142,970 | $160,820 | $178,670 | $196,605 | $214,455 | $232,305 | $250,155 | $268,005 | $285,940 |
| | 3 | $105,100 | $126,100 | $147,200 | $168,200 | $189,200 | $210,200 | $231,300 | $252,300 | $273,300 | $294,300 | $315,300 | $336,400 |
| | 4 | $120,865 | $145,015 | $169,280 | $193,430 | $217,580 | $241,730 | $265,995 | $290,145 | $314,295 | $338,445 | $362,595 | $386,860 |
| 6.250% | 1 | $72,590 | $87,150 | $101,640 | $116,200 | $130,690 | $145,250 | $159,740 | $174,300 | $188,790 | $203,280 | $217,840 | $232,330 |
| | 2 | $88,145 | $105,825 | $123,420 | $141,100 | $158,695 | $176,375 | $193,970 | $211,650 | $229,245 | $246,840 | $264,520 | $282,115 |
| | 3 | $103,700 | $124,500 | $145,200 | $166,000 | $186,700 | $207,500 | $228,200 | $249,000 | $269,700 | $290,400 | $311,200 | $331,900 |
| | 4 | $119,255 | $143,175 | $166,980 | $190,900 | $214,705 | $238,625 | $262,430 | $286,350 | $310,155 | $333,960 | $357,880 | $381,685 |
| 6.375% | 1 | $71,680 | $85,960 | $100,310 | $114,660 | $129,010 | $143,290 | $157,640 | $171,990 | $186,340 | $200,620 | $214,970 | $229,320 |
| | 2 | $87,040 | $104,380 | $121,805 | $139,230 | $156,655 | $173,995 | $191,420 | $208,845 | $226,270 | $243,610 | $261,035 | $278,460 |
| | 3 | $102,400 | $122,800 | $143,300 | $163,800 | $184,300 | $204,700 | $225,200 | $245,700 | $266,200 | $286,600 | $307,100 | $327,600 |
| | 4 | $117,760 | $141,220 | $164,795 | $188,370 | $211,945 | $235,405 | $258,980 | $282,555 | $306,130 | $329,590 | $353,165 | $376,740 |
| 6.500% | 1 | $70,700 | $84,910 | $99,050 | $113,190 | $127,330 | $141,470 | $155,610 | $169,750 | $183,890 | $198,030 | $212,170 | $226,310 |
| | 2 | $85,850 | $103,105 | $120,275 | $137,445 | $154,615 | $171,785 | $188,955 | $206,125 | $223,295 | $240,465 | $257,635 | $274,805 |
| | 3 | $101,000 | $121,300 | $141,500 | $161,700 | $181,900 | $202,100 | $222,300 | $242,500 | $262,700 | $282,900 | $303,100 | $323,300 |
| | 4 | $116,150 | $139,495 | $162,725 | $185,955 | $209,185 | $232,415 | $255,645 | $278,875 | $302,105 | $325,335 | $348,565 | $371,795 |
| 6.625% | 1 | $69,790 | $83,790 | $97,720 | $111,720 | $125,650 | $139,650 | $153,580 | $167,580 | $181,510 | $195,510 | $209,440 | $223,440 |
| | 2 | $84,745 | $101,745 | $118,660 | $135,660 | $152,575 | $169,575 | $186,490 | $203,490 | $220,405 | $237,405 | $254,320 | $271,320 |
| | 3 | $99,700 | $119,700 | $139,600 | $159,600 | $179,500 | $199,500 | $219,400 | $239,400 | $259,300 | $279,300 | $299,200 | $319,200 |
| | 4 | $114,655 | $137,655 | $160,540 | $183,540 | $206,425 | $229,425 | $252,310 | $275,310 | $298,195 | $321,195 | $344,080 | $367,080 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 6.750% | 1 | $68,950 | $82,740 | $96,530 | $110,320 | $124,040 | $137,830 | $151,620 | $165,410 | $179,200 | $192,990 | $206,780 | $220,570 |
| | 2 | $83,725 | $100,470 | $117,215 | $133,960 | $150,620 | $167,365 | $184,110 | $200,855 | $217,600 | $234,345 | $251,090 | $267,835 |
| | 3 | $98,500 | $118,200 | $137,900 | $157,600 | $177,200 | $196,900 | $216,600 | $236,300 | $256,000 | $275,700 | $295,400 | $315,100 |
| | 4 | $113,275 | $135,930 | $158,585 | $181,240 | $203,780 | $226,435 | $249,090 | $271,745 | $294,400 | $317,055 | $339,710 | $362,365 |
| 6.875% | 1 | $68,040 | $81,690 | $95,270 | $108,920 | $122,500 | $136,080 | $149,730 | $163,310 | $176,960 | $190,540 | $204,190 | $217,770 |
| | 2 | $82,620 | $99,195 | $115,685 | $132,260 | $148,750 | $165,240 | $181,815 | $198,305 | $214,880 | $231,370 | $247,945 | $264,435 |
| | 3 | $97,200 | $116,700 | $136,100 | $155,600 | $175,000 | $194,400 | $213,900 | $233,300 | $252,800 | $272,200 | $291,700 | $311,100 |
| | 4 | $111,780 | $134,205 | $156,515 | $178,940 | $201,250 | $223,560 | $245,985 | $268,295 | $290,720 | $313,030 | $335,455 | $357,765 |
| 7.000% | 1 | $67,200 | $80,640 | $94,080 | $107,520 | $120,960 | $134,400 | $147,840 | $161,280 | $174,720 | $188,160 | $201,600 | $215,040 |
| | 2 | $81,600 | $97,920 | $114,240 | $130,560 | $146,880 | $163,200 | $179,520 | $195,840 | $212,160 | $228,480 | $244,800 | $261,120 |
| | 3 | $96,000 | $115,200 | $134,400 | $153,600 | $172,800 | $192,000 | $211,200 | $230,400 | $249,600 | $268,800 | $288,000 | $307,200 |
| | 4 | $110,400 | $132,480 | $154,560 | $176,640 | $198,720 | $220,800 | $242,880 | $264,960 | $287,040 | $309,120 | $331,200 | $353,280 |
| 7.125% | 1 | $66,360 | $79,660 | $92,890 | $106,190 | $119,420 | $132,720 | $146,020 | $159,250 | $172,550 | $185,780 | $199,080 | $212,380 |
| | 2 | $80,580 | $96,730 | $112,795 | $128,945 | $145,010 | $161,160 | $177,310 | $193,375 | $209,525 | $225,590 | $241,740 | $257,890 |
| | 3 | $94,800 | $113,800 | $132,700 | $151,700 | $170,600 | $189,600 | $208,600 | $227,500 | $246,500 | $265,400 | $284,400 | $303,400 |
| | 4 | $109,020 | $130,870 | $152,605 | $174,455 | $196,190 | $218,040 | $239,890 | $261,625 | $283,475 | $305,210 | $327,060 | $348,910 |
| 7.250% | 1 | $65,520 | $78,610 | $91,770 | $104,860 | $117,950 | $131,040 | $144,200 | $157,290 | $170,380 | $183,470 | $196,630 | $209,720 |
| | 2 | $79,560 | $95,455 | $111,435 | $127,330 | $143,225 | $159,120 | $175,100 | $190,995 | $206,890 | $222,785 | $238,765 | $254,660 |
| | 3 | $93,600 | $112,300 | $131,100 | $149,800 | $168,500 | $187,200 | $206,000 | $224,700 | $243,400 | $262,100 | $280,900 | $299,600 |
| | 4 | $107,640 | $129,145 | $150,765 | $172,270 | $193,775 | $215,280 | $236,900 | $258,405 | $279,910 | $301,415 | $323,035 | $344,540 |
| 7.375% | 1 | $64,750 | $77,700 | $90,650 | $103,600 | $116,550 | $129,430 | $142,380 | $155,330 | $168,280 | $181,230 | $194,180 | $207,130 |
| | 2 | $78,625 | $94,350 | $110,075 | $125,800 | $141,525 | $157,165 | $172,890 | $188,615 | $204,340 | $220,065 | $235,790 | $251,515 |
| | 3 | $92,500 | $111,000 | $129,500 | $148,000 | $166,500 | $184,900 | $203,400 | $221,900 | $240,400 | $258,900 | $277,400 | $295,900 |
| | 4 | $106,375 | $127,650 | $148,925 | $170,200 | $191,475 | $212,635 | $233,910 | $255,185 | $276,460 | $297,735 | $319,010 | $340,285 |
| 7.500% | 1 | $63,910 | $76,720 | $89,530 | $102,270 | $115,080 | $127,890 | $140,700 | $153,440 | $166,250 | $179,060 | $191,800 | $204,610 |
| | 2 | $77,605 | $93,160 | $108,715 | $124,185 | $139,740 | $155,295 | $170,850 | $186,320 | $201,875 | $217,430 | $232,900 | $248,455 |
| | 3 | $91,300 | $109,600 | $127,900 | $146,100 | $164,400 | $182,700 | $201,000 | $219,200 | $237,500 | $255,800 | $274,000 | $292,300 |
| | 4 | $104,995 | $126,040 | $147,085 | $168,015 | $189,060 | $210,105 | $231,150 | $252,080 | $273,125 | $294,170 | $315,100 | $336,145 |
| 7.625% | 1 | $63,140 | $75,810 | $88,410 | $101,080 | $113,680 | $126,350 | $138,950 | $151,620 | $164,220 | $176,890 | $189,490 | $202,160 |
| | 2 | $76,670 | $92,055 | $107,355 | $122,740 | $138,040 | $153,425 | $168,725 | $184,110 | $199,410 | $214,795 | $230,095 | $245,480 |
| | 3 | $90,200 | $108,300 | $126,300 | $144,400 | $162,400 | $180,500 | $198,500 | $216,600 | $234,600 | $252,700 | $270,700 | $288,800 |
| | 4 | $103,730 | $124,545 | $145,245 | $166,060 | $186,760 | $207,575 | $228,275 | $249,090 | $269,790 | $290,605 | $311,305 | $332,120 |
| 7.750% | 1 | $62,440 | $74,900 | $87,360 | $99,820 | $112,350 | $124,810 | $137,270 | $149,800 | $162,260 | $174,720 | $187,250 | $199,710 |
| | 2 | $75,820 | $90,950 | $106,080 | $121,210 | $136,425 | $151,555 | $166,685 | $181,900 | $197,030 | $212,160 | $227,375 | $242,505 |
| | 3 | $89,200 | $107,000 | $124,800 | $142,600 | $160,500 | $178,300 | $196,100 | $214,000 | $231,800 | $249,600 | $267,500 | $285,300 |
| | 4 | $102,580 | $123,050 | $143,520 | $163,990 | $184,575 | $205,045 | $225,515 | $246,100 | $266,570 | $287,040 | $307,625 | $328,095 |
| 7.875% | 1 | $61,670 | $73,990 | $86,310 | $98,630 | $111,020 | $123,340 | $135,660 | $147,980 | $160,300 | $172,620 | $185,010 | $197,330 |
| | 2 | $74,885 | $89,845 | $104,805 | $119,765 | $134,810 | $149,770 | $164,730 | $179,690 | $194,650 | $209,610 | $224,655 | $239,615 |
| | 3 | $88,100 | $105,700 | $123,300 | $140,900 | $158,600 | $176,200 | $193,800 | $211,400 | $229,000 | $246,600 | $264,300 | $281,900 |
| | 4 | $101,315 | $121,555 | $141,795 | $162,035 | $182,390 | $202,630 | $222,870 | $243,110 | $263,350 | $283,590 | $303,945 | $324,185 |
| 8.000% | 1 | $60,900 | $73,150 | $85,330 | $97,510 | $109,690 | $121,870 | $134,050 | $146,230 | $158,410 | $170,590 | $182,770 | $194,950 |
| | 2 | $73,950 | $88,825 | $103,615 | $118,405 | $133,195 | $147,985 | $162,775 | $177,565 | $192,355 | $207,145 | $221,935 | $236,725 |
| | 3 | $87,000 | $104,500 | $121,900 | $139,300 | $156,700 | $174,100 | $191,500 | $208,900 | $226,300 | $243,700 | $261,100 | $278,500 |
| | 4 | $100,050 | $120,175 | $140,185 | $160,195 | $180,205 | $200,215 | $220,225 | $240,235 | $260,245 | $280,255 | $300,265 | $320,275 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## SINGLE FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 8.125% | 1 | $60,200 | $72,240 | $84,280 | $96,320 | $108,360 | $120,400 | $132,440 | $144,480 | $156,520 | $168,630 | $180,670 | $192,710 |
| | 2 | $73,100 | $87,720 | $102,340 | $116,960 | $131,580 | $146,200 | $160,820 | $175,440 | $190,060 | $204,765 | $219,385 | $234,005 |
| | 3 | $86,000 | $103,200 | $120,400 | $137,600 | $154,800 | $172,000 | $189,200 | $206,400 | $223,600 | $240,900 | $258,100 | $275,300 |
| | 4 | $98,900 | $118,680 | $138,460 | $158,240 | $178,020 | $197,800 | $217,580 | $237,360 | $257,140 | $277,035 | $296,815 | $316,595 |
| 8.250% | 1 | $59,500 | $71,400 | $83,300 | $95,200 | $107,100 | $119,000 | $130,900 | $142,800 | $154,700 | $166,600 | $178,500 | $190,400 |
| | 2 | $72,250 | $86,700 | $101,150 | $115,600 | $130,050 | $144,500 | $158,950 | $173,400 | $187,850 | $202,300 | $216,750 | $231,200 |
| | 3 | $85,000 | $102,000 | $119,000 | $136,000 | $153,000 | $170,000 | $187,000 | $204,000 | $221,000 | $238,000 | $255,000 | $272,000 |
| | 4 | $97,750 | $117,300 | $136,850 | $156,400 | $175,950 | $195,500 | $215,050 | $234,600 | $254,150 | $273,700 | $293,250 | $312,800 |
| 8.375% | 1 | $58,800 | $70,560 | $82,320 | $94,080 | $105,910 | $117,670 | $129,430 | $141,190 | $152,950 | $164,710 | $176,470 | $188,230 |
| | 2 | $71,400 | $85,680 | $99,960 | $114,240 | $128,605 | $142,885 | $157,165 | $171,445 | $185,725 | $200,005 | $214,285 | $228,565 |
| | 3 | $84,000 | $100,800 | $117,600 | $134,400 | $151,300 | $168,100 | $184,900 | $201,700 | $218,500 | $235,300 | $252,100 | $268,900 |
| | 4 | $96,600 | $115,920 | $135,240 | $154,560 | $173,995 | $193,315 | $212,635 | $231,955 | $251,275 | $270,595 | $289,915 | $309,235 |
| 8.500% | 1 | $58,170 | $69,790 | $81,410 | $93,030 | $104,650 | $116,270 | $127,890 | $139,580 | $151,200 | $162,820 | $174,440 | $186,060 |
| | 2 | $70,635 | $84,745 | $98,855 | $112,965 | $127,075 | $141,185 | $155,295 | $169,490 | $183,600 | $197,710 | $211,820 | $225,930 |
| | 3 | $83,100 | $99,700 | $116,300 | $132,900 | $149,500 | $166,100 | $182,700 | $199,400 | $216,000 | $232,600 | $249,200 | $265,800 |
| | 4 | $95,565 | $114,655 | $133,745 | $152,835 | $171,925 | $191,015 | $210,105 | $229,310 | $248,400 | $267,490 | $286,580 | $305,670 |
| 8.625% | 1 | $57,470 | $68,950 | $80,500 | $91,980 | $103,460 | $114,940 | $126,490 | $137,970 | $149,450 | $160,930 | $172,410 | $183,960 |
| | 2 | $69,785 | $83,725 | $97,750 | $111,690 | $125,630 | $139,570 | $153,595 | $167,535 | $181,475 | $195,415 | $209,355 | $223,380 |
| | 3 | $82,100 | $98,500 | $115,000 | $131,400 | $147,800 | $164,200 | $180,700 | $197,100 | $213,500 | $229,900 | $246,300 | $262,800 |
| | 4 | $94,415 | $113,275 | $132,250 | $151,110 | $169,970 | $188,830 | $207,805 | $226,665 | $245,525 | $264,385 | $283,245 | $302,220 |
| 8.750% | 1 | $56,840 | $68,180 | $79,590 | $90,930 | $102,270 | $113,680 | $125,020 | $136,360 | $147,770 | $159,110 | $170,520 | $181,860 |
| | 2 | $69,020 | $82,790 | $96,645 | $110,415 | $124,185 | $138,040 | $151,810 | $165,580 | $179,435 | $193,205 | $207,060 | $220,830 |
| | 3 | $81,200 | $97,400 | $113,700 | $129,900 | $146,100 | $162,400 | $178,600 | $194,800 | $211,100 | $227,300 | $243,600 | $259,800 |
| | 4 | $93,380 | $112,010 | $130,755 | $149,385 | $168,015 | $186,760 | $205,390 | $224,020 | $242,765 | $261,395 | $280,140 | $298,770 |

Maximum affordable sales price is based on the following factors:

**$48,540** Median family income as established by the Department of Housing and Human Concerns (DHHC)
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES

# MOLOKA`I

## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 4.000% | 1 | $84,280 | $101,150 | $118,020 | $134,820 | $151,690 | $168,560 | $185,430 | $202,300 | $219,100 | $235,970 | $252,840 | $269,710 |
| | 2 | $102,340 | $122,825 | $143,310 | $163,710 | $184,195 | $204,680 | $225,165 | $245,650 | $266,050 | $286,535 | $307,020 | $327,505 |
| | 3 | $120,400 | $144,500 | $168,600 | $192,600 | $216,700 | $240,800 | $264,900 | $289,000 | $313,000 | $337,100 | $361,200 | $385,300 |
| | 4 | $138,460 | $166,175 | $193,890 | $221,490 | $249,205 | $276,920 | $304,635 | $332,350 | $359,950 | $387,665 | $415,380 | $443,095 |
| 4.125% | 1 | $83,020 | $99,610 | $116,270 | $132,860 | $149,450 | $166,040 | $182,630 | $199,290 | $215,810 | $232,470 | $249,060 | $265,650 |
| | 2 | $100,810 | $120,955 | $141,185 | $161,330 | $181,475 | $201,620 | $221,765 | $241,995 | $262,055 | $282,285 | $302,430 | $322,575 |
| | 3 | $118,600 | $142,300 | $166,100 | $189,800 | $213,500 | $237,200 | $260,900 | $284,700 | $308,300 | $332,100 | $355,800 | $379,500 |
| | 4 | $136,390 | $163,645 | $191,015 | $218,270 | $245,525 | $272,780 | $300,035 | $327,405 | $354,545 | $381,915 | $409,170 | $436,425 |
| 4.250% | 1 | $81,760 | $98,140 | $114,520 | $130,830 | $147,210 | $163,590 | $179,900 | $196,280 | $212,660 | $229,040 | $245,420 | $261,800 |
| | 2 | $99,280 | $119,170 | $139,060 | $158,865 | $178,755 | $198,645 | $218,450 | $238,340 | $258,230 | $278,120 | $298,010 | $317,900 |
| | 3 | $116,800 | $140,200 | $163,600 | $186,900 | $210,300 | $233,700 | $257,000 | $280,400 | $303,800 | $327,200 | $350,600 | $374,000 |
| | 4 | $134,320 | $161,230 | $188,140 | $214,935 | $241,845 | $268,755 | $295,550 | $322,460 | $349,370 | $376,280 | $403,190 | $430,100 |
| 4.375% | 1 | $80,570 | $96,740 | $112,840 | $128,940 | $145,110 | $161,140 | $177,310 | $193,410 | $209,510 | $225,680 | $241,780 | $257,880 |
| | 2 | $97,835 | $117,470 | $137,020 | $156,570 | $176,205 | $195,670 | $215,305 | $234,855 | $254,405 | $274,040 | $293,590 | $313,140 |
| | 3 | $115,100 | $138,200 | $161,200 | $184,200 | $207,300 | $230,200 | $253,300 | $276,300 | $299,300 | $322,400 | $345,400 | $368,400 |
| | 4 | $132,365 | $158,930 | $185,380 | $211,830 | $238,395 | $264,730 | $291,295 | $317,745 | $344,195 | $370,760 | $397,210 | $423,660 |
| 4.500% | 1 | $79,450 | $95,340 | $111,230 | $127,050 | $142,940 | $158,830 | $174,720 | $190,610 | $206,430 | $222,320 | $238,280 | $254,170 |
| | 2 | $96,475 | $115,770 | $135,065 | $154,275 | $173,570 | $192,865 | $212,160 | $231,455 | $250,665 | $269,960 | $289,340 | $308,635 |
| | 3 | $113,500 | $136,200 | $158,900 | $181,500 | $204,200 | $226,900 | $249,600 | $272,300 | $294,900 | $317,600 | $340,400 | $363,100 |
| | 4 | $130,525 | $156,630 | $182,735 | $208,725 | $234,830 | $260,935 | $287,040 | $313,145 | $339,135 | $365,240 | $391,460 | $417,565 |
| 4.625% | 1 | $78,260 | $93,940 | $109,550 | $125,230 | $140,840 | $156,520 | $172,200 | $187,810 | $203,490 | $219,100 | $234,780 | $250,460 |
| | 2 | $95,030 | $114,070 | $133,025 | $152,065 | $171,020 | $190,060 | $209,100 | $228,055 | $247,095 | $266,050 | $285,090 | $304,130 |
| | 3 | $111,800 | $134,200 | $156,500 | $178,900 | $201,200 | $223,600 | $246,000 | $268,300 | $290,700 | $313,000 | $335,400 | $357,800 |
| | 4 | $128,570 | $154,330 | $179,975 | $205,735 | $231,380 | $257,140 | $282,900 | $308,545 | $334,305 | $359,950 | $385,710 | $411,470 |
| 4.750% | 1 | $77,140 | $92,540 | $108,010 | $123,410 | $138,880 | $154,280 | $169,750 | $185,080 | $200,550 | $215,950 | $231,420 | $246,820 |
| | 2 | $93,670 | $112,370 | $131,155 | $149,855 | $168,640 | $187,340 | $206,125 | $224,740 | $243,525 | $262,225 | $281,010 | $299,710 |
| | 3 | $110,200 | $132,200 | $154,300 | $176,300 | $198,400 | $220,400 | $242,500 | $264,400 | $286,500 | $308,500 | $330,600 | $352,600 |
| | 4 | $126,730 | $152,030 | $177,445 | $202,745 | $228,160 | $253,460 | $278,875 | $304,060 | $329,475 | $354,775 | $380,190 | $405,490 |
| 4.875% | 1 | $76,020 | $91,210 | $106,470 | $121,660 | $136,850 | $152,110 | $167,300 | $182,420 | $197,680 | $212,870 | $228,130 | $243,320 |
| | 2 | $92,310 | $110,755 | $129,285 | $147,730 | $166,175 | $184,705 | $203,150 | $221,510 | $240,040 | $258,485 | $277,015 | $295,460 |
| | 3 | $108,600 | $130,300 | $152,100 | $173,800 | $195,500 | $217,300 | $239,000 | $260,600 | $282,400 | $304,100 | $325,900 | $347,600 |
| | 4 | $124,890 | $149,845 | $174,915 | $199,870 | $224,825 | $249,895 | $274,850 | $299,690 | $324,760 | $349,715 | $374,785 | $399,740 |
| 5.000% | 1 | $77,380 | $92,841 | $108,303 | $123,837 | $139,298 | $154,760 | $170,149 | $185,683 | $201,144 | $216,606 | $232,067 | $247,529 |
| | 2 | $91,035 | $109,225 | $127,415 | $145,690 | $163,880 | $182,070 | $200,175 | $218,450 | $236,640 | $254,830 | $273,020 | $291,210 |
| | 3 | $107,100 | $128,500 | $149,900 | $171,400 | $192,800 | $214,200 | $235,500 | $257,000 | $278,400 | $299,800 | $321,200 | $342,600 |
| | 4 | $123,165 | $147,775 | $172,385 | $197,110 | $221,720 | $246,330 | $270,825 | $295,550 | $320,160 | $344,770 | $369,380 | $393,990 |
| 5.125% | 1 | $73,920 | $88,690 | $103,460 | $118,230 | $133,000 | $147,770 | $162,610 | $177,380 | $192,150 | $206,920 | $221,690 | $236,530 |
| | 2 | $89,760 | $107,695 | $125,630 | $143,565 | $161,500 | $179,435 | $197,455 | $215,390 | $233,325 | $251,260 | $269,195 | $287,215 |
| | 3 | $105,600 | $126,700 | $147,800 | $168,900 | $190,000 | $211,100 | $232,300 | $253,400 | $274,500 | $295,600 | $316,700 | $337,900 |
| | 4 | $121,440 | $145,705 | $169,970 | $194,235 | $218,500 | $242,765 | $267,145 | $291,410 | $315,675 | $339,940 | $364,205 | $388,585 |
| 5.250% | 1 | $72,870 | $87,430 | $101,990 | $116,620 | $131,180 | $145,740 | $160,370 | $174,860 | $189,420 | $204,050 | $218,610 | $233,170 |
| | 2 | $88,485 | $106,165 | $123,845 | $141,610 | $159,290 | $176,970 | $194,735 | $212,330 | $230,010 | $247,775 | $265,455 | $283,135 |
| | 3 | $104,100 | $124,900 | $145,700 | $166,600 | $187,400 | $208,200 | $229,100 | $249,800 | $270,600 | $291,500 | $312,300 | $333,100 |
| | 4 | $119,715 | $143,635 | $167,555 | $191,590 | $215,510 | $239,430 | $263,465 | $287,270 | $311,190 | $335,225 | $359,145 | $383,065 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 5.375% | 1 | $71,890 | $86,240 | $100,590 | $115,010 | $129,360 | $143,710 | $158,060 | $172,410 | $186,830 | $201,250 | $215,600 | $229,950 |
| | 2 | $87,295 | $104,720 | $122,145 | $139,655 | $157,080 | $174,505 | $191,930 | $209,355 | $226,865 | $244,375 | $261,800 | $279,225 |
| | 3 | $102,700 | $123,200 | $143,700 | $164,300 | $184,800 | $205,300 | $225,800 | $246,300 | $266,900 | $287,500 | $308,000 | $328,500 |
| | 4 | $118,105 | $141,680 | $165,255 | $188,945 | $212,520 | $236,095 | $259,670 | $283,245 | $306,935 | $330,625 | $354,200 | $377,775 |
| 5.500% | 1 | $73,189 | $87,784 | $102,451 | $117,045 | $131,712 | $146,306 | $160,973 | $175,568 | $190,234 | $204,829 | $219,496 | $234,090 |
| | 2 | $86,105 | $103,275 | $120,530 | $137,700 | $154,955 | $172,125 | $189,380 | $206,550 | $223,805 | $240,975 | $258,230 | $275,400 |
| | 3 | $101,300 | $121,500 | $141,800 | $162,000 | $182,300 | $202,500 | $222,800 | $243,000 | $263,300 | $283,500 | $303,800 | $324,000 |
| | 4 | $116,495 | $139,725 | $163,070 | $186,300 | $209,645 | $232,875 | $256,220 | $279,450 | $302,795 | $326,025 | $349,370 | $372,600 |
| 5.625% | 1 | $69,860 | $83,860 | $97,860 | $111,860 | $125,790 | $139,790 | $153,790 | $167,790 | $181,790 | $195,720 | $209,650 | $223,650 |
| | 2 | $84,830 | $101,830 | $118,830 | $135,830 | $152,745 | $169,745 | $186,745 | $203,745 | $220,745 | $237,660 | $254,575 | $271,575 |
| | 3 | $99,800 | $119,800 | $139,800 | $159,800 | $179,700 | $199,700 | $219,700 | $239,700 | $259,700 | $279,600 | $299,500 | $319,500 |
| | 4 | $114,770 | $137,770 | $160,770 | $183,770 | $206,655 | $229,655 | $252,655 | $275,655 | $298,655 | $321,540 | $344,425 | $367,425 |
| 5.750% | 1 | $68,950 | $82,740 | $96,530 | $110,320 | $124,110 | $137,900 | $151,690 | $165,480 | $179,270 | $193,060 | $206,850 | $220,640 |
| | 2 | $83,725 | $100,470 | $117,215 | $133,960 | $150,705 | $167,450 | $184,195 | $200,940 | $217,685 | $234,430 | $251,175 | $267,920 |
| | 3 | $98,500 | $118,200 | $137,900 | $157,600 | $177,300 | $197,000 | $216,700 | $236,400 | $256,100 | $275,800 | $295,500 | $315,200 |
| | 4 | $113,275 | $135,930 | $158,585 | $181,240 | $203,895 | $226,550 | $249,205 | $271,860 | $294,515 | $317,170 | $339,825 | $362,480 |
| 5.875% | 1 | $68,040 | $81,620 | $95,270 | $108,850 | $122,430 | $136,010 | $149,660 | $163,240 | $176,820 | $190,470 | $204,050 | $217,700 |
| | 2 | $82,620 | $99,110 | $115,685 | $132,175 | $148,665 | $165,155 | $181,730 | $198,220 | $214,710 | $231,285 | $247,775 | $264,350 |
| | 3 | $97,200 | $116,600 | $136,100 | $155,500 | $174,900 | $194,300 | $213,800 | $233,200 | $252,600 | $272,100 | $291,500 | $311,000 |
| | 4 | $111,780 | $134,090 | $156,515 | $178,825 | $201,135 | $223,445 | $245,870 | $268,180 | $290,490 | $312,915 | $335,225 | $357,650 |
| 6.000% | 1 | $67,130 | $80,500 | $93,940 | $107,380 | $120,750 | $134,260 | $147,700 | $161,070 | $174,510 | $187,950 | $201,320 | $214,760 |
| | 2 | $81,515 | $97,750 | $114,070 | $130,390 | $146,625 | $163,030 | $179,350 | $195,585 | $211,905 | $228,225 | $244,460 | $260,780 |
| | 3 | $95,900 | $115,000 | $134,200 | $153,400 | $172,500 | $191,800 | $211,000 | $230,100 | $249,300 | $268,500 | $287,600 | $306,800 |
| | 4 | $110,285 | $132,250 | $154,330 | $176,410 | $198,375 | $220,570 | $242,650 | $264,615 | $286,695 | $308,775 | $330,740 | $352,820 |
| 6.125% | 1 | $66,220 | $79,450 | $92,750 | $105,980 | $119,210 | $132,440 | $145,740 | $158,970 | $172,200 | $185,430 | $198,660 | $211,960 |
| | 2 | $80,410 | $96,475 | $112,625 | $128,690 | $144,755 | $160,820 | $176,970 | $193,035 | $209,100 | $225,165 | $241,230 | $257,380 |
| | 3 | $94,600 | $113,500 | $132,500 | $151,400 | $170,300 | $189,200 | $208,200 | $227,100 | $246,000 | $264,900 | $283,800 | $302,800 |
| | 4 | $108,790 | $130,525 | $152,375 | $174,110 | $195,845 | $217,580 | $239,430 | $261,165 | $282,900 | $304,635 | $326,370 | $348,220 |
| 6.250% | 1 | $65,310 | $78,470 | $91,490 | $104,580 | $117,600 | $130,760 | $143,780 | $156,870 | $169,890 | $182,980 | $196,070 | $209,090 |
| | 2 | $79,305 | $95,285 | $111,095 | $126,990 | $142,800 | $158,780 | $174,590 | $190,485 | $206,295 | $222,190 | $238,085 | $253,895 |
| | 3 | $93,300 | $112,100 | $130,700 | $149,400 | $168,000 | $186,800 | $205,400 | $224,100 | $242,700 | $261,400 | $280,100 | $298,700 |
| | 4 | $107,295 | $128,915 | $150,305 | $171,810 | $193,200 | $214,820 | $236,210 | $257,715 | $279,105 | $300,610 | $322,115 | $343,505 |
| 6.375% | 1 | $64,540 | $77,350 | $90,300 | $103,180 | $116,130 | $128,940 | $141,890 | $154,770 | $167,720 | $180,530 | $193,480 | $206,360 |
| | 2 | $78,370 | $93,925 | $109,650 | $125,290 | $141,015 | $156,570 | $172,295 | $187,935 | $203,660 | $219,215 | $234,940 | $250,580 |
| | 3 | $92,200 | $110,500 | $129,000 | $147,400 | $165,900 | $184,200 | $202,700 | $221,100 | $239,600 | $257,900 | $276,400 | $294,800 |
| | 4 | $106,030 | $127,075 | $148,350 | $169,510 | $190,785 | $211,830 | $233,105 | $254,265 | $275,540 | $296,585 | $317,860 | $339,020 |
| 6.500% | 1 | $63,630 | $76,440 | $89,180 | $101,850 | $114,590 | $127,330 | $140,070 | $152,810 | $165,480 | $178,220 | $190,960 | $203,700 |
| | 2 | $77,265 | $92,820 | $108,290 | $123,675 | $139,145 | $154,615 | $170,085 | $185,555 | $200,940 | $216,410 | $231,880 | $247,350 |
| | 3 | $90,900 | $109,200 | $127,400 | $145,500 | $163,700 | $181,900 | $200,100 | $218,300 | $236,400 | $254,600 | $272,800 | $291,000 |
| | 4 | $104,535 | $125,580 | $146,510 | $167,325 | $188,255 | $209,185 | $230,115 | $251,045 | $271,860 | $292,790 | $313,720 | $334,650 |
| 6.625% | 1 | $62,790 | $75,390 | $87,920 | $100,520 | $113,120 | $125,720 | $138,250 | $150,850 | $163,380 | $175,980 | $188,510 | $201,110 |
| | 2 | $76,245 | $91,545 | $106,760 | $122,060 | $137,360 | $152,660 | $167,875 | $183,175 | $198,390 | $213,690 | $228,905 | $244,205 |
| | 3 | $89,700 | $107,700 | $125,600 | $143,600 | $161,600 | $179,600 | $197,500 | $215,500 | $233,400 | $251,400 | $269,300 | $287,300 |
| | 4 | $103,155 | $123,855 | $144,440 | $165,140 | $185,840 | $206,540 | $227,125 | $247,825 | $268,410 | $289,110 | $309,695 | $330,395 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Very Low | Low Income | | | Below Moderate | | Moderate | | Above Moderate | | Gap Income | |
| | | 50% & Below | (51% to 80%) | | | (81% to 100%) | | (101% to 120%) | | (121% to 140%) | | (141% to 160%) | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $24,270 | $29,124 | $33,978 | $38,832 | $43,686 | $48,540 | $53,394 | $58,248 | $63,102 | $67,956 | $72,810 | $77,664 |
| 6.750% | 1 | $62,090 | $74,480 | $86,870 | $99,260 | $111,650 | $124,040 | $136,430 | $148,890 | $161,280 | $173,670 | $186,130 | $198,520 |
| | 2 | $75,395 | $90,440 | $105,485 | $120,530 | $135,575 | $150,620 | $165,665 | $180,795 | $195,840 | $210,885 | $226,015 | $241,060 |
| | 3 | $88,700 | $106,400 | $124,100 | $141,800 | $159,500 | $177,200 | $194,900 | $212,700 | $230,400 | $248,100 | $265,900 | $283,600 |
| | 4 | $102,005 | $122,360 | $142,715 | $163,070 | $183,425 | $203,780 | $224,135 | $244,605 | $264,960 | $285,315 | $305,785 | $326,140 |
| 6.875% | 1 | $61,250 | $73,500 | $85,750 | $98,000 | $110,250 | $122,500 | $134,750 | $147,000 | $159,250 | $171,500 | $183,750 | $196,000 |
| | 2 | $74,375 | $89,250 | $104,125 | $119,000 | $133,875 | $148,750 | $163,625 | $178,500 | $193,375 | $208,250 | $223,125 | $238,000 |
| | 3 | $87,500 | $105,000 | $122,500 | $140,000 | $157,500 | $175,000 | $192,500 | $210,000 | $227,500 | $245,000 | $262,500 | $280,000 |
| | 4 | $100,625 | $120,750 | $140,875 | $161,000 | $181,125 | $201,250 | $221,375 | $241,500 | $261,625 | $281,750 | $301,875 | $322,000 |
| 7.000% | 1 | $60,480 | $72,590 | $84,700 | $96,740 | $108,850 | $120,960 | $133,070 | $145,180 | $157,220 | $169,330 | $181,440 | $193,550 |
| | 2 | $73,440 | $88,145 | $102,850 | $117,470 | $132,175 | $146,880 | $161,585 | $176,290 | $190,910 | $205,615 | $220,320 | $235,025 |
| | 3 | $86,400 | $103,700 | $121,000 | $138,200 | $155,500 | $172,800 | $190,100 | $207,400 | $224,600 | $241,900 | $259,200 | $276,500 |
| | 4 | $99,360 | $119,255 | $139,150 | $158,930 | $178,825 | $198,720 | $218,615 | $238,510 | $258,290 | $278,185 | $298,080 | $317,975 |
| 7.125% | 1 | $59,710 | $71,680 | $83,580 | $95,550 | $107,450 | $119,420 | $131,390 | $143,360 | $155,330 | $167,230 | $179,200 | $191,170 |
| | 2 | $72,505 | $87,040 | $101,490 | $116,025 | $130,475 | $145,010 | $159,545 | $174,080 | $188,615 | $203,065 | $217,600 | $232,135 |
| | 3 | $85,300 | $102,400 | $119,400 | $136,500 | $153,500 | $170,600 | $187,700 | $204,800 | $221,900 | $238,900 | $256,000 | $273,100 |
| | 4 | $98,095 | $117,760 | $137,310 | $156,975 | $176,525 | $196,190 | $215,855 | $235,520 | $255,185 | $274,735 | $294,400 | $314,065 |
| 7.250% | 1 | $58,940 | $70,770 | $82,600 | $94,360 | $106,190 | $117,950 | $129,780 | $141,540 | $153,370 | $165,130 | $176,960 | $188,720 |
| | 2 | $71,570 | $85,935 | $100,300 | $114,580 | $128,945 | $143,225 | $157,590 | $171,870 | $186,235 | $200,515 | $214,880 | $229,160 |
| | 3 | $84,200 | $101,100 | $118,000 | $134,800 | $151,700 | $168,500 | $185,400 | $202,200 | $219,100 | $235,900 | $252,800 | $269,600 |
| | 4 | $96,830 | $116,265 | $135,700 | $155,020 | $174,455 | $193,775 | $213,210 | $232,530 | $251,965 | $271,285 | $290,720 | $310,040 |
| 7.375% | 1 | $58,310 | $69,930 | $81,620 | $93,240 | $104,930 | $116,480 | $128,170 | $139,790 | $151,480 | $163,100 | $174,790 | $186,410 |
| | 2 | $70,805 | $84,915 | $99,110 | $113,220 | $127,415 | $141,440 | $155,635 | $169,745 | $183,940 | $198,050 | $212,245 | $226,355 |
| | 3 | $83,300 | $99,900 | $116,600 | $133,200 | $149,900 | $166,400 | $183,100 | $199,700 | $216,400 | $233,000 | $249,700 | $266,300 |
| | 4 | $95,795 | $114,885 | $134,090 | $153,180 | $172,385 | $191,360 | $210,565 | $229,655 | $248,860 | $267,950 | $287,155 | $306,245 |
| 7.500% | 1 | $57,540 | $69,020 | $80,570 | $92,050 | $103,600 | $115,080 | $126,630 | $138,110 | $149,660 | $161,140 | $172,620 | $184,170 |
| | 2 | $69,870 | $83,810 | $97,835 | $111,775 | $125,800 | $139,740 | $153,765 | $167,705 | $181,730 | $195,670 | $209,610 | $223,635 |
| | 3 | $82,200 | $98,600 | $115,100 | $131,500 | $148,000 | $164,400 | $180,900 | $197,300 | $213,800 | $230,200 | $246,600 | $263,100 |
| | 4 | $94,530 | $113,390 | $132,365 | $151,225 | $170,200 | $189,060 | $208,035 | $226,895 | $245,870 | $264,730 | $283,590 | $302,565 |
| 7.625% | 1 | $56,840 | $68,250 | $79,590 | $91,000 | $102,340 | $113,750 | $125,090 | $136,430 | $147,770 | $159,180 | $170,520 | $181,930 |
| | 2 | $69,020 | $82,875 | $96,645 | $110,500 | $124,270 | $138,125 | $151,895 | $165,665 | $179,435 | $193,290 | $207,060 | $220,915 |
| | 3 | $81,200 | $97,500 | $113,700 | $130,000 | $146,200 | $162,500 | $178,700 | $194,900 | $211,100 | $227,400 | $243,600 | $259,900 |
| | 4 | $93,380 | $112,125 | $130,755 | $149,500 | $168,130 | $186,875 | $205,505 | $224,135 | $242,765 | $261,510 | $280,140 | $298,885 |
| 7.750% | 1 | $56,210 | $67,410 | $78,610 | $89,810 | $101,150 | $112,350 | $123,550 | $134,820 | $146,020 | $157,220 | $168,560 | $179,760 |
| | 2 | $68,255 | $81,855 | $95,455 | $109,055 | $122,825 | $136,425 | $150,025 | $163,710 | $177,310 | $190,910 | $204,680 | $218,280 |
| | 3 | $80,300 | $96,300 | $112,300 | $128,300 | $144,500 | $160,500 | $176,500 | $192,600 | $208,600 | $224,600 | $240,800 | $256,800 |
| | 4 | $92,345 | $110,745 | $129,145 | $147,545 | $166,175 | $184,575 | $202,975 | $221,490 | $239,890 | $258,290 | $276,920 | $295,320 |
| 7.875% | 1 | $55,510 | $66,570 | $77,700 | $88,760 | $99,890 | $111,020 | $122,080 | $133,210 | $144,270 | $155,330 | $166,530 | $177,590 |
| | 2 | $67,405 | $80,835 | $94,350 | $107,780 | $121,295 | $134,810 | $148,240 | $161,755 | $175,185 | $188,615 | $202,215 | $215,645 |
| | 3 | $79,300 | $95,100 | $111,000 | $126,800 | $142,700 | $158,600 | $174,400 | $190,300 | $206,100 | $221,900 | $237,900 | $253,700 |
| | 4 | $91,195 | $109,365 | $127,650 | $145,820 | $164,105 | $182,390 | $200,560 | $218,845 | $237,015 | $255,185 | $273,585 | $291,755 |
| 8.000% | 1 | $54,810 | $65,870 | $76,790 | $87,780 | $98,700 | $109,690 | $120,680 | $131,600 | $142,590 | $153,510 | $164,500 | $175,490 |
| | 2 | $66,555 | $79,985 | $93,245 | $106,590 | $119,850 | $133,195 | $146,540 | $159,800 | $173,145 | $186,405 | $199,750 | $213,095 |
| | 3 | $78,300 | $94,100 | $109,700 | $125,400 | $141,000 | $156,700 | $172,400 | $188,000 | $203,700 | $219,300 | $235,000 | $250,700 |
| | 4 | $90,045 | $108,215 | $126,155 | $144,210 | $162,150 | $180,205 | $198,260 | $216,200 | $234,255 | $252,195 | $270,250 | $288,305 |

Prepared by:
**HOUSING DIVISION**
**DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)**
**COUNTY OF MAUI**

**2015**
AFFORDABLE SALES PRICE GUIDELINES
# MOLOKA`I
## MULTI-FAMILY

Effective: **May 1, 2015**

| | | Percent of Median Income | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **Very Low** | **Low Income** | | | **Below Moderate** | | **Moderate** | | **Above Moderate** | | **Gap Income** | |
| | | **50% & Below** | **(51% to 80%)** | | | **(81% to 100%)** | | **(101% to 120%)** | | **(121% to 140%)** | | **(141% to 160%)** | |
| Prevailing Int. Rate | No. of Bedroom | 50% | 60% | 70% | 80% | 90% | 100% | 110% | 120% | 130% | 140% | 150% | 160% |
| | | $29,930 | $35,916 | $41,902 | $47,888 | $53,874 | $48,540 | $65,846 | $71,832 | $77,818 | $83,804 | $89,790 | $95,776 |
| 8.125% | 1 | $54,180 | $65,030 | $75,880 | $86,660 | $97,510 | $108,360 | $119,210 | $130,060 | $140,840 | $151,760 | $162,610 | $173,460 |
| | 2 | $65,790 | $78,965 | $92,140 | $105,230 | $118,405 | $131,580 | $144,755 | $157,930 | $171,020 | $184,280 | $197,455 | $210,630 |
| | 3 | $77,400 | $92,900 | $108,400 | $123,800 | $139,300 | $154,800 | $170,300 | $185,800 | $201,200 | $216,800 | $232,300 | $247,800 |
| | 4 | $89,010 | $106,835 | $124,660 | $142,370 | $160,195 | $178,020 | $195,845 | $213,670 | $231,380 | $249,320 | $267,145 | $284,970 |
| 8.250% | 1 | $53,550 | $64,260 | $74,970 | $85,680 | $96,390 | $107,100 | $117,810 | $128,520 | $139,230 | $149,940 | $160,650 | $171,360 |
| | 2 | $65,025 | $78,030 | $91,035 | $104,040 | $117,045 | $130,050 | $143,055 | $156,060 | $169,065 | $182,070 | $195,075 | $208,080 |
| | 3 | $76,500 | $91,800 | $107,100 | $122,400 | $137,700 | $153,000 | $168,300 | $183,600 | $198,900 | $214,200 | $229,500 | $244,800 |
| | 4 | $87,975 | $105,570 | $123,165 | $140,760 | $158,355 | $175,950 | $193,545 | $211,140 | $228,735 | $246,330 | $263,925 | $281,520 |
| 8.375% | 1 | $52,920 | $63,490 | $74,060 | $84,700 | $95,340 | $105,910 | $116,480 | $127,050 | $137,690 | $148,260 | $158,830 | $169,400 |
| | 2 | $64,260 | $77,095 | $89,930 | $102,850 | $115,770 | $128,605 | $141,440 | $154,275 | $167,195 | $180,030 | $192,865 | $205,700 |
| | 3 | $75,600 | $90,700 | $105,800 | $121,000 | $136,200 | $151,300 | $166,400 | $181,500 | $196,700 | $211,800 | $226,900 | $242,000 |
| | 4 | $86,940 | $104,305 | $121,670 | $139,150 | $156,630 | $173,995 | $191,360 | $208,725 | $226,205 | $243,570 | $260,935 | $278,300 |
| 8.500% | 1 | $52,360 | $62,790 | $73,290 | $83,720 | $94,220 | $104,650 | $115,080 | $125,650 | $136,080 | $146,510 | $157,010 | $167,440 |
| | 2 | $63,580 | $76,245 | $88,995 | $101,660 | $114,410 | $127,075 | $139,740 | $152,575 | $165,240 | $177,905 | $190,655 | $203,320 |
| | 3 | $74,800 | $89,700 | $104,700 | $119,600 | $134,600 | $149,500 | $164,400 | $179,500 | $194,400 | $209,300 | $224,300 | $239,200 |
| | 4 | $86,020 | $103,155 | $120,405 | $137,540 | $154,790 | $171,925 | $189,060 | $206,425 | $223,560 | $240,695 | $257,945 | $275,080 |
| 8.625% | 1 | $51,730 | $62,090 | $72,450 | $82,810 | $93,100 | $103,460 | $113,820 | $124,180 | $134,540 | $144,830 | $155,190 | $165,550 |
| | 2 | $62,815 | $75,395 | $87,975 | $100,555 | $113,050 | $125,630 | $138,210 | $150,790 | $163,370 | $175,865 | $188,445 | $201,025 |
| | 3 | $73,900 | $88,700 | $103,500 | $118,300 | $133,000 | $147,800 | $162,600 | $177,400 | $192,200 | $206,900 | $221,700 | $236,500 |
| | 4 | $84,985 | $102,005 | $119,025 | $136,045 | $152,950 | $169,970 | $186,990 | $204,010 | $221,030 | $237,935 | $254,955 | $271,975 |
| 8.750% | 1 | $51,170 | $61,390 | $71,610 | $81,830 | $92,050 | $102,340 | $112,490 | $122,710 | $133,000 | $143,220 | $153,440 | $163,660 |
| | 2 | $62,135 | $74,545 | $86,955 | $99,365 | $111,775 | $124,270 | $136,595 | $149,005 | $161,500 | $173,910 | $186,320 | $198,730 |
| | 3 | $73,100 | $87,700 | $102,300 | $116,900 | $131,500 | $146,200 | $160,700 | $175,300 | $190,000 | $204,600 | $219,200 | $233,800 |
| | 4 | $84,065 | $100,855 | $117,645 | $134,435 | $151,225 | $168,130 | $184,805 | $201,595 | $218,500 | $235,290 | $252,080 | $268,870 |

Maximum affordable sales price is based on the following factors:

**$48,540** Median family income as established by the Department of Housing and Human Concerns (DHHC)
**30** Number of years for a fixed-rate mortgage loan with no discount points
**30%** Percentage of gross monthly income for housing expenses (principle and interest payment only)
**5%** Percentage of the purchase price for downpayment.

Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2015**

**2015**
INCOME LIMITS & AFFORDABLE RENT GUIDELINES
# MOLOKA`I

## INCOME LIMITS FOR RENTAL UNITS (BY FAMILY SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | 1 PERSON 0.7 | 2 PERSON 0.8 | 3 PERSON 0.9 | 4 PERSON 1.0 | 5 PERSON 1.08 | 6 PERSON 1.16 | 7 PERSON 1.24 | 8 PERSON 1.32 |
|---|---|---|---|---|---|---|---|---|
| 10% | $3,400 | $3,880 | $4,370 | $4,850 | $5,240 | $5,630 | $6,020 | $6,410 |
| 20% | $6,800 | $7,770 | $8,740 | $9,710 | $10,480 | $11,260 | $12,040 | $12,810 |
| 30% | $10,190 | $11,650 | $13,110 | $14,560 | $15,730 | $16,890 | $18,060 | $19,220 |
| 40% | $13,590 | $15,530 | $17,470 | $19,420 | $20,970 | $22,520 | $24,080 | $25,630 |
| 50% | $16,990 | $19,420 | $21,840 | $24,270 | $26,210 | $28,150 | $30,090 | $32,040 |
| 60% | $20,390 | $23,300 | $26,210 | $29,120 | $31,450 | $33,780 | $36,110 | $38,440 |
| 70% | $23,780 | $27,180 | $30,580 | $33,980 | $36,700 | $39,410 | $42,130 | $44,850 |
| 80% | $27,180 | $31,070 | $34,950 | $38,830 | $41,940 | $45,050 | $48,150 | $51,260 |
| 90% | $30,580 | $34,950 | $39,320 | $43,690 | $47,180 | $50,680 | $54,170 | $57,670 |
| 100% | $33,980 | $38,830 | $43,690 | $48,540 | $52,420 | $56,310 | $60,190 | $64,070 |
| 110% | $37,380 | $42,720 | $48,050 | $53,390 | $57,670 | $61,940 | $66,210 | $70,480 |
| 120% | $40,770 | $46,600 | $52,420 | $58,250 | $62,910 | $67,570 | $72,230 | $76,890 |
| 130% | $44,170 | $50,480 | $56,790 | $63,100 | $68,150 | $73,200 | $78,250 | $83,290 |
| 140% | $47,570 | $54,360 | $61,160 | $67,960 | $73,390 | $78,830 | $84,270 | $89,700 |

## AFFORDABLE RENT GUIDELINES (BY UNIT SIZE & PERCENTAGE OF MEDIAN FAMILY INCOME)

| % of Median | UNIT SIZE (NO. OF BEDROOMS) 0 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| 10% | $85 | $91 | $109 | $126 | $141 | $155 |
| 20% | $170 | $182 | $219 | $252 | $282 | $311 |
| 30% | $255 | $273 | $328 | $379 | $422 | $466 |
| 40% | $340 | $364 | $437 | $505 | $563 | $621 |
| 50% | $425 | $455 | $546 | $631 | $704 | $777 |
| 60% | $510 | $546 | $655 | $757 | $845 | $932 |
| 70% | $595 | $637 | $765 | $884 | $985 | $1,087 |
| 80% | $680 | $728 | $874 | $1,010 | $1,126 | $1,243 |
| 90% | $765 | $819 | $983 | $1,136 | $1,267 | $1,398 |
| 100% | $850 | $910 | $1,092 | $1,262 | $1,408 | $1,553 |
| 110% | $935 | $1,001 | $1,201 | $1,388 | $1,549 | $1,709 |
| 120% | $1,019 | $1,092 | $1,311 | $1,515 | $1,689 | $1,864 |
| 130% | $1,104 | $1,183 | $1,420 | $1,641 | $1,830 | $2,019 |
| 140% | $1,189 | $1,274 | $1,529 | $1,767 | $1,971 | $2,175 |

**Note: Affordable rents are based on 30% of gross monthly income. Affordable rents include utilities**

**Table 4**. Existing and Proposed Land Use Designations

| Tax Map Key | *Area of Parcel | Existing State Land Use District | Proposed State Land Use District Amendment and Area Proposed for Reclassification | Maui Island Plan | Existing West Maui Community Plan | Proposed West Maui Community Plan Amendment | Existing County Zoning | Proposed Change in Zoning | Special Management Area |
|---|---|---|---|---|---|---|---|---|---|
| (2)4-8-003:084** | 29 acres | Agricultural/ Conservation (4.646 Acs) | Agricultural to Urban: 24.225 Acs | Planned Growth Area, Outside Growth Boundaries, Park, Outside Protected Area*** | Park, Open Space, Agriculture | Project District | Hotel, A-2 Apartment, R-3 Residential, Agricultural | Project District | Within |
| (2)4-8-003:098 (por.) | 15 acres | Agricultural | Agricultural to Rural: 14.584 Acs. To Remain Agricultural: 0.443 Ac. | Rural, Portion Outside Planned Growth Area, Protected Area | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:099 (por.) | 16 acres | Agricultural | Agricultural to Rural: 11.383 Acs. To Remain Agricultural: 4.192 Acs. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Area | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:100 (por.) | 27 acres | Agricultural | Agricultural to Urban: 6.239 Acs. Agricultural to Rural: 16.244 Acs. To Remain Agricultural: 4.63 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Area | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:101 (por.) | 29 acres | Agricultural | Agricultural to Urban: 5.423 Acs. Agricultural to Rural: 18.384 Acs. To Remain Agricultural: 5.572 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:102 (por.) | 17 acres | Agricultural | Agricultural to Urban: 16.790 Acs. Agricultural to Rural: 0.006 Ac. To Remain Agricultural: 0.085 Ac. | Rural, Urban, Planned Growth Area, Outside Protected Area | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:103 (por.) | 28 acres | Agricultural | Agricultural to Urban: 27.799 Acs. | Urban, Planned Growth Area, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:104 (por.) | 50 acres | Agricultural | Agricultural to Urban: 40.311 Acs. To Remain Agricultural: 9.99 Acs. | Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:105 (por.) | 41 acres | Agricultural | Agricultural to Urban: 29.387 Acs. Agricultural to Rural: 10.945 Acs. To Remain Agricultural: 0.402 Ac. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:106 (por.) | 17 acres | Agricultural | Agricultural to Urban: 8.406 Acs. Agricultural to Rural: 3.509 Acs. To Remain Agricultural: 4.762 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:107 (por.) | 41 acres | Agricultural | Agricultural to Urban: 0.247 Ac. Agricultural to Rural: 33.089 Acs, To Remain Agricultural: 7.807 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:108 | 81 acres | Agricultural (59 Acs.)/ Conservation (22 Acs.) | No change | Outside Growth Boundaries, Sensitive Land, Outside Protected Areas | Agriculture, Conservation | Project District | Agricultural | Project District | Outside |



EXHIBIT 2

**Table 4.** Existing and Proposed Land Use Designations (Continued)

| Tax Map Key | *Area of Parcel | Existing State Land Use District | Proposed State Land Use District Amendment and Area Proposed for Reclassification | Maui Island Plan | Existing West Maui Community Plan | Proposed West Maui Community Plan Amendment | Existing County Zoning | Proposed Change in Zoning | Special Management Area |
|---|---|---|---|---|---|---|---|---|---|
| (2)4-8-003:109 (por.) | 16 acres | Agricultural | Agricultural to Rural: 15.753 Acs. To Remain Agricultural: 0.414 Ac. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:110 (por.) | 17 acres | Agricultural | Agricultural to Rural: 7.352 Acs. To Remain Agricultural: 9.868 Acs. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:111 (por.) | 17 acres | Agricultural | Agricultural to Urban: 8.740 Acs. Agricultural to Rural: 4.752 Acs. To Remain Agricultural: 3.09 Acs. | Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:112 (por.) | 25 acres | Agricultural | Agricultural to Urban: 10.106 Acs. To Remain Agricultural: 14.504 Acs. | Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:113 | 25 acres | Agricultural | Agricultural to Urban: 25.202 Acs. Agricultural to Rural: 0.009 Ac. | Rural, Urban, Planned Growth Area, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:114 (por.) | 29 acres | Agricultural | Agricultural to Urban: 21.647 Acs. Agricultural to Rural: 4.796 Acs. To Remain Agricultural: 2.396 Acs. | Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:115 (por.) | 26 acres | Agricultural | Agricultural to Urban: 8.319 Acs. Agricultural to Rural: 4.976 Acs. To Remain Agricultural: 12.889 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:116 (por.) | 16 acres | Agricultural | Agricultural to Urban: 1.357 Acs. To Remain Agricultural: 14.681 Acs. | Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:117 (por.) | 16 acres | Agricultural | Agricultural to Rural: 13.384 Acs. To Remain Agricultural: 2.205 Acs. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:118 (por.) | 43 acres | Agricultural/ Conservation | Agricultural to Urban: 17.98 Acs. Agricultural to Rural: 8.709 Acs. To Remain in Agricultural and Conservation: 16.02 Acs. | Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:124** (por.) | 16 acres | Agricultural/ Conservation (0.21 Ac.) | Agricultural to Urban: 14.04 Acs. To Remain Agricultural: 1.83 Acs. | Planned Growth Area, Outside Growth Boundaries, Outside Protected Areas*** | Agriculture/Open Space | Project District | Agricultural, R-3 Residential | Project District | Within |

Source: County of Maui, Department of Planning 2014 and R.T. Tanaka Engineers, Inc.

Note: * Rounded to nearest whole number
** Parcels excluded in Alternative 2
*** MIP includes footnote that potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan

# II. ALTERNATIVES ANALYSIS

This chapter addresses alternatives considered in the development of the Master Plan and its various implementation components.

## A. ALTERNATIVE 1: PREFERRED PLAN UTILIZING LANDS MAUKA AND MAKAI OF HONOAPI`ILANI HIGHWAY (OLOWALU TOWN MASTER PLAN)

Alternative 1, the Preferred Plan, described in Chapter I of this document was developed through an extensive community-based planning process referred to as "Olowalu Talk Story", which began in November 2005. Refer to **Figure 4**. The "Olowalu Talk Story" workshop or planning charette included the input of participants consisting of residents, community organizations, professionals, town planners, and government agencies. Project plans were continuously evaluated, assessed, and updated to incorporate the views of the participants and their stated desires in order to preserve Maui's quality of life, provide affordable housing for local residents, and preserve natural resources. Significant natural resources that were identified in the planning process for preservation or protection in recognition of the ahupua`a system of land management included the Olowalu Cultural Reserve (OCR), the archaeological and cultural resources of Olowalu, Olowalu Stream, Kapa`iki, the historic Olowalu Church, Camp Olowalu (formerly Pecusa), Olowalu Wharf, Olowalu General Store, the monkey pod trees on Honoapi`ilani Highway, the makai open spaces and recreational uses, and the coastal waters of Olowalu.

Refinement of the Master Plan has been through continued dialogue with interested parties established during "Olowalu Talk Story", especially with the residents of Olowalu. Preferred Alternative 1 of the Master Plan took six (6) years to develop and numerous iterations of the plan. Refer to **Appendix "A"**. The basic concepts of a sustainable and walkable community have been incorporated in the Master Plan. The country town centers are on relatively flat land and residential uses are within a five (5) minute walk to or one fourth mile of centers of activity to reduce the dependency on the automobile.

Concurrent with the refinement of the Master Plan, Olowalu Ekolu, LLC and Olowalu Town, LLC have participated in the Maui Island Plan (MIP) process to include the Master Plan in the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB). Both the General Plan Advisory Committee and Maui Planning Commission recommended the Master Plan for



EXHIBIT 3

the MIP. The MIP includes portions of the Olowalu Town Master Plan in the Urban and Rural Growth Boundaries. The MIP was adopted by the Maui County Council by Ordinance No. 4004 on December 28, 2012. The MIP did not include the two (2) makai properties in the directed growth boundaries.

According to the MIP, Olowalu Town will be designed to recognize and perpetuate the land and resources management system of ahupua`a. The town will provide public access between the ocean and the mountains; protect the natural environment, particularly Olowalu Stream, the shoreline, and coral reefs and marine resources; preserve mauka and makai view corridors and perpetuate the OCR. In order to achieve these goals, the MIP made provisions for potential expansion of the growth boundaries makai of the existing Honoapi`ilani Highway in the context of the West Maui Community Plan update or amendment process. Expansion of the growth boundaries may consider the need to: protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway Plan.

In order to create a sustainable community, perpetuating the land and resources management system of ahupua`a, use of both the mauka and makai lands are proposed in Preferred Alternative 1. Use of these lands allows for mauka to makai integration of a system of parks, public access, open space and the OCR with urban and rural uses and public infrastructure. Of particular importance is development of the mauka to makai drainage systems to protect the nearshore waters and ecosystems, as well as proposed plans by the Applicants to develop the park and open space lands. In keeping with implementation of the Pali to Puamana Parkway Plan, Preferred Alternative 1 allows relocation of Honoapi`ilani Highway landward and creation of enhanced recreation areas, such as parks, open space and public access makai of the existing Honoapi`ilani Highway.

According to the MIP, the Master Plan is intended to meet the needs of Maui residents as a revitalized and sustainable Olowalu community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural, cultural, and historic resources. Olowalu Town is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure (MIP, pp. 8-63).

As a proposed sustainable community, the environment is a key element of the proposed Alternative 1 Master Plan. Of particular environmental concern is the relationship between project-related stormwater runoff and sediments and nearshore water quality conditions. As

such, stormwater quality enhancements incorporating Low Impact Development (LID) measures are proposed to mitigate impacts to the nearshore waters. The Master Plan proposes to retain as much runoff onsite as possible, primarily on the mauka side of Honoapi`ilani Highway and discontinue the existing conditions in which stormwater runoff from the mauka vacant lands exit through existing culverts under Honoapi`ilani Highway directly into the ocean. See **Appendices "C"** and **"C-2"**. As noted in the *Assessment of Marine Water Chemistry and Biotic Community Structure* study, the existing stormwater runoff is of concern to the area north of Hekili Point and south of Olowalu Stream due to the direct flow of runoff into the ocean. See **Appendix "E"**.

Creative solutions for new infrastructure will also be required for water, sewage, roadways, and related systems. These solutions will be implemented concurrent with the development of the Olowalu Town Master Plan (OTMP). Detailed discussion of infrastructure is provided in Chapter III of this EIS.

Alternative 1 utilizes vacant lands that were formerly used for agricultural cultivation and provides housing, shopping, and community-living opportunities for Maui residents, including seniors and first-time homebuyers. Infrastructure improvements will be necessary to provide needed services to the Master Plan community. These infrastructure improvements that will be built as part of the Master Plan community will also enhance and increase the services available to current Olowalu residents, such as upgraded water and fire protection systems, as well as the opportunity to eliminate individual wastewater systems through the construction of a state of the art wastewater treatment facility.

It is noted that cost benefit considerations were taken into account in affirming the viability of Alternative 1. As noted previously, the estimated construction cost for the project, including vertical construction and the Honoapi`ilani Highway realignment costs, is estimated to be $465.6 million. The Assessment of Economic and Fiscal Impacts (Appendix "M") further indicates that property values for the residential components at build-out is estimated to be $757.5 million while the value of commercial spaces is calculated to be about $52.5 million. While the valuations presented in the Assessment of Economic and Fiscal Impacts report are not framed in the context of a project development feasibility analysis, it does provide a positive indicator that the long-term feasibility of the project, under Alternative 1, is considered reasonable and appropriate.

## B. ALTERNATIVE 2: UTILIZE LANDS MAUKA OF HONOAPI`ILANI HIGHWAY (MIP SCENARIO)

Alternative 2 (the MIP scenario) also follows the principles of ahupua`a land management and is in concert with the directed growth boundaries of the MIP. In this regard, Alternative 2 does not include the makai portion or approximately 45 acres in the proposed OTMP. Except for the existing residential uses, this alternative limits the use of the makai area to the existing OCR, agriculture, and recreation uses. Refer to **Figure 5**. Portions of the vacant makai lands are currently overgrown with kiawe, shrubs and grasses. Except for Camp Olowalu, which is available to fee paying guests, the vacant lands have not been developed for parks or recreational uses beyond public access to and informal access along portions of the shoreline from both ends of Olowalu and a public beach access with unpaved parking from the former Olowalu Mill site. A portion of the makai area is located within the OCR and will be subject to land altering activities to implement the objectives of the OCR. As with Alternative 1, LID measures will need to be incorporated into any land altering work necessary to meet the objectives of the OCR to minimize impacts on the nearshore waters.

Alternative 2 will keep the makai land in its present condition and retain it in the State Land Use (SLU) Agricultural District. Existing, limited, and agricultural uses (tree farms) will continue on the makai properties. Development of future parks and public access improvements will require land acquisition and development funds by the County of Maui. Also, current drainage patterns will be maintained with stormwater runoff eventually sheet flowing into the ocean.

With respect to the mauka lands, similar to Alternative 1, Alternative 2 will retain as much runoff onsite as possible, primarily on the mauka side of Honoapi`ilani Highway, and discontinue the existing conditions in which stormwater runoff from the mauka vacant lands exit through existing culverts under Honoapi`ilani Highway directly into the ocean.

Alternative 2 maintains the same residential unit count and land uses as Alternative 1, except it limits development to the area mauka of Honoapi`ilani Highway. Alternative 2 may be perceived as more appropriate due to the distance from the shoreline and perceived lesser impact to the nearshore waters, primarily the reefs (coral) and marine biota (i.e. manta rays and black tip sharks). However, as noted previously, under Alternative 2 stormwater runoff from the makai lands will continue to sheet flow into the ocean. Although Alternative 2 will leave the makai lands available for implementation of the County of Maui's proposed Pali to Puamana Plan which identifies portions of the makai lands for park use, it will require land acquisition by the County of Maui.

Alternative 2 will have similar impacts on infrastructure and public services as those assessed for Alternative 1.

From a financial feasibility standpoint, Alternative 2, like Alternative 1, is considered to be a viable planning option. The overall total cost for Alternative 2 will be slightly lower than that of Alternative 1 as the costs of developing the makai park and open space lands would not be a cost component. However, the cost savings will be offset with the elimination of potential ocean front market units, which will reduce overall revenue benefits. While market attractiveness may be diminished without the makai lands, the value of housing units and commercial areas is expected to exceed the cost of infrastructure systems and vertical construction, yielding a benefit-cost indicator which would point to project viability.

## C. ALTERNATIVE 3: NO ACTION

On September 12, 2000 the Olowalu lands were granted Special Management Area Use Permit No. 990021 to develop the existing agricultural lots, including the Olowalu Makai Subdivision and Olowalu Mauka Subdivision. Lots in the Olowalu Makai Subdivision and the Olowalu Mauka Subdivision have been sold. Of the remaining agricultural lots under the control of Olowalu Ekolu, LLC and Olowalu Town, LLC, there is limited diversified farming occurring on the properties. These include a tomato farm, tree farms, cattle and horse grazing. It is noted that these current limited agricultural enterprises share the benefit of low lease rents which support the business-side element of the farming operations.

Alternative 3 would result in the continued sale of the remaining agricultural lots and the current small-scale agricultural use of the lots. While this option is considered an alternative from a planning perspective, it does not provide needed housing for local residents through a comprehensively planned sustainable community. Alternatives 1 and 2 will provide housing employment and recreational opportunities. In addition, Alternative 3 does not include any improvements to address the current runoff of sediments into the ocean. Therefore, Alternatives 1 and 2 are considered to yield a greater community benefit than Alternative 3. The rationale for the foregoing is provided below.

With the demise of Pioneer Mill in 1999 and cessation of pineapple cultivation in West Maui in 2009, there is an abundance of agricultural lands available for farming operations. Existing constraints, such as the ease in getting out-of-State agricultural products to State-wide markets at lower cost, limits diversified agriculture from expanding at a pace that would absorb the available agricultural lands. In the foreseeable future, there is no cash crop similar to sugarcane or pineapple envisioned that will be able to absorb the available vacant agricultural

lands that were created with the demise of these two (2) plantations. While there may be interest in bio-fuel crops, from an economic feasibility perspective, growing of such crops will more than likely require large-scale commercial farms rather than smaller diversified agricultural lots, such as those found in Olowalu.

With the surplus of agricultural lands available for farming operations on Maui, planning for future communities on the island must then discern lands which are most appropriate for meeting the needs of the island's residents and businesses, from historic, spatial relationship, infrastructural and environmental points of view. Based on the planning analysis and technical studies conducted for the MIP and Olowalu Town, the Olowalu area is considered a functionally appropriate opportunity for new community development.

Alternative 3, No Action, may be perceived by some as advantageous from the standpoint of maintenance of the status quo regarding community character and environmental management. However, the existing problems associated with sedimentation into Olowalu Stream and the ocean, as well as traffic and erosion on Honoapi`ilani Highway continues or is further exacerbated under Alternative 3. The No Action alternative does not enhance the opportunity for physical activity or support social interaction, which are key components of a healthy community. The tradeoff considerations, then, relate to best use of the Master Plan lands from a community benefit perspective. As discussed previously, the Applicants believe that the creation of a master planned sustainable community which meets local housing and economic development needs in the context of the community character and its environmental management is the appropriate scenario for the use of lands at Olowalu.

## D. ALTERNATIVE 4: DEFER ACTION

Alternative 4 is to defer development of the area and, hence, land use entitlement applications until a future date. As noted previously, the proposed action has been in the planning and analyses phases of work since 2005. The process for securing appropriate land use entitlements typically span a number of years, to be followed by detailed design and engineering. In order to successfully program work for new community development, careful plotting of development milestones is needed to ensure that unnecessary delays are minimized. Alternative 4 is not deemed to be in alignment with the need for local housing which falls within a more immediate timeframe which coincides with the County of Maui's comprehensive planning processes adopting the MIP and future update of the West Maui Community Plan.

In particular, Alternative 4 introduces the element of uncertainty with respect to future

conditions. For example, revisions to regulatory protocols may result in added complexity in the land use entitlements processes resulting in lengthier approval durations and attendant higher costs of development (which ultimately translates to higher consumer costs). In this regard, project planning and land use entitlements processing for Olowalu Town is now approaching 10 years in length. Deferral of planning and land use entitlements will result in further delays in bringing new housing products to market for Maui's residents. The continued supply-demand imbalance has historically fueled higher housing costs for residents.

Delays in project implementation will also impact public-private partnership opportunities with respect to the realignment of Honoapi`ilani Highway, which is viewed to be a public interest infrastructure project. Delays in the realignment of Honoapi`ilani Highway is considered an adverse impact to the movement of people, goods and services for island businesses, residents and visitors. Delays in achieving a permanent transportation solution will then be replaced by interim and incremental improvements to address coastal erosion issues, and highway capacity concerns.

In addition, deferral of the project will result in a significant time lag of project benefits such as the implementation of sustainable LID stormwater management measures designed to enhance nearshore water quality conditions. Similarly, deferral of the project will place "on-hold" community sustainability benefits associated with new wastewater treatment technologies, water re-use practices, and agricultural infrastructure improvements. As a project designed to accommodate future growth, deferral of the OTMP will delay public-private partnership opportunities for addressing public service needs, including those related to police, fire, and educational system improvements.

## E. ALTERNATIVE 5: RESORT AND RESORT RESIDENTIAL USE

From a master planning standpoint, alternative uses considered included developing resort uses, such as hotel units, with limited commercial support services to take advantage of the natural resources, especially the shoreline and ocean resources; as well as developing the area as a resort residential area as envisioned in Land Zoning Map No. 7. Refer to **Figure 9**. These types of uses could be established, however, these uses are viewed as taking away opportunity for focusing on a comprehensively planned sustainable community benefitting local residents including the provision of affordable housing. The Applicants' proposal is based on a philosophical priority embracing sustainability which yields the land uses, product mixes and spatial relationships identified in Alternatives 1 and 2, and which gives preference to local families.

The challenge for Alternative 5, then, is its focus on the visitor market and higher end housing product. The provision of public services, such as fire, police, recreational and educational services, would be provided to serve a market which in a larger context, may dilute and shift capital improvements programming and prioritization away from those needed by residents. The disadvantage of Alternative 5 is further illustrated by the likely housing product imbalance to be realized under this option. For example, resort residential housing is marketed to the higher-end customer who has the means to acquire housing products which have construction materials, quality and design amenities which lead to significantly higher sales prices. In today's market context, resort residential units are not sold to local families. Additionally, the 25 percent workforce housing requirement may not necessarily be located at Olowalu, which eliminates the locational advantage Olowalu offers to local residents from a commute efficiency standpoint. In general, the misalignment of Alternative 5 with the Applicants' values and desire to improve the quality of life for Maui's residents, results in an alternative which does not warrant further consideration.

Notwithstanding the foregoing disadvantages, Alternative 5 (Resort and Resort Residential Use) is considered financially viable. While vertical construction cost will be substantially higher than those presented for Alternatives 1 and 2, the values of the resort products at build-out will be substantially higher as well, likely yielding higher revenues to offset development costs. Specific quantifiable costs measuring feasibility potential of Alternative 5 is not presented because specific unit and product types have not been identified. However, if this alternative was to be considered, such costs would be developed through an iterative process of master plan development and cost estimating to ensure that units and products associated with the project yield a financially viable proposal. Notwithstanding, as noted previously, this alternative is not in keeping with the applicants' objective of providing housing for Maui residents.

## F. ALTERNATIVE 6: OTHER LOCATIONS

Alternative 6 considered alternative locations within the West Maui region. Potential sites located within the UGB of the MIP do not have the geographic qualities to implement a sustainable community in accordance with the Hawaiian land management system of ahupua`a. Unfortunately, the lands within the UGB located in Lāhainā Town to Kapalua have been urbanized from Honoapi`ilani Highway to the shoreline and along the various stream systems, many of which have been channelized. As such, these alternative locations are not able to accommodate the sustainability plan proposed in Olowalu and does not meet the objectives of the Applicants.

Looking at lands beyond the UGB, alternative locations may be considered on State land use classified "Agricultural" lands mauka of Honoapi`ilani Highway between the Kā`anapali 2020 Master Plan area and the Pulelehua Master Plan area (near the West Maui Airport). Such lands, however, are not considered a viable option as they will require an amendment to the Maui Island Plan. This land use entitlement process will require the preparation of a new Chapter 343, Hawai`i Revised Statutes document, including new studies related to traffic, archaeology, engineering, flora and fauna, market and fiscal and economic impacts. In effect, consideration of lands beyond the UGB yields outcomes similar to Alternative 4, Defer Action.

## G. INFRASTRUCTURE DEVELOPMENT CONSIDERATIONS

As a sustainable community, creative solutions for infrastructure systems will be required. The formulation of the preferred infrastructure system elements required careful engineering analysis, taking into account land use relationships, environmental impact mitigation, and relationships to existing and planned infrastructure systems. The basis for developing the preferred infrastructure system alternatives are described below.

Wastewater treatment and disposal requires utilization of technology that eliminates injection wells, locates facilities down gradient of water resources, locates facilities outside of any potential hazard area, such as the flood zones, and locates facilities in an area readily accessible, with limited impacts on existing and proposed residential and commercial uses. The wastewater facility site was placed on the northern portion of the property adjacent to the existing County of Maui's Recycling and Refuse Convenience Center which generates existing nuisances from noise, dust and odors and is accessible from an existing driveway. Additionally, the site needs to be accessible to large landscaped areas in order to utilize the R-1 recycled water for irrigation, as well as provide for the natural treatment systems consisting of a constructed wetland and soil aquifer treatment system. The facility's proposed location next to the County's Recycling and Refuse Convenience Center also will accommodate the solid waste to be generated by the project.

The existing private water system will be upgraded with additional source wells, storage and transmission lines. The area on the mauka side of the future relocated Honoapi`ilani Highway near the existing well and water storage tank was selected as the most likely area for the new source wells and storage for convenient connection to the existing system. This location is up-gradient to allow gravity flow transmission lines and minimize the need for pump stations to supply drinking water to the proposed and existing communities.

The alignment of the future relocated highway was designed to be consistent with the County's Pali to Puamana Master Plan, as well as the objectives of the Hawai`i Department of Transportation's (HDOT) Honoapi`ilani Highway Realignment/Widening Project (Mā`alaea to Launiupoko). The mauka alignment was selected based on the criteria of the Federal Highway Administration (FHWA) and HDOT, the topography of the site, and the existing natural constraints of the property where it narrows at both entrances to Olowalu along the shoreline. Relocating the highway further mauka will change the existing Honoapi`ilani Highway from a higher speed arterial to a lower-speed secondary roadway. The lower-speed secondary roadway will enhance and improve traffic safety of recreational users seeking to access the shoreline and create the opportunity to expand parks with associated amenities along the shoreline.

Drainage will be handled through a system of retention basins located within the approximate 140 acres of 223 acres (Alternative 1) and 200 acres (Alternative 2) of open space and park lands in the Master Plan, as well as Low Impact Development (LID) measures. There is adequate acreage of open space and park lands included in the Master Plan to handle not only drainage but to provide necessary open spaces and park lands for both passive and active recreation. As a fundamental design criterion, the drainage system also needed to retain all the post development flows, as well as some of the pre-development flows in order to minimize impacts on the nearshore water quality, especially at the Olowalu Stream outlet.

## H. SUMMARY

The following criteria were used to evaluate the Alternatives:

1. Community Planning Effort
   - Community based planning effort initiated to develop Alternatives

2. Sustainability
   - Incorporates green infrastructure
   - Incorporates green buildings
   - Walkable community encourages transit, pedestrian, and bicycle transportation

3. Land Use
   - Consistent with Maui Island Plan Directed Growth Boundaries
   - Consistent with West Maui Community Plan Land Use Map
   - Supports agriculture

4. Natural Resources
   - Reduces sedimentation and protect water quality on mauka lands

- Reduces sedimentation and protect water quality on makai lands
- Protects scenic resources mauka of Honoapi`ilani Highway
- Enhances scenic resources mauka of Honoapi`ilani Highway
- Protects scenic resources makai of Honoapi`ilani Highway
- Enhances scenic resources makai of Honoapi`ilani Highway
- Protects open space resources

5. Infrastructure
   - Improve infrastructure (i.e., water, wastewater disposal, etc.)
   - Allows implementation of State Department of Transporation (HDOT) highway plans

6. Recreaction, Parks, and Public Access
   - Creates mauka recreational opportunities by providing additional parks
   - Creates shoreline recreational opportunities and access to the shoreline

7. Cultural Resources
   - Observe the Hawaiian land management system of ahupua`a
   - Expands the Olowalu Cultural Reserve or create Cultural Reserves

8. Housing
   - Provides housing for Maui residents
   - Provides affordable housing

9. Employment
   - Creates employment

10. Timeframe
    - Meets Applicants' timeframe (refer to **Table 5**)

Evaluation of the foregoing criteria is identified in the following **Table 6**.

**Table 6.** Evaluation of Criteria

| CRITERIA | EVALUATION |
|---|---|
| **1. Community Planning Effort** | |
| Alternative 1 | Olowalu Talk Story Provided Input on Master Plan; community desires considered during MIP process. |
| Alternative 2 | Olowalu Talk Story Provided Input on Master Plan; community desires considered during MIP process. |
| Alternative 3 | Community desires not considered. |
| Alternative 4 | Community desires deferred to a later date in time. |
| Alternative 5 | Community desires not considered. Requires community planning effort. |
| Alternative 6 | Community desires not considered. Requires community planning effort. |
| **2. Sustainability** | |
| Alternative 1 | Incorporates principles of green infrastructure and building design and walkable communities. |
| Alternative 2 | Incorporates principles of green infrastructure and building design and walkable communities. |
| Alternative 3 | Remains as is and does not promote green infrastructure, building design, or walkable communities. |
| Alternative 4 | Defers consideration of green infrastructure, building design, and walkable communities to a later date in time. |
| Alternative 5 | Does not promote green infrastructure or design. |
| Alternative 6 | Does not promote green infrastructure or design. |
| **3. Land Use** | |
| Alternative 1 | Partially consistent with MIP, requires community plan amendment, and includes agricultural lots.* |
| Alternative 2 | Consistent with MIP, requires community plan amendment, and includes agricultural lots. |
| Alternative 3 | Not consistent with MIP, consistent with community plan, and maintains agricultural land. |
| Alternative 4 | Defers implementation of the MIP, community plan amendment, and temporarily maintains agricultural land. |
| Alternative 5 | Not consistent with MIP and West Maui Community Plan. |
| Alternative 6 | Requires finding an appropriate location and implementation of an amendment to the MIP and subsequent land entitlements. |
| **4. Natural Resources** | |
| Alternative 1 | Proposed drainage system following Low Impact Development (LID) standards retains runoff mauka of Honoapi`ilani Highway in conjunction with LID measures makai of the highway and reduces sedimentation into the nearshore waters to protect water quality and marine biota. Scenic and open space resources mauka and makai of the highway are protected by the proposed system of parks, open space, greenways and expansion of the OCR. |
| Alternative 2 | Proposed drainage system following LID standards retains runoff mauka of Honoapi`ilani Highway to reduce sedimentation into the nearshore waters to protect water quality and marine biota. Land makai of the highway will remain as is and will not decrease sedimentation into the nearshore waters. Scenic and open space resources mauka of the highway are protected by the proposed system of parks, open space, greenways and expansion of the OCR. Lands makai of the highway will remain unchanged. |

**Table 6.** Evaluation of Criteria (Continued)

| CRITERIA | EVALUATION |
|---|---|
| Alternative 3 | The land remains unchanged and does not improve water quality or enhances scenic and open space resources. |
| Alternative 4 | Defers improvements to reduce sedimentation and improve water quality and enhancement of scenic and open space resources to a later date in time |
| Alternative 5 | Does not address LID drainage systems to reduce sedimentation and improve water quality or measures to enhance scenic and open space resources. |
| Alternative 6 | No alternative location available. |
| **5. Infrastructure** | |
| Alternative 1 | Improvements to existing infrastructure, including but not limited to drinking water and fire protection, is proposed, as well as a wastewater treatment facility that does not require injection wells. Provides corridor for Honoapi`ilani Highway inland. |
| Alternative 2 | Improvements to existing infrastructure, including but not limited to drinking water and fire protection, is proposed, as well as a wastewater treatment facility that does not require injection wells. Provides corridor for Honoapi`ilani Highway inland. |
| Alternative 3 | Remains unchanged, with no infrastructure improvements. Honoapi`ilani Highway remains in its present location. |
| Alternative 4 | Improvements to infrastructure and relocation of Honoapi`ilani Highway is deferred to an indefinite timeframe. |
| Alternative 5 | Improvements to infrastructure, including a wastewater treatment facility that does not require injection wells, have not been considered. Honoapi`ilani Highway remains in its present location. |
| Alternative 6 | No alternative location available. |
| **6. Recreation, Parks and Public Access** | |
| Alternative 1 | System of parks, open space, greenways, and expansion of the OCR mauka and makai of Honoapi`ilani is proposed to provide recreational opportunities, parks, and public access including to the shoreline. |
| Alternative 2 | System of parks, open space, greenways, and expansion of the OCR mauka of Honoapi`ilani is proposed to provide recreational opportunities, parks, and public access on the mauka lands. |
| Alternative 3 | Remains unchanged and does not provide new or improved recreational opportunities, parks, and public access. |
| Alternative 4 | Defers development of parks, open space, greenways, and expansion of the OCR to an indefinite timeframe. |
| Alternative 5 | Improvements to parks, open space, greenways, and expansion of the OCR are not addressed in this alternative. |
| Alternative 6 | No alternative location available. |
| **7. Cultural Resources** | |
| Alternative 1 | Is based on the ahupua`a Hawaiian system of land management and proposes to expand the OCR. |
| Alternative 2 | Is based on the ahupua`a Hawaiian system of land management and proposes to expand the OCR. |
| Alternative 3 | Remains unchanged and does not incorporate the ahupua`a system of land management and does not expand the OCR or create cultural reserves. |
| Alternative 4 | Is based on the ahupua`a Hawaiian system of land management and proposes to expand the OCR but defers the project to an indefinite timeframe. |

**Table 6.** Evaluation of Criteria (Continued)

| CRITERIA | EVALUATION |
|---|---|
| Alternative 5 | Is not based on the ahupua`a system of land management and does not expand the OCR. |
| Alternative 6 | No alternative location available. |
| **8. Housing** | |
| Alternative 1 | Provides housing for Maui residents and affordable housing. |
| Alternative 2 | Provides housing for Maui residents and affordable housing. |
| | |
| Alternative 3 | Remains unchanged and does not provide housing for Maui residents or affordable housing. |
| Alternative 4 | Housing for Maui residents and affordable housing is deferred to a later date in time when the need is today. |
| Alternative 5 | Provides resort residential housing that is for the off-island investor. |
| Alternative 6 | No alternative location available. |
| **9. Employment** | |
| Alternative 1 | Creates employment for future residents. |
| Alternative 2 | Creates employment for future residents. |
| Alternative 3 | The limited commercial uses remain unchanged and does not create future employment centers. |
| Alternative 4 | Creates employment centers for future residents at a later date in time. |
| Alternative 5 | Creates employment for hotel or resort workers. |
| Alternative 6 | No alternative location available. |
| **10. Timeframe** | |
| Alternative 1 | Meets Applicants' timeframe |
| Alternative 2 | Meets Applicants' timeframe |
| Alternative 3 | Require major redesign of Master Plan. Delay will not meet Applicants' timeframe. |
| Alternative 4 | Does not meet Applicants' timeframe |
| Alternative 5 | Requires major redesign of Master Plan. Delay will not meet Applicants' timeframe |
| Alternative 6 | Requires locating an alternative location and initiating new environmental and land entitlement process. Delay will not meet Applicants' timeframe. |
| Note: * MIP includes footnote that potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan. | |

The evaluation of the Development Alternatives are summarized below in **Table 7**.

**Table 7.** Summary of Evaluation of Alternatives

| CRITERIA | ALTERNATIVES | | | | | |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4[a] | 5 | 6[b] |
| **Community Planning Effort** | | | | | | |
| Community Based Planning | Y | Y | N | Y | N | N/A |
| **Sustainability** | | | | | | |
| Green Infrastructure | Y | Y | N | Y | N | N/A |
| Green Buildings | Y | Y | N | Y | N | N/A |
| Walkable Community | Y | Y | N | Y | N | N/A |
| **Land Use** | | | | | | |
| Consistent with Maui Island Plan Directed Growth Boundaries | Y[c] | Y | N | Y | N | N/A |
| Consistent with West Maui Community Plan Land Use Map | N | N | Y | N | N | N/A |
| Support Agriculture | Y | Y | Y | Y | N | N/A |
| **Natural Resources** | | | | | | |
| Reduces Sedimentation and Protect Water Quality on Mauka lands | Y | Y | N | Y | N | N/A |
| Reduces Sedimentation and Protect Water Quality on Makai Lands | Y | N | N | Y | N | N/A |
| Protects Scenic Resources Mauka of Honoapi`ilani Highway | Y | Y | N | Y | N | N/A |
| Enhances Scenic Resources Mauka of Honoapi`ilani Highway. | Y | Y | N | Y | N | N/A |
| Protects Scenic Resources Makai of Honoapi`ilani Highway | Y | Y | N | Y | N | N/A |
| Enhances Scenic Resources Makai of Honoapi`ilani Highway | Y | N | N | Y | N | N/A |
| Protects Open Space Resources | Y | Y | Y | Y | N | N/A |
| **Infrastructure** | | | | | | |
| Improve Infrastructure | Y | Y | N | Y | Y | N/A |
| Implements HDOT Highway Plans | Y | Y | N | Y | N | N/A |
| **Recreation, Parks and Public Access** | | | | | | |
| Improve Mauka Parks and Public Access | Y | Y | N | Y | N | N/A |
| Improve Makai Parks and Public Access | Y | N | N | Y | N | N/A |
| **Cultural Resources** | | | | | | |
| Observes Hawaiian Land Management System (Ahupuaa) | Y | Y | N | Y | N | N/A |
| Expands the Olowalu Cultural Reserve or Create Cultural Reserves | Y | Y | N | Y | N | N/A |
| **Housing** | | | | | | |
| Provides Housing for Residents | Y | Y | N | Y | N | N/A |
| Provides Affordable Housing | Y | Y | N | Y | Y | N/A |
| **Employment** | | | | | | |
| Creates Employment | Y | Y | N | Y | Y | N/A |
| **Timeframe** | | | | | | |
| Meets Applicants Timeframe | Y | Y | N | N | N | N/A |
| **TOTAL** | **23** | **20** | **3** | **22** | **3** | **0** |

[a] Alternative 4 is the same as Alternative 1, except deferred to an indefinite date.
[b] N/A - Not Applicable (No Alternative Location Available).
[c] Partially consistent. MIP includes footnote that potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates and amendments to the West Maui Community Plan.

Alternatives 1, 2, and 4 reflect positive attributes as related to the evaluation criteria, however, Alternative 4 would be deferred to a later date in time and will not provide housing for Maui residents that are needed today or meet the timeframe of the Applicants (refer to **Table 5**).

In general, the benefits of each alternative should be weighed against the project's goal of providing a comprehensively planned community for Maui's residents. Alternatives 1 and 2 reflect positive attributes as it relates to the evaluation criteria. Alternative 3 (No Action) is not aligned with the project's goal and Alternative 4 (Deferred Action) places "on-hold", the achievement of the project's goal and introduces an element of uncertainty as it relates to future conditions and circumstances.

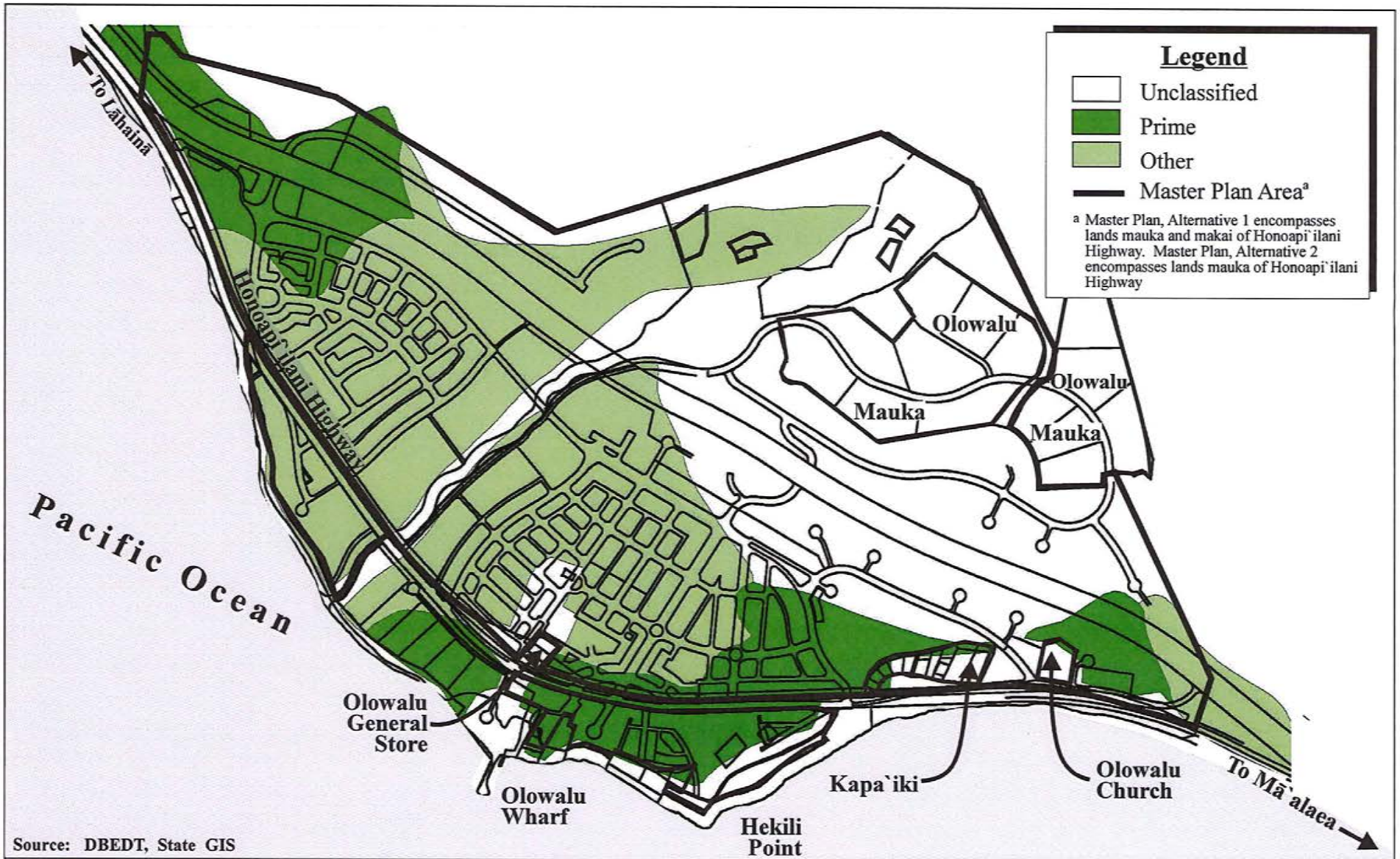
The benefits of Alternatives 1 and 2 include the provision of a new mauka Honoapi`ilani Highway alignment which addresses coastal erosion issues and diverts traffic away from potential recreational opportunities along the existing Honoapi`ilani Highway corridor. Associated with the relocation of the highway is the opportunity to establish land use spatial allocations which respect the need to mitigate noise and air quality impacts, through the delineation of appropriate setbacks from the highway. Alternative 5 (Resort and Resort Residential Use) would likely include the realignment of Honoapi`ilani Highway as well, which would yield benefits similar to Alternatives 1 and 2.

Additionally, as a residential master planned community for Maui residents, Olowalu Town, under Alternatives 1 and 2, will provide the needed support facilities to ensure a fully integrated and functional community. Such facilities will include opportunities for new school, fire, and police infrastructure. Alternative 5 (Resort and Resort Residential Housing) could potentially include public service support facilities (fire and police), but will not likely provide new school facility opportunities based on this alternative's target population.

The evaluation summary, as presented in Table 7, indicates in a comprehensive fashion, the benefits associated with each alternative. The evaluation categories (e.g., sustainability, natural resources, recreation, land use, etc.) yield a rank order regime which places Alternatives 1, 2, and 4, as the leading options. As noted previously, however, Alternative 4 (Deferred Action) leads to implementation uncertainty which ultimately eliminates this option for the realm of development feasibility. Alternative 5 (Resort and Resort Residential Housing) yields a low rank order in terms of benefits, primarily due to its focus on the visitor industry as opposed to local resident needs.

Alternatives 1 and 2 satisfy the purpose and intent of Olowalu Town, LLC and Olowalu Ekolu, LLC to provide needed housing and employment opportunities to Maui residents in

a sustainable community in a timely manner. Formulation of plans and systems for the Master Plan for Alternatives 1 and 2 were based on lengthy study, in recognition that planning for a new sustainable community requires diligent and detailed analysis across a range of disciplines. The evaluation of these alternatives also involved a full process of community engagement which facilitated the identification of design and engineering options and their evaluative criteria. As such, Alternatives 1 and 2 are evaluated in this Environmental Impact Statement.




Source: DBEDT, State GIS

Figure 911

# Proposed Olowalu Town Master Plan

## Agricultural Lands of Importance to the State of Hawai`i Map

NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Final EIS/alish

EXHIBIT 4

Source: Land Study Bureau

Figure ~~10~~12

# Proposed Olowalu Town Master Plan

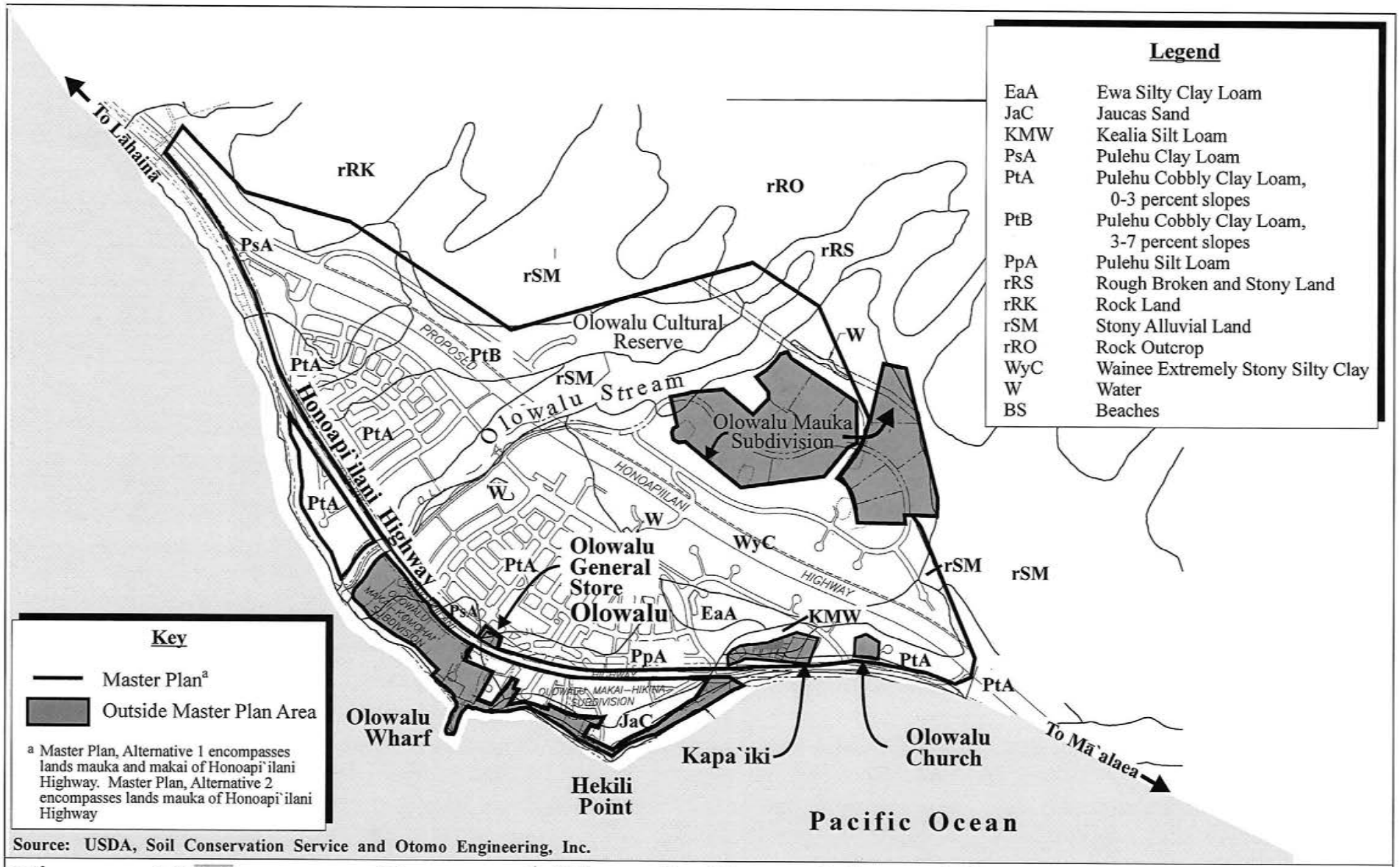
## Land Study Bureau Land Classifications Map

NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Final EIS/landstudybureau




Source: USDA, Soil Conservation Service and Otomo Engineering, Inc.

Figure ~~12~~14

# Proposed Olowalu Town Master Plan

## Soil Classification Map

0 200 400 800 Feet

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Final EIS\SOILCLAS

**Table ~~7~~8.** Agricultural Lands of Importance to the State of Hawai`i

| | ~~Acres Within Master Plan~~ | ~~Percent of Total~~ |
|---|---|---|
| ~~Prime~~ | ~~121~~ | ~~19~~ |
| ~~Other~~ | ~~247.6~~ | ~~38.9~~ |
| ~~Not Classified~~ | ~~267.2~~ | ~~42~~ |
| ~~**Total**~~ | ~~**635.8**~~ | ~~**100**~~ |

| | **Acres Within Alternative 1** | **Percent of Total** | **Acres Within Alternative 2** | **Percent of Total** |
|---|---|---|---|---|
| Prime | 119 | 18.7 | 119 | 20.1 |
| Other | 252 | 39.6 | 252 | 42.6 |
| Not Classified | 265 | 41.7 | 220 | 37.2 |
| **TOTAL** | **636** | **100** | **591** | **100*** |

* Totals are not exact due to rounding to the nearest number
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

**Land Study Bureau (LSB) Overall Productivity Rating**

The University of Hawai`i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with "A" representing the class of highest productivity soils and "E" representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage, and stoniness. ~~On~~Excluding lands used for country estates and golf courses, on the island of Maui, "A" and "B" designated lands comprise approximately ~~21 percent~~47,600 acres of the island's State Land Use "Agricultural" lands.

The Master Plan areas ~~is~~for Alternatives 1 and 2 is located on lands primarily designated as "A71i", "B72i", "B87i", "E73" and "E95" by the LSB. See **Figure ~~10~~12**. The "A" and "B" designations reflect lands at the higher range of productivity. The specific designation of "A71i" indicates that these lands are non-stony, moderately fine and well-drained, while the "B72i" designation reflects lands which are stony, moderately fine and well-drained. The "B78i" category represents lands which are characterized as stony to very stony, fine

and well-drained. The "E73" category reflects lands with rocky and well-drained conditions. Finally, areas designated as "E95" are typified as non-stony to rocky and well-drained. Overall, lands with an "A" designation represents ~~42~~approximately 43 percent of the 636-acre ~~Mater~~Master Plan for Alternative 1 and approximately 38 percent of the 591-acre Alternative 2, while "B" lands account for approximately 39 percent in Alternative 1 and approximately 42 percent in Alternative 2.

Approximately 19 percent of the Master Plan area ~~is~~for Alternative 1 and 20 percent of the area for Alternative 2 are designated as "E", the lowest productivity rating. See **Table ~~8~~9**.

**Table ~~8~~9**. Land Study Bureau Overall Productivity Rating

| | ~~Acres~~ | ~~Percent of Total~~ |
|---|---|---|
| ~~A~~ | ~~264.6~~ | ~~41.6~~ |
| ~~B~~ | ~~250.1~~ | ~~39.3~~ |
| ~~E~~ | ~~121.1~~ | ~~19~~ |
| ~~Total~~ | ~~635.8~~ | ~~100~~ |

| | Acres Within Alternative 1 | Percent of Total | Acres Within Alternative 2 | Percent of Total |
|---|---|---|---|---|
| A | 270 | 42.5 | 227 | 38.4 |
| B | 245 | 38.5 | 245 | 41.5 |
| E | 121 | 19 | 119 | 20.1 |
| **TOTAL** | **636** | **100** | **591** | **100** |
| Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015 | | | | |

**(2) <u>Soil Characteristics</u>**

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), underlying the Master Plan areas for Alternatives 1 and 2 is the Pulehu-Ewa-Jaucas association. See **Figure ~~11~~13**. This series consists of well-drained soils on alluvial fans and stream terraces and in basins. These soils were developed in alluvium washed from basic igneous rock. The soil types specific to the area are delineated in **Figure ~~12~~14**. General characteristics of the soil types within the Master Plan area are presented in **Table ~~9~~10**.

**Table 910.** Olowalu Town Master Plan Soil Characteristics

| Soil Series | General Soil Characteristics | Master Plan Area Alternative 1 | | Master Plan Area Alternative 2 | | Land Capability Classification[a] | |
|---|---|---|---|---|---|---|---|
| | | Acres | Percent of Total | Acres | Percent of Total | Non-Irrigated | Irrigated |
| Ewa Silty Clay Loam, 0-3 percent slopes (EaA) | Runoff is very slow and erosion hazard is no more than slight. | 25 | ~~43.9~~ | 25 | 4 | IVc | I |
| Jaucas Sand, 0-15 percent slopes (JaC) | Soil is neutral to moderately alkaline; permeability is rapid, and runoff is very slow to slow; hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed. | 14 | ~~2.3~~2.2 | 6 | 1 | VIIs | -- |
| Kealia Silt Loam (KMW) | Soil is poorly drained and has a high content of salt. Ponding occurs in low areas after a heavy rain. Slopes range from 0 to 1 percent. | 3 | ~~0.4~~0.15 | 3 | 0.5 | VIIw | -- |
| Pulehu Clay Loam, 0-3 percent slopes (PsA) | Soil is found on alluvial fans, and stream terraces and basins. Permeability is moderate, runoff is slow, and erosion hazard is no more than slight. | ~~6266~~ | ~~9.8~~10.4 | 64 | 10.8 | IVc | I |
| Pulehu Cobbly Clay Loam, 0-3 percent slopes (PtA) | This soil is similar to Pulehu clay loam (PsA) except that it is cobbly. | ~~204209~~ | ~~32.2~~32.9 | 194 | 32.8 | IVs | IIs |
| Pulehu Cobbly Clay Loam, 3-7 percent slopes (PtB) | On this soil, runoff is slow and erosion hazard is slight. Some areas have thin, stratified layers of sand and gravel at a depth of 20 to 36 inches. | 58 | 9.1 | 57 | 9.6 | IVs | IIe |
| Pulehu Silt Loam, 0-3 percent slopes (PpA) | This soil is similar to Pulehu clay loam (PsA), except that the texture is silt loam. | ~~4342~~ | ~~6.7~~6.6 | 27 | 4.6 | IVc | I |
| Rough Broken and Stony Land (rRS) | Consists of very steep and stony gulches. Runoff is rapid and geologic erosion is active. | ~~1918~~ | 3 | 17 | 2.9 | -- | -- |
| Rock Land (rRK) | Made up of areas where exposed rock covers 25 to 90 percent of the surface. Rock outcrops and very shallow soils are the main characteristics. | ~~76~~ | ~~1.1~~0.9 | 6 | 1 | VIIs | -- |
| Stony Alluvial Land (rSM) | Consists of stones, boulders, and soil deposited by streams along the bottom of gulches and on alluvial fans. In most places, slopes range from 3 to 15 percent. | 55 | ~~8.7~~8.6 | 53 | 9 | VIIs | -- |
| Rock Outcrop (rRO) | Consists of areas where exposed bedrock covers more than 90 percent of the surface. | 4 | 0.7 | 4 | 0.7 | -- | -- |
| Wainee Extremely Stony Silty Clay, 7-15 percent slopes (WyC). | This soil is moderately sloping and occurs on smooth, alluvial fans. Permeability is moderately rapid, runoff is slow to medium, and erosion hazard is slight to moderate. | ~~136132~~ | ~~21.4~~20.8 | 132 | 22.3 | VIs | VIs |
| Water (W) | Water | 2 | ~~0.4~~0.3 | 2 | 0.3 | -- | -- |
| Beaches (BS) | Beach sand | 2 | 0.3 | --- | --- | -- | -- |
| | **Grand Total** | ~~634~~[b]636 | ~~100.1~~99.6[b] | 590[b] | 99.5[b] | | |

Notes:

[a] Land Capability Classification ranges from 1 (highest) to VIII (lowest). Letters *e*, *w*, and *s* represent subclasses.
Subclass *e* is made up of soils for which the susceptibility to erosion is the dominant problem or hazard affecting their use.
Subclass *w* is made up of soils for which excess water is the dominant hazard or limitation affecting their use.
Subclass *s* is made up of soils that have soil limitations within the rooting zone, such as shallowness of the rooting zone, stones, low moisture-holding capacity, low fertility that is difficult to correct, and salinity or sodium content.
Subclass *c* is made up of soils for which the climate (the temperature or lack of moisture) is the major hazard or limitation affecting their use.

[b] Totals are not exact due to rounding to the nearest number

Source: U.S. Department of Agriculture, Soil Conservation Service

b. Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

c. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.

d. Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.

e. Ensure opportunities for everyone to use and enjoy Hawai`i's recreational resources.

f. Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

**13. <u>Section 226-25 Objective and policies for socio-cultural advancement--culture.</u>**

Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai`i's people.

To achieve the culture objective, it shall be the policy of this State to:

a. Foster increased knowledge and understanding of Hawai`i's ethnic and cultural heritages and the history of Hawai`i.

b. Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai`i's people and which are sensitive and responsive to family and community needs.

The foregoing State Plan objectives and policies will be advanced through the implementation of the proposed Master Plan for Alternatives 1 and 2.

The State Plan also includes priority guidelines which identify desirable courses of action in six (6) major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, and principles of sustainability. Examples of State priority guidelines relevant to the proposed Master Plan for Alternatives 1 and 2 are discussed below:



EXHIBIT 5

## 1. Section 226-103 Economic priority guidelines.

Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai`i's people and achieve a stable and diversified economy:

- Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:

  (A) An industry that can take advantage of Hawai`i's unique location and available physical and human resources.

  (B) A clean industry that would have minimal adverse effects on Hawai`i's environment.

  (C) An industry that is willing to hire and train Hawai`i's people to meet the industry's labor needs at all levels of employment.

  (D) An industry that would provide reasonable income and steady employment.

Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:

- Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.
- Assist in providing adequate, reasonably priced water for agricultural activities.
- Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.
- Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.
- Support the continuation of land currently in use for diversified agriculture.

Priority guidelines for water use and development:

- Maintain and improve water conservation programs to reduce the overall water consumption rate.
- Encourage the improvement of irrigation technology and promote the use of non-drinking water for agricultural and landscaping purposes.

Priority guidelines for energy use and development:

- Encourage the development, demonstration, and commercialization of renewable energy sources.
- Encourage the development and use of energy conserving and cost-efficient transportation systems.

2. **Section 226-104 Population growth and land resources priority guidelines.**

Priority guidelines to effect desired statewide growth and distribution:

- Manage a growth rate for Hawai`i's economy that will parallel future employment needs for Hawai`i's people.
- Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.
- Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.

Priority guidelines for regional growth distribution and land resource utilization:

- Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.
- Pursue rehabilitation of appropriate urban areas.
- Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.
- Identify critical environmental areas in Hawai`i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.

- Utilize Hawai`i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.
- Protect and enhance Hawai`i's shoreline, open spaces, and scenic resources.

3. **Section 226-105 Crime and criminal justice.**

Priority guidelines in the area of crime and criminal justice:

- Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

4. **Section 226-106 Affordable housing.**

Priority guidelines for the provision of affordable housing:

- Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.
- Encourage the use of alternative construction and development methods as a means of reducing production costs.
- Encourage public and private sector cooperation in the development of rental housing alternative.
- Give higher priority to the provision of quality housing that is affordable for Hawai`i's residents and less priority to development of housing intended primarily for individuals outside of Hawai`i.

5. **Section 226-107 Quality education.**

Priority guidelines to promote quality education:

- Explore alternatives for funding and delivery of educational services to improve the overall quality of education;
- Development resources and programs for early childhood education.

6. **Section 226-108 Sustainability.**

Priority guidelines and principles to promote sustainability shall include:

- Encouraging balanced economic, social, community, and environmental priorities;
- Promoting a diversified and dynamic economy;
- Encouraging respect for the host culture;
- Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
- Considering the principles of the ahupua`a system; and
- Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai`i.

7. **Section 226-109 Climate Change Adaptation.**

Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;
- Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;
- Explore adaptation strategies that moderately harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;
- Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;

- Encourage planning and management of the natural and built environments that effectively integrate climate change policy.

There are also priority guidelines identified in the Hawai`i State Plan that require consideration of competing policy directions. These are illustrated by the following:

1. The priority guidelines to promote the growth and development of diversified agriculture and aquaculture includes the following:

   Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.

   **Comment:** With the demise of the plantation in 1999, the former sugarcane lands have been left fallow and unproductive. Limited agricultural uses exist on these former sugarcane lands consisting of the tomato and tree farms and the efforts of the OCR to re-establish the *lo`is* and promote native plants. Although land is being removed from agricultural use, it will have other benefits to the community which advance other priority guidelines. The Master Plan for Alternatives 1 and 2 will provide housing and employment opportunities as well as preserve cultural resources and enhance recreation in the Olowalu area.

   As noted previously, according to the Agricultural Assessment, agriculture in the future will become more efficient in the use of land and resources. Hydroponic farming, represented by the tomato farm, will increase and will produce higher yields on less land, use of less water, and is not dependent on soil characteristics.

2. The priority guidelines and principles for regional growth distribution and land resource utilization also includes the following:

   Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.

   **Comment:** Although Alternatives 1 and 2 are not within an existing urban area, they are located in an area historically utilized for housing first by native Hawaiians and more recently as plantation housing before enactment of Chapter 205, HRS and

the State Land Use Districts. Basic infrastructure, such as drinking and non-drinking water systems and transportation networks, are available in Olowalu Town. Implementation of the Master Plan for Alternatives 1 and 2 will be undertaken concurrent with the development of infrastructure and public services and facilities, such as development of a sewage treatment facility and transmission lines, construction of a drainage system, additional transportation networks, upgraded water systems and provisions for public facilities such as fire and police protection, educational facility and parks. In this context, the Master Plan for Alternatives 1 and 2 meets the intent of the priority guidelines relating to growth and land resources while providing housing and employment opportunities to Maui residents.

The State Functional Plans define actions for implementation of the Hawai`i State Plan through the identification of needs, problems and issues, and recommendations on policies and priority actions which address the identified areas of concern. ~~Twelve (12)~~Thirteen (13) State Functional Plans were adopted in the 1980s and updated in 1984, 1989, 1990, and 1991. The proposed Master Plan ~~is~~for Alternatives 1 and 2 is consistent with the following State Functional Plans' objectives:

1. **Education Functional Plan**

**Objective A(4): Services and Facilities.** Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual community needs.

**Objective C(2): Hawai`i's Cultural Heritage.** Promote educational programs which enhance understanding of Hawai`i's cultural heritage.

**Comment:** ~~The Master Plan~~Alternatives 1 and 2 include~~s the~~ provision ~~of~~for educational facilities. It is envisioned that the future educational facilities within the Master Plan for Alternatives 1 and 2 will incorporate lessons learned within the OCR as core components of its curriculum.

2. **Employment Functional Plan**

**Objective D:** Improve Quality of Life for workers and families.

**Comment:** The proposed project provides for a mix of commercial, public/quasi-public, and residential facilities, allowing residents the opportunity to live near

create a more convenient enjoyable place to live

8. **Green Transportation:** A network of transportation modes connecting cities, towns and neighborhoods together; and pedestrian friendly design that encourage the use of bicycles, scooters and walking as daily transportation

9. **Sustainability:** Minimal environmental impact from development and its operation; use of eco-friendly technology; energy efficiency; reduction in use of finite fuels; more walking and less driving; and more production

10. **Quality of Life:** Taken together the principles create a high quality of life making it worth living and create places that enrich, uplift and inspi.re the human spirit

**LEED**

Andres Duany of Duany, Plater-Zyberk, one of the co-founders of CNU, helped to develop the ~~M~~master ~~P~~plan which incorporates smart growth and sustainable land use principles of New Urbanism. The ~~M~~master ~~P~~plan's spatial layout of land uses, varying density, connective transportation, parks/greenways, civic/social facilities, housing, employment, and other land uses are balanced to create a mixed-use community. Neighborhood town centers provide economic sustainability with a range of business and employment opportunities. The Master Plan is also designed with the goal of meeting the certification requirements of *Leadership in Energy and Environmental Design for Neighborhood Development* (LEED ND) (U.S. Green Building Council). See **Appendix "A-~~1~~2"**. As such, the ~~M~~master ~~P~~plan will be built using strategies aimed at improving performance in regards to energy savings, water efficiency, reducing carbon dioxide ($CO^2$) emissions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Recognizing the trend toward the implementation of sustainable principles, in 2015, the State of Hawai`i Senate adopted Senate Resolution No. 121 that recommends *"Encouraging the Adoption and Implementation of Office of Planning, Land Use Commission, Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, and County Planning Departments to Adopt and Implement Recommendations Highlighted in the Building Healthy Places Toolkit Report by the Urban Land Institute"* which outlines 21 recommendations promoting health at the building or project scale, as follows.



EXHIBIT 6

1. Incorporate a mix of land uses
2. Design well-connected street networks at the human scale
3. Provide sidewalks and enticing, pedestrian-oriented streetscapes
4. Provide infrastructure to support biking
5. Design visible, enticing stairs to encourage everyday use
6. Install stair prompts and signage
7. Provide high-quality spaces for multi-generational play and recreation
8. Build play spaces for children
9. Accommodate a grocery store
10. Host a farmers market
11. Promote healthy food retail
12. Support on-site gardening and farming
13. Enhance access to drinking water
14. Ban smoking
15. Use materials and products that support healthy indoor air quality
16. Facilitate proper ventilation and airflow
17. Maximize indoor lighting quality
18. Minimize noise pollution
19. Increase access to nature
20. Facilitate social engagement
21. Adopt pet-friendly policies

These recommendations will be incorporated into the planning and design of the OTMP through consideration of New Urbanism's ten principles consisting of 1) Walkability, 2) Connectivity, 3) Mixed-Use and Diversity, 4) Mixed Housing, 5) Quality Architecture and Urban Design, 6) Traditional Neighborhood Structure, 7) Increased Densities, 8) Green Transportation, 9) Sustainability, and 10) Quality of Life.

As noted previously, consideration has been given to smart growth and sustainable land use principles of New Urbanism through the requirements of LEED ND which is aimed at promoting strategies to improve performance in regards to energy savings, water efficiency, reducing carbon dioxide emissions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

**Smart Code**

The Master Plan for Alternatives 1 and 2 proposes to integrate the "SmartCode" principles as a comprehensive land development ordinance that includes zoning, subdivision regulations, urban design, public works standards, and basic architectural controls. The SmartCode is envisioned as the means to enable the implementation of the community's

~~of the tunnel. These services currently are provided by the Lāhainā Fire Station.~~

The Master Plan for Alternatives 1 and 2 is not anticipated to adversely impact medical services.

## 3. Police and Fire Protection and Emergency Services

### a. Existing Conditions

The Master Plan area ~~is~~for Alternatives 1 and 2 is within the Lāhainā Police Station service area, which services all of the Lāhainā district. The Lāhainā Station is located in the Lāhainā Civic Center complex at Wahikuli, approximately 7.5 miles from the Master Plan area.

Fire prevention, suppression and protection services for the Lāhainā District are provided by the Lāhainā Fire Station, also located in the Lāhainā Civic Center and the Napili Fire Station, located in Napili. The Lāhainā Fire Station includes an engine and a ladder company. The Napili Fire Station consists of an engine company. Ambulance service is provided from the Napili Fire Station.

Information received from the State Civil Defense agency confirms that there is an existing civil defense siren located on the makai side of Honoapi`ilani Highway near Camp Olowalu.

### b. Potential Impacts and Mitigation Measures

The Maui Police Department commented that OTMP at full build-out will require an additional patrol beat. A new patrol beat will require six (6) police officers to cover a 24-hour period over a seven-day work week and would operate out of the Lāhainā Police Station. The new police beat is estimated to cost $360,000.00 annually for salaries and benefits and $51,000.00 for a new police vehicle which is replaced every four (4) years. A new Police Station in OTMP is not required at this time. If deemed necessary in the future, a police substation can be accommodated in Olowalu Town (Hudson, 2012).



EXHIBIT 1

The Master Plan for Alternatives 1 and 2 includes future areas to accommodate facilities that may be necessary for police and fire protection and emergency service. Although the Lāhainā Fire Station is located just 7.5 miles away from the Master Plan area for Alternatives 1 and 2, the Maui Fire Department has indicated that 1,500 new homes would impact emergency services. The Fire Department indicated that a future facility for emergency services would help to mitigate the impact and compliment protection provided on the north (Lāhainā) side of the Honoapi`ilani Highway tunnel. The Master Plan for Alternatives 1 and 2 includes areas along the relocated and widened Honoapi`ilani Highway for future emergency facilities.

The Department of Fire and Public Safety (Fire) supports the establishment of the new fire station in OTMP. Discussion with Fire indicated that a new fire station will require a total of 15 personnel to cover three (3) shifts with five (5) personnel each. A new fire station will require a fully equipped fire engine which is estimated to cost approximately $1 million. To operate the new fire station will cost approximately $1.25 million annually. It is estimated that a new fire station will cost $11 million to construct (Haake, 2012).

The West Maui area is susceptible to wildfires and the location of a new fire station in Olowalu will improve ~~the~~ Fire's ~~Department's~~ response time to such fires in the Pali to Lāhainā Town area. Through consultation with Fire, the department has indicated that although the alternatives should diminish the likelihood of such fires, the project's design should include measures that may address impacts to the project from wildfires which originate in surrounding outside areas. The department provided the example of designing greenways at the outer edge of the project that offer a defensible space against wildfires. It is noted that a significant area of the alternatives are envisioned for parks, greenways and open space.

The ~~applicant~~Applicants will continue to dialogue with the police and fire departments to ensure the location and adequate area for future facilities within the Master Plan for Alternatives 1 and 2 are accommodated.

The existing siren will provide coverage of the central area of the OTMP. Additional omni-directional 121 db(c) sirens will be required to complete coverage of the proposed development for Alternatives 1 and 2. The Applicants will coordinate with the State Civil Defense Agency, the placement

of the additional sirens and the timing when installation of the sirens are warranted.

## 4. Educational Facilities

### a. Existing Conditions

The West Maui region is served by four (4) public schools (Lāhaināluna High School, Lāhainā Intermediate School, Princess Nahi`ena`ena Elementary School, and Kamehameha III Elementary School) operated by the State of Hawai`i, Department of Education (DOE) and two (2) smaller private schools (Sacred Hearts School and Maui Preparatory Academy). All four (4) of the public schools are located within Lāhainā town and three (3) of those schools are located along Lāhaināluna Road, mauka of Honoapi`ilani Highway. The enrollments in the four (4) schools have grown significantly in concert with the growth of residential development in the West Maui area. See **Table ~~1~~31**.

**Table ~~1~~31**. Actual and Projected Enrollments at Department of Education Schools in West Maui

| School | ~~Actual Enrollment~~ | | | | ~~Projected Enrollment~~ |
|---|---|---|---|---|---|
| | ~~SY 09-10~~ | ~~SY 10-11~~ | ~~SY 11-12~~ | ~~Rated Capacity~~ | ~~SY 15-16~~ |
| ~~Lāhaināluna High School~~ | ~~969~~ | ~~1027~~ | ~~1057~~ | ~~969~~ | ~~1081~~ |
| ~~Lāhainā Intermediate~~ | ~~693~~ | ~~653~~ | ~~651~~ | ~~571~~ | ~~672~~ |
| ~~Kamehameha III Elementary~~ | ~~713~~ | ~~733~~ | ~~760~~ | ~~646~~ | ~~788~~ |
| ~~Princess Nahi`ena`ena Elementary~~ | ~~610~~ | ~~607~~ | ~~643~~ | ~~612~~ | ~~675~~ |
| ~~Source: Department of Education, 2011.~~ | | | | | |

# VII. UNRESOLVED ISSUES

The evaluation of the Master Plan for Alternatives 1 and 2 in this Final Environmental Impact Statement (EIS) provides a thorough analysis of the potential environmental impacts. The following section ~~summarizes~~addresses the issues that remained unresolved at the time of ~~writing~~publication of the Draft EIS and have been considered in the Final EIS for the proposed Master Plan for Alternatives 1 and 2:

## A. FORMULATION OF UNILATERAL AGREEMENT AND MARKETING PROGRAM FOR AFFORDABLE UNITS

Implementation of the project will address the shortage of affordable housing currently being experienced on Maui and will be processed in accordance with Chapter 2.96, Maui County Code (MCC). The Applicants will be working alongside the County of Maui, Department of Housing and Human Concerns (DHHC) as the project proceeds to formulate a unilateral agreement and marketing program for the Project's affordable units. The sales prices for affordable units will be established at the time of development and will be based on Maui's median family income at that time. The ~~a~~Applicants will formulate and execute the affordable housing agreement with the DHHC prior to project implementation. Prior to obtaining building permits for the construction of the first units in Olowalu Town, the Applicants will be required to enter into an affordable housing agreement with the DHHC. The agreement will establish the sale and rental prices of the affordable units as well as include a marketing program for the units. It is anticipated that construction will commence sometime in 2018.

## B. ~~COMPLETION OF 2030 GENERAL PLAN UPDATE (MIP)~~MAUI ISLAND PLAN

On December 28, 2012, the Maui Island Plan (MIP) was enacted by the County of Maui through Ordinance No. 4004. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The proposed Master Plan for Alternative 1 mauka of Honoapi`ilani Highway is located within the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB). The lands makai of Honoapi`ilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that "*the future delineation of potential urban growth areas makai of the existing*



EXHIBIT 8

*Honoapi`ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan*" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. This unresolved issue will require further review by the Maui County Council in the context of a Community Plan Amendment.

Alternative 2 is located mauka of Honoapi`ilani Highway and within the UGB and RGB of the MIP.

## C. SATISFACTION OF PUBLIC FACILITIES CONTRIBUTION REQUIREMENTS

Olowalu Town LLC and Olowalu Ekolu LLC are proposing to facilitate the construction of a school and emergency services (i.e., police, fire and ambulance) within the Master Plan for Alternatives 1 and 2 through the contribution of land and have designated lands that would be appropriate for such uses. Development of these facilities will offset the impact of the proposed Master Plan for Alternatives 1 and 2. Although preliminary discussions have been held with the appropriate government agencies, additional coordination with the agencies will be undertaken to determine specific locations for such uses as well as the ~~a~~Applicant's fair share contribution prior to project implementation.

Prior to the issuance of construction permits sometime in 2018 by the County of Maui, including building permits, fulfillment of impact fees for education and park facilities will be required to ensure the Applicants pay their fair share for public facilities. Lacking similar impact fees for police, fire and emergency services, the Applicants will work with the appropriate agencies to establish facility requirements which most effectively meet the needs of the community.

## D. REALIGNMENT OF HONOAPI`ILANI HIGHWAY

The Olowalu Town Master Plan (OTMP) for Alternatives 1 and 2 includes the corridor for the realignment of Honoapi`ilani Highway inland from the shoreline. The specific realignment and design parameters through Olowalu have not yet been determined by the State of Hawai`i Department of Transportation (HDOT) ~~who are in the process of preparing~~ , as they are continuing the preparation of the Environmental Impact Statement (EIS) for the Realignment/Widening of Honoapi`ilani Highway (Mā`alaea to Launiupoko). The Applicants

will continue coordination with HDOT ~~as work on the HDOT EIS continues. Once determined, the Master Plan will be revised to be consistent with the HDOT's preferred realignment~~on the alignment as it traverses Olowalu. The OTMP makes accommodations for a future right-of-way (ROW) that also include enough width to accommodate a future transit system. It is anticipated that the HDOT planning process will take several years to complete. As the OTMP is implemented, the Applicants will coordinate with HDOT to ensure that ROW alignment, construction phasing and integration requirements for the realigned Honoapi`ilani Highway are satisfactory to the HDOT.

## E. TRAFFIC IMPROVEMENTS

Although a Final Traffic Impact Analysis Report (TIAR) (**Appendix "P-1"**) was prepared, as the project progresses through the land use entitlement and permitting processes, more defined project plans will be developed. As more specific details are developed, additional TIARs will be prepared and additional traffic improvements may be required by the HDOT and Department of Public Works (DPW). These improvements will be implemented in coordination with HDOT and DPW.

The Applicants' are committed to continue providing current traffic studies at appropriate implementation intervals. The Final TIAR (**Appendix "P-1"**), which has been submitted to the HDOT, will establish the basis for continued dialogue with HDOT to ensure that program concepts for mitigation measures and their implementation timeframes can be advanced. While multiple meetings/conferences have been held with the HDOT, coordination with the HDOT is considered an ongoing process, with actions and agreements evolving as conditions change over time. In this regard, the HDOT's review of the Final TIAR is addressed herein as an unresolved issue. Additionally, as coordination with HDOT continues, the Applicants' total financial contribution for area roadway improvements will be addressed.

## F. CULTURAL RESOURCES

Cultural participants identified several concerns related to management of ocean resources, commercialized ocean activities, preservation of cultural sites, and preservation of cultural traditions. The following concerns expressed by the participants will require further discussions between the cultural participants, the Applicants, and as may be appropriate, with Federal, State and County agencies, as plans are refined and implemented throughout the land use and permitting processes:

- Creation of an Olowalu Community Marine Management Group as a community group that could function as a shoreline monitoring check both during construction and periodically following construction.

- Implementation of shoreline restrictions, similar to traditional kapu seasons or periods, as a means to maintain the health of the environment and allow recovery.

- Creation of a protected area that extended from the shoreline to 20 fathoms out.

- Future assessments of makai resources by Native Hawaiian cultural practitioners and integrating these assessments with scientific assessments to provide guidance for resource management decisions.

- Urban design guidelines to maintain open space and visual connection mauka to makai from the built environment.

- Recommendations relating to access, preservation and maintenance of Ka`iwaloa Heiau (SIHP 50-50-08-0004).

- Potential funding sources for the Olowalu Cultural Reserve.

66. Randy D. Ragon
713-A Front Street
Lāhainā, Hawai'i 96761

67. Henry Vandervelde
P.O. Box 792106
Paia, Hawai'i 96779

68. Derek and Amy Driver
5506 Deloache Avenue
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69. Bruce Curtis
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70. Gabija McLauchlin
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Jacksonville Beach, Florida 32207

71. Theo Morrison, Executive Director
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Lāhainā, Hawai'i 96761

72. Joan McKelvey, President
**Lāhainā Town Action Committee**
Board of Directors
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73. **Maui Memorial Medical Center**
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Wailuku, Hawai'i 96793

74. Ken Hansen
**Newport Hospital Corporation**
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75. Bill East
**Olowalu Makai-Komohana**
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76. Joe Pluta, President
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77. Zeke Kalua, Executive Director
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78. Norma Barton, Executive Director
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79. Margaret Schlachter
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80. Irene Bowie, Executive Director
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81. Wallace H. Fujii
Fujii Family Ltd. Partnership
P.O. Box 511
Kahului, Hawai`i 96733



EXHIBIT 9

APR 24 2012
NEIL ABERCROMBIE
GOVERNOR
RICHARD C. LIM
DIRECTOR
MARY ALICE EVANS
DEPUTY DIRECTOR
JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING

# DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

## OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

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Ref. No. P-13579

April 20, 2012

Mr. Bill Frampton
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Land Use Commission Docket No. A10-786
Draft Environmental Impact Statement
Olowalu Town Master Plan
TMK(s) (2) 4-8-003: 084, 098 through 1218, and 124
Olowalu, Lahaina, Maui, Hawaii

Olowalu Town, LLC and Olowalu Ekolu LLC (Applicant) proposes to develop the Olowalu Town Master Plan (Master Plan); a small scale, mixed use community of approximately 1,500 housing units, 375,000 square feet of retail/commercial use, public/quasi-public use, parks, open space, and associated infrastructure improvements on approximately 636 acres of land.

Munekiyo & Hiraga, Inc. has prepared a Draft Environmental Impact Statement (DEIS) to support an Amendment to the West Maui Community Plan (CPA), use of State Lands, use of Conservation District Lands, construction of a wastewater treatment facility, a Land Use District Boundary Amendment (LUDBA), and a Change in Zoning. The State Land Use Commission (LUC) is the accepting authority for the DEIS. A petition to reclassify approximately 460 acres of land from the State Agricultural District to the State Urban and Rural District has been submitted to the LUC.

The Office of Planning (OP) has reviewed the DEIS and has the following comments:

1. We commend the Olowalu Town Master Plan design based on smart growth and sustainable land use principles, and which seeks to meet the certification requirements of LEED for Neighborhood Development. This is highly supportive of recent amendments to the Hawaii State Plan, pursuant to Act 181, Session Laws of Hawaii 2011. Please revise the Hawaii State Plan section of the DEIS to include reference to Hawaii Revised Statutes Section 226-108, regarding Sustainability.

2. Please revise DEIS Figure 4, *Conceptual Master Plan*, to clearly delineate the 150-foot shoreline setback line.

3. Population, page 102: Please provide the current population count for Olowalu Town.

4. Agriculture, page 123: Please provide and compare the Island of Maui acreage of Land Study Bureau (LSB) A and B rated soils and Agricultural Lands of Importance to the State of Hawaii (ALISH) Prime lands, with the acreage of LSB A and B rated soils and ALISH Prime lands within the Petition Area.

5. Housing, pages 127- 128: Please provide the current dwelling unit count for Olowalu Town. Additionally, the EIS should identify major planned and proposed developments in the West Maui region to assess impacts of and absorption rates relative to the planned number of residential units identified in the Master Plan.

6. Roadways, page 138-142: Given the magnitude of the project and potential impacts to the only arterial roadway serving West Maui, a complete Traffic Impact Analysis Report (TIAR) rather than a "Preliminary" TIAR should be prepared as part of the EIS for public review. The complete TIAR should include at a minimum the items listed on page 142 regarding peak hour traffic conditions, traffic movements, and analysis of options. There should also be a detailed discussion and analysis on the State Department of Transportation's plans for the regional highway system, as well as a discussion and analysis on the option of building the inland highway while retaining the existing coastal alignment for Honoapiilani Highway as a secondary or bypass road.

7. Archaeological and Cultural Resources, page 159: Please explain why only a "Preliminary" cultural impact study was undertaken.

8. Maui Island Plan, page 203: A number of sections within the DEIS should be revised to clearly state that the Draft Maui Island Plan currently being reviewed by the Maui County Council does not include the Master Plan within its proposed Urban Growth Boundaries.

9. Unresolved Issues, page 236: Please clarify the anticipated timing for proceeding with the LUDBA in relation to the adoption of the Maui Island Plan by the Maui County Council.

Thank you for the opportunity to provide comments.

Should you have any questions, please contact Ms. Robyn Loudermilk, AICP, at (808) 587-2821, or by email at Robyn.L.Loudermilk@dbedt.hawaii.gov.

Sincerely,

Jesse K. Souki
Director

Enclosures

c: Ms. Colleen Suyama, Munekiyo & Hiraga, Inc.
Mr. Orlando Davidson, LUC
Department of Planning, County of Maui

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Leo R. Asuncion, Jr., AICP, Acting Director
Office of Planning
Department of Business, Economic Development
and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (Docket No. A10-786)

Dear Mr. Asuncion:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your agency's letter of April 20, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to the comments noted in your agency's letter.

***Comment No. 1:***

*We commend the Olowalu Town Master Plan design based on smart growth and sustainable land use principles, and which seeks to meet the certification requirements of LEED for Neighborhood Development. This is highly supportive of recent amendments to the Hawaii State Plan, pursuant to Act 181, Session Laws of Hawaii 2011. Please revise the Hawaii State Plan section of the DEIS to include reference to Hawaii Revised Statutes Section 226-108, regarding Sustainability.*

***Response:***

The EIS section, pertaining to the Hawaii State Plan, has been revised to include the Hawaii State Plan priority guidelines, including Section 226-108 relating to sustainability. See **Exhibit "1"**.

***Comment No. 2:***

*Please revise DEIS Figure 4, Conceptual Master Plan, to clearly delineate the l50-foot shoreline setback line.*

***Response:***

We acknowledge the scale and various land uses shown in the Conceptual Master Plan in Figure 4 makes it difficult to read the existing 150-foot shoreline setback area. Figure 21 has been included in the EIS to define the existing 150-foot shoreline setback line. See **Exhibit "2"**.

***Comment No. 3:***

*Population, page 102: Please provide the current population count for Olowalu Town.*

***Response:***

In Olowalu, the 2010 U.S. Census recorded a population of 80 persons. This information has been included in the EIS. See **Exhibit "3"**.

***Comment No. 4:***

*Agriculture, page 123: Please provide and compare the Island of Maui acreage of Land Study Bureau (LSB) A and B rated soils and Agricultural Lands of Importance to the State of Hawaii (ALISH) Prime lands, with the acreage of LSB A and B rated soils and ALISH Prime lands within the Petition Area.*

***Response:***

Of the 235,770 acres of State Land Use Agricultural District lands approximately 61,290 acres are characterized as "Prime" and "Unique" lands by the ALISH system. Also, approximately 21 percent of the State Agricultural District lands are designated as "A" and "B" by the LSB. Figures 11 (ALISH) and 12 (LSB) are included in the EIS and overlays the Petition area over the soil classification rating systems. Within the Petition Area, the acreages identified by the ALISH and LSB area are identified in Tables 8 and 9, respectively, in the EIS. Tables 12, 13, 14 and 15 identifies the lands classified by ALISH and the LSB to be redistricted into the State Urban and Rural Districts and the lands to remain in the State Agricultural District. See **Exhibit "4"**.

***Comment No. 5:***

*Housing, pages 127-128: Please provide the current dwelling unit count for Olowalu Town. Additionally, the EIS should identify major planned and proposed developments in the West Maui region to assess impacts of and absorption rates relative to the planned number of residential units identified in the Master Plan.*

***Response:***

The current dwelling unit count for Olowalu Town, based on the 2010 U.S. Census, is 40 housing units. See **Exhibit "5"**.

The Maui Planning Department's housing projections for West Maui is shown in Table 3 of the Market Study (Appendix K). The Maui Planning Department maintains a list of entitled and approved projects which were considered in development of their projections, as such an itemized list of the various major planned and proposed developments was not included in the EIS. However, for your reference we have attached hereto pertinent excerpts of the February 2014 Planning Department's project listing. See **Exhibit "6"**.

This housing data and available sales information for Maui was utilized by the consultant to establish an absorption rate for the residential units. Potential buyers are expected to be island-wide and not limited to the Olowalu or West Maui region. The consultant concluded that 1,500 residential units proposed for the OTMP could be absorbed within a period of eight (8) to ten (10) years.

***Comment No. 6:***

*Roadways, page 138-142: Given the magnitude of the project and potential impacts to the only arterial roadway serving West Maui, a complete Traffic Impact Analysis Report (TIAR) rather than a "Preliminary" TIAR should be prepared as part of the EIS for public review. The complete TIAR should include at a minimum the items listed on page 142 regarding peak hour traffic conditions, traffic movements, and analysis of options. There should also be a detailed discussion and analysis on the State Department of Transportation's plans for the regional highway system, as well as a discussion and analysis on the option of building the inland highway while retaining the existing coastal alignment for Honoapiilani Highway as a secondary or bypass road.*

**Response:**

A revised Traffic Impact Analysis Report (TIAR) will be included in the Final EIS. The TIAR addresses peak hour traffic conditions, traffic movements, and provides an analysis of options. There is also an analysis of the State of Hawaii Department of

Transportation's (HDOT) plans for the regional highway system, including the realignment and widening of Honoapiilani Highway (Maalaea to Launiupoko, while retaining the existing Honoapiilani Highway alignment as a secondary or bypass road.

There have been several collaborative meetings with the HDOT. In a meeting with HDOT on December 18, 2014, the scope of work to be included in the TIAR was discussed. The scope of the TIAR was outlined in a letter dated January 26, 2015. The Final TIAR was finalized in April 2015 and will be included in the EIS. See **Exhibit "7"** (CD).

***Comment No. 7:***

*Archaeological and Cultural Resources, page 159: Please explain why only a "Preliminary" cultural impact study was undertaken.*

***Response:***

A Preliminary Cultural Impact Assessment (CIA) was included in the Draft EIS with the understanding that comments received by the agencies and public participants would likely require revisions to the document. It was acknowledged that once the Draft EIS was published and became known to the general public there could be additional persons with cultural knowledge of the area who would be appropriate interviewees for the Final CIA. As such, the consultant, Cultural Surveys Hawaii, Ltd. (CSH), conducted additional cultural interviews to be included in the Final CIA. A copy of the Final CIA will be in the Final EIS.

We note that after the publication of the Draft EIS in the Office of Environmental Quality Control's Environmental Bulletin, the Maui County Cultural Resources Commission conducted an advisory review of the CIA on May 5, 2012 to provide comments. At the meeting the Commission provided CSH with the names of additional persons to interview. It was agreed to provide the Final CIA to the Commission for their information. The Final CIA was reviewed by the Commission on December 7, 2012 and the Commission had no further comments. A copy of the Final CIA will be included in the Final EIS.

***Comment No. 8:***

*Maui Island Plan, page 203: A number of sections within the DEIS should be revised to clearly state that the Draft Maui island Plan currently being reviewed by the Maui County Council does not include the Master Plan within its proposed Urban Growth Boundaries.*

***Response:***

On December 28, 2012, which was after the March 8, 2012 publication of the Draft EIS, the County of Maui adopted the Maui Island Plan (MIP). OTMP mauka of Honoapiilani Highway was included in both the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB) on the Directed Growth Map in the MIP. See **Exhibit "8"**. According to the MIP, the land makai of the existing Highway may be included in the UGB in the context of the update or amendments to the West Maui Community Plan. A Community Plan Amendment for the OTMP, to include the makai lands, will be initiated. Applicable sections of the EIS have been revised to reflect adoption of the MIP. See **Exhibit "9"**.

***Comment No. 9:***

*Unresolved issues, page 236: Please clarify the anticipated timing for proceeding with the LUDBA in relation to the adoption of the Maui island Plan by the Maui County Council.*

***Response:***

The MIP was adopted by the County of Maui on December 28, 2012. The remaining unresolved issue related to the MIP is the treatment of the lands makai of the existing Honoapiilani Highway, which were not included in the UGB. In the EIS, the Chapter "Unresolved Issues" will be revised, as appropriate. See **Exhibit "10"**.

Once the Final EIS is accepted by the Land Use Commission (LUC), a revised Petition for Land Use District Boundary Amendment will be filed with the LUC incorporating revisions resulting from the information obtained during the EIS process. Following the completion of the State District Boundary Amendment process, Applications for Community Plan Amendment, Change in Zoning, and Project District Phase I will be filed with the County of Maui.

We appreciate your input and participation in the EIS process. We will be including a copy of your letter and this response letter in the Final EIS. Upon acceptance of the Final EIS by the LUC and filing with the Office of Environmental Quality Control, a copy of the Final EIS will be transmitted to your office for your information and use.

Very truly yours,

Colleen Suyama
Senior Associate

CS:tn
Attachments
cc: William Frampton, Olowalu Town, LLC
David Ward, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball LLP
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b. Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

c. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.

d. Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.

e. Ensure opportunities for everyone to use and enjoy Hawai`i's recreational resources.

f. Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

**13. <u>Section 226-25 Objective and policies for socio-cultural advancement--culture.</u>**

Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai`i's people.

To achieve the culture objective, it shall be the policy of this State to:

a. Foster increased knowledge and understanding of Hawai`i's ethnic and cultural heritages and the history of Hawai`i.

b. Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai`i's people and which are sensitive and responsive to family and community needs.

The foregoing State Plan objectives and policies will be advanced through the implementation of the proposed Master Plan for Alternatives 1 and 2.

The State Plan also includes priority guidelines which identify desirable courses of action in six (6) major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, and principles of sustainability. Examples of State priority guidelines relevant to the proposed Master Plan for Alternatives 1 and 2 are discussed below:

## 1. Section 226-103 Economic priority guidelines.

Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai`i's people and achieve a stable and diversified economy:

- Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:

  (A) An industry that can take advantage of Hawai`i's unique location and available physical and human resources.

  (B) A clean industry that would have minimal adverse effects on Hawai`i's environment.

  (C) An industry that is willing to hire and train Hawai`i's people to meet the industry's labor needs at all levels of employment.

  (D) An industry that would provide reasonable income and steady employment.

Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:

- Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.
- Assist in providing adequate, reasonably priced water for agricultural activities.
- Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.
- Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.
- Support the continuation of land currently in use for diversified agriculture.

Priority guidelines for water use and development:

- Maintain and improve water conservation programs to reduce the overall water consumption rate.
- Encourage the improvement of irrigation technology and promote the use of non-drinking water for agricultural and landscaping purposes.

Priority guidelines for energy use and development:

- Encourage the development, demonstration, and commercialization of renewable energy sources.
- Encourage the development and use of energy conserving and cost-efficient transportation systems.

2. **Section 226-104 Population growth and land resources priority guidelines.**

Priority guidelines to effect desired statewide growth and distribution:

- Manage a growth rate for Hawai`i's economy that will parallel future employment needs for Hawai`i's people.
- Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.
- Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.

Priority guidelines for regional growth distribution and land resource utilization:

- Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.
- Pursue rehabilitation of appropriate urban areas.
- Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.
- Identify critical environmental areas in Hawai`i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.

- Utilize Hawai`i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.
- Protect and enhance Hawai`i's shoreline, open spaces, and scenic resources.

3. **Section 226-105 Crime and criminal justice.**

Priority guidelines in the area of crime and criminal justice:

- Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

4. **Section 226-106 Affordable housing.**

Priority guidelines for the provision of affordable housing:

- Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.
- Encourage the use of alternative construction and development methods as a means of reducing production costs.
- Encourage public and private sector cooperation in the development of rental housing alternative.
- Give higher priority to the provision of quality housing that is affordable for Hawai`i's residents and less priority to development of housing intended primarily for individuals outside of Hawai`i.

5. **Section 226-107 Quality education.**

Priority guidelines to promote quality education:

- Explore alternatives for funding and delivery of educational services to improve the overall quality of education;
- Development resources and programs for early childhood education.

6. **Section 226-108 Sustainability.**

Priority guidelines and principles to promote sustainability shall include:

- Encouraging balanced economic, social, community, and environmental priorities;
- Promoting a diversified and dynamic economy;
- Encouraging respect for the host culture;
- Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
- Considering the principles of the ahupua`a system; and
- Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai`i.

7. **Section 226-109 Climate Change Adaptation.**

Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;
- Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;
- Explore adaptation strategies that moderately harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;
- Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;

- Encourage planning and management of the natural and built environments that effectively integrate climate change policy.

There are also priority guidelines identified in the Hawai`i State Plan that require consideration of competing policy directions. These are illustrated by the following:

1. The priority guidelines to promote the growth and development of diversified agriculture and aquaculture includes the following:

   Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.

   **Comment:** With the demise of the plantation in 1999, the former sugarcane lands have been left fallow and unproductive. Limited agricultural uses exist on these former sugarcane lands consisting of the tomato and tree farms and the efforts of the OCR to re-establish the *lo`is* and promote native plants. Although land is being removed from agricultural use, it will have other benefits to the community which advance other priority guidelines. The Master Plan for Alternatives 1 and 2 will provide housing and employment opportunities as well as preserve cultural resources and enhance recreation in the Olowalu area.

   As noted previously, according to the Agricultural Assessment, agriculture in the future will become more efficient in the use of land and resources. Hydroponic farming, represented by the tomato farm, will increase and will produce higher yields on less land, use of less water, and is not dependent on soil characteristics.

2. The priority guidelines and principles for regional growth distribution and land resource utilization also includes the following:

   Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.

   **Comment:** Although Alternatives 1 and 2 are not within an existing urban area, they are located in an area historically utilized for housing first by native Hawaiians and more recently as plantation housing before enactment of Chapter 205, HRS and

the State Land Use Districts. Basic infrastructure, such as drinking and non-drinking water systems and transportation networks, are available in Olowalu Town. Implementation of the Master Plan for Alternatives 1 and 2 will be undertaken concurrent with the development of infrastructure and public services and facilities, such as development of a sewage treatment facility and transmission lines, construction of a drainage system, additional transportation networks, upgraded water systems and provisions for public facilities such as fire and police protection, educational facility and parks. In this context, the Master Plan for Alternatives 1 and 2 meets the intent of the priority guidelines relating to growth and land resources while providing housing and employment opportunities to Maui residents.

The State Functional Plans define actions for implementation of the Hawai`i State Plan through the identification of needs, problems and issues, and recommendations on policies and priority actions which address the identified areas of concern. ~~Twelve (12)~~Thirteen (13) State Functional Plans were adopted in the 1980s and updated in 1984, 1989, 1990, and 1991. The proposed Master Plan ~~is~~for Alternatives 1 and 2 is consistent with the following State Functional Plans' objectives:

1. **Education Functional Plan**

**Objective A(4): Services and Facilities.** Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual community needs.

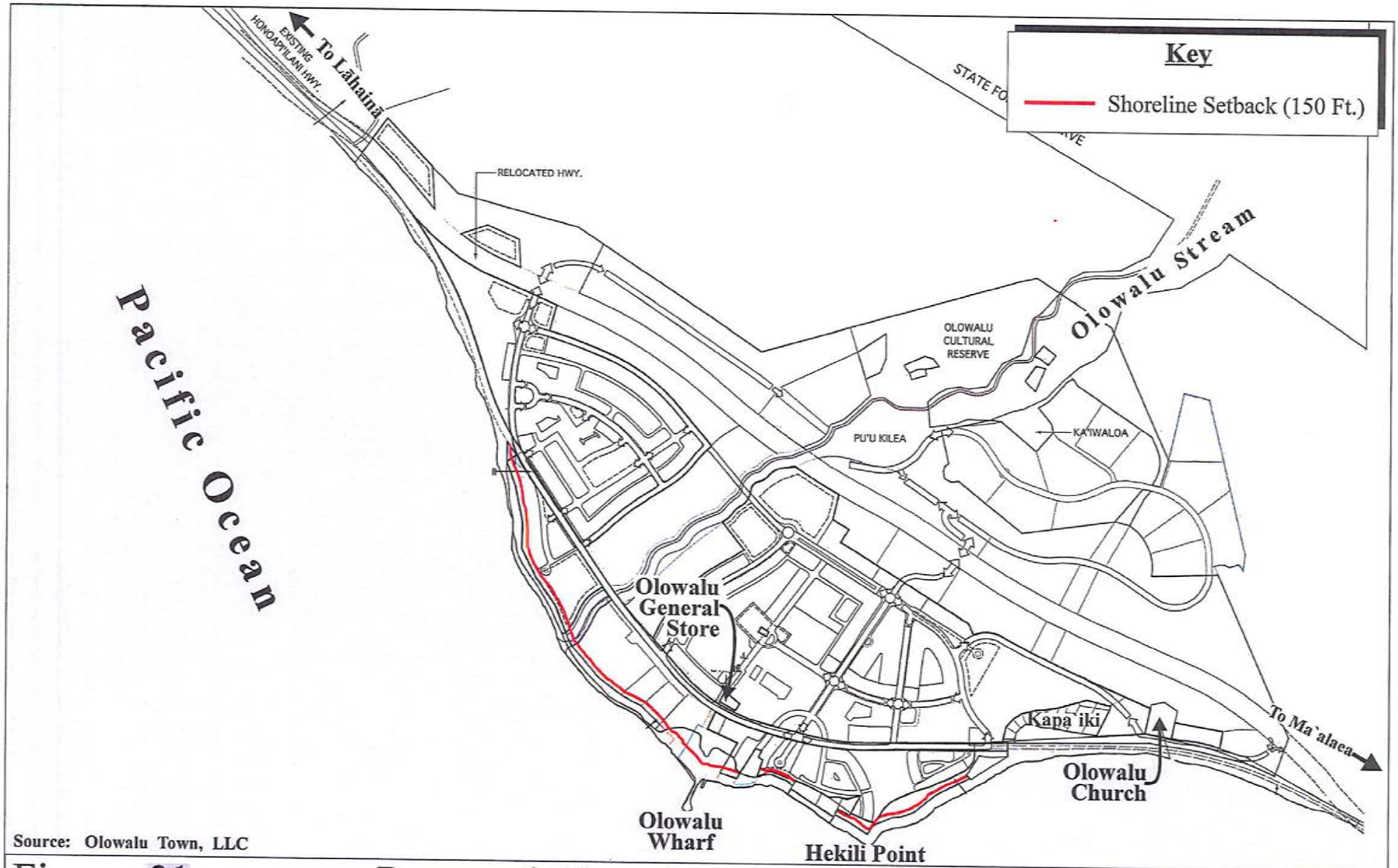
**Objective C(2): Hawai`i's Cultural Heritage.** Promote educational programs which enhance understanding of Hawai`i's cultural heritage.

**Comment:** ~~The Master Plan~~Alternatives 1 and 2 include~~s the~~ provision ~~of~~for educational facilities. It is envisioned that the future educational facilities within the Master Plan for Alternatives 1 and 2 will incorporate lessons learned within the OCR as core components of its curriculum.

2. **Employment Functional Plan**

**Objective D:** Improve Quality of Life for workers and families.

**Comment:** The proposed project provides for a mix of commercial, public/quasi-public, and residential facilities, allowing residents the opportunity to live near




Source: Olowalu Town, LLC

Figure 21

# Proposed Olowalu Town Master Plan

## Existing 150 Ft. Shoreline Setback Map (Established Through SMA Use Permit No. SM1 990021)

NOT TO SCALE

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

MUNEKIYO HIRAGA

Olowalu Town/MasterPl/Final EIS/150 ft Shoreline Setback

EXHIBIT 2

## B. SOCIO-ECONOMIC ENVIRONMENT

### 1. Population

#### a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade. The County's resident population grew by 20.9 percent between 2000 and 2010, compared to a 12.3 percent increase in the State of Hawai'i as a whole during the same time period. Maui County's population increased from 128,094 residents in 2000 to 154,834 residents in 2010. Population on the island of Maui exhibited even stronger growth than the County as a whole, with a 22.8 percent population increase over the decade. Approximately 144,444 residents lived on the island of Maui in 2010 (U.S. Census Bureau, 2000 and 2010). Maui County's resident population is projected to rise to 174,450 people in 2020 and to 199,550 people in 2030 (County of Maui, June 2006).

The resident population of the West Maui Community Plan region has also demonstrated substantial increases. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. The population of the West Maui Community Plan region increased from 14,574 in 1990 to 17,967 in 2000. The resident population of West Maui increased by 23.3 percent over the next decade, reaching approximately 22,150 residents in 2010, including 80 residents in Olowalu, according to the U.S. Census. This is above the 21,577 residents projected by 2006 Socio-Economic Forecast prepared for the 2030 General Plan Update. The strong population growth in the region is expected to continue over the next 20 years. Population in West Maui is projected to be 25,100 in 2020 and 28,900 in 2030 (County of Maui, June 2006).

#### b. Potential Impacts and Mitigation Measures

The proposed Master Plan isfor Alternatives 1 and 2 are intended to provide new housing opportunities in the context of a comprehensively planned community. The establishment of a new community in Olowalu as an



EXHIBIT 3

Source: DBEDT, State GIS

Figure ~~9~~11

# Proposed Olowalu Town Master Plan

## Agricultural Lands of Importance to the State of Hawai`i Map

NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Final EIS/alish

EXHIBIT 4

Source: Land Study Bureau

Figure ~~10~~12

# Proposed Olowalu Town Master Plan

## Land Study Bureau Land Classifications Map

NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Final EIS/landstudybureau

**Table ~~7~~8.** Agricultural Lands of Importance to the State of Hawai`i

| | ~~Acres Within Master Plan~~ | ~~Percent of Total~~ |
|---|---|---|
| ~~Prime~~ | ~~121~~ | ~~19~~ |
| ~~Other~~ | ~~247.6~~ | ~~38.9~~ |
| ~~Not Classified~~ | ~~267.2~~ | ~~42~~ |
| ~~Total~~ | ~~635.8~~ | ~~100~~ |

| | Acres Within Alternative 1 | Percent of Total | Acres Within Alternative 2 | Percent of Total |
|---|---|---|---|---|
| Prime | 119 | 18.7 | 119 | 20.1 |
| Other | 252 | 39.6 | 252 | 42.6 |
| Not Classified | 265 | 41.7 | 220 | 37.2 |
| **TOTAL** | **636** | **100** | **591** | **100*** |

* Totals are not exact due to rounding to the nearest number
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

**Land Study Bureau (LSB) Overall Productivity Rating**

The University of Hawai`i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with "A" representing the class of highest productivity soils and "E" representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage, and stoniness. ~~On~~Excluding lands used for country estates and golf courses, on the island of Maui, "A" and "B" designated lands comprise approximately ~~21 percent~~47,600 acres of the island's State Land Use "Agricultural" lands.

The Master Plan areas ~~is~~for Alternatives 1 and 2 is located on lands primarily designated as "A71i", "B72i", "B87i", "E73" and "E95" by the LSB. See **Figure ~~10~~12**. The "A" and "B" designations reflect lands at the higher range of productivity. The specific designation of "A71i" indicates that these lands are non-stony, moderately fine and well-drained, while the "B72i" designation reflects lands which are stony, moderately fine and well-drained. The "B78i" category represents lands which are characterized as stony to very stony, fine

and well-drained. The "E73" category reflects lands with rocky and well-drained conditions. Finally, areas designated as "E95" are typified as non-stony to rocky and well-drained. Overall, lands with an "A" designation represents ~~42~~approximately 43 percent of the 636-acre ~~Mater~~Master Plan for Alternative 1 and approximately 38 percent of the 591-acre Alternative 2, while "B" lands account for approximately 39 percent in Alternative 1 and approximately 42 percent in Alternative 2.

Approximately 19 percent of the Master Plan area ~~is~~for Alternative 1 and 20 percent of the area for Alternative 2 are designated as "E", the lowest productivity rating. See **Table 89**.

**Table 89**. Land Study Bureau Overall Productivity Rating

| | ~~Acres~~ | ~~Percent of Total~~ |
|---|---|---|
| ~~A~~ | ~~264.6~~ | ~~41.6~~ |
| ~~B~~ | ~~250.1~~ | ~~39.3~~ |
| ~~E~~ | ~~121.1~~ | ~~19~~ |
| ~~Total—~~ | ~~635.8~~ | ~~100~~ |

| | Acres Within Alternative 1 | Percent of Total | Acres Within Alternative 2 | Percent of Total |
|---|---|---|---|---|
| A | 270 | 42.5 | 227 | 38.4 |
| B | 245 | 38.5 | 245 | 41.5 |
| E | 121 | 19 | 119 | 20.1 |
| **TOTAL** | **636** | **100** | **591** | **100** |
| Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015 | | | | |

### (2) Soil Characteristics

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), underlying the Master Plan areas for Alternatives 1 and 2 is the Pulehu-Ewa-Jaucas association. See **Figure ~~11~~13**. This series consists of well-drained soils on alluvial fans and stream terraces and in basins. These soils were developed in alluvium washed from basic igneous rock. The soil types specific to the area are delineated in **Figure ~~12~~14**. General characteristics of the soil types within the Master Plan area are presented in **Table 910**.

Within the traditional neighborhoods future residents will be given the opportunity to establish "neighborhood or community gardens" to supplement self-sustainability in terms of communities growing their own food.

As previously noted, in Alternative 1, approximately 19 percent of the project's 636 acres is classified as "Prime" agricultural lands by ALISH, while approximately 40 percent is classified as "Other Important" and approximately 42 percent is not classified. In Alternative 2 approximately 20 percent of this alternative's 591 acres is classified as "Prime" agricultural lands by ALISH, while approximately 43 percent is classified as "Other Important" and approximately 37 percent is not classified. Approximately 43 percent of the Master Plan for Alternative 1 and approximately 38 percent of Alternative 2 are classified as "A" by the LSB; approximately 39 percent and approximately 42 percent, respectively, as "B"; and approximately 19 percent in Alternative 1 and approximately 20 percent in Alterative 2 as "E". The development of the Olowalu Town Master Plan (OTMP) for Alternatives 1 and 2 involves the loss of agricultural land that includes prime and other important agricultural lands with agriculturally suitable soil characteristics.

**Table 12** and **Table 13** show a breakdown of the lands by ALISH, and **Table 14** and **Table 15** are a breakdown of the lands classified by the LSB Overall Productivity Rating for Alternative 1 and Alternative 2, respectively:

**Table 12.** ALISH Classification for Alternative 1

| ALISH | Urban (Acres) | Rural (Acres) | Agricultural (Acres) | Conservation (Acres) | Total (Acres) |
|---|---|---|---|---|---|
| **Prime** | 76 | 18 | 25 | 1 | 119* |
| **Other** | 152 | 38 | 62 | 1 | 252* |
| **Unclassified** | 38 | 112 | 88 | 25 | 265* |
| **TOTAL** | **266** | **168** | **175** | **27** | **636** |

* Totals are not exact due to rounding to the nearest number
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

**Table 13.** ALISH Classification for Alternative 2

| ALISH | Urban (Acres) | Rural (Acres) | Agricultural (Acres) | Conservation (Acres) | Total (Acres |
|---|---|---|---|---|---|
| **Prime** | 76 | 18 | 25 | 0 | 119 |
| **Other** | 152 | 38 | 61 | 1 | 252 |
| **Unclassified** | 0 | 112 | 87 | 21 | 220 |
| **TOTAL** | **228** | **168** | **173** | **22** | **591** |

Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

**Table 14.** Land Study Bureau Classifications for Alternative 1

| LSB | Urban (Acres) | Rural (Acres) | Agricultural (Acres) | Conservation (Acres) | Total (Acres) |
|---|---|---|---|---|---|
| **A** | 205 | 25 | 33 | 7 | 270 |
| **B** | 50 | 119 | 76 | 2 | 245* |
| **E** | 11 | 24 | 66 | 18 | 121* |
| **TOTAL** | **266** | **168** | **175** | **27** | **636** |

* Totals are not exact due to rounding to the nearest number
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

**Table 15.** Land Study Bureau Classifications for Alternative 2

| LSB | Urban (Acres) | Rural (Acres) | Agricultural (Acres) | Conservation (Acres) | Total (Acres) |
|---|---|---|---|---|---|
| **A** | 167 | 25 | 31 | 3 | 227* |
| **B** | 50 | 119 | 75 | 2 | 245* |
| **E** | 11 | 24 | 67 | 17 | 119* |
| **TOTAL** | **228** | **168** | **173** | **22** | **591** |

* Totals are not exact due to rounding to the nearest number
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

In Alternative 1 and 2, the NRCS Soil Ratings are identified in **Tables 16** and **17**, respectively.

In addition to providing agricultural lots, the Master Plan for Alternatives 1 and 2 will provide other benefits to the community and surrounding areas. The project will convert underutilized vacant lands into a sustainable, mixed-use community. By developing areas currently dominated by dry vegetation, the project will also reduce wildfire threats by removing fuel for fires. Doing so will benefit surrounding agricultural lands, which are threatened by wildfires. In summary, the benefits of the proposed project are expected to outweigh the loss of ~~460~~434 and 396 acres, respectively, of "Agricultural" land.

## 4. Housing

### a. Existing Conditions

In Olowalu, the 2010 U.S. Census recorded a total of 40 housing units. Thirty-five of the units were occupied, of which 14 were owner-occupied and 21 were renter-occupied. Of the remaining five (5) units, four (4) were used seasonally and one (1) was vacant.

Maui's real estate market saw significant increases between 2000 and 2005. However, like many places across the State and nation, the County experienced a downturn in its housing market in recent years due to the economic recession and more stringent lending practices. Through 2009, residential sales statistics showed lower median prices, lower sales volume, and longer marketing times. ~~However, 2010 and 2011 show some evidence of stability. Between~~However, between January 1, ~~2011~~2014 and ~~September 30, 2011~~December 31, 2014, the median sales price for single-family residences and condominiums in Maui County was $~~432,000.00~~530,000.00 and $~~314,000.00~~373,000.00, respectively. ~~Housing~~Single-family housing prices in Lāhainā are higher than prices in the County as a whole, while condominiums were slightly lower. During the same time period, the median price for a single-family home in Lāhainā was $~~606,050.00~~606,250.00 while condominiums sold for a median price of $~~345,000.00~~352,000.00. During the same period for Olowalu, two (2) homes were sold at a median sales price of $1,175,000.00 There are no condominiums in Olowalu, while two (2) lots were sold with a median sales price of $3,775,000.00 (Realtors Association of Maui, ~~November 2011~~March 2015).



EXHIBIT 5

## LIST OF DEVELOPMENT PROJECTS IN WEST MAUI
## MAUI ISLAND PLAN

### Kapalua and North Lahaina Development Projects

| Projects by Geographic Map Extant | Unit Type | | |
|---|---|---|---|
| | Single Family | Multi-Family | Timeshare and Hotel |
| **COMMITTED (ENTITLED)** | | | |
| Hyatt Regency Maui Timeshares | 0 | 0 | 131 |
| Kaanapali Ocean Resort Villas (N.B Lot3) | 0 | 0 | 390 |
| Kaanapali Residences-LandTec Parcel 10 | 18 | 0 | 0 |
| Kahoma Residence | 68 | 0 | 0 |
| Kahoma Village PD4 | 101 | 102 | 0 |
| Kapalua Mauka Residential | 690 | 0 | 0 |
| Lanikeha Kaanapali | 132 | 0 | 0 |
| Pailolo Place | 0 | 42 | 0 |
| Puukoli Villages | 292 | 648 | 0 |
| Pulelehua | 935 | 214 | 0 |
| Villages of Leialihi Ph 1-B DHHL | 253 | 0 | 0 |
| West Maui Village | 0 | 158 | 0 |
| **SUB-TOTAL** | **2,489** | **1,164** | **521** |
| | | | |
| **MIP AND CP (PARTIALLY ENTITLED)** | | | |
| Kaanapali Lower North Honokowai | 275 | 330 | 0 |
| Leialii HHFDC Community | 600 | 600 | 0 |
| **SUB-TOTAL** | **875** | **930** | **0** |
| | | | |
| **MIP ONLY** | | | |
| Kaanapali Lower East Honokowai | 225 | 0 | 0 |
| Kaanapali Lower South Honokowai | 410 | 630 | 0 |
| **SUB-TOTAL** | 635 | 630 | 0 |
| | | | |
| **TOTAL** | **3,999** | **2,724** | **521** |

Source: Maui Planning Department, Development Project Mapping, February 2014

EXHIBIT 6

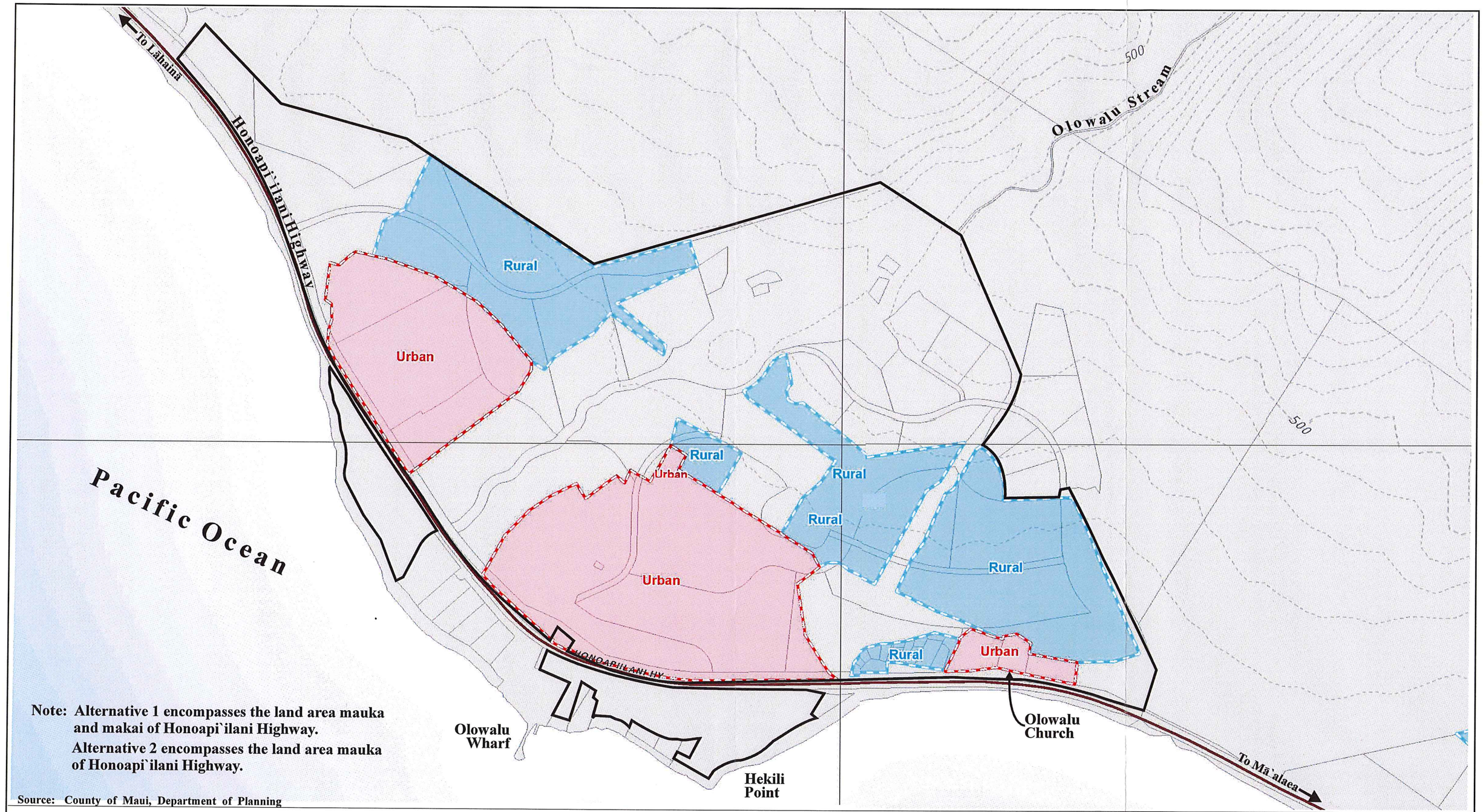
## South Lahaina and Ukumehame Development Projects

| Projects by Geographic Map Extant | Unit Type | | |
|---|---|---|---|
| | Single Family | Multi-Family | Timeshare and Hotel |
| **MIP Only** | | | |
| Makila | 200 | 0 | 0 |
| Olowalu | 1,500 | 0 | 0 |
| Wainee Residential Community | 360 | 360 | 0 |
| **TOTAL** | **2,080** | **360** | **0** |

Source: Maui Planning Department, Development Project Mapping, February 2014

# *EXHIBIT "7"*

## *Final TIAR (CD)*
## *Appendix "P-1" in EIS*
## *(Included in Original Letter Only)*




Note: Alternative 1 encompasses the land area mauka and makai of Honoapi`ilani Highway.
Alternative 2 encompasses the land area mauka of Honoapi`ilani Highway.

Source: County of Maui, Department of Planning

Figure 29

# Proposed Olowalu Town Master Plan

## Maui Island Plan Map

NOT TO SCALE

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

EXHIBIT 8

MUNEKIYO HIRAGA

OlowaluTown/MasterPl/Final EIS/MIP Map

~~project and will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment.~~

~~The Master Plan will preserve important open space and cultural resources. Approximately 223 acres of parks and open space will be provided. In addition, no development will occur within 150 feet of the shoreline.~~

The development of ~~the Master Plan~~both Alternatives 1 and 2 embodies the core principles advocated by the Countywide Policy Plan. Importantly, since 2005, the Maui community, especially the Olowalu community, has been involved in the project's planning process. Respecting its natural environment and cultural heritage, ~~the Master Plan is~~both Alternatives 1 and 2 are modeled after the Hawaiian ahupua`a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environments, as well as the rich cultural heritage of the area. ~~The Master Plan~~ Both Alternatives 1 and 2 incorporates the principles of sustainability, cultural preservation and economic diversity to create neighborhoods sensitive to its environment and cultural heritage.

~~The Master Plan~~ Both Alternatives 1 and 2 proposes to establish an economic base consisting of agriculture, community needs, and support services and new entrepreneurialism to support the community's sustainability goals. The Master Plan ~~is~~for Alternatives 1 and 2 is envisioned to disperse population growth into a distinct community from Lāhainā Town separated by agricultural open space and topographic boundaries. The Master Plan alternatives includes retaining approximately 28 acres of agricultural lands in Olowalu as 14 agricultural homesteads~~ and~~, as ~~part of~~well as expand the OCR in order to perpetuate native Hawaiian agricultural practices.

In summary, ~~the Master Plan is~~both Alternatives 1 and 2 are consistent with the themes and principles of the Countywide Policy Plan.

**Maui Island Plan**

~~The second component of the Maui County General Plan 2030 is the MIP. The MIP will set forth an islandwide land use strategy for Maui and encompasses a managed and directed growth plan which includes the delineation of urban and rural growth boundaries. The MIP has undergone review by the GPAC and the MPC and is currently under review by the Maui County Council. Both the GPAC and MPC recommended the inclusion of the Master Plan in the MIP. The Planning Director's transmittal of the MIP to the Maui County Council on~~



EXHIBIT 9

~~October 16, 2009 excluded the Master Plan from the MIP's directed growth boundaries. While the process for review and approval of the MIP is ongoing, the applicant will continue to be an active participant in the MIP process. Due to the uncertainties surrounding the timing of the County Council's approval of the MIP and the lengthy entitlement process for the proposed project, the applicant is continuing to proceed with land entitlement applications for the proposed project while the MIP review continues. If the MIP is adopted prior to the submittal of the Final EIS, the Final EIS will address the project's compliance with the MIP goals, objectives, and policies. It is noted that the respective regional community plans will be updated following the adoption of the MIP. Refer to **Appendix "O"**.~~ The MIP is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and sewage systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

It is noted that Ordinance No. 4004 does not address the component relating to the implementation program. Chapter 2.80B of the Maui County Code, relating to the General Plan, was amended via Ordinance No. 3979, October 5, 2012, to provide that the implementation program component be adopted no later than one (1) year following the effective date of Ordinance No. 4004. In December 2013 and March 2014, the Council approved time extensions for approval and adoption of the implementation chapter of the MIP. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

An essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating UGB, small town boundaries (STB), and RGB. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

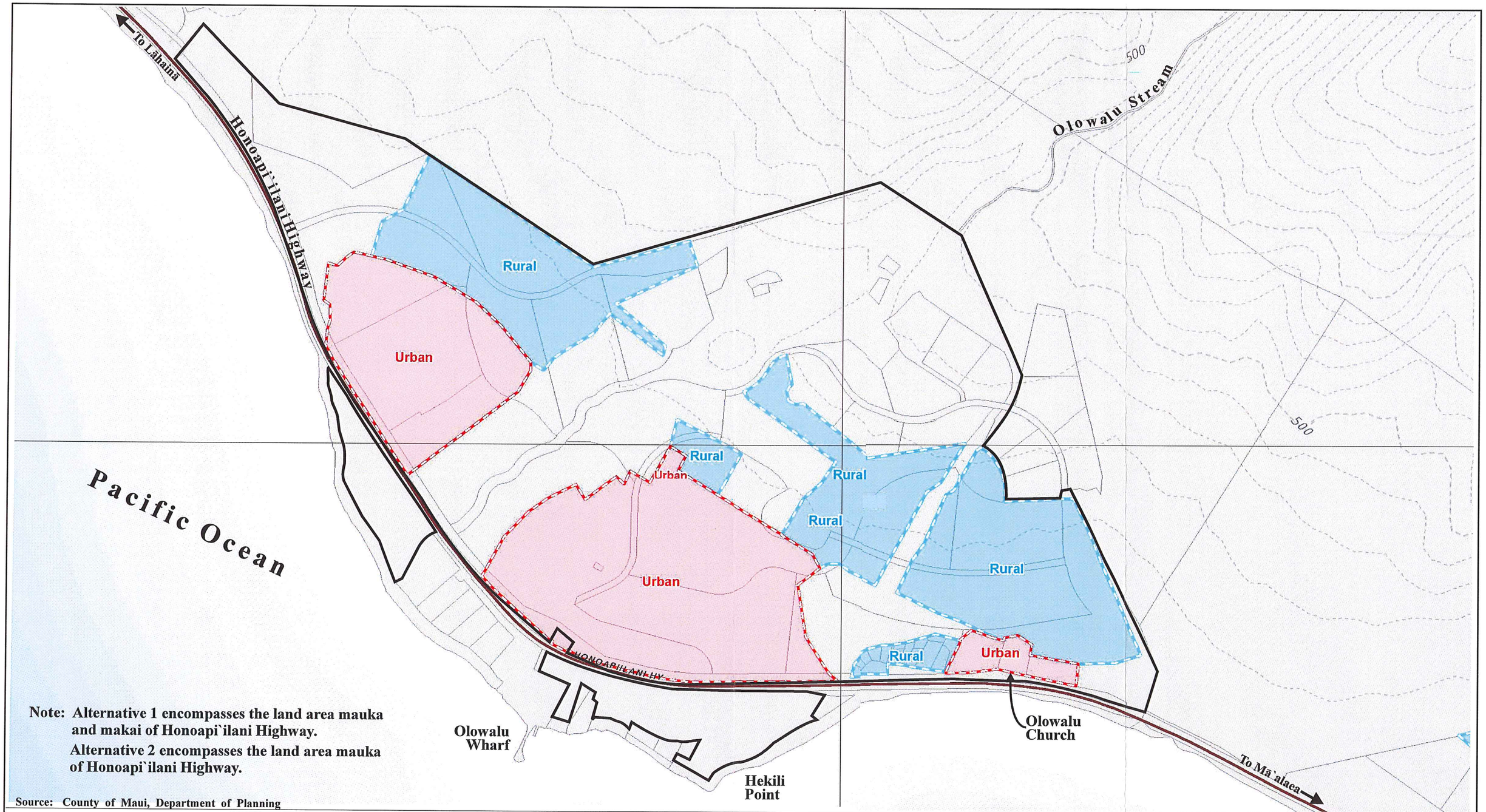
The MIP designates Olowalu as an appropriate location for future growth on its Directed Growth Maps. The mauka portion of the proposed Master Plan for Alternative 1 is located within the UGB and RGB. The lands makai of Honoapi`ilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that "the future delineation of potential urban growth areas makai of the existing Honoapi`ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. See **Figure 29** and **Appendix "R"**.

Alternative 2 does not include the makai lands and is in the UGB and RGB in the MIP. Refer to **Figure 29** and **Appendix "R"**.

In addition, both Alternatives 1 and 2 have been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. A summary of policy statements most relevant to the proposed action is provided below:

## CHAPTER 1 POPULATION

**Goal:** Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.




Note: Alternative 1 encompasses the land area mauka and makai of Honoapi`ilani Highway.
Alternative 2 encompasses the land area mauka of Honoapi`ilani Highway.

Source: County of Maui, Department of Planning

Figure 29

# Proposed Olowalu Town Master Plan

## Maui Island Plan Map

NOT TO SCALE

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

MUNEKIYO HIRAGA

OlowaluTown/MasterPl/Final EIS/MIP Map

**Objective:** Greater retention and return of island residents by providing viable work, education, and lifestyle options.

**Policy:** Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.

## CHAPTER 2 HERITAGE

### Cultural, Historic, and Archaeological Resources

**Goal:** Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.

**Objective:** An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai`i State Constitution, and Section 7-1, Hawai`i Revised Statutes (HRS).

**Policies:** Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.

Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.

**Objective:** Enhance the island's historic, archaeological, and cultural resources.

**Policy:** Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.

### Shoreline, Reefs, and Nearshore Waters

**Goal:** An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.

**Objective:** Improved reef health, coastal water quality, and marine life.

**Policy:** Create additional mechanisms, where needed, to contain and control runoff and pollution.

**Objective:** Water quality that meets or exceeds State Clean Water Act standards.

**Policies:** Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and Nonpoint Source (NPS) pollution.

Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the Erosion and Sediment Control Plan (ESCP).

Avoid development actions that impair Maui's reef systems and remove identified stressors.

Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.

Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.

**Implementing Action:** Transition from the use of wastewater injection wells to appropriate, environmentally sound methods of wastewater disposal, and promote the beneficial reuse of wastewater effluent.

**Objective:** Acquire additional shoreline lands and shoreline access rights.

**Watersheds, Stream and Wetlands**

**Goal:** Healthy watersheds, streams, and riparian environments.

**Objective:** Greater protection and enhancement of watersheds, streams, and riparian environments.

**Policies:** All present and future watershed management plans shall incorporate concepts of ahupua`a management based on the interconnectedness of upland and coastal ecosystems/species.

Support regulations to require developments to utilize ahupua`a management practices.

Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs.

**Objective:** Decreased NPS and point source pollution.

**Policies:** Support the use of Low Impact Development (LID) techniques such as those described in the State of Hawai`i LID Practitioner's Guide (June 2006), as amended.

Encourage farmers and ranchers to use agricultural Best Management Practices (BMPs) to address NPS pollution.

**Objective:** Greater preservation of native flora and fauna biodiversity to protect native species.

**Policies:** Work with appropriate agencies to eliminate feral ungulate populations and invasive species.

Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.

**Implementing Action:** Develop strategic partnerships with conservation groups and organizations to maximize Federal, State, County, and private funding; and increase cooperation to achieve conservation goals.

**Objective:** Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.

**Wildlife and Natural Areas**

**Goal:** Maui's natural areas and indigenous flora and fauna will be protected.

**Objective:** A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.

**Policy:** Identify and inventory the following:

(1) Natural, recreational, and open space resources;
(2) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and
(3) Location and extent of invasive species.

**Objective:** A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.

**Objective:** Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.

**Policies:** Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.

Protect Maui's sensitive lands.

**Scenic Resources**

**Goal:** Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.

**Objective:** A greater level of protection for scenic resources.

**Policies:** Protect views to include, but not be limited to, Haleakalā, `Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu`u O`la`i, Kaho`olawe, Molokini, Moloka`i, and Lāna`i, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.

Protect "night sky" resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.

Protect ridgelines from development where practicable to facilitate the protection of public views.

Protect scenic resources along Maui's scenic roadway corridors.

**Implementing Action:** Establish design guidelines that integrate techniques such as development clustering, greenbelts, and open space buffers, site plan configuration to protect view planes, building design and height limitations, setbacks from public roadways, landscaping, and other techniques.

## CHAPTER 3 NATURAL HAZARDS

**Goal:** Maui will be disaster resilient.

**Objective:** Greater protection of life and property.

**Policy:** Encourage the use of construction techniques that reduce the potential for damage from natural hazards.

## CHAPTER 4 ECONOMIC DEVELOPMENT

### Economic Diversification

**Goal:** Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.

**Objective:** A more diversified economy.

**Policies:** Support the creation of new jobs and industries that provide a living wage.

Facilitate and expedite permits and approvals.

**Objective:** Increase activities that support principles of sustainability.

**Policies:** Support industries that are sustainable, and culturally and environmentally sensitive.

Encourage and support local businesses.

Support the development of economic development clusters in targeted industry sectors.

Encourage all businesses to save energy, water, and other resources.

**Objective:** Improve the island's business climate.

**Policies:** Ensure an adequate supply of affordable workforce housing.

Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.

**Visitor Industry**

**Objective:** Comprehensively manage future visitor-unit expansion.

**Policy:** Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns.

**Agriculture**

**Goal:** Maui will have a diversified agricultural industry contributing to greater economic, food, energy security, and prosperity.

**Policies:** Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.

Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.

**Implementing Action:** Encourage the development of community gardens, including gardens on greenbelts that separate communities.

**Emerging Sectors**

**Goal:** A diverse array of emerging economic sectors.

**Policy:** Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.

**Small Business Development**

**Goal:** Small businesses will play a key role in Maui's economy.

**Policies:** Assist traditional "mom and pop" business establishments.

Support community markets and venues that sell locally-made produce, goods, and services.

**Health Care Sector**

**Goal:** Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.

**Objective:** Expand the economic benefits of the health care sector.

**Policy:** Encourage expansion and improved access to emergency care in all communities.

## Education and Workforce Development

**Goal:** Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.

**Policy:** Encourage the education and training of our residents to meet the needs of a diversified economy.

## CHAPTER 5 HOUSING

**Goal:** Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

**Objectives:** More livable communities that provide for a mix of housing types, land uses, income levels, and age.

Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Provide infrastructure in a more timely manner to support the development of affordable housing.

**Policies:** Prioritize the development of infrastructure that supports the development of affordable housing.

Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.

**Objectives:** A wider range of affordable housing options and programs for those with special needs.

Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.

**Policy:** Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.

## CHAPTER 6 INFRASTRUCTURE AND PUBLIC FACILITIES

### Wastewater

**Goal:** Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.

**Policy:** Establish new wastewater treatment plant(s) outside the tsunami zone.

**Objective:** Adequate levels of wastewater service with minimal environmental impacts.

**Policies:** Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.

Strongly encourage the phase out of cesspools.

**Objective:** Increase the reuse of wastewater.

### Water

**Goal:** Maui will have an environmentally sustainable, reliable, safe, and efficient water system.

**Objectives:** More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.

Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.

**Policies:** Maximize the efficient use of reclaimed wastewater to serve non-drinking water needs.

Acquire and develop additional sources of drinking water.

**Transportation**

**Goal:** An interconnected, efficient, and well-maintained, multimodal transportation system.

**Objective:** Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.

**Policies:** Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.

Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.

Encourage the use of "complete streets" design methods.

**Objective:** Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

**Policies:** Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.

Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.

Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.

## Transit

**Goal:** An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.

**Objective:** An integrated transit system that better serves all mobility needs of Maui's residents and visitors.

**Policies:** Maximize access to public transit in town centers, commercial districts, and employment centers.

Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.

Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.

Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.

## Parks

**Goal:** Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.

**Policies:** Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the Pali to Puamana Parkway Master Plan and the *Upcountry Greenways Master Plan*.

Utilize the ahupua`a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.

Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.

**Objective:** Achieve parks and recreation opportunities to meet the diverse needs of our community.

**Policies:** Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.

Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural land features.

Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.

Acquire lands along the shoreline, between coastal roadways and the ocean.

Encourage the development of regional parks, district parks, and greenways in a manner that helps to contain sprawl, provide separation between distinct communities, or offer open space within urban communities.

Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.

Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.

**Objective:** An expanded network of greenways, trails, pathways, and bikeways.

**Policies:** Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.

Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.

**Public Facilities**

**Goal:** Maui will have adequate public facilities that meet the diverse needs of residents.

**Policies:** Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.

Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.

Incorporate community/area residents' input to determine the appropriate location and design of public facilities.

**Schools and Libraries**

**Goal:** Maui will have school and library facilities that meet residents' needs and goals.

**Objective:** Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.

**Policies:** Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.

Encourage the Department of Education to build and maintain smaller, community-oriented schools.

Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.

**Objective:** Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.

**Policy:** Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.

**Implementing Action:** Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.

## Health Care

**Goal:** All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.

**Policies:** Support the immediate development of a critical access hospital in West Maui.

Improve medical service to remote and outlying regions.

## Energy

**Goal:** Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.

**Policies:** Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.

Encourage the installation of renewable energy systems, where appropriate.

# CHAPTER 7 LAND USE

## Agricultural Lands

**Policy:** Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.

**Objective:** Support and facilitate connectivity between communities.

**Policy:** Discourage land use and urban design that impedes interconnectivity between adjacent communities.

## Rural Areas

**Goal:** Maui will have a rural landscape and lifestyle where natural systems, cultural resources, and farm lands are protected and development enhances and compliments the viability and character of rural communities.

**Policies:** Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.

Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.

Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.

**Objective:** More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.

**Policies:** Minimize impermeable surfaces within rural areas.

Use infrastructure, public service, and design standards that are appropriate to rural areas.

Discourage land use and urban design that impede interconnectivity between adjacent communities.

## Urban Areas

**Goal:** Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

**Objective:** Facilitate and support a more compact, efficient, human-scale urban development pattern.

**Policies:** Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED –ND) standards.

Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

Discourage land use and urban design that impedes inter-connectivity between adjacent communities.

**Objective:** Facilitate more self-sufficient and sustainable communities.

**Policies:** When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual, and non-profit uses to serve the daily needs of community residents.

Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.

Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.

Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

## CHAPTER 8: DIRECTED GROWTH

The Directed Growth Maps include UGB, RGB, and STB as a directed growth strategy for Maui island. According to the MIP the UGBs, STBs, and RGBs are used to identify and protect farms and natural areas from sprawl and to promote the efficient use of land, and the efficient provision of public facilities and services within the respective growth boundaries. The UGBs, STBs, and RGBs take into account future growth projections through 2030, the availability of infrastructure and services, environmental constraints, and an approximate density of land development to determine the placement of the boundary. Land outside of the UGB is intended to remain rural in character with a strong agricultural and natural-resource

presence. The MIP designated Olowalu as an appropriate location for future growth and establishes UGB and RGB boundaries in this locale.

Alternative 1 and Alternative 2 of the OTMP have been reviewed with respect to the following directed growth goals and policies of the MIP:

**Urban and Small Town Growth Area**

**Goal:** Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.

**Policies:** Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.

New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.

**Rural Growth Areas**

**Goal:** Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.

**Policies:** New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.

Environmental protection and compatibility will be a top priority in rural growth areas.

Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or small towns; and/or when they

provide for complete, self-sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.

Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.

The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.

Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.

The MIP addresses the following regions: Wailuku-Kahului; Kīhei-Mākena, Makawao-Pukalani-Kula; Pa`ia-Ha`ikū; West Maui; and Hāna. The West Maui region includes the Olowalu sub-region. According to the MIP, Olowalu Town is intended to meet the needs of Maui residents as a revitalized and sustainable community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural cultural and historic resources. It is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.

Olowalu Town will be designed to recognize and perpetuate the land and resource management system of the ahupua`a, provide public access between the ocean and mountains, and protect the natural environment.

UGB and RGB were established in Olowalu mauka of Honoapi`ilani Highway. Refer to **Figure 29** and **Appendix "R"**. However, the MIP states that "the future delineation of potential urban growth areas makai of the existing Honoapi`ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems, enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. The distinct boundaries of parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and

the project review and approval process. Both Alternatives 1 and 2 will require a Community Plan Amendment.

## ~~F~~G. WEST MAUI COMMUNITY PLAN

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a community plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters. The proposed Master Plan project is located within the West Maui Community Plan region. The existing land use designations for the Master Plan area under the Community Plan are set forth in the existing West Maui Community Plan Land Use Map. The lands underlying the Master Plan area are designated "Agricultural", "Open Space", and "Park (Golf Course)" on the Land Use Map. Refer to **Figure 8** and **Table 4**.

At the appropriate time, the ~~a~~Applicants will file a Community Plan Amendment (CPA) application to change the designation from "Agricultural", "Conservation", and "Park (Golf Course)" to "Project District" to reflect the land use spatial relationships and allocations set forth in the proposed Master Plan. This land use entitlement action will apply to both Alternative 1 and Alternative 2.

Examples of goals, objectives, and policies from the West Maui Community Plan supporting the proposed Master Plan are provided below:

**LAND USE**

**Goal:**

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

**Objectives and Policies:**

- Protect and enhance the quality of the marine environment.

# VII. UNRESOLVED ISSUES

The evaluation of the Master Plan for Alternatives 1 and 2 in this Final Environmental Impact Statement (EIS) provides a thorough analysis of the potential environmental impacts. The following section ~~summarizes~~addresses the issues that remained unresolved at the time of ~~writing~~publication of the Draft EIS and have been considered in the Final EIS for the proposed Master Plan for Alternatives 1 and 2:

## A. FORMULATION OF UNILATERAL AGREEMENT AND MARKETING PROGRAM FOR AFFORDABLE UNITS

Implementation of the project will address the shortage of affordable housing currently being experienced on Maui and will be processed in accordance with Chapter 2.96, Maui County Code (MCC). The Applicants will be working alongside the County of Maui, Department of Housing and Human Concerns (DHHC) as the project proceeds to formulate a unilateral agreement and marketing program for the Project's affordable units. The sales prices for affordable units will be established at the time of development and will be based on Maui's median family income at that time. The ~~a~~Applicants will formulate and execute the affordable housing agreement with the DHHC prior to project implementation. Prior to obtaining building permits for the construction of the first units in Olowalu Town, the Applicants will be required to enter into an affordable housing agreement with the DHHC. The agreement will establish the sale and rental prices of the affordable units as well as include a marketing program for the units. It is anticipated that construction will commence sometime in 2018.

## B. ~~COMPLETION OF 2030 GENERAL PLAN UPDATE (MIP)~~MAUI ISLAND PLAN

On December 28, 2012, the Maui Island Plan (MIP) was enacted by the County of Maui through Ordinance No. 4004. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The proposed Master Plan for Alternative 1 mauka of Honoapi`ilani Highway is located within the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB). The lands makai of Honoapi`ilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that "*the future delineation of potential urban growth areas makai of the existing*



EXHIBIT 10

*Honoapi`ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan*" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. This unresolved issue will require further review by the Maui County Council in the context of a Community Plan Amendment.

Alternative 2 is located mauka of Honoapi`ilani Highway and within the UGB and RGB of the MIP.

## C. SATISFACTION OF PUBLIC FACILITIES CONTRIBUTION REQUIREMENTS

Olowalu Town LLC and Olowalu Ekolu LLC are proposing to facilitate the construction of a school and emergency services (i.e., police, fire and ambulance) within the Master Plan for Alternatives 1 and 2 through the contribution of land and have designated lands that would be appropriate for such uses. Development of these facilities will offset the impact of the proposed Master Plan for Alternatives 1 and 2. Although preliminary discussions have been held with the appropriate government agencies, additional coordination with the agencies will be undertaken to determine specific locations for such uses as well as the ~~a~~Applicant's fair share contribution prior to project implementation.

Prior to the issuance of construction permits sometime in 2018 by the County of Maui, including building permits, fulfillment of impact fees for education and park facilities will be required to ensure the Applicants pay their fair share for public facilities. Lacking similar impact fees for police, fire and emergency services, the Applicants will work with the appropriate agencies to establish facility requirements which most effectively meet the needs of the community.

## D. REALIGNMENT OF HONOAPI`ILANI HIGHWAY

The Olowalu Town Master Plan (OTMP) for Alternatives 1 and 2 includes the corridor for the realignment of Honoapi`ilani Highway inland from the shoreline. The specific realignment and design parameters through Olowalu have not yet been determined by the State of Hawai`i Department of Transportation (HDOT) ~~who are in the process of preparing~~ , as they are continuing the preparation of the Environmental Impact Statement (EIS) for the Realignment/Widening of Honoapi`ilani Highway (Mā`alaea to Launiupoko). The Applicants

will continue coordination with HDOT ~~as work on the HDOT EIS continues. Once determined, the Master Plan will be revised to be consistent with the HDOT's preferred realignment~~on the alignment as it traverses Olowalu. The OTMP makes accommodations for a future right-of-way (ROW) that also include enough width to accommodate a future transit system. It is anticipated that the HDOT planning process will take several years to complete. As the OTMP is implemented, the Applicants will coordinate with HDOT to ensure that ROW alignment, construction phasing and integration requirements for the realigned Honoapi`ilani Highway are satisfactory to the HDOT.

## E. TRAFFIC IMPROVEMENTS

Although a Final Traffic Impact Analysis Report (TIAR) (**Appendix "P-1"**) was prepared, as the project progresses through the land use entitlement and permitting processes, more defined project plans will be developed. As more specific details are developed, additional TIARs will be prepared and additional traffic improvements may be required by the HDOT and Department of Public Works (DPW). These improvements will be implemented in coordination with HDOT and DPW.

The Applicants' are committed to continue providing current traffic studies at appropriate implementation intervals. The Final TIAR (**Appendix "P-1"**), which has been submitted to the HDOT, will establish the basis for continued dialogue with HDOT to ensure that program concepts for mitigation measures and their implementation timeframes can be advanced. While multiple meetings/conferences have been held with the HDOT, coordination with the HDOT is considered an ongoing process, with actions and agreements evolving as conditions change over time. In this regard, the HDOT's review of the Final TIAR is addressed herein as an unresolved issue. Additionally, as coordination with HDOT continues, the Applicants' total financial contribution for area roadway improvements will be addressed.

## F. CULTURAL RESOURCES

Cultural participants identified several concerns related to management of ocean resources, commercialized ocean activities, preservation of cultural sites, and preservation of cultural traditions. The following concerns expressed by the participants will require further discussions between the cultural participants, the Applicants, and as may be appropriate, with Federal, State and County agencies, as plans are refined and implemented throughout the land use and permitting processes:

- Creation of an Olowalu Community Marine Management Group as a community group that could function as a shoreline monitoring check both during construction and periodically following construction.

- Implementation of shoreline restrictions, similar to traditional kapu seasons or periods, as a means to maintain the health of the environment and allow recovery.

- Creation of a protected area that extended from the shoreline to 20 fathoms out.

- Future assessments of makai resources by Native Hawaiian cultural practitioners and integrating these assessments with scientific assessments to provide guidance for resource management decisions.

- Urban design guidelines to maintain open space and visual connection mauka to makai from the built environment.

- Recommendations relating to access, preservation and maintenance of Ka`iwaloa Heiau (SIHP 50-50-08-0004).

- Potential funding sources for the Olowalu Cultural Reserve.

NEIL ABERCROMBIE
GOVERNOR

MAJOR GENERAL DARRYLL D. M. WONG
DIRECTOR OF CIVIL DEFENSE

DOUG MAYNE
VICE DIRECTOR OF CIVIL DEFENSE

APR 13 2012

PHONE (808) 733-4300
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**STATE OF HAWAII**
**DEPARTMENT OF DEFENSE**
**OFFICE OF THE DIRECTOR OF CIVIL DEFENSE**
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

April 10, 2012

Olowalu Town, LLC and
Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Gentlemen:

Draft Environmental Impact Statement (DEIS) for Olowalu Town Master Plan at TMK (2)4-8-003:084, 098 through 118, and 124, Olowalu, Lahaina, Maui, Hawaii

Thank you for the opportunity to comment on the subject project.

As acknowledged and restated in the DEIS, the proposed regional mixed-use development parcels are located within areas designated Flood Zone X, AE, AO and AEF. As portions of the project are subject to possible but undetermined flood risks, we strongly recommend the implementation of flood mitigation measures, as appropriate, during the planning and design phases of the development. In addition, the incorporation of design elements to mitigate the effect of high-wind events on structures should also be considered for this development.

The existing siren coverage encompasses the center area of Olowalu Town Master Plan. However, two additional omni-directional 121 db(c) sirens are required for complete coverage of the proposed development. State Civil Defense will work with the developer on placement of these additional sirens.

If you have any questions, please call Ms. Havinne Okamura, Hazard Mitigation Planner, at (808)733-4300, extension 556.

Sincerely,

DOUG MAYNE
Vice Director of Civil Defense

c: Mr. Orlando Davidson, Land Use Commission
Ms. Colleen Suyama, Munekiyo & Hiraga, Inc.

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VICE PRESIDENT

October 26, 2015

Colonel Arthur "Joe" Logan, Adjutant General
State of Hawaii
Department of Defense
Office of the Director of Civil Defense
3949 Diamond Head Road
Honolulu, Hawaii 96816-4495

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Colonel Logan:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of April 10, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. The following information is provided in response to your comments:

1. During implementation of the Master Plan, appropriate flood mitigation measures will be incorporated during the planning and design phases of the development.

2. The incorporation of design elements to mitigate the effects of high-wind events on structures shall also be considered for the development.

3. As recommended, the applicant will work with the State Civil Defense on placement of two (2) omni-directional 121 db(c) sirens to provide complete coverage within the Master Plan.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu LLC
Jennifer Lim, Carlsmith Ball, LLP
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MAY 01 2012

NEIL ABERCROMBIE
GOVERNOR

KATHRYN S. MATAYOSHI
SUPERINTENDENT

**STATE OF HAWAI'I**
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

April 27, 2012

Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Maui, Hawaii 96793

To Whom It May Concern:

SUBJECT: Draft Environmental Impact Statement for the proposed Olowalu Town Master Plan

The Department of Education (DOE) has reviewed the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

The DOE anrticipates an impact on its facilities as a result of the Olowalu Town Master Plan. The Olowalu Town project is within the present boundaries of the West Maui School Impact Fee District (District) which was established by the Board of Education (BOE) in November 2010. The project is expected to provide contributions based on the per-unit rate established for the district.

The DOE would like to clarify what appears to be two misunderstandings about school needs and the impact of the Olowalu project on area public schools. In the Educational Facilities section of the EIS, on page 134, Table 19 lists the actual and projected enrollment of schools in the Lahainaluna complex and their 'Rated Capacity". The DOE doesn't generate a figure called "Rated Capacity" and is unsure of the source of those figures.

The DOE last generated a Classroom Utilization Report (CUR) for the 2009-2010 school year. It measured a school's student capacity based on teaching, program and support staff requirements. It is not a true measure of how crowded a school is. The DOE acknowledges that the EIS does not make that conclusion, but the figures lend themselves to that conclusion. That being said, the DOE is concerned with the growing enrollment in West Maui Schools and that prompted the creation of the District.

Table 20 in the Educational Facilities section of the EIS applies a set of student generation rates (SGR) to the proposed number of Olowalu residential units. However the set of SGRs are for the District, based on the average SGR for the entire area. They may give a very rough idea of the number of students expected to reside in the project at maturity, but they were really generated to

determine school impact land and construction fee amounts. The Olowalu project, based on the details of its housing products, could have an Olowalu SGR which is different from the District-wide averages.

Although the EIS states that project calls for a provision of approximately 10 to 15 acres for an educational or learning facility, no specifics or a formal proposal been discussed with the DOE. The developer should contact the DOE to discuss details of proposed schools site and impact fees and enter into a written agreement with the DOE.

Thank you for the opportunity to provide comments. If you have any questions, please call Roy Ikeda of the Facilities Development Branch at 377-8301.

Very truly yours,

Kathryn S. Matayoshi
Superintendent

KSM:jmb

c: Orlando "Dan" Davidson, SLUC
Colleen Suyama, Senior Associate, Munekiyo & Hiraga, Inc.
Randolph G. Moore, Assistant Superintendent, OSFSS

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Kathryn S. Matayoshi, Superintendent
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Ms. Matayoshi:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 27, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to your comments.

***Response to Comments Regarding Impacts to Department of Education Facilities***

We note that the Department of Education (DOE) anticipates an impact to its facilities as a result of the proposed Olowalu Town Master Plan (OTMP). The applicants maintain its commitment in working with the DOE to fulfill its requirement of providing contributions to the DOE to mitigate the anticipated impacts of the development through the provision of school impact fees, or other such measures approved by the DOE. We also note that approximately 10 to 15 acres of the OTMP will be set aside for an educational or learning facility with an additional 10 to 20 acres available for recreational fields and playgrounds. At this time, the specifics of the facility have not been determined. During the "Olowalu Talk Story" and further discussions with the community, a variety of suggestions were received regarding the type of school to be established in Olowalu. Those suggestions included a DOE-operated school, charter school, and private school ranging from elementary, middle and high school, as well as a combination thereof. As the Master Plan progresses through the entitlement process, refinement of the educational or learning facility will be developed with the community and DOE.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

***Response to Comments Regarding Capacity of DOE Facilities***

We note the DOE's comment regarding capacity of DOE facilities. We would also like to note that the "rated capacity" figures of Table 20 in the Draft EIS were based off of figures provided in the Public Facilities Assessment report prepared for the Maui Planning Department (Update March 9, 2007). Nevertheless, Table 19 in the Draft EIS has been revised as Table 31 to delete the "rated capacity". See **Exhibit "1"**.

We also note your concern over the growing enrollment in West Maui schools that prompted the West Maui Impact Fee District. The applicants will work with the DOE to address educational facilities for the future residents in Olowalu Town.

***Response to Comments Regarding Student Generation Rate***

We note the DOE's comment regarding an Olowalu Student Generation Rate (SGR) and the District-wide averages. The EIS includes clarification of such numbers. See **Exhibit "2"**.

***Response to Comments Regarding 10 to 20 Acres for an Educational or Learning Facility***

As noted above, the applicants maintain its commitment in working with the DOE throughout the land use entitlements process for the subject project. The details of the educational or learning facility will be further defined through the entitlement process.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 South High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu LLC
Jennifer Lim, Carlsmith Ball, LLP
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of the additional sirens and the timing when installation of the sirens are warranted.

## 4. Educational Facilities

### a. Existing Conditions

The West Maui region is served by four (4) public schools (Lāhaināluna High School, Lāhainā Intermediate School, Princess Nahi`ena`ena Elementary School, and Kamehameha III Elementary School) operated by the State of Hawai`i, Department of Education (DOE) and two (2) smaller private schools (Sacred Hearts School and Maui Preparatory Academy). All four (4) of the public schools are located within Lāhainā town and three (3) of those schools are located along Lāhaināluna Road, mauka of Honoapi`ilani Highway. The enrollments in the four (4) schools have grown significantly in concert with the growth of residential development in the West Maui area. See **Table ~~1~~931**.

**Table ~~1~~931**. Actual and Projected Enrollments at Department of Education Schools in West Maui

| ~~School~~ | ~~Actual Enrollment~~ | | | | ~~Projected Enrollment~~ |
|---|---|---|---|---|---|
| | ~~SY 09-10~~ | ~~SY 10-11~~ | ~~SY 11-12~~ | ~~Rated Capacity~~ | ~~SY 15-16~~ |
| ~~Lāhaināluna High School~~ | ~~969~~ | ~~1027~~ | ~~1057~~ | ~~969~~ | ~~1081~~ |
| ~~Lāhainā Intermediate~~ | ~~693~~ | ~~653~~ | ~~651~~ | ~~571~~ | ~~672~~ |
| ~~Kamehameha III Elementary~~ | ~~713~~ | ~~733~~ | ~~760~~ | ~~646~~ | ~~788~~ |
| ~~Princess Nahi`ena`ena Elementary~~ | ~~610~~ | ~~607~~ | ~~643~~ | ~~612~~ | ~~675~~ |
| ~~Source: Department of Education, 2011.~~ | | | | | |



EXHIBIT 1

| | Actual Enrollment *SY 2014-15 | **Projected Enrollment (SY 2015-16) |
|---|---|---|
| Lāhainālуna High School | 1,014 | 1,081 |
| Lāhainā Intermediate | 635 | 672 |
| Kamehameha III Elementary | 773 | 788 |
| Princess Nahi`ena`ena Elementary | 724 | 675 |
| Source: *Department of Education School Enrollment, 2014.<br>**Analysis of the West Maui School Impact District, 2010. | | |

School bus transportation is currently provided to Olowalu residents to Princess Nahi`ena`ena Elementary, Lāhāina Intermediate and Lāhāinaluna High School. There is one (1) route from Olowalu Town which uses a 42-passenger bus (Joseph, 2012). University of Hawai`i Maui College (UH-Maui), which is located in Kahului, is a branch of the University of Hawai`i system. In addition, there is a UH-Maui Lāhainā Education Center that opened in West Maui in Fall 2007. UH-Maui is the primary higher education institution serving Maui.

The OCR currently provides educational experiences relating to its archaeological and cultural heritage to various groups, especially school children.

**b. <u>Potential Impacts and Mitigation Measures</u>**

Initially, until a new educational facility is constructed in the Master Plan for Alternatives 1 and 2, students would utilize the available school bus service to Lāhainā Town. If the student enrollment increases beyond the existing 42-passenger bus, the bus can be increased to a 72-passenger bus or separate routes established to the different schools (Joseph, 2012). Ongoing dialogue with the DOE to assess the impact of the proposed Master Plan for Alternatives 1 and 2 upon regional educational facilities will continue throughout the land entitlement process and implementation of the project. Based on the DOE's ~~student generation rates~~formula to determine impact fees for the West Maui Impact District, the proposed project's 600 single-family units and 900 multi-family units are anticipated to generate 462 new elementary, middle, and high school students. See **Table 2032**.

**Table ~~20~~32.** Estimated New Students at Olowalu Town Master Plan for Alternatives 1 and 2

| | ~~Single-Family Student Generation Rate~~ | ~~Single-Family Students [a]~~ | ~~Multi-Family Student Generation Rate~~ | ~~Multi-Family Students [b]~~ | ~~Total Students~~ |
|---|---|---|---|---|---|
| ~~Elementary~~ | ~~0.22~~ | ~~132~~ | ~~0.09~~ | ~~81~~ | ~~213~~ |
| ~~Middle~~ | ~~0.12~~ | ~~72~~ | ~~0.04~~ | ~~36~~ | ~~108~~ |
| ~~High~~ | ~~0.16~~ | ~~96~~ | ~~0.05~~ | ~~45~~ | ~~141~~ |
| ~~TOTAL~~ | ~~0.5~~ | ~~300~~ | ~~0.18~~ | ~~162~~ | ~~462~~ |

~~Notes:~~
~~[a] Based on 600 single-family residences.~~
~~[b] Based on 900 multi-family residences.~~
~~Source: Department of Education, 2010.~~

| | Units | Formula | Total Students |
|---|---|---|---|
| **Single Family** | 600 | 0.5 X 600 | 300 |
| **Multi Family** | 900 | 0.18 X 900 | 162 |
| | | **TOTAL** | 462 |

Source: Department of Education, West Maui Impact Fee Schedule, 2014

It is noted that the foregoing figures presented in **Table 32** provides a rough estimate of the number of students to reside in the project at maturity. As pointed out by the DOE, the proposed project may have an Olowalu Student Generation Rate (SGR), which is different from the West Maui District-wide average. The addition of approximately 462 new students to public schools in West Maui would require increased DOE resources in the district. Impacts to the DOE's resources in West Maui will be mitigated through fulfillment of school impact fees or other measures approved by the DOE. The project falls within the West Maui School Impact District. The ~~a~~Applicants will coordinate with the DOE to ensure that assessment policy provisions are appropriately addressed.

The proposed ~~project~~alternatives also ~~calls for the~~include provision of approximately 10 to 15 acres for an educational facility. The specifics of the educational (or learning) facility has not been determined. During "Olowalu Talk Story" and subsequent discussions through community outreach with



EXHIBIT 2

JUN 0 4 2012

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
DOH/CWB

05050PMR.12

May 31, 2012

Mr. Bill Frampton
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton:

**SUBJECT: Comments on the Draft Environmental Impact Statement (EIS) for the Olowalu Town Master Plan at TMK (2) 4-8-003:084, 098 through 118, and 124**
**Olowalu, Island of Maui, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and has no comments at this time. The DOH-CWB provided comments on the EIS Preparation Notice for this project (Letter No. 08019PSW.10, dated August 11, 2010).

Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://hawaii.gov/health/environmental/env-planning/wqm/landuse/landuse.html/CWB-standardcomment.pdf.

If you have any questions, please visit our website at: http://www.hawaii.gov/health/environmental/water/cleanwater/index.html, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

Darryl Lum

TA FOR ALEC WONG, P.E., CHIEF
Clean Water Branch

MR:jst

c: DOH-EPO # 12-046 [via e-mail only]
Mr. Orlando "Dan" Davidson, Land Use Commission
✓ Ms. Colleen Suyama, Munekiyo and Hiraga, Inc.

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Alec Wong, P.E., Chief
State of Hawaii
Department of Health
Clean Water Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (DOH/CWB 05050PMR.12)

Dear Mr. Wong:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of May 31, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. As recommended, we have read your standard comments available on your website. Regarding the applicable standard comments, the following responses are provided:

***Permit Issuance***

- We acknowledge that the project and its potential impacts to State waters must meet the State's: 1) antidegradation policy; 2) designated uses, as determined by the classification of the receiving State waters; and 3) water quality criteria of HAR, Chapter 11-54.

- As the project progresses towards implementation the Department of the Army (DA) will be contacted to determine whether a DA permit will be required for the project. We also acknowledge that if a DA permit is required then a Section 401 Water Quality Certification (WQC) may be required from the Department of Health (DOH).

- As the project progresses towards implementation, a National Pollutant Discharge Elimination System (NPDES) permit may be required for the project and must be submitted at least 180 days prior to the initiation of construction.

- We acknowledge, if required, a Notice of Intent (NOI) must be submitted 30 calendar days before the start of construction activities.

- We acknowledge, if required, a copy of the NOI or NPDES permit application shall be submitted to the State Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the Clean Water Branch (CWB) that SHPD has or is in the process of evaluating the project. A copy of the request for review by SHPD or SHPD's determination letter for the project shall be submitted along with the NOI or NPDES permit application, as applicable.

***Monitoring***

- We acknowledge effluent discharge and/or receiving water monitoring may be required as conditions of Section 401Water Quality Certifications and NPDES General and Individual permits.

***Enforcement***

- We acknowledge that noncompliance with water quality requirements contained in Hawaii Administrative Rules (HAR), Chapter 11-54 and/or permitting requirements specified in HAR, Chapter 11-55 may be subject to penalties of $25,000 per day per violation.

***Polluted Runoff Control Projects***

- We acknowledge that projects addressing activities related to polluted runoff control as outlined in the State's Coastal Nonpoint Pollution Control Management Plan and/or Hawaii's Implementation Plan for Polluted Runoff Control may qualify for Federal grants administered by the DOH.

- We acknowledge that at a minimum, grant funds must be matched 100 percent with match funding or in-kind contributions from non-Federal sources and are subject to the requirements of Environmental Protection Agency (EPA) 40 Code of Federal Regulations (CFR) Chapter 1 (7-1-98 Edition), Section 31.24 Matching or Cost Sharing.

- We acknowledge that Request for Proposals (RFP) to solicit qualified projects for grant funding are issued on an annual basis and interested parties can request to be placed on a mailing list to receive a copy of the RFP when it is issued. The deadline for submittal of a proposal is usually one (1) month from the date of the RFP.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
K:\DATA\OlowaluTown\MasterPl\Draft EIS\Response Letters\DOH CWB.doc

MAR 12 2012

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File: 12-046

March 8, 2012

Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

**SUBJECT: Draft EIS for Olowalu Town Master Plan**
**Olowalu, Lahaina, Maui, Hawaii**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter, dated **March 6, 2012.** Thank you for allowing us to review and comment on the subject document. The document was routed to the relevant branches of the Environmental Health Administration for more detailed comment. We have no comments at this time, but reserve the right to future comments. We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this application should be adhered to.

The same website also features a Healthy Community Design Smart Growth Checklist (Checklist). The Hawaii State Department of Health, Built Environment Working Group, recommends that State and county planning departments, developers, planners, engineers and other interested parties apply the healthy built environment principles in the Checklist whenever they plan or review new developments or redevelopments projects. We also ask you to share this list with others to increase community awareness on healthy community design.

If there are any questions about these comments please contact the Environmental Planning Office at 586-4337.

Sincerely,

Laura McIntyre AICP
Manager
Environmental Planning Office

cc: Orlando "Dan" Davidson, Executive Director, Land Use Commission
Collen Suyama, Senior Associate, Munekiyo & Hiraga, Inc.

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Michael T. Munekiyo
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Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Laura McIntyre, AICP, Manager
Environmental Planning Branch
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (12-046)

Dear Ms. McIntyre:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your agency's letter of March 8, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. As recommended, we have read your standard comments available on your website. Regarding the applicable standard comments, the following responses are provided:

***CLEAN AIR BRANCH – CONTROL OF FUGITIVE DUST:***

During construction, the Olowalu Town Master Plan (OTMP) will comply with the Clean Air Branch standard comments for the Control of Fugitive Dust.

***CLEAN WATER BRANCH:***

***Permit Issuance***

- We acknowledge that the project and its potential impacts to State waters must meet the State's: 1) antidegradation policy; 2) designated uses, as determined by the classification of the receiving State waters; and 3) water quality criteria of HAR, Chapter 11-54.

- As the project progresses towards implementation, the Department of the Army (DA) will be contacted to determine whether a DA permit will be required for the project. We also acknowledge that if a DA permit is required, then a Section 401 Water Quality Certification (WQC) may be required from the Department of Health (DOH).

- As the project progresses towards implementation, a National Pollutant Discharge Elimination System (NPDES) permit may be required for the project and must be submitted at least 180 days prior to the initiation of construction.

- We acknowledge, if required, a Notice of Intent (NOI) must be submitted 30 calendar days before the start of construction activities.

- We acknowledge, if required, a copy of the NOI or NPDES permit application shall be submitted to the State Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the Clean Water Branch (CWB) that SHPD has or is in the process of evaluating the project. A copy of the request for review by SHPD or SHPD's determination letter for the project shall be submitted along with the NOI or NPDES permit application, as applicable.

***Monitoring***

- We acknowledge effluent discharge and/or receiving water monitoring may be required as conditions of Section 401 Water Quality Certifications and NPDES General and Individual permits.

***Enforcement***

- We acknowledge that noncompliance with water quality requirements contained in Hawaii Administrative Rules (HAR), Chapter 11-54 and/or permitting requirements specified in HAR, Chapter 11-55 may be subject to penalties of $25,000 per day per violation.

***Polluted Runoff Control Projects***

- We acknowledge that projects addressing activities related to polluted runoff control as outlined in the State's Coastal Nonpoint Pollution Control Management Plan and/or Hawaii's Implementation Plan for Polluted Runoff Control may qualify for Federal grants administered by the DOH.

- We acknowledge that at a minimum, grant funds must be matched 100 percent with match funding or in-kind contributions from non-Federal sources and are

subject to the requirements of EPA 40 CFR Chapter 1 (7-1-98 Edition), Section 31.24 Matching or Cost Sharing.

- We acknowledge that Request for Proposals (RFP) to solicit qualified projects for grant funding are issued on an annual basis and interested parties can request to be placed on a mailing list to receive a copy of the RFP when it is issued. The deadline for submittal of a proposal is usually one (1) month from the date of the RFP.

***HAZARD EVALUATION AND EMERGENCY RESPONSE:***

If appropriate, the OTMP will comply with the standard comments of the Hazard Evaluation and Emergency Response (HEER) Office of the DOH.

***INDOOR AND RADIOLOGY HEALTH BRANCH:***

During construction, the OTMP will comply with the DOH, Administrative Rules, Chapters 11-39, Air Conditioning and Ventilating; 11-45, Radiation Control; 11-46, Community Noise Control; 11-501, Asbestos Requirements; 11-502, Asbestos-Containing Materials in Schools; 11-503, Fees for Asbestos Removal and Certification; and 11-504, Asbestos Abatement Certification Program.

***SAFE DRINKING WATER BRANCH:***

As applicable, the OTMP will comply with the standard comments of the Safe Drinking Water Branch relating to 1) public water systems; 2) underground injection control (UIC); and 3) groundwater protection.

***SOLID AND HAZARDOUS WASTE BRANCH:***

As applicable, the OTMP will comply with the standard comments of the Solid and Hazardous Waste Branch relating to 1) management of hazardous waste; 2) regulation of underground storage tanks; and 3) management of solid waste.

***WASTEWATER BRANCH:***

The OTMP will not have any cesspools. Wastewater will be processed through a private sewage treatment facility and individual wastewater systems. As applicable, these systems will comply with the DOH Wastewater Branch standard comments.

Pursuant to our telephone discussion on October 16, 2014 the *Healthy Community Design Smart Growth Checklist* in no longer recommended by your agency and is no longer available on your department's website. It is our understanding that since 2012,

smart growth information on the internet has expanded. As advised, in planning for the new neighborhoods in the OTMP our design consultants will review the Environmental Protection Agency website www.epa.gov/smarthgrowth.

We appreciate your review of the document and your conveying confirmation that the Department of Health, Environmental Planning Branch has no comments at this time.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:tn
cc: William Frampton, Olowalu Town, LLC
David Ward, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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MAR 14 2012

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

March 13, 2012

Ms. Colleen Suyama
Senior Associate
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Suyama:

Thank you for your submittal requesting comments to the Environmental Impact Statement for the Olowalu Town Master Plan (TMK: (2)4-8-003:084, 098 through 118, and 124), Olowalu, Lahaina, Maui.

Project activities shall comply with the following Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control

Should you have any questions, please contact me at (808) 586-4701.

Sincerely,

Jeffrey M. Eckerd
Program Manager
Indoor and Radiological Health Branch

C: Orlando "Dan" Wilson, Executive Director, Land Use Commission

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Michael T. Munekiyo
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Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Jeffery M. Eckerd, Program Manager
State of Hawaii
Department of Health
Indoor and Radiological Health Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Eckerd:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of March 13, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

We confirm that project activities will comply with Chapter 11-46, Community Noise Control of the Administrative Rules of the Department of Health.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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MAR 15 2012

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

**STATE OF HAWAII**
**DEPARTMENT OF HEALTH**
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

LUD-2 4 8 003 084 etc-ID932
Olowalu Development

March 14, 2012

Ms. Colleen Suyama
Senior Associate
Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Dear Ms. Suyama:

Subject: Draft Environmental Impact Statement for Olowalu Town Master Plan
TMK (2) 4-8-003: 084, 098 through 118 and 124
Olowalu, Lahaina, Maui 96761

Thank you for allowing us the opportunity to review the above subject project which requests comments on the Draft Environmental Impact Statement for Olowalu Town Master Plan. We have the following comments and information on the above subject property.

The subject project is located in the critical wastewater disposal area as determined by the Maui Wastewater Advisory Committee. No new cesspools are allowed in the subject area.

The proposed wastewater system for the project shall comply with the Department of Health's Administrative Rules, chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at our direct toll free phone 984-2400 ext. 64294 or fax to (808) 586-4300.

Sincerely,

SINA PRUDER, P.E., ACTING CHIEF
Wastewater Branch

LM:cle

c: DOH's Environmental Planning Office (EPO 12-046)
DOH-WWB's Maui Staff – Mr. Roland Tejano

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**IWS Permits**
- Permit

IWS Permit Status
- Pending
- Review
- Plan Approved
- Use Approved
- Terminated
- Show All

**TMK/Street Search**
- TMK/Street

**General Search**
- TMK/Street

**Building Permits**
- BPA
- Show All

**Cesspool Cards**
- Cesspool Card
- Show All

**AU Inspection**
- AU Inspections

AU Inspect Types
- Initial Inspection
- Follow Up Inspection
- 1st INOV
- 2nd INOV
- Show All

**CWDA Zones**
- CWDA Zone
- Show All

## Find TMK/Street

Search Criteria:

Search Value: 248003084

Search By: TMK / Street Name

Add IWS | Add IWS - Cesspool Existing | Add BPA | Search

## Environmental Interests

| Enviro. Interest | TMK | File# | Legacy File# | Description | Type | Address | Status |
|---|---|---|---|---|---|---|---|
| IWS | 248003084 | 7714 | 6150- | | Aerobic Unit | Honoapiilani Highway | Use Approved |
| BPA | 248003084 | 2011-0173M | | | | 810 Olowalu Village Road | |
| LandUse | 248003084 | 932 | | DEIS - Olowalu Town Master Plan | | Olowalu | |

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**CWDA Zones**
- CWDA Zone
- Show All

General | Site Info | IWS System | Inspections | Compliance | Documents | BPA | Notes

**IWS Application Information**

Permit ID: 7714
Legacy File#: 6150
eHawaii ID: N/A
Variance ID:

IWS Type: Aerobic Unit
Island: Maui
Status: Use Approved

Assigned To: Tejano, Roland
Source: WWB
Description:

**Project Information**

Engineer: Linda V Taylor
TMK: 248003084
Street Address: Honoapiilani Highway
Street Address 2:
Suite/Apt.:
City: Lahaina, HI
Zip Code: 96761

**Review Information**

| | | |
|---|---|---|
| Submit Date: | 1/20/2006 | |
| Reviewed: | 1/23/2006 | Done |
| Plan Approved: | 3/17/2006 | Done |
| No Final Approval Ltr: | | Done |
| Inspection Date: | 6/30/2006 | |
| Final Approval: | 2/4/2010 | Done |
| Termination Date: | | Done |

**Payment Information**

Payment Type: Check
Check Number: 339
Amount: 100.00
Check Date: 1/20/2006
Payor: TAYLOR

Approval to Build | Approve To Use | Exception Report | Inspection Deficiency Report | Save

Added By: phsieh 2/26/2007 10:52 AM Last Modified: rtejano 2/4/2010 8:04 AM

Done

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- 2nd INOV
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**CWDA Zones**
- CWDA Zone
- Show All

## Site Information

### Property Owner

| | |
|---|---|
| First Name: | - |
| Last Name: | WEST MAUI LAND COMPANY |
| Street Address: | Honoapiilani Highway |
| Street Address 2: | |
| Suite/Apt#: | |
| City: | Lahaina |
| State: | Hawaii |
| Zip Code: | |
| Email Address: | |
| Use Project Address: | ☐ |

### Dwelling Information

| | |
|---|---|
| Lot Size (sq ft.): | |
| CPR Lot: | ☐ |
| Dwelling Type: | Existing Dwelling/New Addition |
| Existing IWS: | ☐ |
| # of Existing IWS: | |
| Other Wastewater Bldgs: | ☐ |
| Total Bedrooms: | 5 Bedroom |
| Designed Flow Rate (gpd): | 1000 |
| Building Type: | Residential |
| LCC: | ☑ |
| Potable Well within 1,000ft?: | ☐ |

Added By: phsieh 2/26/2007 10:52 AM  Last Modified: rtejano 2/4/2010 8:04 AM  Save

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## IWS System Information

### Aerobic Unit Information

Aerobic Unit Name: Best Industries (ESIS)

Aerobic Unit Model: ESIS 1700

Aerobic Unit Tank Size: 1350 gallons/day

Disposal Type: Bed

Remarks:

Existing 3 bd SFD/
Kitchen hall serving cabin
O&M contract by Best industries

Initial Main. Contract Start Date:

### Soil Profile Information

Percolation Rate: 5

Minimum Soil Absorption: 125 sq. ft./bd

3' Groundwater Setback: ☐

Total Min. Soil Absorp. Required: 625 sq. ft.

Total Soil Absorp. Provided: 770 sq. ft.

### Soil Absorption Information

| Soil Absorption Bed | | Soil Absorption Trenches | | Seepage Pit | |
|---|---|---|---|---|---|
| Length: | 35 ft | Length: | ft | Diameter: | ft |
| Width: | 22 ft | Width: | ft | Depth: | ft |
| 3' Soil Replacement: | ☐ | # of Trenches: | | Lining Type: | |
| Total Bed Area: 770 sq. ft. | | 3' Soil Replacement: | ☐ | Access Opening: | inches |
| | | | | Cover Diameter: | ft |
| | | | | 6" Inspection Port: | ☐ |

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FEB 16 2010

February 08, 2010

Linda V Taylor
Linda Taylor Engineering, Inc.
P.O. Box 779
Makawao, HI 96768

Dear Sir/Madam:

**Subject:** Individual Wastewater System (IWS) for
**Owner/Lessee:** - WEST MAUI LAND COMPANY
**Project Site:** Honoapiilani Highway, Lahaina, HI
**TMK:** 248003084
**IWS File No.:** 7714 (Aerobic Unit)
**Old File No.:** 6150

We have received your IWS final inspection report, **Certification of Construction** and As Built Plans for the above IWS. Information submitted to us indicates that the installed IWS meets applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62, entitled Wastewater Systems.

As the professional engineer responsible for the **Certification of Construction**, please inform your client that the above IWS is approved for use. You are also responsible for seeing that your client receives a copy of this Approval for Use letter together with the IWS as-built plans. We strongly recommend that you discuss the necessary operation and maintenance of the individual wastewater system with your client. Emphasis should be placed on periodic inspections of scum and sludge accumulation as well as informing them not to dispose of materials that could affect the operation of the wastewater system.

If the IWS is an aerobic system, please inform your client that an active service contract must be maintained. Furthermore, the Department of Health may perform an annual inspection of the subject wastewater system for compliance with our Chapter 11-62 rules.

Should you have any questions, please feel free to contact Roland Tejano at 984-8232.

Sincerely,

MARSHALL LUM, P.E.
Acting Chief, Wastewater Branch

**Department of Health - Wastewater Branch**
Individual Wastewater System (IWS) - Construction Inspection Report
*Please Print or Type*

**Inspector's Name**: Linda Taylor

**Date of Inspection:** 6/30/06

**TMK:** (2) 4-8-003:084

**Permit I.D. #: (IWS File #)** 6150

**Project Name:** West Maui Land CO., Camp Percusa

**Site Address:** Honoapiilani Hwy

**General Area:** Oluwalu

**Contractor:** Curtis Welch

**License #:** 22596

License type: **(Circle one only, No Others)** A

Technical Information:

**Grease Interceptor (if applicable):** Make / Model: N/A Size:

**Aerobic Tank:** Make / Model: ESIS Size: 1250 gallons
For Aerobic Unit a copy of executed service contract must be included.

**Disposal System:** (Check One)
Bed (circle one): 1
X # of Bed: 1 Length: 35' Width: 22'
Gravel & Lining verified: Yes
Soil Replacement: No

Seepage Pit:
Diameter: Depth: Pit Lining Type:
If not lined, attach justification

**House Construction:** (Circle One) Completed

Setback Distance (shortest) between IWS and the Followings are measured in feet and recorded on as-built. At least three (3) distinct points must be referenced:

Buildings: 40' +/- Property Line: >100' Stream: N/A

Ocean at Vegetation line: >70' Wells: N/A
(If Applicable)

**Item Verified:** **Yes / No / NA**

Manhole / Inspection Ports to Grade ..... **Yes**

Three (3) Feet of Suitable Soil Below Trench / Bed ..... **Yes**

Soil Profile Observation at a Minimum Depth of Five (5) Feet ..... **Yes**
(If you answer **NO** to the question above, please attach a site evaluation / percolation test form showing the soil profile observation at a minimum depth of five (5) feet.)

| | |
|---|---|
| **Abandoning Existing Cesspool**: (Check One) | YES |
| For Large Capacity Cesspool (Less Than 1000 gpd)<br>(Please submit LCC Backfilling Completion Form) | Yes |
| For Regular Cesspool, Filled, Abandoned or Render it Safe: | No |
| For Conversion to a Seepage, Pumped & Cleaned: | No |

**List of Changes Made to Approved IWS Plans:** _____

_____

_____

_____

As the engineer performing the above final IWS inspection, check one of the following statement:

_____ The IWS has been installed in strict accordance with the plans that were submitted and approved of by the Department of Health.

__X__ Noted deficiencies and / or changes to the approved plans have been addressed by the homeowner, contractor, and myself and the final as built IWS is acceptable to me.

_____ Final construction of the IWS cannot be completed for the following reasons:

_____

_____ Construction of the IWS is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.

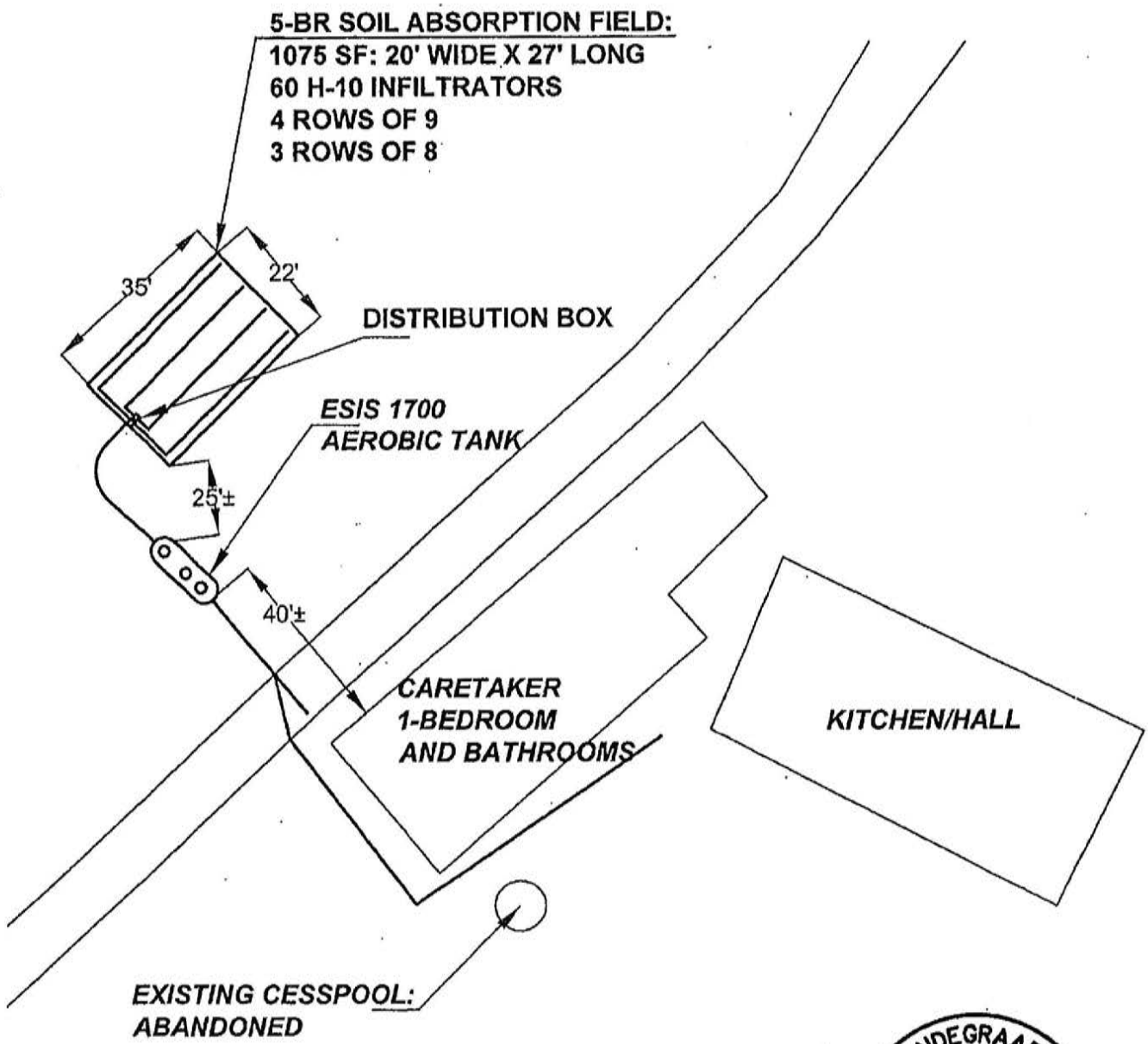
LINDA VANDEGRAAFF TAYLOR
LICENSED PROFESSIONAL ENGINEER
No. 6507-C
HAWAII, U.S.A.

Signature, Stamp

1/26/10
Date

Enclosures: As-Built Plans, Stamped and Signed by Engineer Photographs of Treatment Unit, Disposal System, Overview of IWS

INDIVIDUAL WASTEWATER ASBUILT FOR:
CAMP PERCUSA
TMK:(2) 4-8-003:084
12/20/09




LINDA VANDEGRAAFF TAYLOR
LICENSED PROFESSIONAL ENGINEER
No. 6507-C
HAWAII U.S.A.

SIGNATURE EXP 04/30/10
THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

Linda Taylor Engineering, Inc.
Post Office Box 779, Makawao, Maui, Hawaii

ASBUILT

SCALE: 1" = 30'

## INDIVIDUAL WASTEWATER SYSTEM DESIGN CALCULATIONS

### EFFLUENT DISPOSAL SYSTEM:

Number of Bedrooms: 5
Percolation Rate: 5 min/in
Absorption Area Required: 125 SF/BR, use 150 SF/ BR for design
(ref. Manual of Septic Tank practice (11-62-34(a)(3))).

**Total Absorption Area Required: 5 x 150 SF = 750 SF**

**Soil Absorption Trenches:**
750sf / 2 ft wide = 375 ft
For 5 trenches: 375 ft / 5 = 75 ft long
**375 LF SOIL ABSORPTION TRENCH REQUIRED: 5 trenches, 75 FT long, 5 FT apart, 3 FT deep maximum, see details.**

A system of the size will not feasibly fit in the area dedicated to the IWS. A Soil Absorption Bed may be more suitable.

**Soil Absorption Bed:**

750 SF of Absorption Bed is required: 750 SF / 22 ft wide = 34.1 ft, use 35 ft long

**750 SF SOIL ABSORPTION BED REQUIRED: 22 FT WIDE X 35 FT LONG, 4 lines, 6 FT apart, 2 FT from sidewalls, 3 FT deep maximum, see details.**

**For Infiltrators:** In the event that Infiltrators will be used:

Required area = 750sf

750 sf / 15.4sf = 48.7 EQ 36 Infiltrators, use 50. (EQ-36 Infiltrator chamber: 1 5/6 ft wide by 8.4 ft long.)
or 750 SF / 17.7 SF = 42.4 H-10 Infiltrators, use 44. (H-10 chamber: 34" wide x 6.25 ft long

**750 SF OF SOIL ABSORPTION AREA WITH INFILTRATORS REQUIRED.**
**50 EQ36 INFILTRATOR CHAMBERS OR 44 H-10 INFILTRATOR CHAMBERS.**

750 OK 792

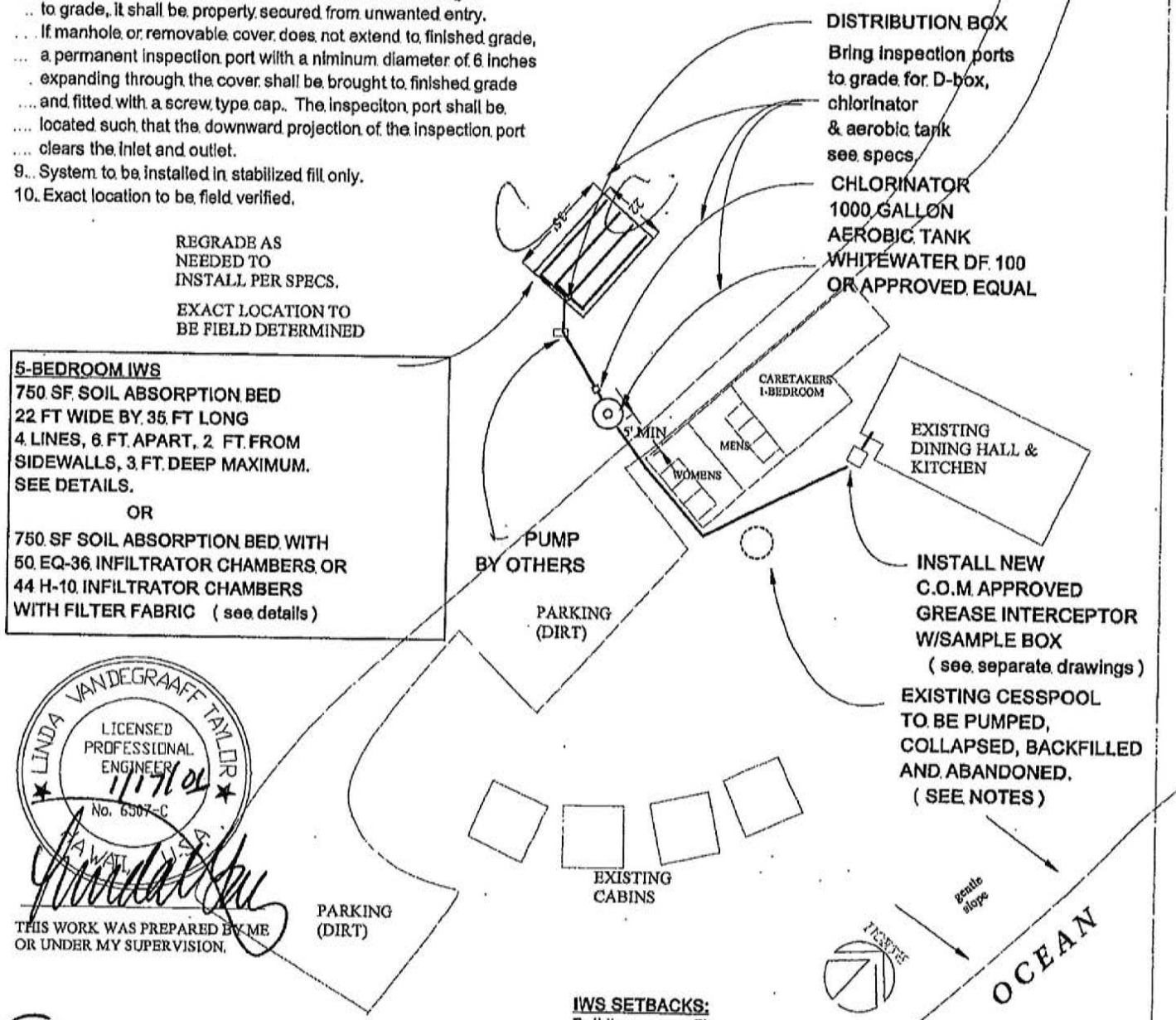
INDIVIDUAL WASTEWATER SYSTEM DESIGN FOR:
CAMP PERCUSA
TMK: (2) 4-8-003:033
November 8, 2005

HONOAPIILANI HWY

NOTES:

1. Soil Absorption Bed shall be a minimum of 18 inches deep and maximum of 36 inches below finished grade. Bottom of bed shall be level.
2. 4 inch perforated lines shall be spaced 4 to 6 feet apart and 6 to 24 inches from sidewalls.
3. Exact location of IWS to be field determined.
4. Contact Engineer 48 hours prior to observation.
5. All dimensions shown are minimums, locations approximate.
6. DO NOT DRIVE OVER THE INDIVIDUAL WASTEWATER SYSTEM.
7. Regrade where necessary to install system according to details.
8. Septic tank manholes or removable covers to the septic tank shall be extended to within 12 inches of finished grade. If manhole or removable cover is brought to grade, it shall be properly secured from unwanted entry. If manhole or removable cover does not extend to finished grade, a permanent inspection port with a niminum diameter of 6 inches expanding through the cover shall be brought to finished grade and fitted with a screw type cap. The inspeciton port shall be located such that the downward projection of the inspection port clears the inlet and outlet.
9. System to be installed in stabilized fill only.
10. Exact location to be field verified.

**CESSPOOL ABANDONMENT NOTES:**
The Contractor shall abandon the cesspool by first removing any excess liquid and solids and then filling the cesspool with earth, sand, gravel, concrete or rubble. If the cover is removed, the final three (3) feet of fill shall be with soil that is compacted to prevent surface contaminants from gaining access to underground sources of water. Any liquids or solids removed from the cesspool shall be taken to a municipal wastewater treatment plant that accepts such materials. Any liquid or soilds from the cesspool that are discharged onto the ground as the result of abandoning the cesspool is a violation of HAR, section 11-62-06(g).




LINDA VANDEGRAAFF TAYLOR
LICENSED PROFESSIONAL ENGINEER
11/17/05
No. 6507-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

**IWS SETBACKS:**
Buildings: 5'
Property Lines: 5'
Large Trees: 10'
Streams: 50'

# SITE PLAN
SCALE: 1"=50'

Linda Taylor Engineering
P.O. Box 779, Makawao, Maui, Hawaii * (808) 572-2688

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**CWDA Zones**
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General | Site Info | IWS System | Compliance | Documents | BPA | Notes

## IWS Application Information

Permit ID: 6460
Legacy File#: 4739 23
eHawaii ID: N/A
Variance ID:

IWS Type: Septic Tank
Island: Maui
Status: Use Approved

Assigned To: Tejano, Roland
Source: WWB
Description:

## Project Information

Engineer: Linda V Taylor
TMK: 248003106
Street Address: 814 HONOAPIILANI HIGHWAY
Street Address 2:
Suite/Apt.:
City: LAHAINA, HI
Zip Code: 96761

## Review Information

| | | |
|---|---|---|
| Submit Date: | 7/25/2003 | |
| Reviewed: | 7/29/2003 | Done |
| Plan Approved: | 7/29/2003 | Done |
| No Final Approval Ltr: | 4/24/2009 | Done |
| Inspection Date: | 2/4/2004 | |
| Final Approval: | 7/7/2009 | Done |
| Termination Date: | | Done |

## Payment Information

Payment Type: N/A
Check Number: 1
Amount: 0
Check Date: 1/2/2007
Payor: 0

Approval to Build | Approve To Use | Exception Report | Inspection Deficiency Report | Save

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## Site Information

### Property Owner

| | |
|---|---|
| First Name: | LLC |
| Last Name: | OLOWALU ELUA ASSOCIATES |
| Street Address: | 33 Lono Avenue, Suite 450 |
| Street Address 2: | |
| Suite/Apt#: | |
| City: | Kahului |
| State: | Hawaii |
| Zip Code: | 96732 |
| Email Address: | |
| Use Project Address: | ☐ |

### Dwelling Information

| | |
|---|---|
| Lot Size (sq ft.): | 726145 |
| CPR Lot: | ☐ |
| Dwelling Type: | New Dwelling |
| Existing IWS: | ☐ |
| # of Existing IWS: | |
| Other Wastewater Bldgs: | ☐ |
| Total Bedrooms: | 2 Bedroom |
| Designed Flow Rate (gpd): | 400 |
| Building Type: | Residential |
| LCC: | ☐ |
| Potable Well within 1,000ft?: | ☐ |

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## IWS System Information

### Septic Tank Information

Septic Tank Liquid Volume: 1000 gal.

Manufacturer: Others - Septic Tank

6" Inspection Port(s) to grade:

Disposal Type: Bed

Manhole openings brought to grade:

Remarks:

New 2bd SFD/ BPA 2003-0693
Old TMK 4-8-003:010

### Soil Profile Information

Percolation Rate: 15

Minimum Soil Absorption: 190 sq. ft./bd

3' Groundwater Setback:

Total Min. Soil Absorp. Required: 380 sq. ft.

Total Soil Absorp. Provided: 400 sq. ft.

### Soil Absorption Information

| Soil Absorption Bed | | Soil Absorption Trenches | | Seepage Pit | |
|---|---|---|---|---|---|
| Length: | 25 ft | Length: | ft | Diameter: ft | Depth: ft |
| Width: | 16 ft | Width: | ft | Lining Type: | |
| 3' Soil Replacement: | | # of Trenches: | | Access Opening: | inches |
| Total Bed Area: 400 sq. ft. | | 3' Soil Replacement: | | Cover Diameter: | ft |
| | | | | 6" Inspection Port: | |

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ENVIRONMENTAL HEALTH
MAUI

July 08, 2009

Linda V Taylor
Linda Taylor Engineering, Inc.
P.O. Box 779
Makawao, HI 96768

Dear Sir/Madam:

**Subject:** Individual Wastewater System (IWS) for
**Owner/Lessee:** LLC OLOWALU ELUA ASSOCIATES
**Project Site:** 814 HONOAPIILANI HIGHWAY, LAHAINA, HI
**TMK:** 248003106
**IWS File No.:** 6460 (Septic Tank)
**Old File No.:** 4739-23

We have received your IWS final inspection report, **Certification of Construction** and As Built Plans for the above IWS. Information submitted to us indicates that the installed IWS meets applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62, entitled Wastewater Systems.

As the professional engineer responsible for the **Certification of Construction**, please inform your client that the above IWS is approved for use. You are also responsible for seeing that your client receives a copy of this Approval for Use letter together with the IWS as-built plans. We strongly recommend that you discuss the necessary operation and maintenance of the individual wastewater system with your client. Emphasis should be placed on periodic inspections of scum and sludge accumulation as well as informing them not to dispose of materials that could affect the operation of the wastewater system.

If the IWS is an aerobic system, please inform your client that an active service contract must be maintained. Furthermore, the Department of Health may perform an annual inspection of the subject wastewater system for compliance with our Chapter 11-62 rules.

Should you have any questions, please feel free to contact Roland Tejano at 984-8232.

Sincerely,

TOMAS S. SEE, P.E.
Chief, Wastewater Branch

**Department of Health - Wastewater Branch**
Individual Wastewater System (IWS) - Construction Inspection Report
*Please Print or Type*

**Inspector's Name**: Linda Taylor

**Date of Inspection:** 2/4/04

**TMK:** ( 2) 4-8-03:106

**Permit I.D. #: (IWS File #):** 4739-23

**Project Name:** Oluwalu Elua Association

**Site Address:** 814 Honoapiilani Hwy

**General Area:** Oluwalu

**Contractor:** Curtis Welch

**License #:** ABC-22596

License type: **(Circle one only, No Others)** A

Technical Information:

**Grease Interceptor (if applicable):** Make / Model: N/A Size:

**Septic Tank:** Make / Model: PICO-concrete Size: 1000 gallons
For Aerobic Unit a copy of executed service contract must be included.

**Disposal System:** (Check One)
Trenches / Bed (circle one):
X # of Trenches / Bed: Length:25' Width: 16'
Gravel & Lining verified: Yes
Soil Replacement: No

Seepage Pit:
Diameter: Depth: Pit Lining Type:
If not lined, attach justification

**House Construction:** (Circle One) Partial

Setback Distance (shortest) between IWS and the Followings are measured in feet and recorded on as-built. At least three (3) distinct points must be referenced:

Buildings: 42" Property Line: 150' Stream: N/A

Ocean at Vegetation line: N/A Wells: N/A
(If Applicable)

**Item Verified:** **Yes / No / NA**

Manhole / Inspection Ports to Grade ..... **Yes**

Three (3) Feet of Suitable Soil Below Trench / Bed ..... **Yes**

Soil Profile Observation at a Minimum Depth of Five (5) Feet ..... **Yes**
(If you answer **NO** to the question above, please attach a site evaluation / percolation test form showing the soil profile observation at a minimum depth of five (5) feet.)

**Abandoning Existing Cesspool:** (Check One) No

For Large Capacity Cesspool (Less Than 1000 gpd) No
(Please submit LCC Backfilling Completion Form)
For Regular Cesspool, Filled, Abandoned or Render it Safe: No

For Conversion to a Seepage, Pumped & Cleaned: No

**List of Changes Made to Approved IWS Plans:** This system was approved and installed in 2003, prior to the IAPMO certified septic tank requirement and ports to grade. This is all the information available.

As the engineer performing the above final IWS inspection, check one of the following statement:

_____ The IWS has been installed in strict accordance with the plans that were submitted and approved of by the Department of Health.

__X__ Noted deficiencies and / or changes to the approved plans have been addressed by the homeowner, contractor, and myself and the final as built IWS is acceptable to me.

_____ Final construction of the IWS cannot be completed for the following reasons:

_____ Construction of the IWS is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.

LINDA VANDEGRAAFF TAYLOR
LICENSED PROFESSIONAL ENGINEER
No. 6507-C
HAWAII, U.S.A.

Signature, Stamp

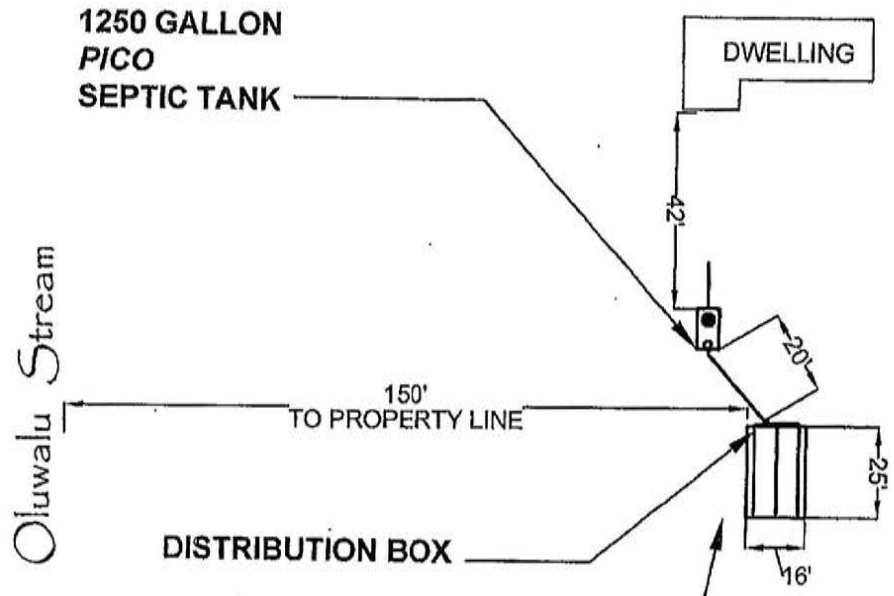
6/29/09
Date

Enclosures: As-Built Plans, Stamped and Signed by Engineer Photographs of Treatment Unit, Disposal System, Overview of IWS

**INDIVIDUAL WASTEWATER SYSTEM FOR:**
**OLUWALU ELUA ASSOCIATION**
**TMK:(2) 4-8-003:010**
**June 29, 2009**

**SETBACKS:**

| | |
|---|---|
| BUILDINGS: | 5 FT |
| PROPERTY LINES: | 5 FT |
| LARGE TREES: | 10 FT |
| STREAMS : | 50 FT |




**2-BR SOIL ABSORPTION FIELD:**
**380 SF: 16' WIDE X25' LONG**
**3 ROWS OF 4" PERF PIPE, 6 FT APART,**
**2 FT FROM SIDE WALLS WITH GRAVEL**
**& FILTER FABRIC**

LINDA VANDEGRAAFF TAYLOR
LICENSED PROFESSIONAL ENGINEER
No. 6507-C
HAWAII, U.S.A.

SIGNATURE EXP 04/30/10
THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION


Linda Taylor Engineering, Inc.
Post Office Box 779, Makawao, Maui, Hawaii


# ASBUILT

SCALE: 1" = 30'

Oluwalu Elua Associati LLC
TMK : (2) 4-8-03:por 10, lot 23
July 11, 2003

**INDIVIDUAL WASTEWATER SYSTEM DESIGN CALCULATIONS**

**EFFLUENT DISPOSAL SYSTEM :**

Number of Bedrooms : 2
Percolation Rate : 15 min/in
Absorption Area Required : 190 SF/BR
(ref. Manual of Septic Tank practice (11-62-34(a)(3))).

**Total Absorption Area Required : 2 x 190 SF = 380 SF**

**Soil Absorption Trenches:**
380 sf / 2 ft wide = 190 ft
For 4 trenches : 190 ft / 4 = 47.5 ft long, or 48 ft
**190 LF SOIL ABSORPTION TRENCH REQUIRED: 4 trenches, 48 FT long, 5 FT apart, 3 FT deep maximum, see details.**

A system of the size will not feasibly fit in the area dedicated to the IWS. A Soil Absorption Bed may be more suitable.

**Soil Absorption Bed :**

380 SF of Absorption Bed is required : 380 SF / 16 ft wide = 23.8 ft, use 24 ft long

**380 SF SOIL ABSORPTION BED REQUIRED: 16 FT WIDE X 24 FT LONG, 3 lines, 6 FT apart, 2 FT from sidewalls, 3 FT deep maximum, see details.**

**For Infiltrators:** In the event that Infiltrators will be used, a 17% reduction will be taken:

Required area = 380 sf
17% reduction = - 64.6 sf
Adjusted area = 315.4 sf
315.4 sf / 15.4 sf = 20.48 EQ 36 Infiltrators, use 20. (EQ-36 Infiltrator chamber: 1 5/6 ft wide by 8.4 ft long.)
or 315.4 SF / 17.7 SF = 17.8 H-10 Infiltrators, use 18. (H-10 chamber : 34" wide x 6.25 ft long

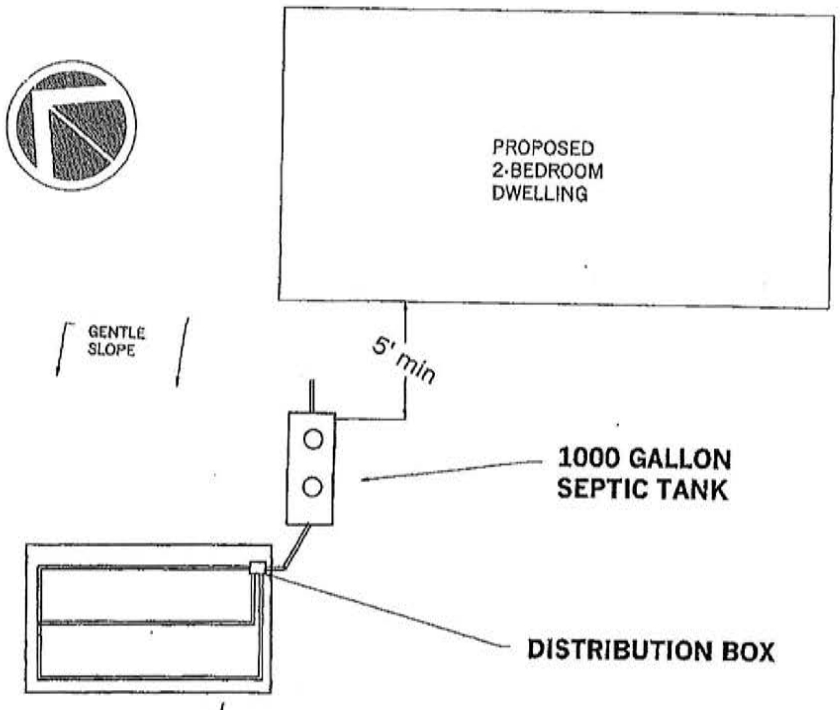
**315 SF OF SOIL ABSORPTION AREA WITH INFILTRATORS REQUIRED.**
**20 EQ36 INFILTRATOR CHAMBERS OR 18 H-10 INFILTRATOR CHAMBERS.**

Linda Taylor Engineering, Inc.
P.O. Box 779, Makawao, Maui, Hawai'i, 96768
(808) 572-2688

**INDIVIDUAL WASTEWATER SYSTEM DESIGN FOR:**
**OLUWALU ELUA ASSOCIATES, LLC**
**TMK : (2) 4-8-03:por 10, lot 23**
**July 14, 2003**

**IWS SETBACKS:**

Buildings : 5'
Property Lines : 5'
Large Trees : 10'
Streams : 50'




EXACT LOCATION TO
BE FIELD DETERMINED

PROVIDE POSITIVE
DRAINAGE AWAY FROM IWS

**2-BEDROOM IWS**

**380 SF SOIL ABSORPTION BED**
**16 FT WIDE BY 25 FT LONG**
**3 LINES, 6 FT APART, 2 FT FROM SIDEWALLS**
**3 FT DEEP MAXIMUM (SEE DETAILS).**

**OR**

**315 SF SOIL ABSORPTION BED WITH**
**20 EQ-36 INFILTRATOR CHAMBERS OR**
**18 H-10 INFILTRATOR CHAMBERS MINIMUM**
**with filter fabric (SEE DETAILS).**

**NOTES:**

1. Soil Absorption Bed shall be a minimum of 18 inches deep and maximum of 36 inches below finished grade. Bottom of bed shall be level.
2. 4 inch perforated lines shall be spaced 4 to 6 feet apart and 6 to 24 inches from sidewalls.
3. Exact location of IWS to be field determined.
4. Contact Engineer 48 hours prior to observation.
5. All dimensions shown are minimums, locations approximate.
6. DO NOT DRIVE OVER THE INDIVIDUAL WASTEWATER SYSTEM.
7. Regrade where necessary to install system according to details.
8. Septic tank manholes to be brought to grade with risers and covered with 6 inches of fill.
9. System to be installed in stabilized fill only.
10. Exact location to be field verified.

LINDA VANDEGRAAFF TAYLOR
LICENSED PROFESSIONAL ENGINEER
7-14-03
No. 6507-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION.

Linda Taylor Engineering
P.O. Box 779, Makawao, Maui, Hawaii • (808) 572-2688

# SITE PLAN

SCALE : 1"=20'

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PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Sina Pruder, P.E., Chief
State of Hawaii
Department of Health
Wastewater Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (File: LUD-2 4 8 003 084 etc-ID932)

Dear Ms. Pruder:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of March 14, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information, which addresses your comments, in the order listed in your letter.

***Response to Comment Regarding the Critical Wastewater Disposal Area***

We acknowledge the project is located in the critical wastewater disposal area and no new cesspools are allowed. As such, a wastewater treatment facility in conformance with applicable rules is proposed for the disposal of wastewater from the project. Individual wastewater systems will also be considered for the Rural and Agricultural lots within the Olowalu Town Master Plan (OTMP).

***Response to Comment Regarding the Proposed Wastewater System***

The proposed wastewater system for the project will comply with Chapter 11-62 of the Department's Administrative Rules. We also understand that the Department reserves the right to review the detailed wastewater plans for conformance to applicable rules.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Craig Lekven, Brown and Caldwell
Jennifer Lim, Carlsmith Ball, LLP
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MAR 29 2012

NEIL ABERCROMBIE
GOVERNOR

PATRICIA McMANAMAN
DIRECTOR

BARBARA A. YAMASHITA
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment & Support Services Division
820 Mililani Street, Suite 606
Honolulu, Hawaii 96813

March 27, 2012

Refer to 12-0149

Olowalu Town, LLC and Olowalu Ekolu, LLC
2045 Main Street, Suite 1
Wailuku, Hawaii 96793

To Whom It May Concern:

Thank you for your letter that requests the Department of Human Services (DHS) review the Draft Environmental Assessment (DEA) for the proposed Olowalu Town Master Plan located at TMK (2)4-8-003:084, 098 through 118 and124, Olowalu, Lahaina, Maui, Hawaii.

We have reviewed your DEA and we do not have any comments or recommendations to approve the project. However, we do foresee a potential impact on the need for child care services in the community for children under kindergarten ages due to new residents moving into the project. We believe that it is important to plan for child care as this project may have the potential to result in supply gaps to families who shall live and work in the planned project community.

If you have any questions or need further information, please contact Mr. Robert Reed, Child Care Program Specialist, at (808) 586-0978.

Sincerely,

Pankaj Bhanot
Administrator

c: Patricia McManaman, Director
Orlando "Dan" Davidson, Land Use Commission
Colleen Suyama, Munekiyo and Hiraga, Inc.

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Dr. Rachel Wong, Director
State of Hawaii
Department of Human Services
**Attention: Pankaj Bhanot, Deputy Director**
P.O. Box 339
Honolulu, Hawaii 96809-0339

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (12-0149)

Dear Dr. Wong:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of March 27, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). Your department's comments regarding future child care services within the OTMP are noted. As the project progresses towards implementation, the applicants will consider ways to provide opportunities that will encourage child care provider services within the OTMP.

We appreciate your review of the document and your conveying confirmation that the Department of Human Services has no recommendations at this time.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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MAR 19 2012

NEIL ABERCROMBIE
GOVERNOR

DWIGHT TAKAMINE
DIRECTOR

AUDREY HIDANO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 PUNCHBOWL STREET, ROOM 321
HONOLULU, HAWAII 96813
www.hawaii.gov/labor
Phone: (808) 586-8844/Fax: (808) 586-9099

March 15, 2012

Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, HI 96793

To Whom It May Concern:

This is in response to the request for comments dated March 6, 2012 on the Draft Environmental Impact Statement for the Olowalu Town Master Plan located in Lahaina, island of Maui.

The Department of Labor and Industrial Relations has no comments, and we foresee no impact on our existing or proposed programs. Should you have any questions, please call me at (808) 586-8844.

Sincerely,

DWIGHT TAKAMINE
Director

c: Orlando Davidson, Executive Director, LUC
√Colleen Suyama, Munekiyo & Hiraga, Inc.

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Michael T. Munekiyo
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Karlynn K. Fukuda
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Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Linda Chu Takayama, Director
State of Hawaii
Department of Labor and Industrial Relations
830 Punchbowl Street, Room 321
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Ms. Takayama:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of March 15, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We appreciate your review of the document and your conveying confirmation that the Department of Labor and Industrial Relations has no comment at this time.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 20, 2012

Munekiyo & Hiraga, Inc.
Attention: Ms. Colleen Suyama
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@mhplanning.com

Dear Ms. Suyama:

SUBJECT: Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Commission of Water Resource Management and (b) Land Division – Maui District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION

2012 APR 10 P 4:00

**STATE OF HAWAII**
**DEPARTMENT OF LAND AND NATURAL RESOURCES**
**LAND DIVISION**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

2012 MAR 21 PM 2:42

March 20, 2012

**MEMORANDUM**

From:

TO:

**DLNR Agencies:**
_X_ Div. of Aquatic Resources
____ Div. of Boating & Ocean Recreation
_X_ Engineering Division
____ Div. of Forestry & Wildlife
____ Div. of State Parks
_X_ Commission on Water Resource Management
_X_ Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

To:

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan
LOCATION: Olowalu, Lahaina, Maui; TMK: (2) 4-8-003:084, 098 through 118, and 124
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of Land Use Commission

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 18, 2012.

*Three (3) copies of the document are available for your review in Land Division office, Room 220.*

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: W. Roy Hardy
Date: APR 10 2012

cc: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

2012 MAR 22 PM 12: 49

**STATE OF HAWAII**
**DEPARTMENT OF LAND AND NATURAL RESOURCES**
**LAND DIVISION**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 20, 2012

**MEMORANDUM**

TO: **DLNR Agencies:**
_X_ Div. of Aquatic Resources
____ Div. of Boating & Ocean Recreation
_X_ Engineering Division
____ Div. of Forestry & Wildlife
____ Div. of State Parks
_X_ Commission on Water Resource Management
_X_ Office of Conservation & Coastal Lands
_X_ Land Division – Maui District
_X_ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan
LOCATION: Olowalu, Lahaina, Maui; TMK: (2) 4-8-003:084, 098 through 118, and 124
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of Land Use Commission

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 18, 2012.

*Three (3) copies of the document are available for your review in Land Division office, Room 220.*

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: [signature]
Date: 4/16/12

cc: Central Files

Source of Surface Water is State Lands.
Applicants needs to work towards getting a water license and lease to access State lands

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Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Russell Y. Tsuji, Land Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Tsuji:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 20, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We appreciate your distribution of the EIS to Department of Land and Natural Resources (DLNR) Divisions for their review and comment. In response to comments received from the Commission on Water Resource Management (CWRM) and the Land Division – Maui District, we offer the following information.

***Response to Comments from the Commission on Water Resource Management***

We note that the CWRM has no comment at this time.

***Response to Comments from the Land Division – Maui District***

We further acknowledge that the source of surface water is State lands. As required, the applicant will obtain a water license and lease to access State lands.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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APR 24 2012

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WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

**STATE OF HAWAII**
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

**Office of Conservation and Coastal Lands**
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF: OCCL: AJR

COR: MA-12-197

Colleen Suyama
c/o Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

APR 23 2012

**SUBJECT:** **Draft Enviornmental Impact Satement (EIS) for Olowalu Town Master Plan**
Olowalu, Lahaina, Island of Maui, Hawaii
*TMK(s): (2) 4-8-003:084, 098-118 and 124*

Dear Ms. Suyama,

The Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter regarding a Draft Environmental Impact Statement (EIS) for the Olowalu Town Master Plan. Further review of the subject parcels reveal that the Olowalu Stream area (*parcel 108*) is located within the Conservation District Resource Subzone and that the shoreline area, including Hekili Point and the Olowalu Camp (*parcel 84*) are located within the Conservation District Limited Subzone. As always lands located *makai* of the shoreline are considered to be within the Conservation District.

At this time it is unclear of the proposed extent of specific land uses on *parcel 108* (Olowalu Cultural Resreve) and *parcel 84* (Hekili Point and Camp Olowalu) both of which have portions of land located within the Conservation District. Pursuant to Hawaii Administrative Rules (HAR) §13-5-6 (c) *No land uses shall be conducted in the conservation district unless a permit or approval is first obtained from the department or board.* Identified land uses for the Conservation District can be found in Hawaii Administrative Rules (HAR) §13-5, Subchapter 3.

Based on an initial assessment of the proposed project the following identified land uses may or may not be designated to this project depending on the final plan; please refer to our rules (HAR §13-5) for complete descriptions of the following land uses:

1. HAR §13-5-22, P-6, **PUBLIC PURPOSE USES**, D-1
2. HAR §13-5-22, P-10, **SUBDIVISION AND CONSOLIDATION**, D-1
3. HAR §13-5-23, L-2, **LANDSCAPING**, D-1
4. HAR §13-5-24, R-8, **PRIVATE PARKS and NATURE CENTERS**, D-1

Should you have any questions, please feel free to contact Alex J. Roy of our Office of Conservation and Coastal Lands at (808) 587-0316 or via email at alex.j.roy@hawaii.gov

Sincerely,

Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

*CC:* *County of Maui, Planning Department*
*MDLO*
*Olowalu Town, LLC, 2035 Main St., Suite 1, Wailuku, HI 96793*
*Orlando Davidson, Land Use Commission, P.O. Box 2359, Honolulu, HI 96813*

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Samuel J. Lemmo, Administrator
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Lemmo:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 23, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. In response to your comments, we offer the following information.

We acknowledge that portions of parcel 84 (Hekili Point and Olowalu Camp) and 108 (Olowalu Cultural Reserve) are located within the State Conservation District. During implementation of the Olowalu Town Master Plan (OTMP), should there be any uses proposed within the State Conservation District, the project will comply with the Department's Administrative Rules, Chapter 13-5. As applicable, a permit or approval from the Department or Board of Land and Natural Resources will be obtained.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
K:\DATA\OlowaluTown\MasterPl\Draft EIS\Response Letters\DLNR OCCL.doc

MAY 0 8 2012

NEIL ABERCROMBIE
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

STP 8.0821

April 26, 2012

Olowalu Town, LLC
Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

To Whom It May Concern:

Subject: Olowalu Town Master Plan
Draft Environmental Impact Statement (DEIS)

The State Department of Transportation (DOT) previously commented on the Environmental Impact Statement Preparation Notice (EISPN) in its letter HWY-PS 2.6554, dated September 10, 2010 (see Section X of the DEIS).

While the subject Master Plan is not currently within the West Maui Growth Boundary and has not been included in the Maui Island Plan (MIP) Urban and Rural Growth for West Maui, we understand the applicant is pursuing the adoption of the Master Plan into the Draft MIP that is currently under review by the Maui County Council.

In reviewing the information provided within the DEIS and the pending actions by the Maui County Council, we have the following initial comments:

1. DOT requests that the applicant provide status updates regarding the Council's adoption of the subject Master Plan into the MIP.

2. The Traffic Impact Analysis Report (TIAR) dated September 16, 2011, is unacceptable and shall be revised for DOT's review and approval prior to issuance of the Final Environmental Impact Statement (FEIS). The revision should include but not be limited to the analysis for the existing roadway conditions, future year peak hour traffic volumes with and without the project, bicycle and pedestrian movements, and all recommendations for required improvements to mitigate project related transportation impacts.

3. Although mentioned in the DEIS, the TIAR shall include analysis for the Honoapiilani Highway realignment and its relationship to the Pali to Puamana Plan, as well as the DOT project to realign and widen Honoapiilani Highway from Maalaea to Launiupoko.

4. The TIAR should reflect the existing alignment and future alignment of Honoapiilani Highway as a principal arterial roadway. Access to Honoapiilani Highway shall be limited to three (3) locations, as previously discussed between DOT Highway Division staff and the applicant.

5. The assumptions provided with the TIAR for items such as the internal capture rate of the development, and the capacity for Honoapiilani Highway appear to be flawed and shall be reanalyzed with sufficient supporting data to reinforce such assumptions.

6. No additional storm water runoff shall be allowed to enter the State highway right-of-way. Storm water entering State drainage facilities shall follow DOT current Storm Water Permanent Best Management Practices Manual.

7. A Traffic Management Plan discussing traffic management procedures for construction activity on State Highway facilities shall be coordinated with and provided to the DOT Highway Division for review and approval.

DOT appreciates the opportunity to provide comments. If there are any questions or the need to meet with DOT staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at (808) 831-7976.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

c: Mr. Orlando "Dan" Davidson, State Land Use Commission
Ms. Colleen Suyama, Munekiyo & Hiraga, Inc.

MUNEKIYO HIRAGA
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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Ford Fuchigami, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (STP 8.0821)

Dear Mr. Fuchigami:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of April 26, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

Since your department's letter, the County of Maui adopted the Maui Island Plan (MIP) on December 28, 2012. The Directed Growth Maps of the MIP included the Olowalu Town Master Plan (OTMP) in the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB) as shown in the attached **Exhibit "1"**. The OTMP will be developed in accordance with the MIP.

We offer the following additional information which addresses your comments in the same order listed in your letter:

***Comment No. 1:***

*DOT requests that the applicant provide status updates regarding the Council's adoption of the subject Master Plan into the MIP.*

***Response:***

As noted previously, the MIP was adopted by the County of Maui. The OTMP will be developed in accordance with the MIP. The MIP states also that "the specific alignment of the new highway shown in Figure 8-15 (Pali to Puamana Parkway) will be finalized through environmental review processes administered by the State of Hawaii Department of Transportation (HDOT) in consultation with the County. Thus, the route

shown on Figure 8-15 may be adjusted." See **Exhibit "2"**. As such, the OTMP will coordinate the alignment of the new highway with the HDOT and the Department of Public Works (DPW).

***Comment No. 2:***

*The Traffic Impact Analysis Report (TIAR) dated September 16, 2011, is unacceptable and shall be revised for DOT's review and approval prior to issuance of the Final Environmental Impact Statement (FEIS). The revision should include but not be limited to the analysis for the existing roadway conditions, future year peak hour traffic volumes with and without the project, bicycle and pedestrian movements, and all recommendations for required improvements to mitigate project related transportation impacts.*

***Response:***

As discussed at our meeting with HDOT representatives, the Applicants and their traffic consultant, on September 18, 2014, a revised Traffic Impact Analysis Report (TIAR) and Sensitivity Analysis was prepared and submitted to the HDOT for review and approval. The HDOT replied by letter dated January 26, 2015. See **Exhibit "3"**. By letter dated March 6, 2015 the Applicants responded to HDOT. See **Exhibit "4"**. The Applicants agreed the Final TIAR will include an analysis of the recommended 25 percent capture rate. The Applicants also noted that several issues identified in the January 26, 2015 letter go beyond the scope of the TIAR. The Applicants requested these issues be addressed at a future time as we are assessing and analyzing the more detailed phases of the project.

***Comment No. 3:***

*Although mentioned in the DEIS, the TIAR shall include analysis for the Honoapiilani Highway realignment and its relationship to the Pali to Puamana Plan, as well as the DOT project to realign and widen Honoapiilani Highway from Maalaea to Launiupoko.*

***Response:***

As mentioned previously, the MIP references the Pali to Puamana Plan. However, it allows flexibility in the alignment of the new highway in coordination with the HDOT and Department of Public Works (DPW). The Final EIS will discuss the relationship between the realigned Honoapiilani Highway and the Pali to Puamana Plan. The OTMP includes plans to realign and widen Honoapilani Highway through Olowalu as recommended by the HDOT in the proposed Honoapiilani Highway Realignment Widening project from Maalaea to Launiupoko. The Final TIAR was prepared to include the highway realignment further inland from the shoreline.

***Comment No. 4:***

*The TIAR should reflect the existing alignment and future alignment of Honoapiilani Highway as a principal arterial roadway. Access to Honoapiilani Highway shall be limited to three (3) locations, as previously discussed between HDOT Highway Division staff and the applicant.*

***Response:***

As requested, the revised TIAR will identify the existing alignment and future alignment of Honoapiilani Highway as a principal arterial roadway and that access to Honoapiilani Highway will be limited to three (3) locations.

***Comment No. 5:***

*The assumptions provided with the TIAR for items such as the internal capture rate of the development, and the capacity for Honoapiilani Highway appear to be flawed and shall be reanalyzed with sufficient supporting data to reinforce such assumptions.*

***Response:***

As discussed at our meeting on December 18, 2014, a revised TIAR will be prepared and submitted to the HDOT. As recommended by HDOT, the TIAR will include a project analysis based on a 25 percent internal capture rate. Refer to **Exhibit 3** and **Exhibit "4"**.

***Comment No. 6:***

*No additional storm water runoff shall be allowed to enter the State highway right-of-way. Storm water entering State drainage facilities shall follow DOT current Storm Water Permanent Best Management Practices Manual.*

***Response:***

Additional storm water runoff will not enter the State highway right-of-way. Applicable Best Management Practices (BMPs) utilizing Low Impact Development (LID) measures will be incorporated into the drainage facilities design process as noted in Appendix B-1 of the Draft EIS.

***Comment No. 7:***

*A Traffic Management Plan discussing traffic management procedures for construction activity on State Highway facilities shall be coordinated with and provided to the DOT Highway Division for review and approval.*

***Response:***

During project implementation, a construction traffic management plan will be discussed, coordinated, and submitted for review and approval by the HDOT, Highways Division prior to the initiation of construction.

We appreciate your input and participation in several coordination meetings by HDOT staff. A copy of your letters and this response letter will be included in the Final EIS. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Roger Dyar, Transportation Engineer
John Edwards, Transportation Engineer
Jennifer Lim, Carlsmith Ball, LLP
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### *Olowalu Town*

The Olowalu Town planned growth area is located approximately four miles south of Lahaina Town on the southwestern foothills of the West Maui Mountains. Olowalu is rich in cultural, scenic, natural, and marine resources. The area's coral reefs are among the healthiest in the main Hawaiian Islands. Olowalu is known for its small plantation village environs, supported by small neighborhood-commercial uses along Honoapi`ilani Highway with convenient access to the ocean.

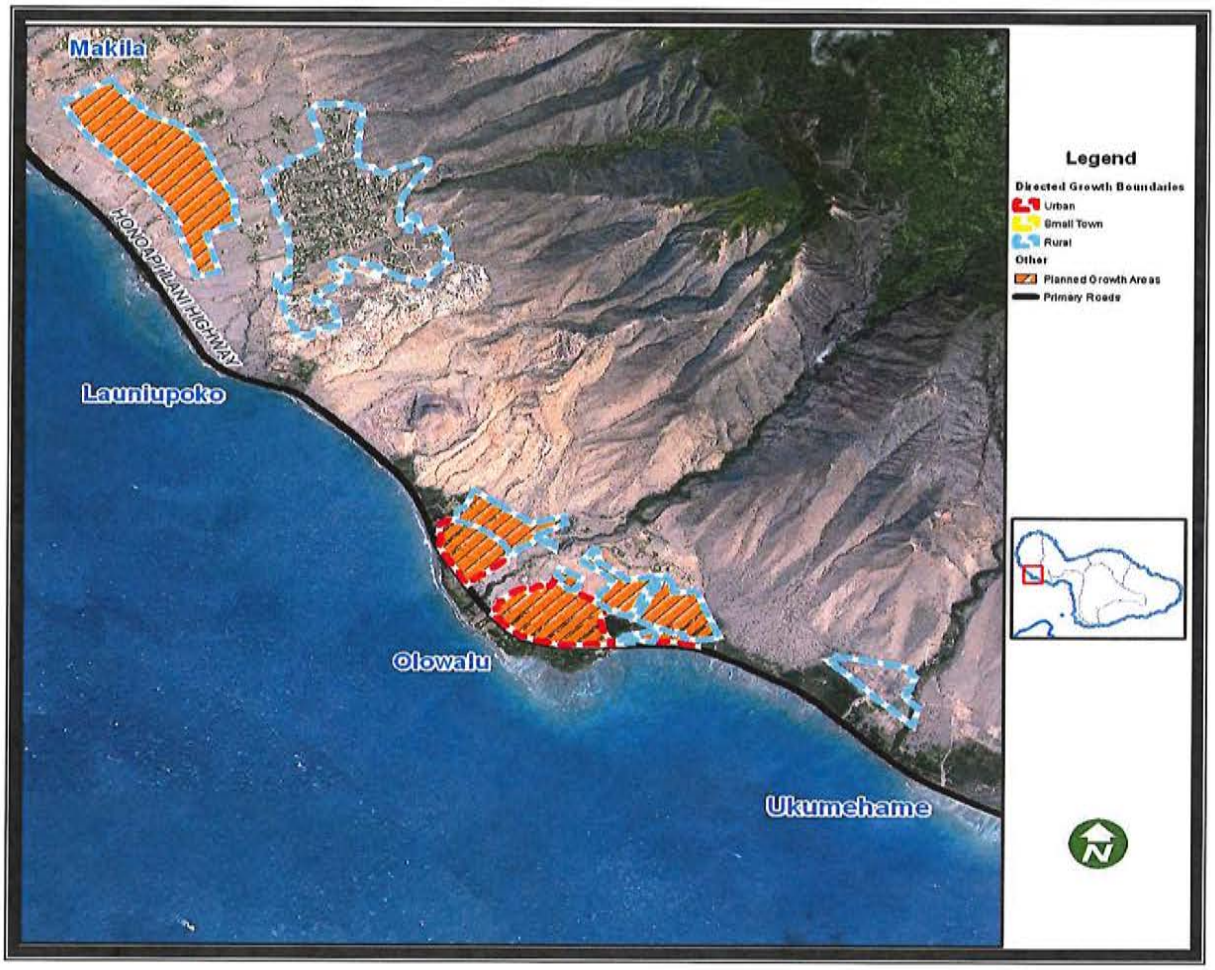


*Figure 8-13: Olowalu Town – Planned Growth Area.*

**Planned Growth Area Rationale**

The project is intended to meet the needs of Maui residents as a revitalized and sustainable Olowalu community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural, cultural, and historic resources. Olowalu Town is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.



EXHIBIT 1

Olowalu Town will be designed to recognize and perpetuate the land and resource management system of ahupua`a. As such, the town will provide public access between the ocean and the mountains; protect the natural environment, particularly Olowalu Stream, the shoreline, and coral reefs and marine resources; preserve mauka and makai view corridors; and perpetuate the Olowalu Cultural Reserve. Table 8-29 provides a summary of the Olowalu Town planned growth area.

**Table 8 - 29: Olowalu Town Planned Growth Area**

| | | | |
|---|---|---|---|
| ***Background Information:*** | | | |
| Project Name: | Olowalu Town | Directed Growth Map #: | W4[45] |
| Type of Growth: | New Town | Gross Site Acreage: | 613 Acres |
| ***Planning Guidelines:*** | | | |
| Dwelling Unit Count: | Approx. 1,500 Units[46] | Residential Product Mix: | Balance of SF and MF |
| Net Residential Density: | 8-12 du/acre | Parks and Open Space[47]: | ≥ 30% |
| | | Commercial: | Convenience Shopping; Region Serving |

## West Maui – Planned Protected Areas

The West Maui community plan region has the fourth largest population with over 22,000 people in 2010, and the largest visitor population. The region contains Kā`anapali and Lahaina, which draws large numbers of tourists to its historic districts, particularly on days when cruise ships anchor off of the Lahaina Harbor. Since the closing of the Pioneer Mill, agricultural activities have declined and the conversion of agricultural land to residential uses has dramatically increased. Many cherished open-space landscapes are currently at risk of being lost forever to real estate development. A brief discussion of each protected area is provided below. Two planned protected areas have been identified within the region:

*Figure 8-14: Moku`ula, Loko o Mokuhinia Preservation Area.*

[45] The future delineation of potential urban growth areas makai of the existing Honoapiilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan. Such delineation may consider the need to: protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan.

[46] Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

[47] The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

Moku`ula Preservation Area and the Pali to Puamana Parkway.

### *Moku`ula, Loko o Mokuhinia*

The Moku`ula, Loko o Mokuhinia Preservation Area is envisioned as an environmental and cultural restoration project that will reconstruct the royal compound and "redevelop the site as a cultural park/preserve." The site is located on Front Street in Lahaina Historic District No. 1 and is proximate to the commercial core of Lahaina Town (see Figure 8-14). The project will include restoration of the wetland, including indigenous plants, and reconstruction of the buildings that originally comprised the royal compound. The rebuilding of Moku'ula and the restoration of the freshwater pond called Loko o Mokuhinia that surrounded the island, will provide Maui with an opportunity to learn about Hawaiian spirituality, values, ancient technology and traditions, and will perpetuate a renewed appreciation for indigenous culture. The restoration of the property will also represent an important contribution to the Lahaina National Historic Landmark, because it will be the largest historical site in the district when completed.

Moku`ula was an island sited on a 7-acre, spring-fed freshwater pond called Loko o Mokuhinia. It was established sometime in the 1500s by Pi`ilani (1570-1600) as a royal compound from which he ruled a unified Kingdom of Maui. It served as a political and religious center from ancient times in Hawai`i through the emergence of the ancient Maui Kingdom, the unification of the islands, the introduction of Christianity, and the period when Lahaina was the capital of the Hawaiian Kingdom. This sacred island was also the home of King Kamehameha III from 1837 to 1845, who resided in the hale pili and in other structures that were a part of the royal compound on Moku`ula. A coral block palace called Hale Piula was erected for him fronting the beach, makai of Moku`ula. The pond, royal taro patches near the beach, a pond on Chapel Street, and the entire site was buried in 1916 when Loko o Mokuhinia was filled in by Pioneer Mill Company.

For many Native Hawaiians, Lahaina remains a sacred place because of Moku`ula. It is considered an axis mundi (the point between heaven and earth) of the Hawaiian world where political rule and religious ritual operated in concert. The mauka portion of the site, consisting of roughly 4.7 acres, is used as Malu `Ulu `Olele Park. The 1.8-acre makai property adjacent to the ocean encompasses the existing Kamehameha Iki Park. Both parks are under the management of the County of Maui, Parks and Recreation Department.

### *Pali to Puamana Parkway*

The Pali to Puamana Parkway is envisioned as a series of passive and active recreational areas that tie together the existing beach parks between Pāpalaua Wayside Park and Puamana Beach Park (see Figure 8-15). The creation of this eight mile long coastal park and open space resource is a byproduct of a visionary effort to realign the Honoapi`ilani Highway inland. Honoapi`ilani Highway is the principal link between the west side of Maui and the rest of the island. Honoapi`ilani Highway traverses through the ahupua`a of (east to west) Ukumehame, Olowalu, and Launiupoko. At Launiupoko, the realigned highway will join with the proposed Lahaina Bypass. The total distance of the proposed re-alignment is 8 miles. The West Maui Community Plan (1996) stipulates that the Honoapi`ilani Highway shall be relocated south of Puamana to reduce potential inundation and disruption of service due to storm-generated wave action. Where the highway is relocated, lands makai of the new alignment will be designated Open Space or Park. The Open Space and Park portions of the project will include a mix of beach park amenities, camping, passive recreational areas, and pedestrian and bicycle facilities. The specific alignment of the new highway corridor shown in Figure 8-15 (Pali to Puamana Parkway) will be finalized through environmental review processes administered by the State of Hawai`i Department of Transportation in consultation with the County. Thus, the route shown on Figure 8-15 may be adjusted.



EXHIBIT 2

Furthermore, it is anticipated that the final route of the Lahaina By-Pass Phase 1B-2 will be accommodated within the area designated as Park on Diagram WC-1 (Lahaina-Central), south of Kai Hele Ku Street to the vicinity of the former Olowalu landfill. The Park designation shall not apply to the final route selected for the Lahaina Bypass Phase 1B-2.

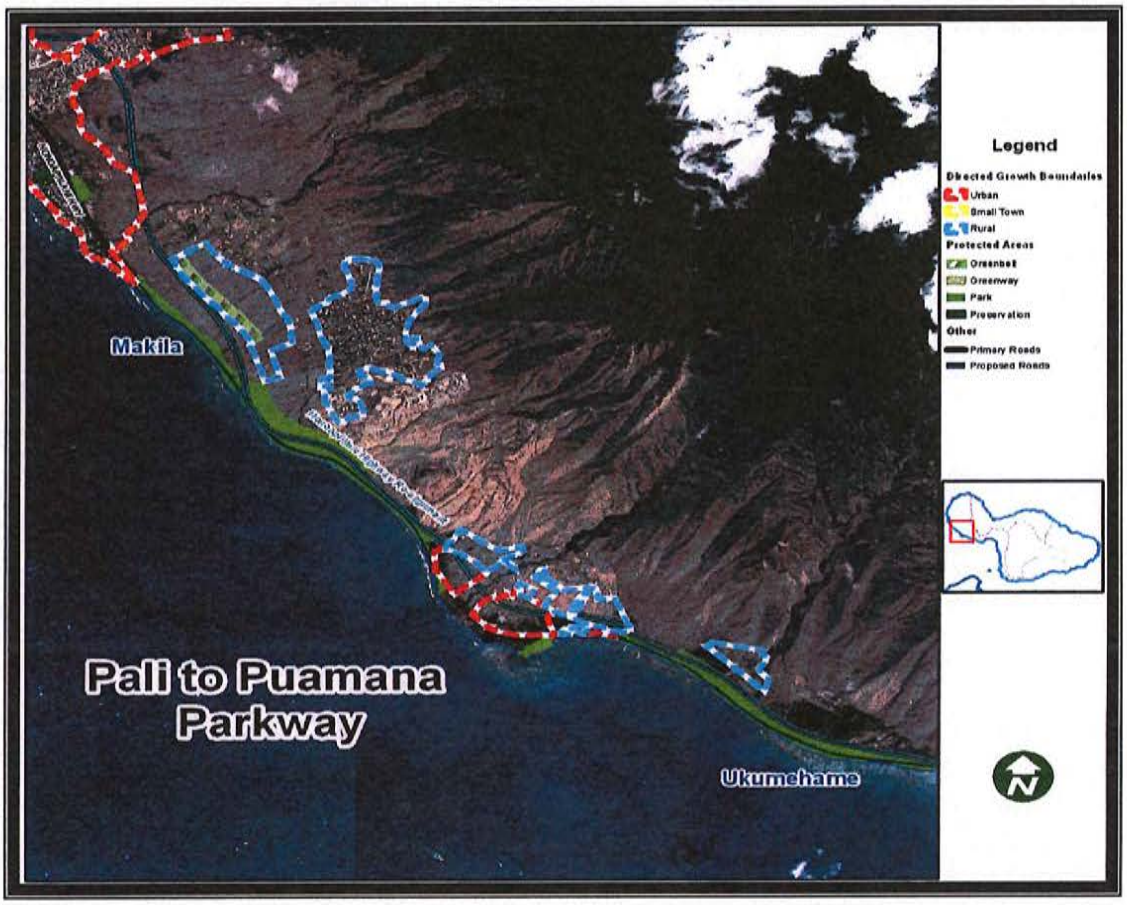


*Figure 8-15: Pali to Puamana Parkway.*

## Hāna

The Hāna community plan region encompasses the eastern-most area of the island. The boundary of the region, from the northern shoreline of Makaiwa Bay, runs mauka along `O`opuloa and Waikamoi Streams, then along the boundaries of Haleakalā National Park and the Kahikinui Forest Reserve and finally makai along the boundary between Auahi and Kanaio to Kanaloa point on the southern shoreline of the region. The region is rich in natural, scenic and cultural resources. Of Hawai`i's rare, threatened and endangered species, one third are found only on Maui, and many of them within the Hāna community plan region. Some of the most intact and extensive native forests left in Hawai`i today occur in the East Maui watershed.[48]

The population of the community plan region was 2,291 in 2010, but the area's population is expected to grow to nearly 2,800 by 2030. This represents an average annual growth rate of 1.5 percent.

[48] Myers, R.L., and Cory, C., Gon III, S. (August 1997). *Monitoring Strangers in Paradise: A Multi-Scale Study of Native Hawaiian Rainforest.*

DAVID Y. IGE
GOVERNOR

FORD N. FUCHIGAMI
DIRECTOR

DEPUTY DIRECTORS
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO
HWY-PS 2.8904

January 26, 2015

Mr. William Frampton
Olowalu Town, LLC
2035 Main Street, Suite 100
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Draft Environmental Impact Statement &Traffic Impact Analysis Report
Olowalu Town Master Plan
State Boundary Amendment Petition A10-786
Olowalu, Maui, TMK: (2) 4-8-003:084, 098-118 and 124

We have the following response to the Draft Environmental Impact Statement (DEIS), Traffic Impact Analysis Report (TIAR) and discussions held on December 18, 2014. The State of Hawaii Department of Transportation (HDOT) has made prior responses to the DEIS and/or TIAR (STP 8.0121, April 26, 2012; HWY-PS 2.3767, January 3, 2013).

Olowalu Town, LLC proposes a mixed-use development called the Olowalu Town Master Plan Project (Olowalu) at Olowalu, Maui. The development includes utilization of existing Honoapiilani Highway for circulation purposes and a realigned Honoapiilani Highway. Honoapiilani Highway, State Route No. 30 is the principal arterial that provides for regional transportation between West Maui and Central Maui and is the only route that connects these regions.

The HDOT has the following expectations of Olowalu.

1. The development of Olowalu identifies the realignment of Honoapiilani Highway as an integral transportation component of this mixed-use development. The realignment calls for a four-lane divided highway. The development responsibilities shall include the design and construction of the realigned Honoapiilani Highway including necessary right-of-way required for the realignment. Olowalu shall provide its fair share contribution towards the total cost for the realignment of Honoapiilani excepting that Olowalu will provide required right-of-way at no cost to the project.

2. The development identifies the three accesses to the realigned Honoapiilani Highway, which will be accessed with the intersection design called the "Michigan U". The design, construction and right-of-way of these accesses, including necessary auxiliary lanes shall be the responsibility of the development.

EXHIBIT 3

3. The HDOT appreciates the efforts of Olowalu Town, LLC in providing materials and technical discussion to attempt to justify the internal capture rate of 61%. However, HDOT maintains this internal capture rate is optimistic, given that 15% is normally acceptable to HDOT. Acknowledging the proposed mixed-use nature of the development, HDOT will allow an internal capture rate of 25% and requests that analysis be provided based on that assumption, which includes the three accesses onto the realigned Honoapiilani Highway.

4. Given the concern over the operational adequacy of the "Michigan U", the development shall be prepared to gain access to the realigned Honoapiilani Highway from full intersections as provided in the assessment designed for project traffic based on the capture rate of 25% and subject to approval by HDOT; therefore Olowalu Town shall set aside sufficient lands as a contingency.

5. The roadway improvements associated with Olowalu, and the subject of this letter, shall be provided prior to the certificate of occupancy. The realigned Honoapiilani roadway and access improvements to be provided shall have a target of a Level of Service (LOS) at "build-out without project" of "D" or better, and be acceptable to HDOT.

6. All highway improvements shall conform to applicable Highway design standards and specifications, and be approved by HDOT.

7. Olowalu shall, every three years, prepare and submit to HDOT for review and acceptance an updated TIAR for the purpose to compare previous projections and improvements with actual results; and provide for modifications or improvements as required by HDOT. Any modifications and improvements shall be provided by the development at no cost to the State except as noted in Comment 1 regarding fair share.

8. It is recommended that Olowalu Town expand its environmental impact statement (EIS) to consider the Federal environmental efforts the HDOT is currently conducting for its preparation of the EIS for the Honoapiilani Highway Realignment Project from Launiupoko to Maalaea. The Olowalu Town's EIS should be consistent with HDOT's federal environmental documents in matters of alternative alignment analysis, historic and cultural preservation, endangered species, etc.

If there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Planning Branch, at (808) 587-1830. Please reference file review number PS 2014-278 in all contacts and correspondence regarding these comments.

Sincerely,

FORD N. FUCHIGAMI
Director of Transportation

Olowalu Town

2035 MAIN STREET - SUITE 100 / WAILUKU, HI / 96793
PH: (808) 249-2224 / FAX: (808) 249-2333

March 6, 2015

Ford N. Fuchigami, Director
State Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

**SUBJECT: Draft Environmental Impact Statement and Traffic Impact Analysis Report, Olowalu Town Master Plan, State Boundary Amendment Petition A10-786; TMK: (2)4-8-003:084, 098 through 118 and 124, Olowalu, Maui**

Dear Mr. Fuchigami,

Thank you for your follow-up letter of January 26, 2015 in response to our discussion at the December 18, 2014 meeting between the Applicant and Departmental representatives. We appreciate your consideration of the twenty-five percent (25%) internal capture rate for the Final Traffic Impact Analysis Report (TIAR). However, our review of your department's comments identifies several issues included in your letter which we believe go beyond the scope of the TIAR - which was the focus of our December 2014 meeting. These issues and concerns certainly need to be addressed; however, we respectfully suggest that it would be more appropriate to address these items at such time in future, especially as we are assessing and analyzing the more detailed phases of the project, including: detailed design standards for highway improvements like "Michigan U" vs. signalized intersections; detailed phasing of construction; certificate of occupancy conditions; and detailed mitigation measures. We would appreciate the opportunity to further discuss these important issues identified in your letter.

While our Final TIAR will assess the 25% internal capture rate identified by the Department; we would also like to ensure that the analysis encompasses meaningful

EXHIBIT 4

alternatives. With this in mind, we are requesting that the Department first complete its review of the updated TIAR; and then allow for continuing dialogue on traffic impact mitigation scenarios.

We appreciate that your Department has continued to provide an opportunity to collaborate with the Department in the formulation of innovative traffic solutions. In particular, we look forward to working with you in the development of appropriate conditions which may be considered by the State Land Use Commission as they deliberate on the District Boundary Amendment petition following the Chapter 343, HRS, EIS process.

Again, thank you for your time and consideration. If you have any questions or would like additional information or clarification; please feel free to contact either Charlene Shibuya or Colleen Suyama of Munekiyo & Hiraga, Inc. at (808) 244-2015 or our traffic consultant Roger Dyar at (864) 360-7921.

Very truly yours,

William Frampton
Olowalu Town LLC

cc: Edwin H. Sniffen - Deputy Director, Highways
Ken Tatsuguchi - Head Planning Engineer
Ferdinand Cajigal - Engineering Program Manager, Maui District
Roger Dyar, P.E. - Traffic Engineer & Transportation Planner
John D. Edwards, Jr., P.E. - Traffic Engineer & Transportation Planner
Charlene Shibuya, Munekiyo & Hiraga, Inc.
Colleen Suyama, Munekiyo & Hiraga, Inc.

# COUNTY LETTERS

APR 27 2012

ALAN M. ARAKAWA
Mayor

KYLE K. GINOZA, P.E.
Director

MICHAEL M. MIYAMOTO
Deputy Director

TRACY TAKAMINE, P.E.
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
**DEPARTMENT OF**
**ENVIRONMENTAL MANAGEMENT**
2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

April 25, 2012

Olowalu Town, LLC
Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawai 96793

Dear Gentlemen,

SUBJECT: **OLOWALU TOWN MASTER PLAN**
**DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS)**
**TMK (2) 4-8-003:084, 098 – 118, & 124, OLOWALU, LAHAINA**

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. Address any solid waste/recycling concerns.

2. Wastewater Reclamation Division (WWRD) comments:

   a. The project is outside of the County Sewer Service Area.
   b. The Wastewater Reclamation Division will not have any responsibility for the collection, treatment or disposal of sewage, sludge, final effluent or reclaimed water from this project. The developer shall work with the Department of Health for the approval of its collection system and treatment facility.

If you have any questions regarding this memorandum, please contact Mike Miyamoto at 270-8230.

Sincerely,

KYLE K. GINOZA, P.E.
Director of Environmental Management

xc: Mr. Orlando "Dan" Davidson
Executive Director
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96813

Ms. Colleen Suyama
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Kyle Ginoza, P.E., Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 1C
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Ginoza:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 25, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information, which addresses your comments in the order listed in your letter:

***Response to Comments from the Solid Waste Division***

As noted in the Draft EIS, the proposed Olowalu Town Master Plan (OTMP) is designed with the goal of meeting the certification requirements of Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND). As a LEED ND project, the OTMP will be built upon practices aimed at reducing the amount of solid waste generated by the project. As such, a solid waste management program will be incorporated into the OTMP to reduce solid waste generated by the project, while also better managing our finite resources. With this in mind, recycling will be a major component of the solid waste management program.

***Response to Comments from the Wastewater Reclamation Division***

We note that the project is outside of the County Sewer Service Area and the responsibility of the Department of Environmental Management, Wastewater Reclamation Division. We also confirm that the applicants will work with the Department of Health for the approval of its private collection system and treatment facility.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Craig Lekven, Brown & Caldwell
Jennifer Lim, Carlsmith Ball, LLP
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ALAN M. ARAKAWA
MAYOR

APR 27 2012

JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

**COUNTY OF MAUI**
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793
(808) 244-9161 • FAX (808) 244-1363

April 25, 2012

**To** : Colleen Suyama
Munekiyo & Hiraga, Inc.
305 High St.
Wailuku, HI 96793

**Re** : **Draft EIS: Olowalu Town Master Plan**
**Olowalu, Lahaina, Maui, HI**
**TMK: (2) 4-8-003:084, 098 through 118, and 124**

Dear Colleen:

Thank you for the opportunity to comment on the subject draft EIS. At this time, our office provides the following comments:

- In review of this document, it has been noted that there are accommodations in the Master Plan to address the impacts placed upon the Fire Dept. by this project. Discussion and inquiries on this provision shall be addressed with Fire Administration.

- Our office confirms that the proposed water supply for fire protection is in line with the department's current standards. We reserve the right to comment directly on this provision when detailed plans are submitted in the subdivision process or finalization of the project's design.

- Our office also reserves the right to comment on fire apparatus access during the subdivision process or finalization of the project's design. Current requirements can be requested from the Fire Prevention Bureau.

- As noted in your document, the Olowalu area has been the site of several large incidents of wildland fires. Although this project should diminish the likelihood of such fires, the project's design should include measures to address impacts to this project from wildland fires that originate on surrounding areas. Such measures could consist of designed greenways that provide defensible space for the outer edges of the project. Firewise is a great resource for information on this matter.

Copies of this letter have been provided to the following entities as requested: Olowalu Town, LLC; Olowalu Ekolu, LLC; & Orlando "Dan" Davidson, Land Use Commission.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23. Thank you for your attention to fire prevention and public safety.

Sincerely,

Paul Haake
Captain, Fire Prevention Bureau
Department of Fire & Public Safety
313 Manea Place
Wailuku, HI 96793

cc: Olowalu Town, LLC
Olowalu Ekolu, LLC
Orlando "Dan" Davidson, Land Use Commission

ALAN M. ARAKAWA
MAYOR

JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

**COUNTY OF MAUI**
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793
(808) 244-9161 • FAX (808) 244-1363

September 10, 2012

Colleen Suyama
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

**Re : Olowalu Town Development-Support for New Fire Station**

Dear Colleen:

The Maui Fire Department supports the proposal for a new fire station within the Olowalu Town development. A new station will be beneficial to the community in regards to fire protection, life safety, and emergency medical services in several ways.

The proposed new fire station within this development will help to address some of the logistical needs of the department. As development on the West side of the island progresses, calls for emergency services will only increase. To provide fast and proper services, the needs of the fire department will also increase. As it is now, the department is quickly outgrowing our existing facility in Lahaina and is in need of additional training and equipment storage space; the new station will address a good portion of this need.

The new station will decrease emergency response times to Olowalu significantly and bring average response times to the Ukumehame/Pali area to within desirable goals. Currently, the average response time for emergency calls from the Lahaina Fire Station to the Olowalu district is 15 minutes; and the average response time to Lahainaluna Road is 7 minutes. The Department's goal is to provide a 7 minute 30 second average response time to all calls within a respective station's district. With the new station, the community members of Olowalu shall experience lower-than-average emergency response times and possibly qualify for lower insurance rates. The Maui community, as a whole, will be provided with emergency services within desirable response times for this area of the island.

A new fire station at Olowalu Town is definitely a benefit for the community and the department. The entire community will be provided with increased emergency resources and will also experience desirable emergency response times within the area. The members of Olowalu will experience better-than-average response times and also benefit financially by being able to qualify for lower insurance rates. The fire department will have some of its needs addressed with the acquisition of this new facility and will be able to provide quality service and better emergency coverage. The Maui Fire Department fully supports a fire station in this new development.

If there are any questions or comments, please feel free to contact me. Thank you for your attention to fire prevention and public safety.

Respectfully,

Paul Haake
Captain, Fire Prevention Bureau
Department of Fire & Public Safety
313 Manea Place
Wailuku, HI 96793

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Captain Paul Haake
Fire Prevention Bureau
Department of Fire and Public Safety
313 Manea Place
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Captain Haake:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letters of April 25, 2012 and September 10, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information, which addresses your comments in the order listed in your letter.

**APRIL 25, 2012 LETTER:**

**Comment No. 1:**

*In review of this document, it has been noted that there are accommodations in the Master Plan to address the impacts placed upon the Fire Dept. by this project. Discussion and inquiries on this provision shall be addressed with Fire Administration.*

**Response:**

We appreciate and acknowledge your department's comment that there are accommodations in the Olowalu Town Master Plan (OTMP) to address impacts placed upon the Fire Department by the proposed project. We note the commitment of the applicants to continue coordination with the Department of Fire and Public Safety to ensure that service requirements of the Department are appropriately addressed.

**Comment No. 2:**

*Our office confirms that the proposed water supply for fire protection is in line with the department's current standards. We reserve the right to comment directly on this provision when detailed plans are submitted in the subdivision process or finalization of the project's design.*

**Response:**

We note your department's right to comment directly on the project's proposed water supply for fire protection when detailed plans are submitted to the Department of Public Works for subdivision and/or building permit applications.

**Comment No. 3:**

*Our office also reserves the right to comment on fire apparatus access during the subdivision process or finalization of the project's design. Current requirements can be requested from the Fire Prevention Bureau.*

**Response:**

We also note your department's right to comment on fire apparatus access during the processing of subdivision and/or building permit applications for the proposed project.

**Comment No. 4:**

*As noted in your document, the Olowalu area has been the site of several large incidents of wildland fires. Although this project should diminish the likelihood of such fires, the project's design should include measures to address impacts to this project from wildland fires that originate on surrounding areas. Such measures could consist of designed greenways that provide defensible space for the outer edges of the project. Firewise is a great resource for information on this matter.*

**Response:**

As public health and safety are of utmost concern to the applicants, during detailed project design, the applicants will consider all feasible options that would protect the area as much as may be possible from wildland fires. We also note the department's comment that although the project should diminish the likelihood of such fires, the project's design should include measures that may address impacts to the project from wildland fires which originate in surrounding areas. The example provided by the department of designing greenways at the outer edge of the project that offer a

defensible space against fires is acknowledged. In this regard, we also note that a significant area of the project's outer edge is envisioned for parks, agriculture and open space with the urban areas envisioned for the center of the OTMP.

**SEPTEMBER 10, 2012 LETTER:**

We appreciate your support of the proposal for a new fire station within the OTMP. We agree with your department that the new fire station will provide increased emergency resources, including improving emergency response times within the area. We look forward to continuing collaboration with the Department of Fire and Public Safety.

We appreciate the input provided and will be including a copy of your letters and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:tn
cc: William Frampton, Olowalu Town, LLC
David Ward, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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APR 24 2012

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor
JO-ANN T. RIDAO
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

April 16, 2012

Mr. William Frampton
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

**Subject: Draft Environmental Impact Statement (EIS) For Olowalu Town Master Plan at TMK (2)4-8-003:084, 098 through 118, and 124, Olowalu, Lahaina, Maui, Hawaii**

Dear Mr. Frampton:

Thank you for the opportunity to review the above Environmental Impact Statement . The Department would like to offer the following comments:

1. It is indicated at the top of page 24 that the anticipated average price of the market units will be $600,000.00 or below. The applicant needs to determine if more than 50% of the dwelling units and/or new lots in the development will be offered for sale for less than $600,000.00 or for $600,000.00 or more, and if the Residential Workforce Housing units will be provided on-site or off-site.

2. The following is pursuant to Section 2.A. of Ordinance No. 3719:

   a. If the Residential Workforce Housing units are provided on-site and if more than 50% of the dwelling units are offered for sale for less that $600,000.00, then at least 25% of the total number of units and/or lots shall be Residential Workforce Housing units.

   b. If the Residential Workforce Housing units are provided on-site and if more than 505 of the residential Workforce Housing units are offered for sale for $600,000.00 or more, at least 50% of the total number of units and/or lots shall be Residential Workforce Housing units.

   c. If the Residential Workforce Housing units are provided off-site and if more than 50% of the dwelling units and/or new lots in the development are offered for sale for less than $600,000.00, then the number of off-site Residential Workforce Housing units due shall be equal to 50% of the total number of on-site market rate units.

   d. If the Residential Workforce Housing units are provided off-site and if more than 50% of the dwelling units and/or new lots in the development are offered for sale for $600,000.00 or more, then the number of off-site Residential workforce Housing units shall be equal to 50% of the total number of on-site market rate units.

3. The Residential Workforce Housing Agreement for the subject project needs to be fully executed and recorded at the Bureau of Conveyances prior to the final subdivision or building permit approval, whichever is applicable and occurs first.

Please call Mr. Veranio Tongson of our Housing Division at 270-1741 if you have any questions.

Sincerely,

WAYDE T. OSHIRO
Housing Administrator

cc Director of Housing and Human Concerns
Orlando "Dan" Davidson, State of Hawaii Land Use Commission
Colleen Suyama, Munekiyo & Hiraga, Inc.

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Carol Reimann, Director
County of Maui
Department of Housing and Human Concerns
Housing Division
35 Lunalilo Street, Suite 102
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Ms. Reimann:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 16, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information, which addresses your comments in the order listed in your letter:

***Response to Comment No. 1***

The required affordable housing will be provided onsite in accordance with Chapter 2.96, Maui County Code.

***Response to Comment No. 2 and 3***

We note the provisions of Section 2.A of Ordinance No. 3719 relating to Workforce Housing was revised in the recently adopted Ordinance No. 4177 on December 22, 2014. The OTMP will comply with the provisions of Ordinance No. 4177.

As design of the project progresses, the Applicants will enter into a Residential Workforce Housing Agreement with the County of Maui. As required, the agreement will be fully executed and recorded with the Bureau of Conveyances prior to receiving final subdivision or building permit approval, whichever occurs first. Coordination with your Department will be ongoing.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI

# DEPARTMENT OF PLANNING

April 17, 2012

Mr. William Frampton, Olowalu Town, LLC
Ms. Heidi Bigelow, Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton and Ms. Bigelow:

**SUBJECT: COMMENTS REGARDING THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE PROPOSED OLOWALU TOWN MASTER PLAN, OLOWALU, MAUI, HAWAII; TMK(S): (2) 4-8-003:084, 098-118, AND 124 (EAC 2012/0002)**

The Department of Planning (Department) has the following comments in regards to your letter dated March 6, 2012 requesting comments on the Draft EIS.

The Department understands the proposed action includes the following:

- A State District Boundary Amendment (DBA) from Agriculture to Urban and Rural for approximately 460 acres; we note that the Environmental Impact Statement Preparation Notice (EISPN) proposed approximately 320 acres of land;

- The amendment would provide for the development of the Olowalu Town project on approximately 636 acres which is now proposed to be phased over a period of approximately ten (10) years; we note that the EISPN proposed a 30-year period; and

- The Olowalu Town project would include approximately 1,500 residential units, commercial and civic uses, parks and recreation sites, a cultural preserve, agricultural uses, a private domestic water system, a private wastewater system, and the relocation of Honoapi'ilani Highway.

Based on the foregoing, the Department provides the following comments on the Draft EIS:

1. If the Maui Island Plan is adopted prior to the submittal of the Final EIS, then include in the Final EIS an analysis of how the proposed project complies with the Maui Island Plan;

2. On pages 24, 160, 165, and 167 (and possibly other pages within the document) - It is stated that both the General Plan Advisory Committee (GPAC) and the Maui Planning Commission (Commission) recommended that the Master Plan be included in the Maui Island Plan's (MIP) growth boundaries. However, more complete information is warranted. Although the GPAC and Commission approved the inclusion of the Master Plan (as proposed) in a growth boundary, the Commission did not support any development makai of the existing Honoapi'ilani Highway.

Furthermore, whenever this information is mentioned in the Draft EIS, the fact that the Department did not support the inclusion of the Master Plan in a growth boundary should also be stated. We note that the Department's recommendation to Council to not include this Master Plan in a growth boundary is mentioned on page 176;

3. On page 23 - It is represented that the GPAC and Commission recommended inclusion in the MIP to "meet this estimated housing need". This is again not a completely accurate statement. The proposed directed growth areas proposed by the Department, without the inclusion of this project, meet 116 percent (4,024 units proposed, 3,456 needed) of the demand for the West Maui area. The inclusion of the Master Plan by both the GPAC and Commission would further exceed the projected housing demand. Please restate this information to reflect that the project will *exceed* the Department's estimated housing need and provide a rationale for exceeding the demand;

4. On page 27 - Please justify how this project, located four miles away from the edge of Lahaina, meets "Smart Location" for LEED Neighborhood Development standards. Specifically, "Smart Location" intent, "encourage(s) development within and near existing community and public transit infrastructure." Furthermore, requirements for all projects are to, "Either (a) locate the project on a site served by existing water and wastewater infrastructure or (b) locate the project within a legally adopted, publicly owned, planned water and wastewater service area, and provide new water and wastewater infrastructure for the project." The requirements further state that the project shall either be, "on an infill site", or "on site adjacent" (a site that is adjacent to previously developed lands);

5. Pages 33-38 - As stated by the Department in the EISPN comment letter dated August 6, 2010, obtain a Zoning and Flood Confirmation Form for all parcels within the entire Olowalu Town Master Plan project area. Please include a zoning map as an exhibit. Please also include in Table 5 the area for each Tax Map Key (TMK); the area that will need state land use reclassification within each TMK and what reclassification is needed (Urban or Rural);

6. On page 41 (and within other portions of the Draft EIS) - Olowalu is referred to as having been a "thriving plantation town" (e.g., "As recently as the 1930's, Olowalu was a thriving plantation town"). Throughout its history, Olowalu was a "camp" and at most a "village". Its plantation-era population was recorded as being "less than 500" persons. In 1899, on the eve of annexation, T.G. Thrum described the population at Olowalu in detail and noted that there were 167 persons residing there. They included 145 men, 22 women, and no children (Table of Sugar Plantation Laborers, October 31, 1899; Hawaiian Almanac and Annual, Thrum, 1899:176). In 1930, census-taker Kenichi Takayama recorded the population at Olowalu as being 447 persons. They consisted of 237 men, 79 women, and 131 children (Fifteenth Census of the United States, "Olowalu Village," Sheets 116-120A, April 1-11, 1930).

We have extensive information about West Maui's camps, villages, and towns, including Lahaina, Olowalu, Puukolii, and Ukumehame if you would like further clarification.

Given the available information, including census data, as well as Olowalu Company (OCo) and Pioneer Mill Company (PMCo) period documents, please change the references to the historical enclave of Olowalu from "Olowalu Town" to "Olowalu Camp" or "Olowalu Village" throughout the Draft EIS.

7. On page 49 – Figure 10 – This figure indicates that the majority – 80 percent - of the Master Plan Site Area has 'A' and 'B' classified soils, while about 19 percent of the site is of the lowest, least productive classification 'E". It is noted that this area where the least productive AG soil exists is the area surrounding the Olowalu Stream – the precise area where the Master Plan proposes to retain as AG land within the Olowalu Cultural Reserve. Please explain why the area with the least productive AG soil is being retained as AG while the most productive AG soil areas would be rezoned;

8. Pages 32-55 – Given the State's desire to improve and increase the long-term sustainability of Hawaii's economy, the Draft EIS inadequately justifies the removal of 621 acres of agricultural land, including 121 acres of Prime Agricultural Land. The Final EIS should more carefully examine the loss of this particularly valuable prime and other important agricultural land with excellent soil characteristics. Suggesting that these 621 acres are a small percent of Maui's Agricultural lands neglects the fact that these are prime lands that demand special protection.

   In addition, the Applicant should also make reference to Hawaii Revised Statutes (HRS) Ch. 226-13 regarding objectives and policies for the physical environment – land, air and water quality; and HRS Ch. 226-104 (b).1 through 5 – regarding priority guidelines for growth and land resources when discussing the redesignation of prime AG lands. Please explain how developing AG land, including Prime AG land, fits with these State policies.

9. On pages 55 and 66 - "BMPs will be implemented both prior to and during grading and construction to minimize opportunities for soil erosion; Olowalu Stream will not be altered during implementation of the Master Plan". Generally stating that BMPs will be implemented is vague. Please provide a detailed plan for how grading and construction activities will not adversely impact Olowalu Stream or the associated tributaries;

10. On page 60 - Please explain and justify why the proposed project, with some high-density areas, should be created in a known tsunami and flood hazard area;

11. On pages 60, 100, 102, 159, 218, and 220 (and possibly other pages within the Draft EIS) - There is a reference that the Applicant will adhere to a 50' or 150' setback along the shoreline. It should be noted that this is already a pre-existing condition for the area (shoreline) based on previous SMA approvals. It is noted that this

information regarding these existing conditions is finally presented on page 222 of the document. Please restate or reword this information on previous pages to accurately reflect existing conditions;

12. On page 62 - It is stated that there was evidence that Nene were present during the flora and fauna study. Additionally, it is noted that water features or temporarily irrigated areas may attract more Nene. There is no mention of incidental take or cooperation with the United State Fish and Wildlife Services (USFWS) under the Endangered Species Act. Please address this concern and what steps will be taken to address the protection of this endangered species;

13. On page 67 – Over the course of the GPAC and Commission review of the MIP, the Department received hours of oral testimony relating to the Master Plan. One (1) of the most frequent concerns discussed was for the coral reef health and nearshore water quality. A baseline study published in 2003, prior to upland development in the area, categorized the reef as "the best leeward reef in Maui and probably the whole state." The recommendation of the report was that continued monitoring was necessary to determine the specified stressors that cause reef decline. "Monitoring reefs to develop indices of reef 'health', examining human impacts and placement of artificial reefs to reduce stress on natural reefs will provide tools for more effective management of tropical ecosystems. This work takes on particular relevance within boundary waters of the Hawaiian Islands Humpback Whale National Marine Sanctuary and as nearshore development encroaches upon the marine habitat" (Brown, et al). Please clarify if there will be additional plans for monitoring programs and analysis to mitigate impacts to nearshore water quality and coral reef health;

14. On pages 41, 72 -73 (and possibly other pages within the Draft EIS) - "In 1831, missionaries estimated 831 Hawaiians lived at Olowalu. Based [up] on the 1831 population, it is estimated that <u>2,000 or more Hawaiians resided at</u> <u>Olowalu</u> before Western contact." Please explain or provide a reference for this estimate;

15. On page 74 – "By 1878....the continuing decline in the number of Hawaiians...compelled Olowalu Plantation to hire Chinese workers." The correct company name would be West Maui Plantation (1871-1881) (Olowalu Company was not established until 1881. (See Dorrance and Morgan, Sugar Islands, 2000:60-61, 64; and "Historic Context" in Wo Hing Society, Lāhainā, Maui. Yip and Solamillo, 2009:8). Please revise;

16. On page 75 – "In early 1931, Olowalu Company was sold to American Factors, Ltd..." PMCo acquired OCo for $400,000.00 in May 1931 and the latter was dis-incorporated on December 31 of that year (*Annual report of the Pioneer Mill Company, Limited for the Year Ending December 31,* 1931:4, 15). Please revise and incorporate;

17. On page 75- "(Ainsworth)" as a citation. In order to meet standard reference requirements, one (1) must include author, followed by year, and page number. In addition, there are ten (10) pages of text that include quotes without citations. Please revise and add citations per examples included in these comments;

18. On page 112 – "The irrigation system in Olowalu is quite dated, with portions of it built in the late 19th and early 20th centuries...." The history of water development by OCo/PMCo is not included in a historical context and the infrastructure is not delineated on any map or graphic. Given its age and associations, the infrastructure may be eligible for listing in the National Register of Historic Places and may have an adverse impact on this resource, which will have to be mitigated before improvements and a new water development program are implemented. Please add a section on the history of OCo/PMCo water development and associated cultural resources, as well as potential impacts and mitigation measures proposed for consideration. These will have to be submitted to State Historic Preservation Division (SHPD) for review, concurrence, and approval;

19. On page 114 – "In 1876 two Maui residents started the Olowalu Plantation..." Please clarify and cite the dates and persons named in the Draft EIS for consistency throughout the document;

20. On pages 115 and 116 – There is little or no historical information provided for the years spanning 1932-1962, which is required to fully document the fifty-year terminus for the Period of Significance, and little information on what transpired through 1990. Please include and revise text accordingly;

21. On page 128 - Although the information provided on the Socio-Economic housing demand forecast is correct, please also include that the need for housing in West Maui to be only 3,456 additional units by the year 2030, beyond those lands already entitled. Please also include new information that this number is now further reduced to 2,574 units (or 2,307 units if 267 ohana units are also built) with the inclusion of entitled lands at Pulelehua;

22. On pages 129-154 – The Draft EIS superficially discusses the likely impacts to public services and infrastructure that will result from the project. In most cases the Draft EIS merely states that the services (*e.g.*, police, emergency response, solid waste) will be provided in West Maui or even more remotely, in the Wailuku/Kahului area.

    The Final EIS must include a more meaningful discussion of the impact of providing public services to the proposed new community, particularly since many of those services are located several miles away and/or would have to be expanded to meet these new demands. It is insufficient to merely state that the hospital or police facilities are located a certain distance from Olowalu, or that a fire station site will be discussed for possible inclusion in the public/quasi-public area. The Final EIS should provide qualification of the anticipated impacts to these public services, similar to how traffic impacts and educational impacts are qualified by the number of trips or number of students that the project will generate. For example, the Final EIS

could indicate how many additional police, fire, emergency response and solid waste personnel and vehicles would be needed to maintain their current level of service in the region. If the Final EIS were to also include estimated costs for the provision of these expanded services, it could also estimate the Real Property Tax revenue that the project would generate and that could serve to offset some of these costs.

23. On pages 134-136 – The Draft EIS estimates 462 new students, from elementary to high school. As part of this discussion, the Olowalu Town Master Plan states that (p.135) a 10-15 acre site for an educational facility will be provided. Please indicate whether this site will conform to Department of Education (DOE) standards for Elementary, Middle, and High School locations. Please also provide information on what DOE standards and 'warrants' are for new school construction, for example, whether the new school-age child population anticipated at Olowalu will include enough children to warrant the construction of a new elementary, middle and/or high school within the Olowalu Town Master Plan.

    Furthermore, traffic Impacts of children commuting off-site to attend school indicates that there will be 462 new students within Olowalu; unless a school facility is built within the Olowalu Town, these students will all have to travel off-site to attend school. Please provide a discussion of the traffic impacts to Honoapi`ilani Highway – north and south of Olowalu Town – as a result of 462 students traveling to school(s) located in Lahaina or elsewhere.

24. On page 137 – Please clarify if the recreational activities and parks proposed for the master plan will be private or public;

25. On page 140 - Please expand your analysis to include the impact to visitors and residents who commute and use Honoapi'ilani Highway, both north (to Puamana) and south (to Maalaea) of the project, when the highway in these areas will remain at one (1) lane in each direction. We note that the highway will continue to operate at a level of service of E and F, as indicated in other traffic reports received by the Department. Further, the statement, "It is estimated that the level of service of the highway will be "C" or better" should be clarified that this prediction is only for the section of the highway being relocated, and not for the length of the entire highway (specifically from Maalaea to Lahaina). Impacts and mitigation for traffic impacts to Honoapi'ilani Highway, between Maalaea and Lahaina, should be evaluated;

26. On page 161 (and other pages within the Draft EIS) - It is repeatedly stated that the Master Plan is consistent with the County's Pali to Puamana Parkway Master Plan. However, this is misleading as the County's plan does not propose any additional development (e.g., urban uses) makai of the existing highway; does not comport exactly as depicted in the Master Plan; and did not include the many acres of development located mauka of the existing highway. Furthermore, as mentioned on pages 166 and 167, to compare the 28 acres of proposed park in the Pali to Puamana Parkway Master Plan to the 223 acres of green space in the entire proposed Olowalu Master Plan is apples-to-oranges and should be modified to reflect that the plans do not encompass the same project area;

27. On page 166 – Although the Hawaii Department of Transportation (HDOT) has begun the initial stages of drafting an EIS for the relocation of Honoapi'ilani Highway (from Maalaea to Launiupoko), the effort has been on-going and tedious. The Applicant's language in this section gives the impression that the project is underway; however, the Draft EIS has yet to be finished and there has been no planning or funding secured for the project. Please verify with HDOT, and include information in this section on the status of the project and its estimated timeline;

28. On pages 165-169 – The Department notes that the project is located several miles from major regional activity centers on the island, including Maui's larger employment centers. Further, the Draft EIS does not clearly address the level of public infrastructure, services and facilities needed to support the project. Without this information being provided, the projects potential impacts upon public services, facilities and resources cannot be clearly determined;

29. There are a number of references made throughout the Draft EIS that refer to incorrect Table numbers. The Department suggests that a thorough review of any reference to a Table be made for the entire document (e.g., on pages 210 and 211, Table 6 is referenced for land use designations. Table 6, however, is the "Master Plan Preliminary Implementation Time Schedule");

30. Please include a map of the Draft Flood Insurance Rate Map (FIRM) and provide an analysis between the current map and the proposed Draft FIRM and its impact on the Master Plan;

31. Please provide a map of the tsunami inundation zone;

32. Appendix J: View Analysis. As stated by the Department in the EISPN comment letter dated August 6, 2010, please provide computer generated photos of the area with the proposed development. The Draft EIS should provide a more detailed written analysis of the affect of 1,500 residences, 375,000 square feet of commercial space, and public facilities on existing scenic resources. This analysis should include 'Photoshop' and/or SketchUp model renderings of the primary view corridors through the site with building envelopes of Olowalu Town mocked up as it would be completely built out. Photographs 1 – 6 especially should provide both 'before' and 'after' images of the scenic resources, i.e., as they exist at present (before) and as they will be impacted with the addition of Olowalu Town development (after);

33. Appendix K - The consultant for the Market Study bases their assertion that all 1,500 units at Olowalu would be absorbed by the real estate market in eight (8) to ten (10) years on the assumption that future development projects that are within the Maui Island Plan's Directed Growth boundaries could meet with community resistance or financial difficulties, and not be built, thus leaving room for Olowalu's units to be absorbed in the market (page iii). The Draft Maui Island Plan already includes a surplus of dwelling units in the West Maui Community Plan area. Please provide an analysis of market absorption that does not rely on other projects not being constructed – that is, what would be the market absorption rate if all approved future

projects within the current growth area boundaries are built and entered into the West Maui real estate market;

34. Appendix L – This assessment neglects to account for numerous CIP and operational expenditures that will be necessitated by the Olowalu Town project, and it overestimates government revenues.

    Missing from the calculations are the County's costs to provide the following services: police, fire, civil defense, housing and human concerns, solid waste, public works, development services, and planning. Notably lacking was the cost of providing facilities and vehicles (fire, police, solid waste) that would be needed to serve these 4,000+ residents and 1,500 homes.

    Similarly, there is an underestimate of the costs to provide many additional State services for the 4,000+ new residents. These range from schools, medical facilities, prisons and highways, and the maintenance of these and many other CIP projects. Just as the costs to government were underestimated, projected County and State revenues have been overestimated. The Final EIS should correct these calculations and present an accurate projection of the economic costs and realistic potential revenues to Maui County and to the State of Hawaii.

35. The Countywide Policy Plan and West Maui Community Plan objectives and policies - The Department notes that the Applicant did not adequately address or respond to many relevant objectives and policies contained within these documents that appear to be in conflict with the Master Plan. The Department asks that the Applicant further expand its analysis on those policies and objectives discussed and include others that were completely omitted from the Draft EIS; and

36. The following are general comments and recommendations are provided regarding Cultural Resources:

    Olowalu Draft EIS Vol II Appendices, "Pu'u honua: The Legacy of Olowalu" and "Archaeological Literature Review" are both well-researched and well-written documents. The latter report in particular presents data in formats which benefit both the professional and the layperson and establishes new thresholds for the use of applied GIS and data collection. In addition, the recommendations that are included are consistent with Cultural Resource Management best practices and for that reason, provide an excellent example on how to integrate new development with cultural resource preservation.

    However, one important recommendation for the Olowalu Cultural Reserve (OCR) remains absent and should be included: a multi-property nomination to the Hawai'i and National Registers of Historic Places for all sites contained in the OCR as well as sites identified along the shoreline. Please include.

In addition, given the quality of the Draft EIS appendices, it is problematic that the historical information presented in Olowalu Draft EIS, Vol. I includes a number of errors and inconsistencies. The historical narrative found on the Applicant's website "Olowalu Town," written by Gail Ainsworth, is well-written and contains much important information. Aside from an absence of sources and references, Ms. Ainsworth's complete text should have been incorporated into Vol. I or, at minimum, should have been provided as an appendix in Vol. II, with references added as either footnotes or endnotes. Time constraints do not allow a more in-depth review of the material; however, some of the most obvious errors in the narrative have been provided in this comment letter for revision and or correction. Please add Ms. Ainsworth's text as an appendix to Vol. II.

Thank you for the opportunity to comment. If you require further clarification, please contact Staff Planner Kathleen Ross Aoki at kathleen.aoki@mauicounty.gov or at (808) 270-5529.

Sincerely,

WILLIAM SPENCE
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John F. Summers, Planning Program Administrator (PDF)
Kathleen Ross Aoki, Staff Planner (PDF)
David Yamashita, Long Range Division Planner Supervisor (PDF)
Orlando "Dan" Davidson, Executive Director, State Land Use Commission
Colleen Suyama, Munekiyo & Hiraga, Inc.
EAC File
General File

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Olowalu Town
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October 26, 2015

William Spence, Director
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Spence:

Thank you for your letter dated April 17, 2012 providing comments on the Draft Environmental Impact Statement (EIS) for the Olowalu Town Master Plan (OTMP). Olowalu Town LLC offers the following information in response to the comments noted in your letter:

**Comment No. 1:**

If the Maui Island Plan is adopted prior to the submittal of the Final EIS, then include in the Final EIS an analysis of how the proposed project complies with the Maui Island Plan:

**Response:**

The Maui Island Plan (MIP) was adopted by Ordinance No. 4004 on December 28, 2012. As such, the EIS will include an analysis of how the OTMP complies with the MIP. See **Exhibit "1"**.

**Comment No. 2:**

On pages 24, 160, 165, and 167 (and possibly other pages within the document) -It is stated that both the General Plan Advisory Committee (GPAC) and the Maui Planning Commission (Commission) recommended that the Master Plan be included in the Maui Island Plan's (MIP) growth boundaries. However, more complete information is

*warranted. Although the GPAC and Commission approved the inclusion of the Master Plan (as proposed) in a growth boundary, the Commission did not support any development makai of the existing Honoapiilani Highway.*

*Furthermore, whenever this information is mentioned in the Draft EIS, the fact that the Department did not support the inclusion of the Master Plan in a growth boundary should also be stated. We note that the Department's recommendation to Council to not include this Master Plan in a growth boundary is mentioned on page 176;*

**Response:**

We appreciated the opportunity for continuing dialogue with the Department to address the Department's initial concerns. As previously mentioned, the referenced pages in the Draft EIS have been updated to include adoption of the MIP. Please note that we appreciated your support to incorporate the OTMP as part of the Directed Growth Map during the Council's deliberation of the MIP. Refer to **Exhibit "1"**.

**Comment No. 3:**

*On page 23 -It is represented that the GPAC and Commission recommended inclusion in the MIP to "meet this estimated housing need". This is again not a completely accurate statement. The proposed directed growth areas proposed by the Department, without the inclusion of this project, meet 116 percent (4,024 units proposed, 3,456 needed) of the demand for the West Maui area. The inclusion of the Master Plan by both the GPAC and Commission would further exceed the projected housing demand. Please restate this information to reflect that the project will exceed the Department's estimated housing need and provide a rationale for exceeding the demand;*

**Response:**

During the MIP review process, the General Plan Advisory Committee (GPAC), Maui Planning Commission (MPC) and Maui County Council (Council) were aware that the demand projections and projects included in the growth boundaries, including the OTMP, would exceed the projections. Notwithstanding, we understand that the projections prepared by the Planning Department held value and purpose with respect to guiding land use allocation decisions during the MIP development process.

At the same time, however, we believe that the projections should be considered a long range planning tool with a degree of flexibility. From a project planning and development standpoint, factors which affect development feasibility and timing include market conditions, financial capacity of the development entity, and regulatory, infrastructural and policy considerations affecting a particular parcel or region (e.g., water availability). With this in mind, not all projects will be initiated within the time frame of the MIP and we

believe the inclusion of OTMP in the MIP growth boundary is within thresholds which would not adversely impact the goals, objectives and policies and implementing actions of the MIP.

**Comment No. 4:**

*On page 27 -Please justify how this project, located four miles away from the edge of Lahaina, meets "Smart Location" for LEED Neighborhood Development standards. Specifically, "Smart Location" intent, "encourage(s) development within and near existing community and public transit infrastructure." Furthermore, requirements for all projects are to, "Either (a) locate the project on a site served by existing water and wastewater infrastructure or (b) locate the project within a legally adopted, publicly owned, planned water and wastewater service area, and provide new water and wastewater infrastructure for the project." The requirements further state that the project shall either be, "on an infill site", or "on site adjacent" (a site that is adjacent to previously developed lands);*

**Response:**

Olowalu has historically been used for housing. Although it is a rural community with basic infrastructure and limited commercial and public facilities such as the Olowalu Store, Leoda's Kitchen and Pie Shop, and Olowalu Church, it is four (4) miles south of Lahaina. We note that the OTMP will be served by an existing water system, to be upgraded by us and operated by the Olowalu Water Company (OWC), a public service water purveyor operating under the Hawaii Public Utilities Commission (PUC). In addition, development of OTMP will entail the privately funded construction of the wastewater collection, transmission and treatment system for the OTMP, which will also be governed by the PUC. These infrastructure elements will be available concurrent with project implementation to meet the needs of the OTMP community.

LEED Neighborhood Development follows the values and principles of the "New Urbanism" movement, as articulated by the Congress for the New Urbanism. Project architect and planner, Andres Duany is a leader in "New Urbanism" and LEED Neighborhood Development. Besides infill and adjacent site locations, LEED Neighborhood Development principles address other options to accomplish "Smart Location". See Appendix "A-1" of the DEIS. One option is to locate projects along an existing or planned "Transit Corridor or Route with Adequate Transit Service" where at least 50 percent of dwelling units and nonresidential building entrances are within a ¼-mile walking distance of bus stops, or within a ½-mile walking distance of bus/rapid transit stops. OTMP is master planned to meet these criteria. Residents will be encouraged to walk or bike to employment centers, shopping, public facilities, and recreation areas which are planned to be within ¼-mile of residential areas. Within the OTMP future bus stops will be coordinated with the County of Maui Department of

Transportation (CDOT) to ensure that the bus stops meet or exceed the County's criteria and can be integrated into the County Bus Routes. Further, the OTMP includes a 160-foot wide corridor for the future realignment of Honoapiilani Highway inland, which can accommodate a future transit corridor from Maalaea to Lahaina.

**Comment No. 5:**

*Pages 33-38 -As stated by the Department in the EISPN comment letter dated August 6, 2010, obtain a Zoning and Flood Confirmation Form for all parcels within the entire Olowalu Town Master Plan project area. Please include a zoning map as an exhibit. Please also include in Table 5 the area for each Tax Map Key (TMK); the area that will need state land use reclassification within each TMK and what reclassification is needed (Urban or Rural);*

**Response:**

As requested, Zoning and Flood Confirmation Forms for all parcels located within the OTMP project area (TMK Nos. (2) 4-8-003:84, 98 through 118, and 124) were submitted to the Department for completion. Completed forms verifying the existing land use designations for all of the parcels are provided as Appendix "B" in the EIS. A zoning map for the project site (Ordinance No. 297) has been included in the EIS as Figure 9. Additionally, as requested, Table 4 in the EIS includes the area of each parcel within the OTMP, as well as the proposed State Land Use reclassification for each parcel and the existing County land use designations. See **Exhibit "2"**.

**Comment No. 6:**

*On page 41 (and within other portions of the Draft EIS) -Olowalu is referred to as having been a "thriving plantation town" (e.g., "As recently as the 1930's, Olowalu was a thriving plantation town"). Throughout its history, Olowalu was a "camp" and at most a "village". Its plantation-era population was recorded as being "less than 500" persons. In 1899, on the eve of annexation, T.G. Thrum described the population at Olowalu in detail and noted that there were 167 persons residing there. They included 145 men, 22 women, and no children (Table of Sugar Plantation Laborers, October 31, 1899; Hawaiian Almanac and Annual, Thrum, 1899: 176). In 1930, census-taker Kenichi Takayama recorded the population at Olowalu as being 447 persons. They consisted of 237 men, 79 women, and 131 children (Fifteenth Census of the United States, "Olowalu Village", Sheets 116-120A, April 1-11, 1930).*

*We have extensive information about West Maui's camps, villages, and towns, including Lahaina, Olowalu, Puukolii, and Ukumehame if you would like further clarification. Given the available information, including census data, as well as Olowalu Company (OCo) and Pioneer Mill Company (PMCo) period documents, please change the*

*references to the historical enclave of Olowalu from "Olowalu Town" to "Olowalu Camp" or "Olowalu Village" throughout the Draft EIS.*

**Response:**

We appreciate your comments regarding the population in Olowalu during the plantation-era and that during this period Olowalu was home to various immigrants who worked for the plantation. In describing the location of where these workers lived in Olowalu, the area has been referred to as both "Olowalu Town" and "Olowalu Camp". In the context of identifying location, the reference to "Olowalu Town" in the Draft EIS is, therefore, deemed appropriate.

**Comment No. 7:**

*On page 49 -Figure 10 -This figure indicates that the majority -80 percent -of the Master Plan Site Area has 'A' and 'B' classified soils, while about 19 percent of the site is of the lowest, least productive classification 'E'. It is noted that this area where the least productive AG soil exists is the area surrounding the Olowalu Stream -the precise area where the Master Plan proposes to retain as AG land within the Olowalu Cultural Reserve. Please explain why the area with the least productive AG soil is being retained as AG while the most productive AG soil areas would be rezoned;*

**Response:**

Of the 636 acres within OTMP, approximately 270 acres or approximately 43 percent are classified as Land Study Bureau (LSB) "A" lands, while approximately 245 acres or approximately 39 percent are classified as LSB "B" lands. Approximately 121 acres or approximately 19 percent of the lands within OTMP are classified as LSB "E" lands.

As illustrated in Figure 10 of the Draft EIS, there are lands which are adjacent to the upper portions of Olowalu Stream which have been designated as "E". Although these lands are identified as the least productive, the cultivation of "kalo" and other traditional Hawaiian crops within the Olowalu Cultural Reserve (OCR), has demonstrated that the "E" - designated portions along Olowalu Stream can be put to productive agricultural use. These lands are important to traditional Hawaiian crops in the context of its location adjacent to Olowalu Stream within the OCR. Furthermore, not all lands that are designated LSB "A" and "B" lands are proposed to be redistricted into the Urban District. The LSB "A" and "B" lands located along the lower portion of Olowalu Stream are proposed to be left in the State Land Use Agricultural District. Although there are LSB "A" and "B" lands proposed to be redistricted into the Rural District, this does not preclude future owners from practicing agriculture on their property. We note that the State Land Use law (Hawaii Revised Statutes Chapter 205), with respect to the State Rural District provides in relevant part "Rural districts shall include activities or uses as

characterized by low density residential lots of not more than one (1) dwelling house per one-half acre, except as provided by County ordinance pursuant to Section 46-4(c), in areas where "city-like" concentration of people, structures, streets, and urban level of services are absent, and where small farms are intermixed with low density residential lots".

Within the OTMP, approximately 175 acres or approximately 28 percent of the land will be retained in the State Land Use Agricultural District of which 28 acres will be developed into approximately 14 farmsteads.

Agricultural activities are an important part of the OTMP's goal of becoming a sustainable development. Agricultural pursuits will not be limited to only those lands within the State Land Use Agricultural District, but will be encouraged throughout the OTMP. It should be noted that agricultural pursuits by individual homeowners or neighborhood communities through establishment of individual or community gardens will also be encouraged.

**Comment No. 8:**

*Pages 32-55 – Given the State's desire to improve and increase the long-term sustainability of Hawaii's economy, the Draft EIS inadequately justifies the removal of 621 acres of agricultural land, including 121 acres of Prime Agricultural land. The Final EIS should more carefully examine the loss of this particularly valuable prime and other important agricultural land with excellent soil characteristics. Suggesting that these 621 acres are a small percent of Maui's Agricultural lands neglects the fact that these are prime lands that demand special protection.*

*The Applicant should also make reference to Hawaii Revised Statutes (HRS) Ch. 226-13 regarding objectives and policies for the physical environment -land, air and water quality; and HRS Ch. 226-104 (b).1 through 5 -regarding priority guidelines for growth and land resources when discussing the redesignation of prime AG lands. Please explain how developing AG land, including Prime AG land, fits with these State policies.*

**Response:**

We note that farming is not the sole means of improving or increasing the long-term sustainability of Hawaii's economy. Other ways include providing homes and places of work in close proximity so that people can spend less time commuting and more time engaging in their communities, and providing homes at prices that allow more of Hawaii's families to purchase their own homes and build equity. The OTMP contains approximately 526 acres of potentially productive farmland. This land is largely vacant, and has been fallow/not in large scale agricultural production since 1999. Upon the completion of OTMP, approximately 28 acres within OTMP will be kept as small farms.

In addition, approximately 175 acres or approximately 28 percent of the land within the OTMP will be retained in the State Agricultural District. In response to your comments, additional analysis of the impact on agriculture was conducted. The Impacts on Agriculture report prepared by Plasch Econ Pacific LLC will be included in the EIS. See **Exhibit "3"**.

Since 1990, the contraction and eventual closure of Pioneer Mill Co. (sugarcane) and Maui Pineapple Co. released over 19,000 acres of good farmland in Central and West Maui. While some of this former plantation land was planted in other crops (e.g., seed corn and coffee) and some was developed for homes, most of it remains available for farming. For comparison, the entire County has an estimated 1,700 acres in food crops (vegetables, melons, and fruits) grown mostly for the Hawaii market. Statewide, the supply of good farmland exceeds 170,000 acres compared to about 87,400 acres in crop, of which about 10,300 acres are food crops grown mostly for the Hawaii market, and about 77,100 acres are crops grown mostly for export (sugar, seeds, macadamia nuts, coffee, etc.). The supply of available farmland is large because all but two (2) of Hawaii's many sugar and pineapple plantations have ended operations.

Hawaii has a long history of strong support of agriculture. But since 1983 (nearly 30 years ago), there has been no significant growth in diversified crop acreage with the single exception of seed corn, which has grown at an average rate of 300 acres per year. Following the closures of plantations on Oahu, food-crop acreage expanded there, but this was followed by declines on the Neighbor Islands.

It should also be noted that in advanced economies, such as Europe, the U.S. mainland, and Hawaii, there is a strong and well-established trend of growing vegetables and melons hydroponically in greenhouses. For example, most tomatoes sold in U.S. supermarkets are now grown hydroponically, as exemplified by the Olowalu Tomato Farm. In comparison to field farming, hydroponic farming in greenhouses provides higher quality produce; generates far higher yields; allows for year-round production regardless of season; provides secure production unaffected by droughts and storms; does not require good-quality farmland; requires much less land, water and energy; and requires no pesticides or herbicides.

Within the 636-acre OTMP, approximately 19 percent of the soils are classified as "Prime" under the Agricultural Lands of Importance to the State of Hawai`i (ALISH) rating system, while about 40 percent is considered "Other Important" agricultural lands, and the remainder has no designation under the ALISH system. As such, the OTMP will result in a relatively small loss of "Prime" agricultural land of which there is a large supply on Maui and statewide. The growth in demand for farmland has been slow over the past 30 years and the trend towards hydroponic farming indicate that "Prime" farmland will be less important to food production than it has been in the past. As a result, ample farmland will remain available to accommodate the future growth of

diversified agriculture, food self-sufficiency, and food security. In compliance with constitutional mandates and State and County plans, more than sufficient land is being preserved to accommodate the future growth of agriculture while addressing other community needs (i.e., housing, commercial and industrial needs, recreation, etc.).

As requested, the EIS includes Chapter 226, HRS, relating to objectives and policies for the physical environment and the Priority Guidelines. See **Exhibit "4"**.

We note that the priority guidelines relating to HRS 226-104(b)1 – 5, reflect conditions which should be considered in the broader context of the MIP and agricultural opportunities being provided within the OTMP itself. The MIP, through its Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB) delineations for Olowalu acknowledges that this locale is appropriate for higher intensity uses. In this regard, water source for the OTMP is considered adequate to meet the demands of the proposed project, while at the same time serving the needs of the proposed agricultural uses within the OTMP. The OTMP will provide an adequate allocation of open space and park areas. Significantly, the MIP has determined Olowalu to be an appropriate area for future urban and rural growth to meet the island's continuing need for housing and quality livable neighborhoods. The MIP expresses public policy with respect to new urban core areas.

**Comment No. 9:**

*On pages 55 and 66 – "BMPs will be implemented both prior to and during grading and construction to minimize opportunities for soil erosion; Olowalu Stream will not be altered during implementation of the Master Plan". Generally stating that BMPs will be implemented is vague. Please provide a detailed plan for how grading and construction activities will not adversely impact Olowalu Stream or the associated tributaries;*

**Response:**

OTMP will require several land use entitlements before construction can be initiated. During each phase of OTMP implementation, greater specificity regarding grading and construction activities will be provided. At the County level, OTMP is proposed to be a Project District, which is a three phase approval process. Portions of the OTMP area are also located within the Special Management Area (SMA) of the Island of Maui. During review of these permits by the Maui County Council, Maui Planning Commission and Maui Planning Department, site specific plans and engineering and drainage reports will be required.

OTMP will comply with Chapter 20.08 Soil Erosion and Sedimentation, Maui County Code and the Rules for the Design of Storm Water Treatment Best Management Practices adopted by the Department of Public Works in 2012, which encourages Low

Impact Development (LID). In addition, the project will be subject to the State of Hawaii Department of Health regulations relating to water quality. A National Pollutant Discharge Elimination System (NPDES) permit will also be required for project implementation.

OTMP proposes to utilize storm water treatment Best Management Practices (BMPs) that encourages LID. Appendix "B-1" in the Draft EIS is a storm water management plan for OTMP which proposes BMPs such as bio-retention rain gardens, swales, rain barrels and tanks. Subsurface tanks on the individual residential lots to vegetated roofs, permeable paving, subsurface storm water management systems, and hydrodynamic devices for commercial and public facilities are also BMP measures to be considered. The proposed open space and park areas will also be utilized for storm water detention and retention basins as well as include reinforced turf surfaces and infiltration trenches. Table 5.1 in Appendix "B-1" in the Draft EIS identifies the storm water BMPs for OTMP and where these measures will be utilized. Implementation of the storm water management plan is expected to minimize impacts on Olowalu Stream and the associated tributaries, as well as the ocean. Such measures are consistent with the principles of LID.

**Comment No. 10:**

*On page 60 - Please explain and justify why the proposed project, with some high-density areas, should be created in a known tsunami and flood hazard area;*

**Response:**

The EIS includes additional information on the project and its location within the tsunami inundation zone and flood hazard area. The overlay of the OTMP over the flood insurance rate map in Figure 13 of the Draft EIS identifies a major portion of OTMP in Zone "X" (unshaded). However, there are portions of the OTMP within Zone "X" (shaded) on the outer fringes of Olowalu Stream with moderate flood hazard with average depths of less than 1 foot. The proposed drainage improvements, such as detention basins and LID measures, are expected to reduce the potential for flooding. A portion of the OTMP is located in Flood Zone "AO" along Olowalu Stream and adjacent to Kapaiki. However, these areas are proposed as agricultural lots along Olowalu Stream and park use, respectively. The area in Zone "VE" coastal flood area with velocity hazard (wave action) is within the existing 150 ft. shoreline setback area where no structures are allowed.

**Comment No. 11:**

*On pages 60,100,102,159,218, and 220 (and possibly other pages within the Draft EIS) -There is a reference that the Applicant will adhere to a 50' or 150' setback along the*

*shoreline. It should be noted that this is already a pre-existing condition for the area (shoreline) based on previous SMA approvals. It is noted that this information regarding these existing conditions is finally presented on page 222 of the document. Please restate or reword this information on previous pages to accurately reflect existing conditions;*

**Response:**

The existing 150-foot setback established with and conditioned within the Special Management Area Use Permit approved for the Olowalu Subdivision in 2000 has been noted at the setback's first reference in the EIS and clarified throughout the document.

**Comment No. 12:**

*On page 62 -It is stated that there was evidence that Nene were present during the flora and fauna study. Additionally, it is noted that water features or temporarily irrigated areas may attract more Nene. There is no mention of incidental take or cooperation with the United State Fish and Wildlife Services (USFWS) under the Endangered Species Act. Please address this concern and what steps will be taken to address the protection of this endangered species;*

**Response:**

Information on the Endangered Species Act (ESA) and cooperation with the USFWS in connection with the endangered nene has been included in the EIS. However, nene are strong fliers that can range over large areas on a daily basis, such as the entire southern half of West Maui especially within the West Maui mountains. They are known to appear in areas that have succulent grasses on which they like to feed, such as golf courses, parks, large lawns or even hydro-mulched road banks. It is noted that the water features or irrigated parks in the OTMP are not dangerous to nene.

These features do not create a "take". Education is the best avoidance strategy, and may include actions such as the placement of signs at strategic access points to any water features or irrigated fields. These signs would identify the nene (a drawing or picture) and include a statement of its endangered status and warn against harming these special birds. See **Exhibit "5"**.

**Comment No. 13:**

*On page 67 - Over the course of the GPAC and Commission review of the MIP, the Department received hours of oral testimony relating to the Master Plan. One (1) of the most frequent concerns discussed was for the coral reef health and nearshore water quality. A baseline study published in 2003, prior to upland development in the area,*

*categorized the reef as "the best leeward reef in Maui and probably the whole state". The recommendation of the report was that continued monitoring was necessary to determine the specified stressors that cause reef decline. "Monitoring reefs to develop indices of reef 'health', examining human impacts and placement of artificial reefs to reduce stress on natural reefs will provide tools for more effective management of tropical ecosystems. This work takes on particular relevance within boundary waters of the Hawaiian Islands Humpback Whale National Marine Sanctuary and as nearshore development encroaches upon the marine habitat" (Brown, et al). Please clarify if there will be additional plans for monitoring programs and analysis to mitigate impacts to nearshore water quality and coral reef health;*

**Response:**

Responding to concerns over the coral reef health and nearshore water quality, a comprehensive water quality assessment and marine biota study was prepared for the OTMP. Marine Research Consultants, Inc. reviewed the 2003 baseline study during the preparation of the detailed comprehensive study for the OTMP, which is included in the Draft EIS as Appendix "D".

Results of the baseline assessment of the marine environment off the proposed OTMP project site in West Maui reveal a diverse set of distinct reef habitats. The reefs at Olowalu are somewhat unique in that sediment deposition (or lack thereof), rather than wave forces, appears to be the major determinant of physical and biotic reef structure. Along the northern side of Hekili Point, sediment deposition emanating from Olowalu Stream creates a habitat where coral communities are limited to species and growth forms that can withstand the conditions created by sediment deposition. South of Hekili Point, a shallow, wide, triangular-shaped reef flat, formed from deposition of alluvial material from Olowalu Stream, terminates in a fore-reef composed of actively accreting corals assemblages that show little or no effect of sediment stress. Reefs at the southeastern end of the project site (14-Mile Marker) also showed distinct indications of sediment stress, although presently no major streams discharge regularly in this area. It is noted that prior to its realignment, the outlet to the ocean from Olowalu Stream was at Hekili Point which may account for the sediment stress.

Groundwater flow rate and the loading of nitrogen and phosphorus discharged along the project's shoreline are expected to be reduced by six (6) percent over present conditions as a result of the development of OTMP. The extent of offshore effects would be reduced due to more rapid mixing of the smaller volume of discharged groundwater to background marine concentration. Because groundwater presently has essentially no effect on existing marine communities, the small changes to groundwater fluxes associated with the proposed project are not anticipated to have negative impacts to the ocean.

It is anticipated that the proposed drainage improvements, BMPs and storm water management plan will sustain or reduce the amount of storm water runoff into the ocean, as well as the associated sedimentation. The OTMP is not expected to adversely impact the reef environment and nearshore water quality. However, if deemed necessary, periodic monitoring of water quality similar to programs established at Wailea, Makena and Kaanapali Resorts may be implemented.

With respect to the foregoing conditions and management measures, the proposed action is not anticipated to affect the Humpback Whale National Marine Sanctuary.

**Comment No. 14:**

*On pages 41, 72-73 (and possibly other pages within the Draft EIS) – "In 1831, missionaries estimated 831 Hawaiians lived at Olowalu. Based [up] on the 1831 population, it is estimated that 2,000 or more Hawaiians resided at Olowalu before Western contact". Please explain or provide a reference for this estimate;*

**Response:**

Western contact brought diseases that devastated the native Hawaiian population. It is estimated 45 years after Western contact the Hawaiian population on Maui decreased by as much as half by 1823. As noted in the Draft EIS, missionaries in 1831 estimated 831 Hawaiians lived in Olowalu and just five (5) years later, another missionary census estimated Olowalu's population, combined with Ukumehame, at only 718, a 25 percent decline from 1831. By the time of the 1866 census the population had decreased by 80 percent. Also, prior to the missionary census of 1831, in 1790 Captain Simon Metcalfe killed more than 100 Hawaiians during the Olowalu Massacre which added to the decline of the Hawaiian population.

It is widely accepted that there was a significant population of Hawaiians living in Olowalu before Western contact, and that this population had been cut in half with the arrival of Western diseases. Within Olowalu Valley and along the original stream route, traditional Hawaiian agricultural practices were fairly intense and based primarily on *lo`i* agriculture. There were approximately 1,124 *lo`i kalo*, 28 *`uala* (potato) patches, 27 *kula* (open field or pasture) and 31 plots of land with unspecified land uses. When examining this level of agricultural intensity during the mid-1800s, and its correlation to population, Marion Kelly presents missionary estimates for the productivity of *lo`i kalo* as a minimum of 10 to 30 individuals per acre (Kelly 1989). Based on the intensity of agriculture and these estimates, it is estimated that 2,000 or more Hawaiians resided in Olowalu before western contact. See **Exhibit "6"**.

The historic information on the Hawaiian and plantation population in Olowalu included in the Draft EIS is to illustrate that Olowalu has traditionally been a sustainable community.

**Comment No. 15:**

*On page 74 – "By 1878.... the continuing decline in the number of Hawaiians ... compelled Olowalu Plantation to hire Chinese workers". The correct company name would be West Maui Plantation (1871-1881) (Olowalu Company was not established until 1881. (See Dorrance and Morgan, Sugar Islands, 2000:60-61,64; and "Historic Context" in Wo Hing Society, Lahaina, Maui. Yip and Solamillo, 2009:8). Please revise;*

**Response:**

We acknowledge the Olowalu Sugar Company was not established until 1881, however, on Page 74 of the Draft EIS, based on the work of Hawaiian history researcher Gail Ainsworth she identifies Olowalu Plantation (1875-1880) as bringing in Chinese workers to Olowalu. With this reference, we have retained the name Olowalu Plantation in the EIS document.

**Comment No. 16:**

*On page 75 – "In early 1931, Olowalu Company was sold to American Factors, Ltd..." PMCo acquired OCo for $400,000.00 in May 1931 and the latter was dis-incorporated on December 31 of that year (Annual report of the Pioneer Mill Company, Limited for the Year Ending December 31, 1931: 4, 15). Please revise and incorporate;*

**Response:**

The EIS has been revised to include your department's reference to the sale of the Olowalu Sugar Company to American Factors, Ltd., owners of Pioneer Mill Company on May 1931 for $400,000.00 as well as the un-incorporation of Olowalu Sugar Company. See **Exhibit "7"**.

**Comment No. 17:**

*On page 75- "(Ainsworth)" as a citation. In order to meet standard reference requirements, one (1) must include author, followed by year, and page number. In addition, there are ten (10) pages of text that include quotes without citations. Please revise and add citations per examples included in these comments;*

**Response:**

We appreciate your comments regarding standard reference requirements within the Draft EIS document. The historic information available on the Olowalu Town website and in the Draft EIS was summarized from Ms. Gail Ainsworth's work Olowalu: A History, 2011, prepared for the West Maui Land Company.

The Draft EIS also summarized the information provided by Ms. Ainsworth and are not direct quotes attributed to any particular individual. As such, the EIS uses the general citation of the source of the information which is Ainsworth, 2011.

**Comment No. 18:**

*On page 112 – "The irrigation system in Olowalu is quite dated, with portions of it built in the late 19th and early 20th centuries.... "The history of water development by OCo/PMCo is not included in a historical context and the infrastructure is not delineated on any map or graphic. Given its age and associations, the infrastructure may be eligible for listing in the National Register of Historic Places and may have an adverse impact on this resource, which will have to be mitigated before improvements and a new water development program are implemented. Please add a section on the history of OCo/PMCo water development and associated cultural resources, as well as potential impacts and mitigation measures proposed for consideration. These will have to be submitted to State Historic Preservation Division (SHPD) for review, concurrence, and approval;*

**Response:**

The historical information on the Olowalu Sugar Company and Pioneer Mill Company irrigation systems have been expanded. See **Exhibit "8"**. As noted in the Archaeological Literature Review and Field Inspection (Appendix F in the Draft EIS) the following irrigation features were identified:

Site 3172 Concrete Irrigation Ditch identified for Preservation as an operating Irrigation Ditch which is located outside of the OTMP boundary

CSH-4 Plantation-era reservoir (cut basalt brick and mortar) to be preserved. The roadway that may have affected the site has been realigned to avoid the site.

Both features will not be affected by the OTMP.

The Archaeological Literature Review and Field Inspection also recommends that either an Archaeological or Architectural Inventory Survey of features of the intact historic irrigation system within OTMP be undertaken. As recommended, during OTMP

implementation site specific archaeological and/or architectural inventory surveys will be conducted during which time your recommendation regarding documentation and eligibility to the National Register of these historic irrigation features can be considered in coordination with SHPD.

**Comment No. 19:**

*On page 114 – "In 1876 two Maui residents started the Olowalu Plantation..." Please clarify and cite the dates and persons named in the Draft EIS for consistency throughout the document;*

**Response:**

As requested, the names of the two (2) Maui residents Milton Phillip and Goodale Armstrong have been included. See **Exhibit "9"**.

**Comment No. 20:**

*On pages 115 and 116 -There is little or no historical information provided for the years spanning 1932-1962, which is required to fully document the fifty-year terminus for the Period of Significance, and little information on what transpired through 1990. Please include and revise text accordingly;*

**Response:**

Pages 115 and 116 in the Draft EIS is a brief summary of agriculture in Olowalu in the context of the agricultural assessment. The detailed historical information on agriculture is included under Archaeological Resources of the Draft EIS beginning on page 70 of the Draft EIS. Information from the Cultural Impact Assessment on the period spanning the late 1990's to Modern Era has been included in the EIS. See **Exhibit "10"**.

**Comment No. 21:**

*On page 128 -Although the information provided on the Socio-Economic housing demand forecast is correct, please also include that the need for housing in West Maui to be only 3,456 additional units by the year 2030, beyond those lands already entitled. Please also include new information that this number is now further reduced to 2,574 units (or 2,307 units if 267 ohana units are also built) with the inclusion of entitled lands at Pulelehua;*

**Response:**

We appreciate your clarification of the 2006 Socio Economic projections prepared for the MIP. The forecast in the Draft EIS reflected a continuing increase in housing demand through the planning horizon year of 2030. Further, since the 2006 forecast, the 2011 *Hawaii Housing Study* prepared for the County of Maui, Department of Housing and Human Concerns also indicated the continuing increase in housing demand. Of the 48,817 housing units in the County of Maui in 2011, West Maui contained 4,022 units of which 21 percent were crowded, double-up or both indicating a shortage of resident housing in West Maui. In comparison, county-wide it was 19 percent indicating a higher shortage of resident housing in the West Maui region.

Although the 2006 forecast allocated housing to the various community plan regions, it is important to recognize that those seeking housing opportunities exercise choice in determining their ideal living location. Other factors determine where residents choose to live, such as, but not limited to location, cost, housing type, available services, employment, recreation, and the environment. Therefore, although the forecasts used in the MIP indicates a surplus of dwelling units in the West Maui region, the homes to be provided at OTMP, as well as Pulelehua, should not be restricted to only West Maui but should be considered in the context of the housing needs of the entire island of Maui.

**Comment No. 22:**

*On pages 129-154 -The Draft EIS superficially discusses the likely impacts to public services and infrastructure that will result from the project. In most cases the Draft EIS merely states that the services (e.g., police, emergency response, solid waste) will be provided in West Maui or even more remotely, in the Wailuku/Kahului area.*

*The Final EIS must include a more meaningful discussion of the impact of providing public services to the proposed new community, particularly since many of those services are located several miles away and/or would have to be expanded to meet these new demands. It is insufficient to merely state that the hospital or police facilities are located a certain distance from Olowalu, or that a fire station site will be discussed for possible inclusion in the public/quasi-public area. The Final EIS should provide qualification of the anticipated impacts to these public services, similar to how traffic impacts and educational impacts are qualified by the number of trips or number of students that the project will generate. For example, the Final EIS could indicate how many additional police, fire, emergency response and solid waste personnel and vehicles would be needed to maintain their current level of service in the region. If the Final EIS were to also include estimated costs for the provision of these expanded services, it could also estimate the Real Property Tax revenue that the project would generate and that could serve to offset some of these costs.*

**Response:**

The Assessment of Economic and Fiscal Impact prepared by ACM, Inc. evaluated the estimated construction costs, multipliers, tax rates, interest rates, earnings estimates, demographic information and per capita government expenditures in determining the economic and fiscal impacts of the Master Plan. As the project proceeds through the various entitlement processes more specificity will be provided.

In the meantime, in response to your comments, the EIS has been amended to include additional information on impacts on public services. The Police Department has indicated the full build-out of the OTMP will likely require an additional patrol beat consisting of six (6) police officers to cover a 24-hour period who would operate out of the Lahaina Police Station. The new police beat is estimated to cost $360,000 annually for salaries and benefits and $51,000.00 for a new police vehicle which would be replaced every four (4) years. A new Police Station in Olowalu Town is not required. If deemed necessary in the future, a police substation or a shared public facility can be accommodated in Olowalu Town. (Assistant Chief Lawrence Hudson) See **Exhibit "11"**.

The applicants have been in discussion with the Department of Fire and Public Safety (Fire) regarding a new fire station location in Olowalu Town. A new fire station in Olowalu Town will improve the coverage by Fire for West Maui. It will provide enhanced coverage between the Pali and Lahaina Town area for not only Olowalu Town but also the agricultural subdivisions that have been developed between Ukumehame and Launiupoko. Refer to **Exhibit "11"**.

A new fire station is anticipated to require a total of 15 personnel to cover three (3) shifts with five (5) personnel each. A new fire station would also require a fully equipped fire engine which is estimated to cost approximately $1 million. The annual cost of operating a fire station is estimated to be approximately $1.25 million. It is estimated that a new fire station would cost on the order of $11 million to construct. (Captain Paul Haake) Refer to **Exhibit "11"**.

Relative to solid waste, as stated in the Draft EIS, Olowalu Town will generate approximately 3,450 tons of residential solid waste and 1,580 tons of commercial solid waste totaling approximately 5,030 tons annually. The County of Maui's 2009 Integrated Solid Waste Management Plan (ISWMP) utilized the 2030 population projections and estimates that the Central Maui Landfill which serves all of Maui, except Hana, has adequate capacity to accommodate commercial and residential waste needs through the year 2026.

According to the Department of Environmental Management (DEM), Solid Waste Division (SWD) the Olowalu area is not served by the County of Maui. As Olowalu

Town is constructed and the number of homes increases discussion will be initiated with the DEM, SWD to initiate service to the single family homes in the area. According to DEM, SWD an automated truck and driver can accommodate up to 1,000 single family residential homes. Refer to **Exhibit "11"**.

The single-family residents will pay appropriate user fees to the County of Maui for its solid waste collection. The multi-family units, commercial and public facilities will require a private refuse collection company to provide solid waste services. It is noted that the County's Olowalu Recycling and Refuse Convenience Center is located immediately adjacent to the northern boundary of the OTMP.

Regarding your comment on hospital services, currently only Maui Memorial Medical Center provides hospital care for the entire island. The EIS noted that a privately owned and operated community hospital is planned in Kaanapali in the Kaanapali 2020 project approximately 8 miles from the OTMP which is intended to serve the West Maui region, including the OTMP. As a major regional facility community hospitals are not constructed in every community. The planned community hospital in Kaanapali will make it more convenient for West Maui residents who currently need to travel to Central Maui for hospital care, as well as eliminate potential medical problems when the highway to Central Maui is closed. Refer to **Exhibit "11"**.

**Comment No. 23:**

*On pages 134-136 -The Draft EIS estimates 462 new students, from elementary to high school. As part of this discussion, the Olowalu Town Master Plan states that (p.135) a 10-15 acre site for an educational facility will be provided. Please indicate whether this site will conform to Department of Education (DOE) standards for Elementary, Middle, and High School locations. Please also provide information on what DOE standards and 'warrants' are for new school construction, for example, whether the new school-age child population anticipated at Olowalu will include enough children to warrant the construction of a new elementary, middle and/or high school within the Olowalu Town Master Plan.*

*Furthermore, traffic Impacts of children commuting off-site to attend school indicates that there will be 462 new students within Olowalu; unless a school facility is built within the Olowalu Town, these students will all have to travel off-site to attend school. Please provide a discussion of the traffic impacts to Honoapi' ilani Highway-north and south of Olowalu Town -as a result of 462 students traveling to school(s) located in Lahaina or elsewhere.*

**Response:**

According to the Department of Education's Analysis of the West Maui School Impact District, "the primary consideration in determining where to locate a new public school is convenience to public school students. New schools should be located where there will be large numbers of new houses". Currently, while approximately 10 to 15 acres of the OTMP will be set aside for an educational facility to be constructed by the Department of Education (DOE) or other educational provider, a specific site for the facility has not yet been determined. Although Olowalu Town LLC and Olowalu Ekolu LLC envision the facility to be constructed within a portion of the area designated for Public Amenities, the exact location of the site will be determined through further coordination with the DOE or other educational provider.

The DOE has provided written comment on the Draft EIS noting that the project calls for the provision of an approximately 10- to 15-acre site and recommended contact with the DOE to discuss details of the proposed site and impact fees. The applicant maintains its commitment to working with the DOE or other educational provider to determine a mutually agreeable location for a school facility. It is also noted that during the "Olowalu Talk Story" and further discussions with the community, a variety of suggestions were received regarding the type of school to be established in Olowalu. Those suggestions included a DOE-operated school, charter school and private school ranging from elementary, middle and high school, as well as a combination thereof.

School bus transportation is currently provided to Olowalu Town residents to Princess Nahienaena, Lahaina Intermediate and Lahainaluna High Schools. There is one route from Olowalu Town which uses a 42-passenger bus. (Source: By telephone, Transport Officer Robert Joseph, September 2012) Initially, until a new school can be constructed in the OTMP students would utilize the available school bus service to Lahaina Town. If the student enrollment increases beyond the existing 42-passenger bus the bus can be increased to a 72-passenger bus or separate routes established to the different schools. As the student population increases a school can then be constructed in the Master Plan. The student population would then be able to transfer to the new school in Olowalu Town. See **Exhibit "12"**.

**Comment No. 24:**

*On page 137 - Please clarify if the recreational activities and parks proposed for the master plan will be private or public;*

**Response:**

Recognizing the need for both inland and coastal recreational resources throughout the island, proposed recreational-related improvements associated with the project, while

located within the OTMP area and along its shores, will be open to and enjoyed by the public. The Final EIS has been revised to note such. See **Exhibit "13"**.

**Comment No. 25:**

*On page 140 -Please expand your analysis to include the impact to visitors and residents who commute and use Honoapiilani Highway, both north (to Puamana) and south (to Maalaea) of the project, when the highway in these areas will remain at one (1) lane in each direction. We note that the highway will continue to operate at a level of service of E and F, as indicated in other traffic reports received by the Department. Further, the statement, "It is estimated that the level of service of the highway will be "C" or better" should be clarified that this prediction is only for the section of the highway being relocated, and not for the length of the entire highway (specifically from Maalaea to Lahaina). Impacts and mitigation for traffic impacts to Honoapiilani Highway, between Maalaea and Lahaina, should be evaluated;*

**Response:**

In pre-consultation meetings with the State of Hawaii, Department of Transportation (HDOT), the scope of the traffic study was discussed. The HDOT agreed that the traffic traveling through Olowalu Town is primarily Maui residents and visitors traveling between Maalaea and Lahaina which are captured in the highway traffic counts conducted by traffic consultant, Roger Dyar. Traffic in the area is mainly through traffic. As such, with the agreement of HDOT, the traffic study was limited to the length of the highway from roughly the Olowalu Recycling and Refuse Convenience Center to approximately mile marker 14 or so. The TIAR analyzed the impacts and proposed mitigative measures such as limiting access to the OTMP area to three (3) intersections and the use of O-turns that allows traffic to enter and exit Olowalu Town without hindering the flow of traffic through Olowalu. With these mitigative measures the Level of Service (LOS) is expected to be "C" or better.

The relocation of the highway in Olowalu is part of a comprehensive highway improvement project by the HDOT. Implementation of the segment through Olowalu will be coordinated with other segments of the highway improvements, such as the Proposed Relocation of Lahaina Bypass Southern Terminus. Eventually, the highway capacity will improve for the length of Honoapiilani Highway from Maalaea to Lahaina Town. We note that the HDOT is separately undertaking planning and environmental impact disclosure for the Honoapiilani Highway Realignment/Widening, Maalaea to Launiupoko Project.

**Comment No. 26:**

*On page 161 (and other pages within the Draft EIS) -It is repeatedly stated that the Master Plan is consistent with the County's Pali to Puamana Parkway Master Plan. However, this is misleading as the County's plan does not propose any additional development (e.g., urban uses) makai of the existing highway; does not comport exactly as depicted in the Master Plan; and did not include the many acres of development located mauka of the existing highway. Furthermore, as mentioned on pages 166 and 167, to compare the 28 acres of proposed park in the Pali to Puamana Parkway Master Plan to the 223 acres of green space in the entire proposed Olowalu Master Plan is apples-to-oranges and should be modified to reflect that the plans do not encompass the same project area;*

**Response:**

As noted in the MIP, the Pali to Puamana Parkway Master Plan is envisioned as a series of passive and active recreational areas. Although the highway alignment and acreages in the OTMP do not reflect the exact boundaries identified in the proposed Pali to Puamana Parkway Master Plan, it meets the purpose and intent of the Plan by making provisions for a realigned highway as well as parks and open space makai of the existing Honoapiilani Highway

The adopted MIP notes that the distinct boundaries and specific locations of parks, open space and recreational uses will be further defined as a part of the West Maui Community Plan review process. Specifically, the MIP states:

> *"The distinct boundaries of parks and open space, specific locations of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process."*

**Comment No. 27:**

*On page 166 - Although the Hawaii Department of Transportation (HDOT) has begun the initial stages of drafting an EIS for the relocation of Honoapiilani Highway (from Maalaea to Launiupoko), the effort has been on-going and tedious. The Applicant's language in this section gives the impression that the project is underway; however, the Draft EIS has yet to be finished and there has been no planning or funding secured for the project. Please verify with HDOT, and include information in this section on the status of the project and its estimated timeline;*

**Response:**

There are ongoing discussions with the HDOT. Although there is no planning or funding for the Relocation of Honoapiilani Highway (from Maalaea to Launiupoko), in discussions with HDOT, they have indicated that their preparation of the Draft EIS is still being pursued. The HDOT has not established an estimated timeline when the Draft EIS will be completed.

**Comment No. 28:**

*On pages 165-169 -The Department notes that the project is located several miles from major regional activity centers on the island, including Maui's larger employment centers. Further, the Draft EIS does not clearly address the level of public infrastructure, services and facilities needed to support the project. Without this information being provided, the projects potential impacts upon public services, facilities and resources cannot be clearly determined;*

**Response:**

As noted in the Draft EIS a key component of the proposed OTMP is the planning concept of "New Urbanism" and "Smart Growth". As such, the OTMP is planned as a complete community consisting of housing, public infrastructure and facilities, supporting commercial, recreation and open space. As a sustainable community, the economic viability of the project is essential. The OTMP includes potential centers of employment within Olowalu Town, such as offering daily goods and services to the community's residents. Initially the project will be supported largely by highway traffic and tourists. As the residential uses in the project are developed, the local residents will have a more important role in supporting the commercial uses in the project.

As previously stated, impacts to public facilities and services have been addressed in response to your Department's Comment No. 22.

Relative to infrastructure improvements, the Draft EIS includes consultant reports and conceptual plans for water, sewer, drainage and roadway systems to support the project. Water resources are available to support the project and the applicant proposes to develop new infrastructure for sewers, drainage and roadways concurrently with the project.

Greater engineering design specificity on infrastructure will be addressed as the OTMP progresses towards implementation. As the project is in the preliminary stage of the various land entitlements and permits, site specific information on infrastructure have not been included in the EIS. Rather, engineering design concepts and schematic-level

calculations have been prepared to validate the viability of proposed design solutions and technologies.

OTMP is proposed to be a Project District, and is located within the Special Management Area (SMA) of the island of Maui. The Project District process involves three (3) phases that are reviewed by the Maui County Council, Maui Planning Commission and Department of Planning and approved by the appropriate body. Also, the SMA Use Permit for each specific development component of the OTMP located within the SMA will be required. During these entitlement and permitting processes more specific design development plans and reports will be included for review.

As with other development projects, the applicant will front the costs of initial infrastructure improvements to the extent required. Where partnerships with other private development and governmental entities are possible, such partnerships for funding will be pursued. As the project is implemented and product sales and tenant leases are executed, revenues from these transactions will be used to repay infrastructure financing debt and enable financing arrangements for subsequent phases of the OTMP.

**Comment No. 29:**

*There are a number of references made throughout the Draft EIS that refer to incorrect Table numbers. The Department suggests that a thorough review of any reference to a Table be made for the entire document (e.g., on pages 210 and 211, Table 6 is referenced for land use designations. Table 6, however, is the "Master Plan Preliminary Implementation Time Schedule");*

**Response:**

Thank you for your comment. We have reviewed the EIS to ensure the proper tables are referenced.

**Comment No. 30:**

*Please include a map of the Draft Flood Insurance Rate Map (FIRM) and provide an analysis between the current map and the proposed Draft FIRM and its impact on the Master Plan;*

**Response:**

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for the Olowalu areas was revised and adopted on September 19, 2012. As such, a new FIRM is in the EIS. See **Exhibit "14"**.

**Comment No. 31:**

*Please provide a map of the tsunami inundation zone;*

**Response:**

The FIRM map includes the VE and AE zones which are the tsunami inundation zone. Refer to **Exhibit "14"**. However, we have included a tsunami evacuation map. See **Exhibit "15"**.

**Comment No. 32:**

*Appendix J: View Analysis. As stated by the Department in the EISPN comment letter dated August 6, 2010, please provide computer generated photos of the area with the proposed development. The Draft EIS should provide a more detailed written analysis of the effect of 1,500 residences, 375,000 square feet of commercial space, and public facilities on existing scenic resources. This analysis should include 'Photoshop' and/or SketchUp model renderings of the primary view corridors through the site with building envelopes of Olowalu Town mocked up as it would be completely built out. Photographs 1-6 especially should provide both 'before' and 'after' images of the scenic resources, i.e., as they exist at present (before) and as they will be impacted with the addition of Olowalu Town development (after);*

**Response:**

The OTMP addresses at a conceptual level, land uses and their spatial relationships, along with attendant density implications. We believe that the view analysis presented in Appendix "J" of the Draft EIS appropriately provides information with respect to view considerations, consistent with the conceptual stage of the OTMP's land use planning. Detailed design scenarios which address building massing, building orientation, and landscape planting plans at specific locations as they relate to specific users or uses, will be developed in subsequent phases of project development. In this regard, OTMP will require several entitlements before construction can be initiated. During each phase of OTMP implementation greater specificity regarding views will be provided. OTMP is proposed to be a Project District, which is a three (3) phase approval process, and is located within the SMA of the Island of Maui. During review of these permits by the Maui County Council, Maui Planning Commission and Maui Planning Department site specific view analysis will be required. For example, SMA permitting analysis as well as Project District Phase II and Phase III processes will provide opportunity for project related view analysis.

**Comment No. 33:**

*Appendix K -The consultant for the Market Study bases their assertion that all 1,500 units at Olowalu would be absorbed by the real estate market in eight (8) to ten (10) years on the assumption that future development projects that are within the Maui Island Plan's Directed Growth boundaries could meet with community resistance or financial difficulties, and not be built, thus leaving room for Olowalu's units to be absorbed in the market (page iii). The Draft Maui Island Plan already includes a surplus of dwelling units in the West Maui Community Plan area. Please provide an analysis of market absorption that does not rely on other projects not being constructed -that is, what would be the market absorption rate if all approved future projects within the current growth area boundaries are built and entered into the West Maui real estate market;*

**Response:**

During review of the MIP, for planning purposes, housing was allocated to the various community plan regions. However, it is important to recognize that those seeking housing opportunities do not necessarily observe projections identified in each of the community plan regions. Other factors determine where residents choose to live, such as, but not limited to location, cost, housing types, available services, employment, recreation, and the environment. Therefore, although the MIP indicates a surplus of dwelling units in the West Maui Community Plan area, the Olowalu Town Master Plan should not be restricted to only West Maui but should be considered in the context of the housing needs of the entire island of Maui.

As previously mentioned, we understand that the projections of the Department hold value and purpose with respect to guiding land use allocation decisions through the MIP development process. We also believe that the projections should be considered a long range planning tool with a degree of flexibility. From a project planning and development standpoint, factors which affect development feasibility and timing include market conditions, financial capacity of the development entity, and regulatory, infrastructural and policy considerations affecting a particular parcel or region (e.g. water availability).

In the 18 years leading up to 2030, there will likely be fallout in the planned projects that comprise the 11,600 forecasted units. In the past there have been numerous projects planned and approved which have been either delayed or never built. Whether for financial reasons or regulatory or policy constraints, certain projects will not be built.

In Lahaina, Villages at Leialii began in the 1980s but was halted after construction of infrastructure for its first village. As a consequence, West Maui lost a large portion of its proposed inventory and the anticipation of affordable housing in Lahaina suddenly

disappeared. In the ensuing years, West Maui's need for affordable housing continued, with a large amount of new inventory built during this period consisting of resort homes.

In summary, from a technical and analytical standpoint, the assumption that some projects will not be implemented, combined with an unconstrained free market assumption (i.e., units in West Maui will not necessarily be purchased by those living in West Maui), provides a reasonable basis for deriving market absorption conclusions as set forth in Appendix K of the Draft EIS.

**Comment No. 34:**

*Appendix L - This assessment neglects to account for numerous CIP and operational expenditures that will be necessitated by the Olowalu Town project, and it overestimates government revenues.*

*Missing from the calculations are the County's costs to provide the following services: police, fire, civil defense, housing and human concerns, solid waste, public works, development services, and planning. Notably lacking was the cost of providing facilities and vehicles (fire, police, solid waste) that would be needed to serve these 4,000+ residents and 1,500 homes.*

*Similarly, there is an underestimate of the costs to provide many additional State services for the 4,000+ new residents. These range from schools, medical facilities, prisons and highways, and the maintenance of these and many other CIP projects. Just as the costs to government were underestimated, projected County and State revenues have been overestimated. The Final EIS should correct these calculations and present an accurate projection of the economic costs and realistic potential revenues to Maui County and to the State of Hawaii.*

**Response:**

The projections for the cost of providing facilities, infrastructure, services and operational expenses as well as projected revenues were obtained utilizing estimated construction costs, acceptable multipliers, tax rates, interest rates, earnings estimates, demographic information and per capita government expenditures. Underlying the assessment's projections is the premise that each community is not a self-contained town all to itself. For instance, when budgets are forecasted by government agencies, they are based on expected overall growth on the island. Whether this growth occurs in Haiku, Kahului, Kula or Lahaina, expenses are budgeted based on the anticipated changes.

Although OTMP is expected to have approximately 4,000 residents upon completion, they will not all be brand new to the island. OTMP will not have 1,500 families

immigrating to the island and placed into its new homes. Appendix L of the Draft EIS notes that the new buyers will primarily consist of existing Maui residents who are already receiving and benefiting from government services, facilities and infrastructure. As populations on the island begin to shift to OTMP, the government budget for resources will need to be proportionately reallocated to accommodate both the existing and new population centers.

In summary, we believe that the technical analysis undertaken to draw conclusions with respect to fiscal impact considerations are appropriate.

**Comment No. 35:**

*The Countywide Policy Plan and West Maui Community Plan objectives and policies - The Department notes that the Applicant did not adequately address or respond to many relevant objectives and policies contained within these documents that appear to be in conflict with the Master Plan. The Department asks that the Applicant further expand its analysis on those policies and objectives discussed and include others that were completely omitted from the Draft EIS; and*

**Response:**

As the Applicants we are respectful of the various policy directives of the various County General Plan documents, including the County-wide Policy Plan, Maui Island Plan and West Maui Community Plan. The general plan framework provides the needed strategic guidance for the future of Maui County. We recognize that the multidisciplinary and multi-functional aspects of the general plan hierarchy may indicate areas of completing priorities. It is through the land use entitlement process that evidence presented will facilitate determination of relative priorities as they relate to the various goals, objectives, and policies. The EIS includes what the applicants believe to be the most pertinent goals, objectives, and policies. If specific policy statements are not included in the EIS, this should not be misinterpreted as a disregard for any functional goal, objective or policy of the general plan system. Instead, there is recognition through reference of the County-wide Policy Plan, Maui Island Plan and West Maui Community Plan in the EIS, that decision-making bodies have access to all documents and should specific policy based issues arise which may require further discussion, those then can be addressed during the deliberation phase of the land use entitlements process.

We have reviewed the general plan documents and have included the pertinent goals, objectives, and policies in the EIS. See **Exhibit "16"** and refer to **Exhibit "1"**.

**Comment No. 36:**

*The following are general comments and recommendations are provided regarding Cultural Resources:*

*Olowalu Draft EIS Vol II Appendices, "Pu'u honua: The Legacy of Olowalu" and "Archaeological Literature Review" are both well-researched and well-written documents. The latter report in particular presents data in formats which benefit both the professional and the layperson and establishes new thresholds for the use of applied GIS and data collection. In addition, the recommendations that are included are consistent with Cultural Resource Management best practices and for that reason, provide an excellent example on how to integrate new development with cultural resource preservation.*

*One important recommendation for the Olowalu Cultural Reserve (OCR) remains absent and should be included: a multi-property nomination to the Hawai'i and National Registers of Historic Places for all sites contained in the OCR as well as sites identified along the shoreline. Please include.*

**Response:**

During OTMP implementation and in consultation with the OCR your request to pursue nomination of the sites within the OCR to the Hawaii and National Registers will be considered. Of particular interest to the OCR is a potential nomination to be placed on the National Register. Such standing would provide an opportunity to obtain Federal preservation grants for planning and rehabilitation, Federal investment tax credits, preservation easements to nonprofit organizations, and International Building Code fire and life safety code alternatives. However, the decision to pursue historic register recognition lies with the OCR and not the Applicants. To the extent that sites along the shoreline, beyond the limits of the OCR, are worthy of nomination consideration, we would have no objections to participating in the nomination process.

**Comment:**

*In addition, given the quality of the Draft EIS appendices, it is problematic that the historical information presented in Olowalu Draft EIS, Vol. I includes a number of errors and inconsistencies. The historical narrative found on the Applicants' website "Olowalu Town", written by Gail Ainsworth, is well-written and contains much important information. Aside from an absence of sources and references, Ms. Ainsworth's complete text should have been incorporated into Vol. I or, at minimum, should have been provided as an appendix in Vol. II, with references added as either footnotes or endnotes. Time constraints do not allow a more in-depth review of the material; however, some of the most obvious errors in the narrative have been provided in this*

*comment letter for revision and or correction. Please add Ms. Ainsworth's text as an appendix to Vol. II.*

**Response:**

*Inclusion of information researched by Ms. Gail Ainsworths was obtained from the website http://www.olowalu.net. This site is accessible to the public should there be a need for further review of this reference.*

*We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. A copy of the Final EIS will be submitted to your department.*

*Very truly yours,*

*William Frampton*
*Frampton & Ward LLC*

*Dave Ward*
*Frampton & Ward LLC*

*WF*
*cc: Daniel E. Orodenker, Executive Officer, Land Use Commission*
*Peter Martin, Olowalu Ekolu, LLC*
*Jennifer Lim, Carlsmith Ball, LLP*
*Colleen Suyama, Munekiyo Hiraga*

~~project and will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment.~~

~~The Master Plan will preserve important open space and cultural resources. Approximately 223 acres of parks and open space will be provided. In addition, no development will occur within 150 feet of the shoreline.~~

The development of ~~the Master Plan~~both Alternatives 1 and 2 embodies the core principles advocated by the Countywide Policy Plan. Importantly, since 2005, the Maui community, especially the Olowalu community, has been involved in the project's planning process. Respecting its natural environment and cultural heritage, ~~the Master Plan is~~both Alternatives 1 and 2 are modeled after the Hawaiian ahupua`a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environments, as well as the rich cultural heritage of the area. ~~The Master Plan~~ Both Alternatives 1 and 2 incorporates the principles of sustainability, cultural preservation and economic diversity to create neighborhoods sensitive to its environment and cultural heritage.

~~The Master Plan~~ Both Alternatives 1 and 2 proposes to establish an economic base consisting of agriculture, community needs, and support services and new entrepreneurialism to support the community's sustainability goals. The Master Plan ~~is~~for Alternatives 1 and 2 is envisioned to disperse population growth into a distinct community from Lāhainā Town separated by agricultural open space and topographic boundaries. The Master Plan alternatives includes retaining approximately 28 acres of agricultural lands in Olowalu as 14 agricultural homesteads~~ and~~, as ~~part of~~well as expand the OCR in order to perpetuate native Hawaiian agricultural practices.

In summary, ~~the Master Plan is~~both Alternatives 1 and 2 are consistent with the themes and principles of the Countywide Policy Plan.

**Maui Island Plan**

~~The second component of the Maui County General Plan 2030 is the MIP. The MIP will set forth an islandwide land use strategy for Maui and encompasses a managed and directed growth plan which includes the delineation of urban and rural growth boundaries. The MIP has undergone review by the GPAC and the MPC and is currently under review by the Maui County Council. Both the GPAC and MPC recommended the inclusion of the Master Plan in the MIP. The Planning Director's transmittal of the MIP to the Maui County Council on~~



EXHIBIT 1

~~October 16, 2009 excluded the Master Plan from the MIP's directed growth boundaries. While the process for review and approval of the MIP is ongoing, the applicant will continue to be an active participant in the MIP process. Due to the uncertainties surrounding the timing of the County Council's approval of the MIP and the lengthy entitlement process for the proposed project, the applicant is continuing to proceed with land entitlement applications for the proposed project while the MIP review continues. If the MIP is adopted prior to the submittal of the Final EIS, the Final EIS will address the project's compliance with the MIP goals, objectives, and policies. It is noted that the respective regional community plans will be updated following the adoption of the MIP. Refer to **Appendix "O"**.~~ The MIP is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and sewage systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

It is noted that Ordinance No. 4004 does not address the component relating to the implementation program. Chapter 2.80B of the Maui County Code, relating to the General Plan, was amended via Ordinance No. 3979, October 5, 2012, to provide that the implementation program component be adopted no later than one (1) year following the effective date of Ordinance No. 4004. In December 2013 and March 2014, the Council approved time extensions for approval and adoption of the implementation chapter of the MIP. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

An essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating UGB, small town boundaries (STB), and RGB. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

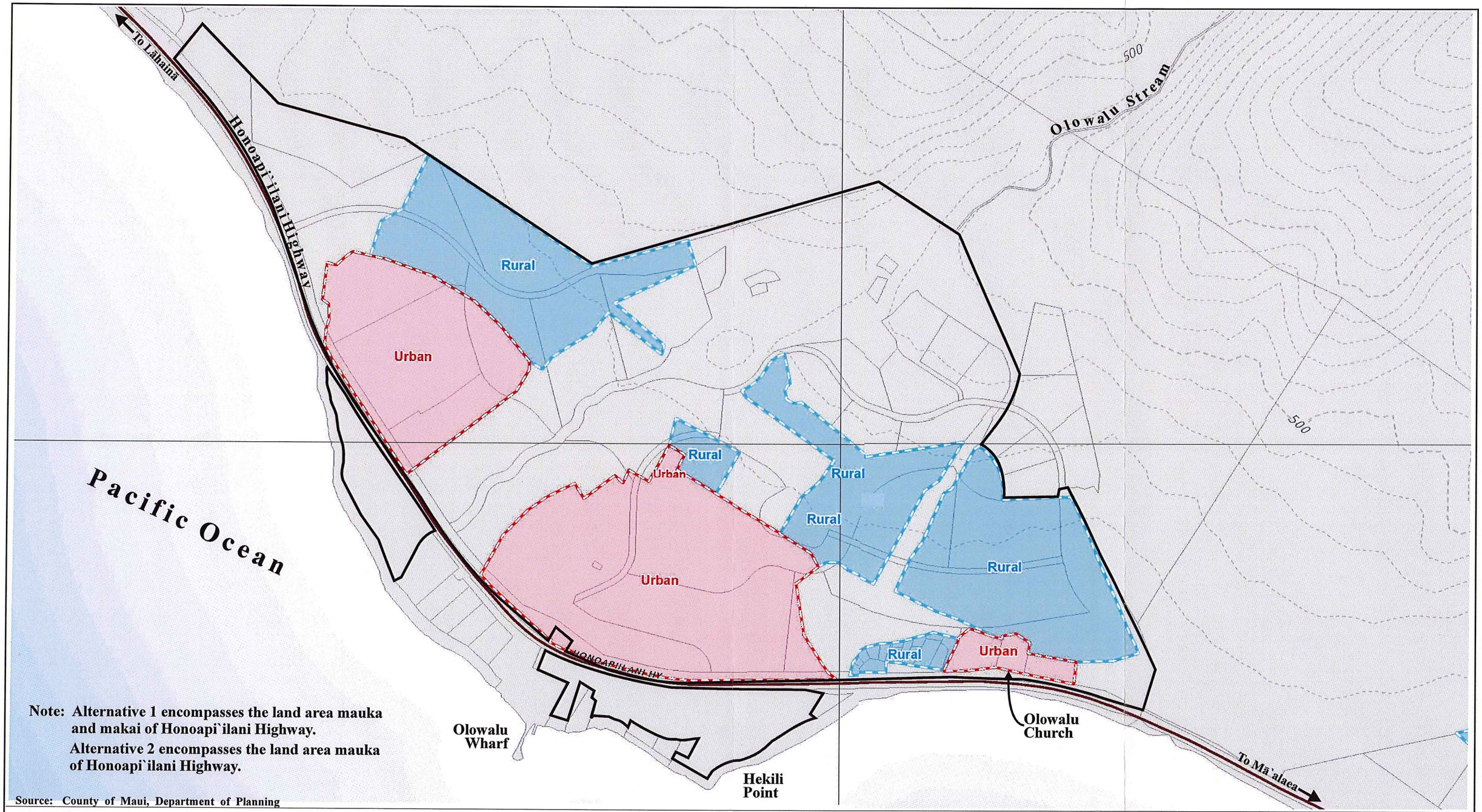
The MIP designates Olowalu as an appropriate location for future growth on its Directed Growth Maps. The mauka portion of the proposed Master Plan for Alternative 1 is located within the UGB and RGB. The lands makai of Honoapi`ilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that "the future delineation of potential urban growth areas makai of the existing Honoapi`ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. See **Figure 29** and **Appendix "R"**.

Alternative 2 does not include the makai lands and is in the UGB and RGB in the MIP. Refer to **Figure 29** and **Appendix "R"**.

In addition, both Alternatives 1 and 2 have been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. A summary of policy statements most relevant to the proposed action is provided below:

## CHAPTER 1 POPULATION

**Goal:** Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.




Note: Alternative 1 encompasses the land area mauka and makai of Honoapi`ilani Highway.
Alternative 2 encompasses the land area mauka of Honoapi`ilani Highway.

Source: County of Maui, Department of Planning

Figure 29

# Proposed Olowalu Town Master Plan

## Maui Island Plan Map

NOT TO SCALE

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

MUNEKIYO HIRAGA

OlowaluTown/MasterPl/Final EIS/MIP Map

**Objective:** Greater retention and return of island residents by providing viable work, education, and lifestyle options.

**Policy:** Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.

## CHAPTER 2 HERITAGE

### Cultural, Historic, and Archaeological Resources

**Goal:** Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.

**Objective:** An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai`i State Constitution, and Section 7-1, Hawai`i Revised Statutes (HRS).

**Policies:** Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.

Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.

**Objective:** Enhance the island's historic, archaeological, and cultural resources.

**Policy:** Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.

### Shoreline, Reefs, and Nearshore Waters

**Goal:** An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.

**Objective:** Improved reef health, coastal water quality, and marine life.

**Policy:** Create additional mechanisms, where needed, to contain and control runoff and pollution.

**Objective:** Water quality that meets or exceeds State Clean Water Act standards.

**Policies:** Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and Nonpoint Source (NPS) pollution.

Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the Erosion and Sediment Control Plan (ESCP).

Avoid development actions that impair Maui's reef systems and remove identified stressors.

Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.

Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.

**Implementing Action:** Transition from the use of wastewater injection wells to appropriate, environmentally sound methods of wastewater disposal, and promote the beneficial reuse of wastewater effluent.

**Objective:** Acquire additional shoreline lands and shoreline access rights.

**Watersheds, Stream and Wetlands**

**Goal:** Healthy watersheds, streams, and riparian environments.

**Objective:** Greater protection and enhancement of watersheds, streams, and riparian environments.

**Policies:** All present and future watershed management plans shall incorporate concepts of ahupua`a management based on the interconnectedness of upland and coastal ecosystems/species.

Support regulations to require developments to utilize ahupua`a management practices.

Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs.

**Objective:** Decreased NPS and point source pollution.

**Policies:** Support the use of Low Impact Development (LID) techniques such as those described in the State of Hawai`i LID Practitioner's Guide (June 2006), as amended.

Encourage farmers and ranchers to use agricultural Best Management Practices (BMPs) to address NPS pollution.

**Objective:** Greater preservation of native flora and fauna biodiversity to protect native species.

**Policies:** Work with appropriate agencies to eliminate feral ungulate populations and invasive species.

Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.

**Implementing Action:** Develop strategic partnerships with conservation groups and organizations to maximize Federal, State, County, and private funding; and increase cooperation to achieve conservation goals.

**Objective:** Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.

**Wildlife and Natural Areas**

**Goal:** Maui's natural areas and indigenous flora and fauna will be protected.

**Objective:** A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.

**Policy:** Identify and inventory the following:

(1) Natural, recreational, and open space resources;
(2) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and
(3) Location and extent of invasive species.

**Objective:** A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.

**Objective:** Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.

**Policies:** Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.

Protect Maui's sensitive lands.

**Scenic Resources**

**Goal:** Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.

**Objective:** A greater level of protection for scenic resources.

**Policies:** Protect views to include, but not be limited to, Haleakalā, `Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu`u O`la`i, Kaho`olawe, Molokini, Moloka`i, and Lāna`i, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.

Protect "night sky" resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.

Protect ridgelines from development where practicable to facilitate the protection of public views.

Protect scenic resources along Maui's scenic roadway corridors.

**Implementing Action:** Establish design guidelines that integrate techniques such as development clustering, greenbelts, and open space buffers, site plan configuration to protect view planes, building design and height limitations, setbacks from public roadways, landscaping, and other techniques.

## CHAPTER 3 NATURAL HAZARDS

**Goal:** Maui will be disaster resilient.

**Objective:** Greater protection of life and property.

**Policy:** Encourage the use of construction techniques that reduce the potential for damage from natural hazards.

## CHAPTER 4 ECONOMIC DEVELOPMENT

### Economic Diversification

**Goal:** Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.

**Objective:** A more diversified economy.

**Policies:** Support the creation of new jobs and industries that provide a living wage.

Facilitate and expedite permits and approvals.

**Objective:** Increase activities that support principles of sustainability.

**Policies:** Support industries that are sustainable, and culturally and environmentally sensitive.

Encourage and support local businesses.

Support the development of economic development clusters in targeted industry sectors.

Encourage all businesses to save energy, water, and other resources.

**Objective:** Improve the island's business climate.

**Policies:** Ensure an adequate supply of affordable workforce housing.

Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.

**Visitor Industry**

**Objective:** Comprehensively manage future visitor-unit expansion.

**Policy:** Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns.

**Agriculture**

**Goal:** Maui will have a diversified agricultural industry contributing to greater economic, food, energy security, and prosperity.

**Policies:** Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.

Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.

**Implementing Action:** Encourage the development of community gardens, including gardens on greenbelts that separate communities.

**Emerging Sectors**

**Goal:** A diverse array of emerging economic sectors.

**Policy:** Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.

**Small Business Development**

**Goal:** Small businesses will play a key role in Maui's economy.

**Policies:** Assist traditional "mom and pop" business establishments.

Support community markets and venues that sell locally-made produce, goods, and services.

**Health Care Sector**

**Goal:** Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.

**Objective:** Expand the economic benefits of the health care sector.

**Policy:** Encourage expansion and improved access to emergency care in all communities.

## Education and Workforce Development

**Goal:** Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.

**Policy:** Encourage the education and training of our residents to meet the needs of a diversified economy.

## CHAPTER 5 HOUSING

**Goal:** Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

**Objectives:** More livable communities that provide for a mix of housing types, land uses, income levels, and age.

Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Provide infrastructure in a more timely manner to support the development of affordable housing.

**Policies:** Prioritize the development of infrastructure that supports the development of affordable housing.

Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.

**Objectives:** A wider range of affordable housing options and programs for those with special needs.

Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.

**Policy:** Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.

## CHAPTER 6 INFRASTRUCTURE AND PUBLIC FACILITIES

### Wastewater

**Goal:** Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.

**Policy:** Establish new wastewater treatment plant(s) outside the tsunami zone.

**Objective:** Adequate levels of wastewater service with minimal environmental impacts.

**Policies:** Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.

Strongly encourage the phase out of cesspools.

**Objective:** Increase the reuse of wastewater.

### Water

**Goal:** Maui will have an environmentally sustainable, reliable, safe, and efficient water system.

**Objectives:** More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.

Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.

**Policies:** Maximize the efficient use of reclaimed wastewater to serve non-drinking water needs.

Acquire and develop additional sources of drinking water.

**Transportation**

**Goal:** An interconnected, efficient, and well-maintained, multimodal transportation system.

**Objective:** Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.

**Policies:** Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.

Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.

Encourage the use of "complete streets" design methods.

**Objective:** Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

**Policies:** Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.

Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.

Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.

## Transit

**Goal:** An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.

**Objective:** An integrated transit system that better serves all mobility needs of Maui's residents and visitors.

**Policies:** Maximize access to public transit in town centers, commercial districts, and employment centers.

Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.

Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.

Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.

## Parks

**Goal:** Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.

**Policies:** Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the Pali to Puamana Parkway Master Plan and the *Upcountry Greenways Master Plan.*

Utilize the ahupua`a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.

Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.

**Objective:** Achieve parks and recreation opportunities to meet the diverse needs of our community.

**Policies:** Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.

Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural land features.

Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.

Acquire lands along the shoreline, between coastal roadways and the ocean.

Encourage the development of regional parks, district parks, and greenways in a manner that helps to contain sprawl, provide separation between distinct communities, or offer open space within urban communities.

Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.

Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.

**Objective:** An expanded network of greenways, trails, pathways, and bikeways.

**Policies:** Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.

Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.

**Public Facilities**

**Goal:** Maui will have adequate public facilities that meet the diverse needs of residents.

**Policies:** Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.

Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.

Incorporate community/area residents' input to determine the appropriate location and design of public facilities.

**Schools and Libraries**

**Goal:** Maui will have school and library facilities that meet residents' needs and goals.

**Objective:** Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.

**Policies:** Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.

Encourage the Department of Education to build and maintain smaller, community-oriented schools.

Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.

**Objective:** Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.

**Policy:** Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.

**Implementing Action:** Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.

## Health Care

**Goal:** All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.

**Policies:** Support the immediate development of a critical access hospital in West Maui.

Improve medical service to remote and outlying regions.

## Energy

**Goal:** Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.

**Policies:** Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.

Encourage the installation of renewable energy systems, where appropriate.

# CHAPTER 7 LAND USE

## Agricultural Lands

**Policy:** Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.

**Objective:** Support and facilitate connectivity between communities.

**Policy:** Discourage land use and urban design that impedes interconnectivity between adjacent communities.

## Rural Areas

**Goal:** Maui will have a rural landscape and lifestyle where natural systems, cultural resources, and farm lands are protected and development enhances and compliments the viability and character of rural communities.

**Policies:** Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.

Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.

Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.

**Objective:** More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.

**Policies:** Minimize impermeable surfaces within rural areas.

Use infrastructure, public service, and design standards that are appropriate to rural areas.

Discourage land use and urban design that impede interconnectivity between adjacent communities.

## Urban Areas

**Goal:** Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

**Objective:** Facilitate and support a more compact, efficient, human-scale urban development pattern.

**Policies:** Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED –ND) standards.

Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

Discourage land use and urban design that impedes inter-connectivity between adjacent communities.

**Objective:** Facilitate more self-sufficient and sustainable communities.

**Policies:** When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual, and non-profit uses to serve the daily needs of community residents.

Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.

Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.

Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

## CHAPTER 8: DIRECTED GROWTH

The Directed Growth Maps include UGB, RGB, and STB as a directed growth strategy for Maui island. According to the MIP the UGBs, STBs, and RGBs are used to identify and protect farms and natural areas from sprawl and to promote the efficient use of land, and the efficient provision of public facilities and services within the respective growth boundaries. The UGBs, STBs, and RGBs take into account future growth projections through 2030, the availability of infrastructure and services, environmental constraints, and an approximate density of land development to determine the placement of the boundary. Land outside of the UGB is intended to remain rural in character with a strong agricultural and natural-resource

presence. The MIP designated Olowalu as an appropriate location for future growth and establishes UGB and RGB boundaries in this locale.

Alternative 1 and Alternative 2 of the OTMP have been reviewed with respect to the following directed growth goals and policies of the MIP:

**Urban and Small Town Growth Area**

**Goal:** Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.

**Policies:** Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.

New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.

**Rural Growth Areas**

**Goal:** Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.

**Policies:** New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.

Environmental protection and compatibility will be a top priority in rural growth areas.

Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or small towns; and/or when they

provide for complete, self-sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.

Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.

The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.

Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.

The MIP addresses the following regions: Wailuku-Kahului; Kīhei-Mākena, Makawao-Pukalani-Kula; Pa`ia-Ha`ikū; West Maui; and Hāna. The West Maui region includes the Olowalu sub-region. According to the MIP, Olowalu Town is intended to meet the needs of Maui residents as a revitalized and sustainable community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural cultural and historic resources. It is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.

Olowalu Town will be designed to recognize and perpetuate the land and resource management system of the ahupua`a, provide public access between the ocean and mountains, and protect the natural environment.

UGB and RGB were established in Olowalu mauka of Honoapi`ilani Highway. Refer to **Figure 29** and **Appendix "R"**. However, the MIP states that "the future delineation of potential urban growth areas makai of the existing Honoapi`ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems, enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. The distinct boundaries of parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and

the project review and approval process. Both Alternatives 1 and 2 will require a Community Plan Amendment.

## ~~F~~G. WEST MAUI COMMUNITY PLAN

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a community plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters. The proposed Master Plan project is located within the West Maui Community Plan region. The existing land use designations for the Master Plan area under the Community Plan are set forth in the existing West Maui Community Plan Land Use Map. The lands underlying the Master Plan area are designated "Agricultural", "Open Space", and "Park (Golf Course)" on the Land Use Map. Refer to **Figure 8** and **Table 4**.

At the appropriate time, the aApplicants will file a Community Plan Amendment (CPA) application to change the designation from "Agricultural", "Conservation", and "Park (Golf Course)" to "Project District" to reflect the land use spatial relationships and allocations set forth in the proposed Master Plan. This land use entitlement action will apply to both Alternative 1 and Alternative 2.

Examples of goals, objectives, and policies from the West Maui Community Plan supporting the proposed Master Plan are provided below:

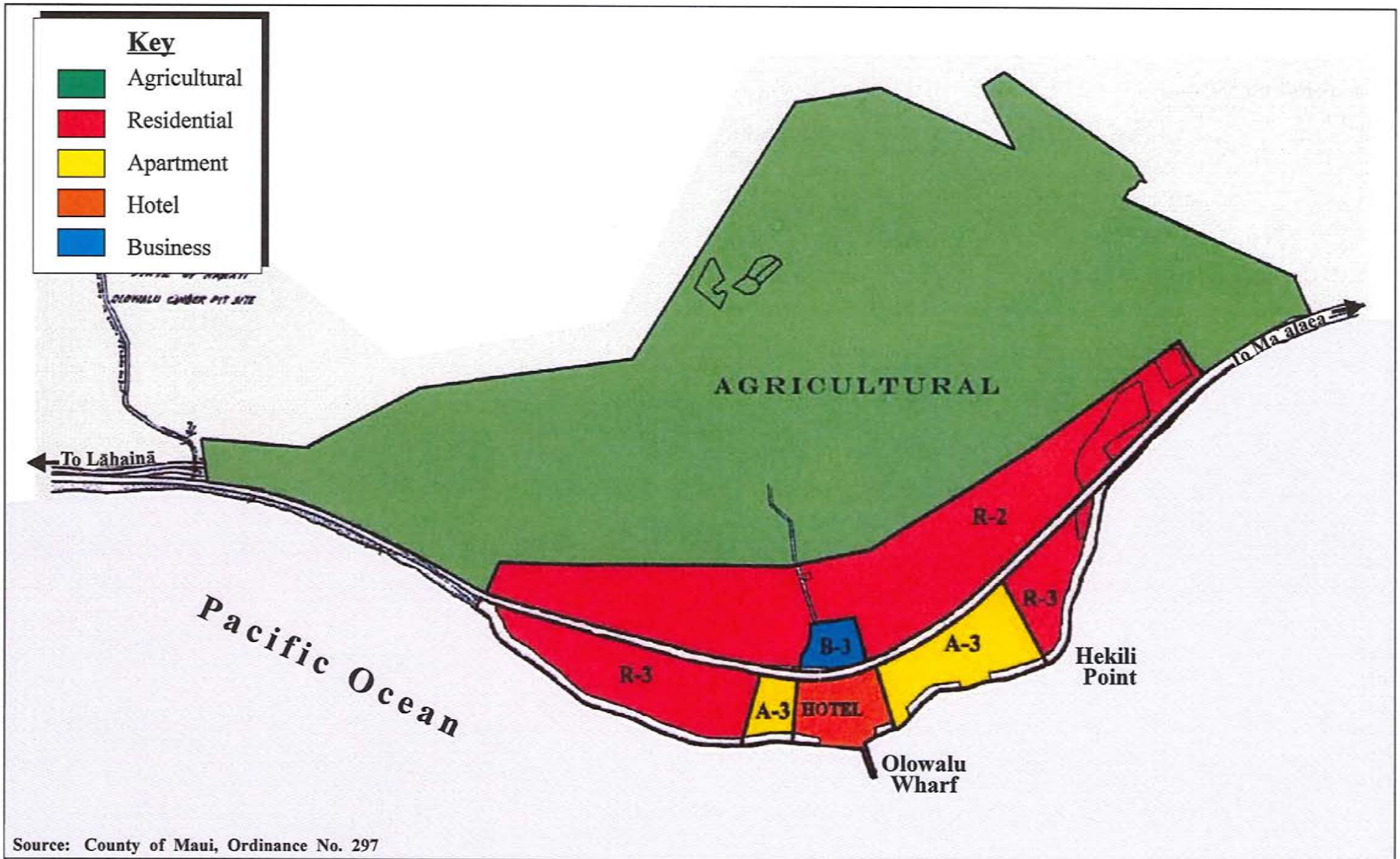
**LAND USE**

**Goal:**

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

**Objectives and Policies:**

- Protect and enhance the quality of the marine environment.




Source: County of Maui, Ordinance No. 297

Figure 9

# Proposed Olowalu Town Master Plan

## Land Zoning Map No. 7

NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Draft EIS/LandZoneMap7

EXHIBIT 2

**Table 4**. Existing and Proposed Land Use Designations

| Tax Map Key | *Area of Parcel | Existing State Land Use District | Proposed State Land Use District Amendment and Area Proposed for Reclassification | Maui Island Plan | Existing West Maui Community Plan | Proposed West Maui Community Plan Amendment | Existing County Zoning | Proposed Change in Zoning | Special Management Area |
|---|---|---|---|---|---|---|---|---|---|
| (2)4-8-003:084** | 29 acres | Agricultural/ Conservation (4.646 Acs) | Agricultural to Urban: 24.225 Acs | Planned Growth Area, Outside Growth Boundaries, Park, Outside Protected Area*** | Park, Open Space, Agriculture | Project District | Hotel, A-2 Apartment, R-3 Residential, Agricultural | Project District | Within |
| (2)4-8-003:098 (por.) | 15 acres | Agricultural | Agricultural to Rural: 14.584 Acs. To Remain Agricultural: 0.443 Ac. | Rural, Portion Outside Planned Growth Area, Protected Area | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:099 (por.) | 16 acres | Agricultural | Agricultural to Rural: 11.383 Acs. To Remain Agricultural: 4.192 Acs. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Area | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:100 (por.) | 27 acres | Agricultural | Agricultural to Urban: 6.239 Acs. Agricultural to Rural: 16.244 Acs. To Remain Agricultural: 4.63 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Area | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:101 (por.) | 29 acres | Agricultural | Agricultural to Urban: 5.423 Acs. Agricultural to Rural: 18.384 Acs. To Remain Agricultural: 5.572 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:102 (por.) | 17 acres | Agricultural | Agricultural to Urban: 16.790 Acs. Agricultural to Rural: 0.006 Ac. To Remain Agricultural: 0.085 Ac. | Rural, Urban, Planned Growth Area, Outside Protected Area | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:103 (por.) | 28 acres | Agricultural | Agricultural to Urban: 27.799 Acs. | Urban, Planned Growth Area, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:104 (por.) | 50 acres | Agricultural | Agricultural to Urban: 40.311 Acs. To Remain Agricultural: 9.99 Acs. | Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:105 (por.) | 41 acres | Agricultural | Agricultural to Urban: 29.387 Acs. Agricultural to Rural: 10.945 Acs. To Remain Agricultural: 0.402 Ac. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:106 (por.) | 17 acres | Agricultural | Agricultural to Urban: 8.406 Acs. Agricultural to Rural: 3.509 Acs. To Remain Agricultural: 4.762 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:107 (por.) | 41 acres | Agricultural | Agricultural to Urban: 0.247 Ac. Agricultural to Rural: 33.089 Acs, To Remain Agricultural: 7.807 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:108 | 81 acres | Agricultural (59 Acs.)/ Conservation (22 Acs.) | No change | Outside Growth Boundaries, Sensitive Land, Outside Protected Areas | Agriculture, Conservation | Project District | Agricultural | Project District | Outside |

**Table 4.** Existing and Proposed Land Use Designations (Continued)

| Tax Map Key | *Area of Parcel | Existing State Land Use District | Proposed State Land Use District Amendment and Area Proposed for Reclassification | Maui Island Plan | Existing West Maui Community Plan | Proposed West Maui Community Plan Amendment | Existing County Zoning | Proposed Change in Zoning | Special Management Area |
|---|---|---|---|---|---|---|---|---|---|
| (2)4-8-003:109 (por.) | 16 acres | Agricultural | Agricultural to Rural: 15.753 Acs. To Remain Agricultural: 0.414 Ac. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:110 (por.) | 17 acres | Agricultural | Agricultural to Rural: 7.352 Acs. To Remain Agricultural: 9.868 Acs. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:111 (por.) | 17 acres | Agricultural | Agricultural to Urban: 8.740 Acs. Agricultural to Rural: 4.752 Acs. To Remain Agricultural: 3.09 Acs. | Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:112 (por.) | 25 acres | Agricultural | Agricultural to Urban: 10.106 Acs. To Remain Agricultural: 14.504 Acs. | Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:113 | 25 acres | Agricultural | Agricultural to Urban: 25.202 Acs. Agricultural to Rural: 0.009 Ac. | Rural, Urban, Planned Growth Area, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:114 (por.) | 29 acres | Agricultural | Agricultural to Urban: 21.647 Acs. Agricultural to Rural: 4.796 Acs. To Remain Agricultural: 2.396 Acs. | Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:115 (por.) | 26 acres | Agricultural | Agricultural to Urban: 8.319 Acs. Agricultural to Rural: 4.976 Acs. To Remain Agricultural: 12.889 Acs. | Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:116 (por.) | 16 acres | Agricultural | Agricultural to Urban: 1.357 Acs. To Remain Agricultural: 14.681 Acs. | Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:117 (por.) | 16 acres | Agricultural | Agricultural to Rural: 13.384 Acs. To Remain Agricultural: 2.205 Acs. | Rural, Planned Growth Area, Portion Outside Growth Boundaries, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Outside |
| (2)4-8-003:118 (por.) | 43 acres | Agricultural/ Conservation | Agricultural to Urban: 17.98 Acs. Agricultural to Rural: 8.709 Acs. To Remain in Agricultural and Conservation: 16.02 Acs. | Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas | Agriculture | Project District | Agricultural | Project District | Portion In |
| (2)4-8-003:124** (por.) | 16 acres | Agricultural/ Conservation (0.21 Ac.) | Agricultural to Urban: 14.04 Acs. To Remain Agricultural: 1.83 Acs. | Planned Growth Area, Outside Growth Boundaries, Outside Protected Areas*** | Agriculture/Open Space | Project District | Agricultural, R-3 Residential | Project District | Within |

Source: County of Maui, Department of Planning 2014 and R.T. Tanaka Engineers, Inc.
Note: * Rounded to nearest whole number
** Parcels excluded in Alternative 2
*** MIP includes footnote that potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan

# *EXHIBIT "3"*

## *CD of Impacts on Agriculture Report (Plasch Econ Pacific LLC) (Included in Original Letter Only)*

5. **§Section 226-13 Objectives and policies for the physical environment--land, air, and water quality.**

Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:

a. Maintenance and pursuit of improved quality in Hawai`i's land, air, and water resources.

b. Greater public awareness and appreciation of Hawai`i's environmental resources.

To achieve the land, air, and water quality objectives, it shall be the policy of this State to:

a. Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.

b. Encourage design and construction practices that enhance the physical qualities of Hawai`i's communities.

6. **§Section 226-14 Objective and policies for facility systems--in general.**

Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.

To achieve the general facility systems objective, it shall be the policy of this State to:

a. Accommodate the needs of Hawai`i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.

b. Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.

c. Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.



EXHIBIT 4

b. Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.

c. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.

d. Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.

e. Ensure opportunities for everyone to use and enjoy Hawai`i's recreational resources.

f. Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

**13. <u>Section 226-25 Objective and policies for socio-cultural advancement--culture.</u>**

Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai`i's people.

To achieve the culture objective, it shall be the policy of this State to:

a. Foster increased knowledge and understanding of Hawai`i's ethnic and cultural heritages and the history of Hawai`i.

b. Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai`i's people and which are sensitive and responsive to family and community needs.

The foregoing State Plan objectives and policies will be advanced through the implementation of the proposed Master Plan for Alternatives 1 and 2.

The State Plan also includes priority guidelines which identify desirable courses of action in six (6) major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, and principles of sustainability. Examples of State priority guidelines relevant to the proposed Master Plan for Alternatives 1 and 2 are discussed below:

1. **Section 226-103 Economic priority guidelines.**

Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai`i's people and achieve a stable and diversified economy:

- Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:

  (A) An industry that can take advantage of Hawai`i's unique location and available physical and human resources.
  (B) A clean industry that would have minimal adverse effects on Hawai`i's environment.
  (C) An industry that is willing to hire and train Hawai`i's people to meet the industry's labor needs at all levels of employment.
  (D) An industry that would provide reasonable income and steady employment.

Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:

- Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.
- Assist in providing adequate, reasonably priced water for agricultural activities.
- Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.
- Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.
- Support the continuation of land currently in use for diversified agriculture.

Priority guidelines for water use and development:

- Maintain and improve water conservation programs to reduce the overall water consumption rate.
- Encourage the improvement of irrigation technology and promote the use of non-drinking water for agricultural and landscaping purposes.

Priority guidelines for energy use and development:

- Encourage the development, demonstration, and commercialization of renewable energy sources.
- Encourage the development and use of energy conserving and cost-efficient transportation systems.

2. **Section 226-104 Population growth and land resources priority guidelines.**

Priority guidelines to effect desired statewide growth and distribution:

- Manage a growth rate for Hawai`i's economy that will parallel future employment needs for Hawai`i's people.
- Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.
- Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.

Priority guidelines for regional growth distribution and land resource utilization:

- Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.
- Pursue rehabilitation of appropriate urban areas.
- Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.
- Identify critical environmental areas in Hawai`i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.

- Utilize Hawai`i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.
- Protect and enhance Hawai`i's shoreline, open spaces, and scenic resources.

3. **Section 226-105 Crime and criminal justice.**

Priority guidelines in the area of crime and criminal justice:

- Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

4. **Section 226-106 Affordable housing.**

Priority guidelines for the provision of affordable housing:

- Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.
- Encourage the use of alternative construction and development methods as a means of reducing production costs.
- Encourage public and private sector cooperation in the development of rental housing alternative.
- Give higher priority to the provision of quality housing that is affordable for Hawai`i's residents and less priority to development of housing intended primarily for individuals outside of Hawai`i.

5. **Section 226-107 Quality education.**

Priority guidelines to promote quality education:

- Explore alternatives for funding and delivery of educational services to improve the overall quality of education;
- Development resources and programs for early childhood education.

6. **Section 226-108 Sustainability.**

Priority guidelines and principles to promote sustainability shall include:

- Encouraging balanced economic, social, community, and environmental priorities;
- Promoting a diversified and dynamic economy;
- Encouraging respect for the host culture;
- Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
- Considering the principles of the ahupua`a system; and
- Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai`i.

7. **Section 226-109 Climate Change Adaptation.**

Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;
- Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;
- Explore adaptation strategies that moderately harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;
- Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;

- Encourage planning and management of the natural and built environments that effectively integrate climate change policy.

There are also priority guidelines identified in the Hawai`i State Plan that require consideration of competing policy directions. These are illustrated by the following:

1. The priority guidelines to promote the growth and development of diversified agriculture and aquaculture includes the following:

   Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.

   **Comment:** With the demise of the plantation in 1999, the former sugarcane lands have been left fallow and unproductive. Limited agricultural uses exist on these former sugarcane lands consisting of the tomato and tree farms and the efforts of the OCR to re-establish the *lo`is* and promote native plants. Although land is being removed from agricultural use, it will have other benefits to the community which advance other priority guidelines. The Master Plan for Alternatives 1 and 2 will provide housing and employment opportunities as well as preserve cultural resources and enhance recreation in the Olowalu area.

   As noted previously, according to the Agricultural Assessment, agriculture in the future will become more efficient in the use of land and resources. Hydroponic farming, represented by the tomato farm, will increase and will produce higher yields on less land, use of less water, and is not dependent on soil characteristics.

2. The priority guidelines and principles for regional growth distribution and land resource utilization also includes the following:

   Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.

   **Comment:** Although Alternatives 1 and 2 are not within an existing urban area, they are located in an area historically utilized for housing first by native Hawaiians and more recently as plantation housing before enactment of Chapter 205, HRS and

the State Land Use Districts. Basic infrastructure, such as drinking and non-drinking water systems and transportation networks, are available in Olowalu Town. Implementation of the Master Plan for Alternatives 1 and 2 will be undertaken concurrent with the development of infrastructure and public services and facilities, such as development of a sewage treatment facility and transmission lines, construction of a drainage system, additional transportation networks, upgraded water systems and provisions for public facilities such as fire and police protection, educational facility and parks. In this context, the Master Plan for Alternatives 1 and 2 meets the intent of the priority guidelines relating to growth and land resources while providing housing and employment opportunities to Maui residents.

The State Functional Plans define actions for implementation of the Hawai`i State Plan through the identification of needs, problems and issues, and recommendations on policies and priority actions which address the identified areas of concern. ~~Twelve (12)~~Thirteen (13) State Functional Plans were adopted in the 1980s and updated in 1984, 1989, 1990, and 1991. The proposed Master Plan ~~is~~for Alternatives 1 and 2 is consistent with the following State Functional Plans' objectives:

1. **Education Functional Plan**

**Objective A(4): Services and Facilities.** Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual community needs.

**Objective C(2): Hawai`i's Cultural Heritage.** Promote educational programs which enhance understanding of Hawai`i's cultural heritage.

**Comment:** ~~The Master Plan~~Alternatives 1 and 2 include~~s the~~ provision ~~of~~for educational facilities. It is envisioned that the future educational facilities within the Master Plan for Alternatives 1 and 2 will incorporate lessons learned within the OCR as core components of its curriculum.

2. **Employment Functional Plan**

**Objective D:** Improve Quality of Life for workers and families.

**Comment:** The proposed project provides for a mix of commercial, public/quasi-public, and residential facilities, allowing residents the opportunity to live near

and open space interspersed among residential and commercial development removing the existing dry grasses that are a fuel hazard. This development pattern will provide for fuel breaks that will reduce the fire hazard in the region. Besides grazing, interim measures include clearing buffers for fire breaks by removing vegetation along property boundaries adjacent to residential areas such as Kapa`iki.

Many of the dryland native plants that grow in leeward West Maui are ideally adapted to the soils and climate. The OCR has succeeded in cultivating a number of these species. The Master Plan for Alternatives 1 and 2 will incorporate these native plants in the landscaping scheme for the project, to the extent practicable.

As noted in the Flora and Fauna Survey, ~~Nēnēnēnē~~ are wide-ranging, opportunistic birds that are attracted to certain types of water features and other types of irrigated and open landscapes where lush grasses grow. The geese like to spend some time feeding and resting in such places but then move to other widespread and diverse sites over the course of each day. Individually, these sites could be considered important habitats for these endangered geese, but would not be considered critical to their survival. The irrigated pasture within the project site, where the tracks of the nēnē were seen in mud, is a type of temporary habitat that is useful to the nēnē in the broad scheme of things in West Maui. Unlike the blades of wind turbines, these features are not dangerous to nēnē and mitigation measures are not warranted.

The best avoidance strategies involve educational warnings such as placement of signs at strategic access points to any water features or irrigated fields. These warning signs would identify the nēnē (a drawing or picture), include a statement of its endangered status and warn against harming these special birds.

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found. The federal agencies tasked with implementation of the Act are the U.S. Fish and Wildlife Service (USFWS) and NOAA. Section 10 of the ESA regulates a range of activities affecting plants and animals designated as endangered or threatened, and the habitats upon which they depend. With some exceptions, the ESA prohibits activities affecting these protected species



EXHIBIT 5

and their habitats unless authorized by a permit from the USFWS or NOAA. Incidental take permits are required when non-Federal activities will result in take of threatened or endangered species. Through consultation with the USFWS and NOAA, the law promotes the protection of those listed species. Although the Flora and Fauna Survey noted that the irrigated pasture within the project site is a type of temporary habitat for the nēnē, rather than critical to its survival, consultation with USFWS and NOAA will continue through project design to ensure the protection of those listed species.

~~The~~It is noted that the Flora and Fauna Survey recommended the creation of a more attractive and permanent shallow-sided water feature within the upper portion of the OCR that would attract nēnē as well as ae`o, `alae ke`oke`o, and koloa. Such water features within the Master Plan for Alternatives 1 and 2 could provide good habitat for the endangered nēnē and serve as an educational and cultural component of this project.

The Flora and Fauna Study also recommended that vegetation which serves as habitats for the endangered Hawaiian Hoary bat (öpe`ape`a) also be retained. Although the bat was not found during the survey, they may be present during the winter months when insect populations spike. The bats roost individually in trees and shrubs, under ledges in gulches during the day and are active in the evening and throughout the night. The Master Plan for Alternatives 1 and 2 proposes ~~approximately 223 acres of~~land set-asides for parks and open space. Open space areas include the OCR along the Olowalu Stream that will retain vegetation that may serve as habitats for the Hawaiian Hoary bat.

Although the Master Plan ~~area~~areas for Alternatives 1 and 2 ~~itself is~~are not ~~a~~ suitable habitats for protected seabirds which are known to nest high in the West Maui Mountains during the summer and fall months, these birds must fly over the lowlands during the evening and early morning hours to get to their burrows and to return to the open ocean. During the late fall when young birds are inexperienced and uncertain fliers, they are often confused by bright lights, which may cause them to crash into the light source. ~~As such, all~~

All major outdoor light sources within the project area, such as street lights and flood lights, will be shielded so that light is directed downward to avoid confusion for young seabirds. In Alternative 1, there will be no structures

# ~~II.~~III. DESCRIPTION OF THE EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

## A. PHYSICAL ENVIRONMENT

### 1. Existing and Surrounding Land Use

#### a. Existing Conditions

The approximately 636-acre Master Plan area is located approximately fourteen (14) miles southwest of Wailuku and four (4) miles southeast of Lāhainā Town.

In a regional context, Olowalu has historically been a settlement area. ~~Prior~~Within Olowalu Valley and along the original stream route, traditional Hawaiian agricultural practices were fairly intense and based primarily on *lo`i* agriculture. There were approximately 1,124 *lo`i kalo*, 28 *`uala* (potato) patches, 27 kula (open field or pasture), and 31 plots of land with unspecified land uses. When examining this level of agricultural intensity during the mid-1800s, and its correlation to population, Marion Kelly presents missionary estimates for the productivity of *lo`i kalo* as a minimum of 10 to 30 individuals per acre (Kelly, 1989). Based on the intensity of agriculture and these estimates, prior to western contact it, is estimated that up to 2,000 Hawaiians were living and thriving in Olowalu. As recently as the 1930s, Olowalu was a thriving plantation ~~town~~camp which included employment related to the agricultural use of the land, housing for employees, a school, medical facilities, stores, theater, recreational facilities and places of worship (Ainsworth, 2011). Olowalu, during the hey-day of the plantation era, was a multi-cultural and multi-generational community. The closure of the Olowalu Mill in August 1931 and the subsequent relocation and consolidation of mill operations ~~to~~with Pioneer Mill in Lāhainā Town marked the decline of the once thriving Olowalu community (Ainsworth, 2011).

Prior to the closure of Pioneer Mill in 1999, lands within the Olowalu area were cultivated in sugarcane. Today, land uses found in Olowalu include



EXHIBIT 6

## Western Influence

As foreign influence became more pervasive following the unification of the Hawaiian Islands under Kamehameha, Lāhainā became the center for West Maui because of favorable conditions for sailing craft.

Along with western influence came diseases that decimated the Hawaiian population 45 years after western contact. It is estimated that the Hawaiian population on Maui decreased by as much as half by 1823. In 1831~~2~~, missionaries estimated 83~~1~~2 Hawaiians lived at Olowalu (Schmitt 1973). ~~Based on the 1831 population~~

Within Olowalu Valley and along the original stream route, traditional Hawaiian agricultural practices were fairly intense and based primarily on *lo`i* agriculture. There were approximately 1,124 *lo`i kalo*, 28 *`uala* (potato) patches, 27 kula (open field or pasture), and 31 plots of land with unspecified land uses. When examining this level of agricultural intensity during the mid-1800s, and its correlation to population, Marion Kelly presents missionary estimates for the productivity of *lo`i kalo* as a minimum of 10 to 30 individuals per acre (Kelly, 1989). Based on the intensity of agriculture and these estimates, it is estimated that 2,000 or more Hawaiians resided in Olowalu before western contact.

Five (5) years after the 1831 census, the missionary census put Olowalu's population, combined with Ukumehame's, at only 718 showing a further decline. In 1866, the census indicated the population of Olowalu had further decreased to 169, a 76 percent drop from 1836. Nearly 100 percent of the residents were full-blooded Hawaiian and the predominant occupation reported on the census was *mahi`ai*, or someone involved in agriculture. In 1878, the census was counted by the Hawaiian kingdom with 231 people living in Olowalu.

The first Christian missionaries arrived on Maui in 1823 and made Lāhainā the first Protestant mission station on the island. Olowalu, shortly thereafter, became an outstation of the Lāhainā mission. The Olowalu outstation also served the people of Ukumehame. As an outstation, Olowalu did not have its own minister, instead relying on visits from Lāhainā. A succession of Lāhainā missionaries successfully converted the Hawaiians of Olowalu.

The Pioneer Mill Company built the Honokohau ditch in 1904 to bring water to the arid coastal lands. With the construction of the Honokohau ditch, the Pioneer Mill Company was able to reach back into the mountain valleys and obtain water in a system developed by the Honolua Ranch, effectively delivering about 20 mgd to the Pioneer Mill fields. This main ditch was augmented over the years with seven (7) additional ditches.

Water delivered by the supply ditch from Olowalu Stream amounted to 1,000,000 gallons per day (GPD), and 14 artesian wells could produce an additional 2,000,000 gallons. Water was stored in two (2) reservoirs with a total 1,000,000-gallon capacity. Two (2) 70-horsepower pumps could move 3,000,000 GPD for irrigation. During the dry months, the amount of water in the ditches and wells declined.

**Olowalu Landing**

In 1910, Olowalu Landing consisted of a rock pier built up with small boulders which ran about 200 feet into the sea. The pier supported a square wooden-frame derrick and an extension of the company's railroad line. In 1914, Olowalu Landing served as one (1) of 12 landings on Maui where the Inter-Island Steamship Company scheduled regular stops. Steamers carried freight, passengers and mail to and from Olowalu. Freight shipments were limited to Olowalu Company and the C. Sam Lung store almost exclusively. Because of difficulty in shipping sugar at low tide, in 1919 the company built a new boat landing 250 feet further out and deepened the boat channel.

~~In 1917, Olowalu Company began a program to line the ditches with concrete to retain water, first in Olowalu and later in Ukumehame.~~ In 1918, Olowalu Company embarked on major improvements which included rebuilding the Olowalu mill and building a new and larger warehouse. ~~During World War I, there was a shortage of laborers and the Olowalu Company began recruiting laborers from the Philippines.~~ In 1932, the mill at Olowalu was dismantled and shipped to the Philippine islands (Gilmore, 1936).

**Pioneer Mill Company**

In ~~early~~May of 1931, Olowalu Company was sold to American Factors, Ltd. (Amfac) who had owned the much larger adjoining Pioneer Mill Company



EXHIBIT 7

plantation for $400,000.00. On December 31, 1931, the Olowalu Sugar Company was un-incorporated and placed within the holdings of Pioneer Mill Company (Burns, 1932). The sale of Olowalu included 1,178 acres of fee-simple land and all its sugar equipment and railroad. The sale of Olowalu to Amfac proved to be the last major land addition to Pioneer Mill, bringing the size of the plantation to more than 14,000 acres. With the sale of Olowalu Company the mill was closed and all milling was transferred to Pioneer's Lāhainā mill as well as its offices (Ainsworth, 2011).

The Pioneer Mill Company was established as a partnership in 1862, between James Campbell, Henry Turton, and Benjamin Pittman. The first Pioneer Mill plantation lands were deeded to the partners by Benjamin Pittman for the price of $30,000.00 (Conde and Best, 1973). How Pittman obtained such a sizable piece of land is unknown, however, one may posit that the first Pioneer Mill lands were in Launiupoko ahupua`a which was acquired by Thomas Phillips in 1840 (Wong-Smith in Graves, 1991).

The Pioneer Mill was incorporated in 1885 and sold to H. Hackfeld & Company, the predecessor of Amfac, Inc. (Wong-Smith in Graves and Goodfellow, 1991).

General reorganization of the Pioneer Mill Company began around the turn of the 20th century. A prospectus for change describes assets of the four (4) main cane fields composing the company at that time (Conde and Best, 1973):

| | |
|---|---|
| Lāhainā - | 1,000 acres of land on the flat and outside of small kuleanas, (land areas claimed by the Hawaiians under royal grants), the land is fee simple (could be deeded). |
| Launiupoko - | 2,900 acres of fee simple land, lying between Lāhainā and Olowalu. |
| Wahikuli - | A tract of government land of 5,000 acres, under lease for eighteen years, lies between Lāhainā and Kā`anapali. |
| Kā`anapali - | Some 3,600 acres at various levels, fee simple land, beyond Wahikuli. |

The 1931 expansion of Pioneer Mill Company into Olowalu and Ukumehame was expected to bring an additional 3,000 tons of sugar per year (Pioneer Mill

Annual, the year of 1953 marked the final elimination of railroad use in the Pioneer Mill Company (Conde and Best, 1973).

**Foreign Laborers**

During the latter part of the century the sugar industry boomed, causing an increased need for labor. Olowalu's labor force not only increased to approximately 149 to 167 laborers, but it became more ethnically diverse. By 1904, the workforce consisted of Hawaiians, Americans, Europeans, Portuguese, Puerto Ricans, Chinese and Japanese. Americans and Europeans dominated management and skilled positions. Hawaiians worked in skilled and semi-skilled jobs while Japanese, Chinese and Puerto Ricans handled field jobs. During World War I, there was a shortage of laborers and the Olowalu Company began recruiting laborers from the Philippines.

**Olowalu Irrigation System**

Minimal rain at Olowalu made the plantation totally dependent on irrigation. In 1904, water moved along a six-mile supply ditch from Olowalu Valley and was distributed via four (4) miles of additional ditches. It is estimated that the first well drilled at Olowalu for the plantation was sunk in 1905 (Well 11), a single shaft with 670 feet of lateral tunnels designed to skim three (3) million gallons per day (mgd) of fresh irrigation water from sources beneath the Olowalu plains. In around 1908, an additional well was drilled at Ukumehame, a pump that had a capacity of 1-¼ mgd (Stearns and Macdonald, 1942). Following the development of the water system, field production increased and by 1930 sugar yields rose from 1,480 tons to 2,966 tons (Haneberg, 1931). In 1917, Olowalu Company began a program to line the ditches with concrete to retain water, first in Olowalu and later in Ukumehame.

With the acquisition of Olowalu Sugar Company, Pioneer Mill Company invested in improvements to the two (2) small and relatively crude water systems. In 1933, the first inclined shaft in the territory of Hawai`i was drilled at Olowalu (Well 10) under the direction of C.A. Brown which resulted in a yield of 5.25 mgd (Stearns and MacDonald, 1942). The following year, Well 12 was drilled at Ukumehame to replace the 1908 well. This well had a yield of 4.75 mgd (Stearns and McDonald, 1942).



EXHIBIT 9

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**Pioneer Mill Company**

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## Olowalu Sugar Company

In 1875, in anticipation that the sugar industry would rebound Lāhainā, businessman Milton Philip started to acquire land in Olowalu and Ukumehame. By 1876, the sugar industry rebounded. Another Maui resident, Goodale Armstrong, also acquired Olowalu property and together with Milton Philip started the Olowalu Plantation in 1876 utilizing former crown and *kuleana* land. ~~By 1878, the Olowalu Plantation produced its first crop and completed its first mill.~~ (Ainsworth, 2011).

Phillip and Armstrong formally organized the Olowalu Sugar Company in 1881 on lands given up by the West Maui Plantation. The sugar venture was originally represented by the agency of Mcfarlane & Co., with shares in the plantation purchased by Theophilus Harris Davies, who became the agent for the enterprise in the late 1880s.

The history of the Olowalu Sugar Company included the construction of a mill and wharf development at Olowalu prior to 1884 (Wright, 1974). In addition to processing cane harvested from the fields of Olowalu and Ukumehame (**Table 22**), the mill was also contracted to process the cane harvested by Maunalei Sugar Company, a Lāna'i island enterprise. Cane harvested by the Maunalei Sugar Company in Keomuku was shipped from Halepalaoa to be processed at Olowalu beginning with the 1899 crop. Processing of the Lāna'i cane continued until 1901 with the closing of the Maunalei Sugar Company (Conde and Best, 1973).

Sugar crop figures for the Olowalu plantation are listed in **Table 22** for the years leading up to annexation with the United States (listed as tons) (based on figures reported in the Lousiana planter and sugar manufacturer weekly for the years indicated).

**Table 22**. Sugar Crops from 1891 through 1900 by Tons

| 1891 | 1892 | 1893 | 1894 | 1895 | 1896 | 1897 | 1898 | 1899 | 1900 |
|---|---|---|---|---|---|---|---|---|---|
| 760 | 859 | 702 | 937 | 905 | 1,163 | 1,112 | 1,425 | 1,502 | 1,480 |



EXHIBIT 9

**Late 1900s to Modern Era**

In the late 1900s and toward the end of the Sugar Era in Lāhainā, small scattered residential lots were present within the current project area along the shoreline at Olowalu and in the upper reaches of the valley. These isolated house lots are referred to as *kuleana* (Kimo Falconer, in Robins et al., 1994) and likely represent original boundaries of land claims made during the Māhele.

Travel to Lāhainā was over the gravel Pali Road which originally was built for horses and later improved to allow automobile travel. Federal aid enabled the Territory of Hawai`i's Highway Department to pave a two and half mile stretch of road at Olowalu in 1938. The work slightly realigned the lanes toward the ocean and made the road almost entirely straight. The one-lane bridge just outside the village, a well-known Olowalu feature, was widened to accommodate two (2) cars at the same time (Ainsworth, 2011).

In 1950, Territorial Contractors began construction of the Olowalu Pali section of what was then termed the Sunset-Skyline highway, replacing the old Pali Road. This segment stretched from McGregor Point to Olowalu (Ainsworth, 2011).

Part of this effort included "Operation Puka-in-the Pali", the construction of Hawai`i's first highway tunnel. Signifying the importance of this accomplishment, the launching of construction was marked by a blessing and *lu`au* for 600. Blasting began in September 1950 from the Wailuku end and progressed at six (6) feet a day. Workers emerged on the other side in February 1951. The 315-feet long tunnel and 5.2-mile highway officially opened in October 1951 to territory-wide fanfare (Ainsworth, 2011).

The widening and surfacing of the 2.6-mile section of the Pali Road going from Olowalu to Lāhainā began in 1951. Highway officials did not consider the work done in 1938 on this stretch of highway, described then as "light paving", to be adequate (Ainsworth, 2011).

During the 1970s, Maui Electric installed a power line between Mā`alaea and the town of Lāhainā. The existing line stretches over elevations of between roughly 600 and 2,600 feet above mean sea level. A *pu`u*, commonly referred



EXHIBIT 10

to as "cut mountain", is located between Olowalu and Launiupoko and presently is a former quarry or "borrow pit". Immediately west of the *pu`u* is an old landfill site formerly operated by the County of Maui.

With the closure of Pioneer Mill in 1999, lands that were formerly cultivated in sugarcane were either left fallow, in pasturage, or have been subdivided out of larger landholdings for development of agricultural subdivisions in Launiupoko and Ukumehame.

**b. <u>Archaeological Investigation</u>**

An archaeological literature review and field inspection was conducted by Cultural Surveys Hawai`i, Inc. (CSH) ~~on~~for the ~~Master Plan area~~OTMP. Requisite archaeological inventory studies and the review and acceptance of subsequent historic preservation mitigation plans for the project area were carried out between October 1998 and July 2002 culminating in seven (7) separate documents and related State Historic Preservation Division (SHPD) correspondence. See **Appendix "~~F-1~~G-1"**.

A total of 41 historic properties, some consisting of multiple features, were identified and recorded during previous archaeological studies within the project area. See **Figure ~~14~~23**. The historic properties were evaluated in accordance with the following SHPD criteria:

Criterion A. Be associated with events that have made a significant contribution to broad patterns of our history;

Criterion B. Be associated with the lives of persons significant in our past;

Criterion C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values;

Criterion D. Have yielded, or is likely to yield, information important for research on prehistory or history; or

- Include as part of the project at least one (1) drop-off point, available to all project occupants, for potentially hazardous office or household wastes; or locate the project in a local government jurisdiction that provides collection services. Examples of household hazardous wastes include paints, solvents, oil, and batteries. If a plan for post collection disposal or use does not exist, establish one.

- Include as part of the project at least one (1) compost station or location, available to all project occupants, dedicated to the collection and composting of food and yard wastes; or locate the project in a local government jurisdiction that provides composting services. If a plan for post collection use does not exist, establish one.

- On every mixed-use or nonresidential *block* or at least every 800 feet, whichever is shorter, include recycling containers adjacent to other receptacles or recycling containers integrated into the design of the receptacle.

- Recycle and/or salvage at least 50 percent of nonhazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and specifies whether the materials will be stored on-site or comingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume but must be consistent throughout.

As the project progresses, a solid waste management plan will be developed for the Master Plan for Alternatives 1 and 2 prior to its implementation.

## 2. Medical Facilities

### a. Existing Conditions

The only major medical facility on the Island is Maui Memorial Medical Center, located approximately 16 miles from Olowalu, midway between Wailuku and Kahului. The ~~231~~213-bed facility provides general, acute, and emergency care services (Maui Memorial Medical Center, 2014). A West Maui Hospital is proposed near ~~the Lāhainā Civic Center complex at~~ Ka`anapali.



EXHIBIT 11

Regular hours are offered by private medical practices in Lāhainā, which include the Maui Medical Group, Lāhainā Physicians, West Maui Healthcare Center, and Kaiser Permanente Lāhainā Clinic.

**b. Potential Impacts and Mitigation Measures**

Demand for medical services will increase over time, as population growth occurs. The proposed Master Plan for Alternatives 1 and 2 will help to accommodate a portion of the island's growth over the next 10 years. It is anticipated that growth in medical facilities and service provision will occur in a similar incremental fashion to meet the medical service needs of the island's residents and visitors. Support services which may be implemented as part of the Master Plan for Alternatives 1 and 2 would include medical, social service office space, senior care, urgent care, and "age in place" housing units. As the Master Plan for Alternatives 1 and 2 proceeds through the development process, ongoing dialogue with key medical service providers will continue.

As a major regional facility, community hospitals are not constructed in every community. As stated previously, the island of Maui is served by the Maui Memorial Medical Center located in Central Maui which will continue to serve West Maui, including Olowalu. However, a privately owned and operated community hospital and medical center is planned in Kā`anapali in the Kā`anapali 2020 project by Newport Hospital Corporation. Located approximately eight (8) miles from Olowalu Town, this facility is intended to serve the West Maui region, including Olowalu Town. The planned community hospital and medical center in Kā`anapali will make it more convenient for West Maui residents who currently need to travel to Central Maui for hospital care, eliminate potential medical problems when the highway to Central Maui is closed, as well as relieve population growth induced impacts on Maui Memorial Medical Center. The West Maui Hospital and Medical Center is targeted to open in 2017 (West Maui Hospital and Medical Center, 2015).

~~As noted previously, the Master Plan will provide lands for a fire department and emergency services which can provide additional medical and first responder services to the West Maui region, especially the area Lāhainā side~~

~~of the tunnel. These services currently are provided by the Lāhainā Fire Station.~~

The Master Plan for Alternatives 1 and 2 is not anticipated to adversely impact medical services.

## 3. Police and Fire Protection and Emergency Services

### a. Existing Conditions

The Master Plan area ~~is~~for Alternatives 1 and 2 is within the Lāhainā Police Station service area, which services all of the Lāhainā district. The Lāhainā Station is located in the Lāhainā Civic Center complex at Wahikuli, approximately 7.5 miles from the Master Plan area.

Fire prevention, suppression and protection services for the Lāhainā District are provided by the Lāhainā Fire Station, also located in the Lāhainā Civic Center and the Napili Fire Station, located in Napili. The Lāhainā Fire Station includes an engine and a ladder company. The Napili Fire Station consists of an engine company. Ambulance service is provided from the Napili Fire Station.

Information received from the State Civil Defense agency confirms that there is an existing civil defense siren located on the makai side of Honoapi`ilani Highway near Camp Olowalu.

### b. Potential Impacts and Mitigation Measures

The Maui Police Department commented that OTMP at full build-out will require an additional patrol beat. A new patrol beat will require six (6) police officers to cover a 24-hour period over a seven-day work week and would operate out of the Lāhainā Police Station. The new police beat is estimated to cost $360,000.00 annually for salaries and benefits and $51,000.00 for a new police vehicle which is replaced every four (4) years. A new Police Station in OTMP is not required at this time. If deemed necessary in the future, a police substation can be accommodated in Olowalu Town (Hudson, 2012).

The Master Plan for Alternatives 1 and 2 includes future areas to accommodate facilities that may be necessary for police and fire protection and emergency service. Although the Lāhainā Fire Station is located just 7.5 miles away from the Master Plan area for Alternatives 1 and 2, the Maui Fire Department has indicated that 1,500 new homes would impact emergency services. The Fire Department indicated that a future facility for emergency services would help to mitigate the impact and compliment protection provided on the north (Lāhainā) side of the Honoapi`ilani Highway tunnel. The Master Plan for Alternatives 1 and 2 includes areas along the relocated and widened Honoapi`ilani Highway for future emergency facilities.

The Department of Fire and Public Safety (Fire) supports the establishment of the new fire station in OTMP. Discussion with Fire indicated that a new fire station will require a total of 15 personnel to cover three (3) shifts with five (5) personnel each. A new fire station will require a fully equipped fire engine which is estimated to cost approximately $1 million. To operate the new fire station will cost approximately $1.25 million annually. It is estimated that a new fire station will cost $11 million to construct (Haake, 2012).

The West Maui area is susceptible to wildfires and the location of a new fire station in Olowalu will improve ~~the~~ Fire's ~~Department's~~ response time to such fires in the Pali to Lāhainā Town area. Through consultation with Fire, the department has indicated that although the alternatives should diminish the likelihood of such fires, the project's design should include measures that may address impacts to the project from wildfires which originate in surrounding outside areas. The department provided the example of designing greenways at the outer edge of the project that offer a defensible space against wildfires. It is noted that a significant area of the alternatives are envisioned for parks, greenways and open space.

The ~~applicant~~Applicants will continue to dialogue with the police and fire departments to ensure the location and adequate area for future facilities within the Master Plan for Alternatives 1 and 2 are accommodated.

The existing siren will provide coverage of the central area of the OTMP. Additional omni-directional 121 db(c) sirens will be required to complete coverage of the proposed development for Alternatives 1 and 2. The Applicants will coordinate with the State Civil Defense Agency, the placement

of the additional sirens and the timing when installation of the sirens are warranted.

## 4. Educational Facilities

### a. Existing Conditions

The West Maui region is served by four (4) public schools (Lāhaināluna High School, Lāhainā Intermediate School, Princess Nahi`ena`ena Elementary School, and Kamehameha III Elementary School) operated by the State of Hawai`i, Department of Education (DOE) and two (2) smaller private schools (Sacred Hearts School and Maui Preparatory Academy). All four (4) of the public schools are located within Lāhainā town and three (3) of those schools are located along Lāhaināluna Road, mauka of Honoapi`ilani Highway. The enrollments in the four (4) schools have grown significantly in concert with the growth of residential development in the West Maui area. See **Table ~~1~~31**.

**Table ~~1~~31**. Actual and Projected Enrollments at Department of Education Schools in West Maui

| School | ~~Actual Enrollment~~ | | | | ~~Projected Enrollment~~ |
|---|---|---|---|---|---|
| | ~~SY 09-10~~ | ~~SY 10-11~~ | ~~SY 11-12~~ | ~~Rated Capacity~~ | ~~SY 15-16~~ |
| ~~Lāhaināluna High School~~ | ~~969~~ | ~~1027~~ | ~~1057~~ | ~~969~~ | ~~1081~~ |
| ~~Lāhainā Intermediate~~ | ~~693~~ | ~~653~~ | ~~651~~ | ~~571~~ | ~~672~~ |
| ~~Kamehameha III Elementary~~ | ~~713~~ | ~~733~~ | ~~760~~ | ~~646~~ | ~~788~~ |
| ~~Princess Nahi`ena`ena Elementary~~ | ~~610~~ | ~~607~~ | ~~643~~ | ~~612~~ | ~~675~~ |
| ~~Source: Department of Education, 2011.~~ | | | | | |

| | Actual Enrollment *SY 2014-15 | **Projected Enrollment (SY 2015-16) |
|---|---|---|
| Lāhaināluna High School | 1,014 | 1,081 |
| Lāhainā Intermediate | 635 | 672 |
| Kamehameha III Elementary | 773 | 788 |
| Princess Nahi`ena`ena Elementary | 724 | 675 |
| Source: *Department of Education School Enrollment, 2014.<br>**Analysis of the West Maui School Impact District, 2010. | | |

School bus transportation is currently provided to Olowalu residents to Princess Nahi`ena`ena Elementary, Lāhāina Intermediate and Lāhāinaluna High School. There is one (1) route from Olowalu Town which uses a 42-passenger bus (Joseph, 2012). University of Hawai`i Maui College (UH-Maui), which is located in Kahului, is a branch of the University of Hawai`i system. In addition, there is a UH-Maui Lāhainā Education Center that opened in West Maui in Fall 2007. UH-Maui is the primary higher education institution serving Maui.

The OCR currently provides educational experiences relating to its archaeological and cultural heritage to various groups, especially school children.

**b. <u>Potential Impacts and Mitigation Measures</u>**

Initially, until a new educational facility is constructed in the Master Plan for Alternatives 1 and 2, students would utilize the available school bus service to Lāhainā Town. If the student enrollment increases beyond the existing 42-passenger bus, the bus can be increased to a 72-passenger bus or separate routes established to the different schools (Joseph, 2012). Ongoing dialogue with the DOE to assess the impact of the proposed Master Plan for Alternatives 1 and 2 upon regional educational facilities will continue throughout the land entitlement process and implementation of the project. Based on the DOE's ~~student generation rates~~formula to determine impact fees for the West Maui Impact District, the proposed project's 600 single-family units and 900 multi-family units are anticipated to generate 462 new elementary, middle, and high school students. See **Table ~~20~~32**.



EXHIBIT 12

residents, nonprofit groups, government agencies and legislators, a variety of suggestions were received regarding the type of school that should be established in Olowalu. ~~It has~~The suggestions included a DOE-operated school, charter school and private school ranging from an elementary, middle, and high school, as well as a combined elementary/middle school.

On multiple occasions it has been suggested that the future educational or learning facility within the Master Plan for Alternatives 1 and 2 could potentially incorporate lessons learned within the OCR as core components of its curriculum. As the Master Plan for Alternatives 1 and 2 progresses through the entitlement process, refinement of the scope of the educational or learning facility will be ~~developed~~undertaken with the community and the DOE.

## 5. Recreational Facilities

### a. Existing Conditions

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are seventeen (17) County parks and three (3) State beach parks in West Maui. Approximately one-third of the County parks are situated along the shoreline.

In addition, Kā`anapali and Kapalua Resorts operate world-class golf courses which are available for public use.

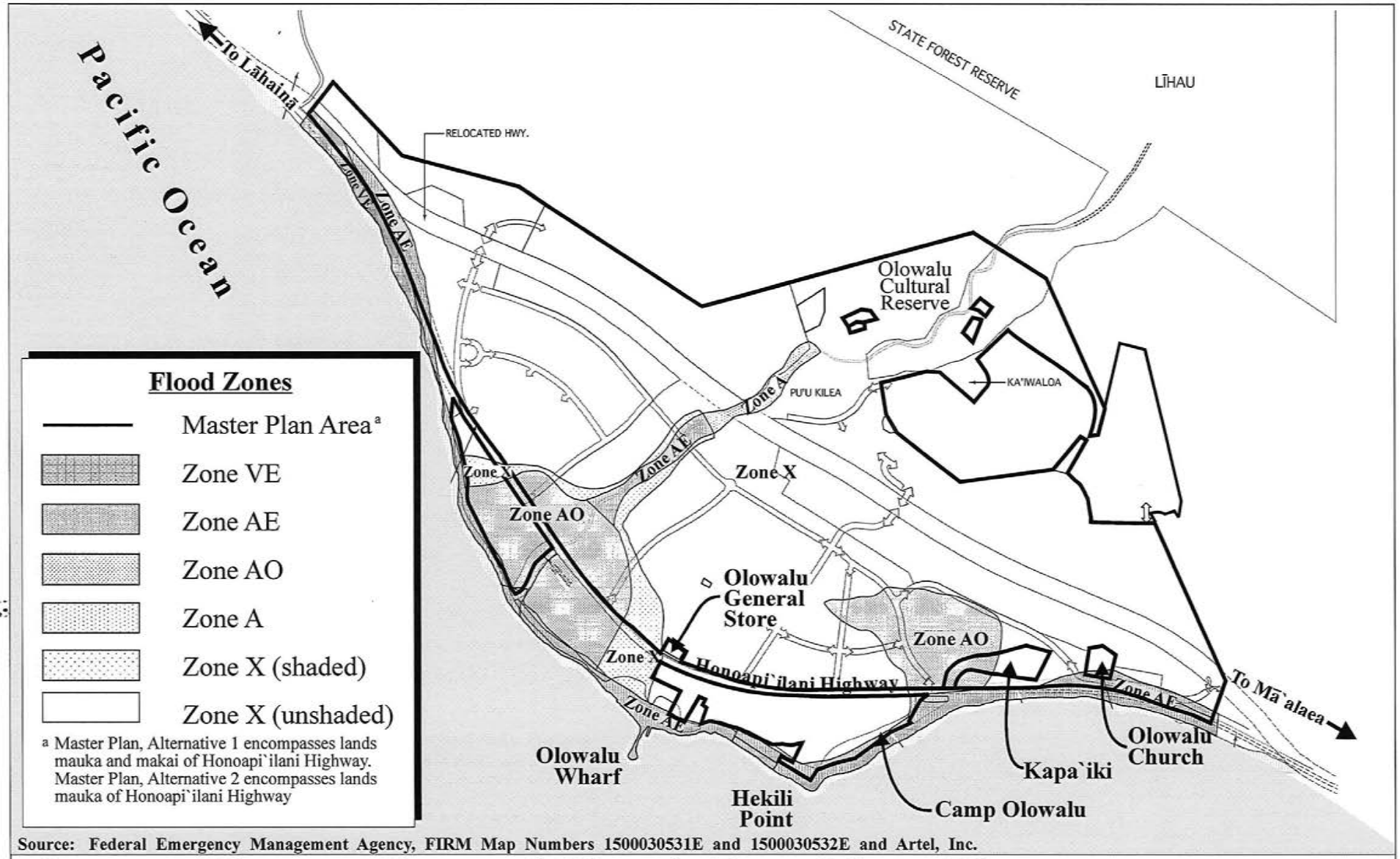
Public access is available to the Olowalu shoreline, which offers opportunities for surfing, swimming, fishing, snorkeling, and diving. However, within the Olowalu vicinity, there are no improved parking areas and no park facilities, such as restrooms, showers, or picnic tables.

### b. Potential Impacts and Mitigation Measures

Increased demand for recreational resources, including inland, coastal and ocean recreational resources, will be mitigated through the provision of parks and recreational-related improvements throughout the Master Plan for Alternatives 1 and 2. Such parks and recreational-related improvements, while located within the Master Plan area for the respective alternatives, will be open to and enjoyed by the public. The Master Plan for Alternatives 1 and



EXHIBIT 13




Source: Federal Emergency Management Agency, FIRM Map Numbers 1500030531E and 1500030532E and Artel, Inc.

Figure ~~13~~15 Proposed Olowalu Town Master Plan

Flood Insurance Rate Map

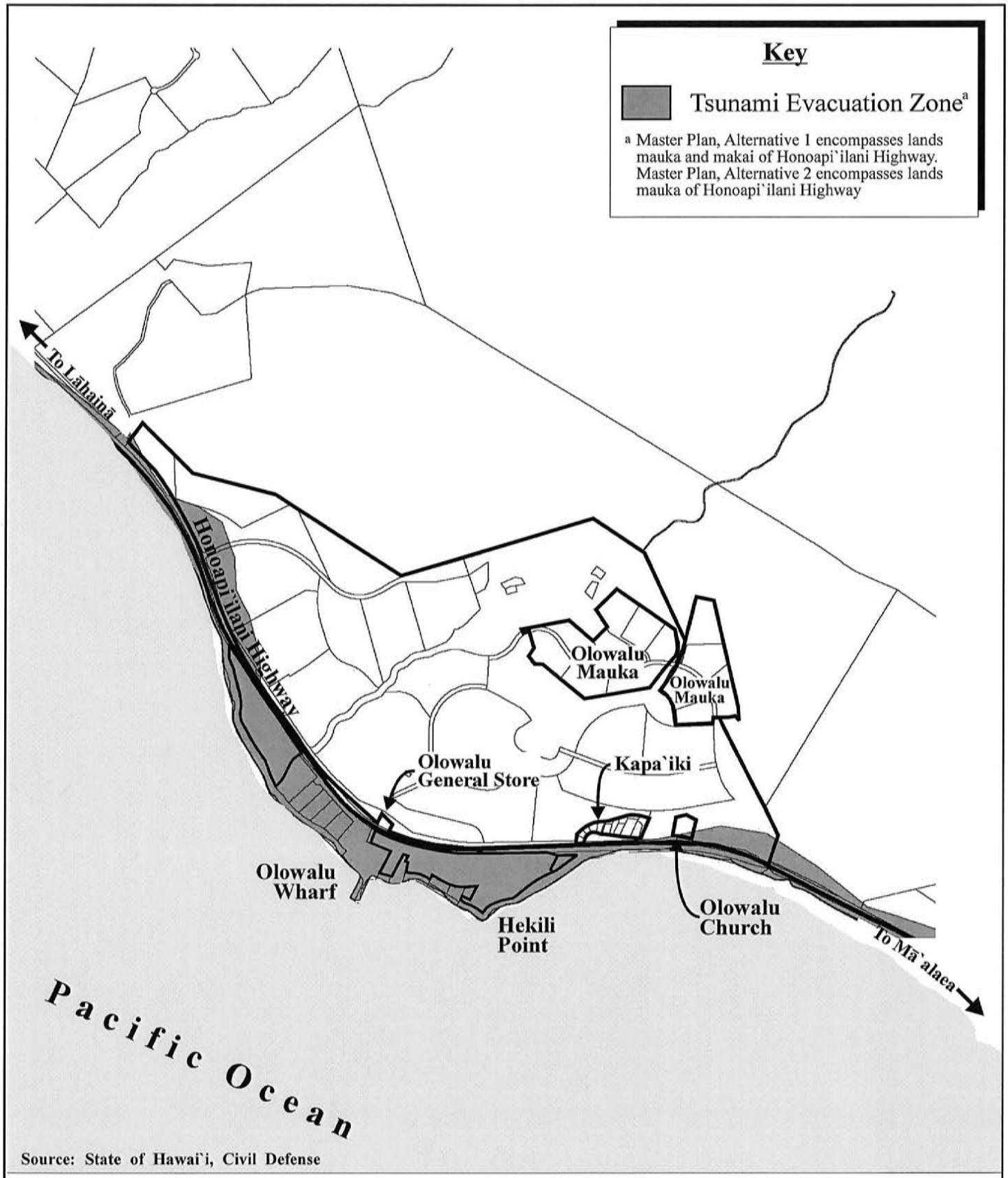
NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town/MasterPl/Final EIS\FIRM

EXHIBIT 14




Source: State of Hawai`i, Civil Defense

Figure 18

# Proposed Olowalu Town Master Plan

## Tsunami Evacuation Map

NOT TO SCALE

EXHIBIT 15

MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town\MasterPl\Final EIS\TsunamiEvacuation

Management Priority #11 National Ocean Policy and Pacific Regional Ocean Initiatives

**Goal A:** Contribute to the Pacific Regional Priorities for Pacific Regional Ocean Partnership, which include, but are not limited to, climate change adaptation and the support of Coastal and Marine Spatial Planning.

**Goal B:** Formalize Hawai`i Sub-Regional Ocean Partnership using existing partnerships and focus on ORMP implementation.

**Goal C:** Through the Regional Planning Body, establish a coastal and marine spatial plan to be used throughout the Pacific Region.

**Comment:** To the extent practicable and appropriate, the Applicants will support partnerships and collaboration which advance coastal and marine planning initiatives.

## ~~D.~~F. MAUI COUNTY GENERAL PLAN

As indicated by the Maui County Charter, the purpose of the General Plan shall be:

> *...indicate desired population and physical development patterns for each island and region within the County; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The General Plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.*

Chapter 2.80B of the Maui County Code (MCC), relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a MIP. The Countywide Policy Plan was adopted as Ordinance No. 3732 on March 24, 2010. ~~The MIP is currently in the process of review and formulation by the Maui County Council.~~



EXHIBIT 16

With regard to the Countywide Policy Plan, Section 2.80B.030 of the MCC states the following.

> *The countywide policy plan shall provide broad policies and objectives which portray the desired direction of the County's future. The countywide policy plan shall include:*
>
> *1. A vision for the County;*
>
> *2. A statement of core themes or principles for the County; and*
>
> *3. A list of countywide objectives and policies for population, land use, the environment, the economy, and housing.*

Core principles set forth in the Countywide Policy Plan are listed as follows:

1. Excellence in the stewardship of the natural environment and cultural resources;
2. Compassion for and understanding of others;
3. Respect for diversity;
4. Engagement and empowerment of Maui County residents;
5. Honor for all cultural traditions and histories;
6. Consideration of the contributions of past generations as well as the needs of future generations;
7. Commitment to self-sufficiency;
8. Wisdom and balance in decision making;
9. Thoughtful, island-appropriate innovation; and
10. Nurturance of the health and well-being of our families and our communities.

Congruent with these core principles, the Countywide Policy Plan identifies goals objectives, policies and implementing actions for pertinent functional planning categories, which are identified as follows:

1. Natural environment
2. Local cultures and traditions
3. Education
4. Social and healthcare services
5. Housing opportunities for residents
6. Local economy
7. Parks and public facilities
8. Transportation options
9. Physical infrastructure
10. Sustainable land use and growth management
11. Good governance

With respect to the Master Plan for Alternatives 1 and 2, the following goals, objectives, policies and implementing actions are illustrative of the project's compliance with the Countywide Policy Plan.

## GOALS, OBJECTIVES AND POLICIES

### Protect the Natural Environment

**Goal:** Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.

**Objective:** Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.

**Policies:** Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.

Preserve and reestablish indigenous and endemic species' habitats and their connectivity.

Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.

Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support native Hawaiian aquatic species, traditional kalo cultivation, and self-sustaining ahupua`a.

Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.

Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.

Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.

Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.

**Comment:** The Applicants recognize the importance of the environment, history and culture of Olowalu. This recognition resulted in following the ahupua`a concept in the planning of the Master Plan for Alternatives 1 and 2. In following this concept, a significant element of the Master Plan for Alternatives 1 and 2 is Olowalu Stream and the OCR which provides the mauka to makai orientation of the ahupua`a. The Applicants are working actively with the OCR to preserve the historic and cultural sites and to remove invasive species and re-establish the *lo`i* and native species within the cultural reserve.

**Objective:** Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.

**Policies:** Protect and restore nearshore reef environments and water quality.

Protect marine resources and valued wildlife.

Improve the connection between urban environments and the natural landscape and incorporate natural features of the land into urban design.

Utilize land-conservation tools to ensure the permanence of valued open spaces.

Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.

Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.

Restore watersheds and aquifer-recharge areas to healthy and productive status and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.

**Comment:** To minimize or mitigate impacts on the environment, especially the nearshore reef environment, the Master Plan for Alternatives 1 and 2 will utilize technology that eliminates the use of injection wells and development of a drainage system incorporating detention and retention basins and other measures, such as Low Impact Development (LID) to prevent sediments from entering the ocean. The Applicants propose to continue to work with the OCR in their efforts to restore watershed areas in Olowalu Valley and restore the stream flow within Olowalu Stream.

Alternative 1 includes approximately 223 acres and Alternative 2 includes approximately 200 acres for drainage, parks and open space. Alternative 1 includes proposed development of shoreline recreation and public access areas makai of Honoapi`ilani Highway and maintaining the existing 150 ft. shoreline setback. Alternative 2 does not include the makai lands. The existing public access and recreation areas, as well as, the existing 150 ft. shoreline setback will be maintained.

**Objective:** Improve the stewardship of the natural environment.

**Policies:** Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.

Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.

Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.

Improve efforts to mitigate and plan for the impact of natural disasters, human-influenced emergencies, and global warming.

Regulate access to sensitive ecological sites and landscapes.

~~**Policy:**~~ Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.

**Comment:** The planning of the Master Plan involved a community based planning process, "Olowalu Talk Story", involving more than 1,350 participants. Key values expressed by the participants were the need to protect the environment, preserve culture, provide affordable housing, improve infrastructure, strengthen the island's economy and preserve and enhance shoreline access. The planning of the Master Plan for Alternatives 1 and 2 involved numerous studies analyzing the existing environment and identifying potential impacts and mitigation measures to ensure these values are reflected in the Master Plan.

The proposed project will preserve and enhance public access to shoreline resources. ~~The~~In Alternative 1, the existing 150-~~feet~~foot shoreline setback established through SMA Permit No. SM1 990021, enhanced parks, public access, and open space on the makai side of Honoapi`ilani Highway will create a continuous shoreline access from the Lāhainā side to Mā`alaea side of Olowalu. Alternative 2 does not involve the makai lands. The existing 150-foot shoreline setback, public access and recreational uses will be maintained. The Master Plan for Alternatives 1 and 2 also includes the 74-acre OCR which protects archaeological and cultural resources in Olowalu.

**Objective:** Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.

**Policies:** Expand education about native flora, fauna, and ecosystems.

**Comment:** The Applicants will continue to support the OCR education programs for residents and visitors. The stewardship practices within the cultural reserve and the concept of interconnectedness of the natural environment and people as traditionally practiced by Hawaiians in the ahupua`a is of particular importance in the education process.

**Preserve Local Cultures and Tradition**

**Goal:** Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.

**Objective:** Perpetuate the Hawaiian culture as a vital force in the lives of residents.

**Policies:** Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.

Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.

Promote the use of ahupua`a and moku management practices.

Recognize and preserve the unique natural and cultural characteristics of each ahupua`a or district.

Encourage schools to promote broader incorporation of Hawaiian and other local cultures history and values lessons into curriculum.

Ensure the protection of Native Hawaiian rights.

Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.

**Objective:** Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.

**Policy:** Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.

**Objective:** Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.

**Policies:** Foster teaching opportunities for cultural practitioners to share their knowledge and skills.

Support the development of cultural centers.

Support programs and activities that record the oral and pictorial history of residents.

Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.

**Objective:** Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.

**Policies:** Protect and preserve lands that are culturally or historically significant.

Perpetuate the authentic character and historic integrity of rural communities and small towns.

Protect summits, slopes, and ridgelines from inappropriate development.

Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.

Foster partnerships to identify and preserve or revitalize historic and cultural sites.

**Comment:** The 74-acre OCR was established in ~~2000~~1999 to preserve and protect the historical, cultural, and spiritual resources within the Olowalu ahupua`a. The OCR is an integral part of the Master Plan for Alternatives 1 and 2, respecting the natural environment and its historic and cultural heritage. The Master Plan ~~is~~for Alternatives 1 and 2 is modeled after the ahupua`a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environment, as well as the rich cultural heritage of the area. The Applicants will continue to support the efforts of the OCR to document and preserve the culture and history of Hawaiians as well as efforts to practice sustainability within the context of the ahupua`a. Towards this end, the Applicants have initiated research to document the traditional place names of Olowalu to be incorporated into the OTMP in its street

names and identification of public facilities. It is envisioned that the future educational facilities within the Master Plan for Alternatives 1 and 2 will incorporate lessons learned within the OCR as core components of its curriculum.

~~The Master Plan~~Both Alternatives 1 and 2 seek~~s~~ to establish a thriving village community at Olowalu as a sustainable, integrated living and working village similar to the former plantation town. The project includes rural designated lands that are envisioned to be a transitional zone between the existing agricultural lands and future town centers. To minimize and mitigate impacts to historic Kapa`iki Village from the newer portion of the Master Plan for Alternatives 1 and 2, parks and open space areas are proposed adjacent to portions of the village. The development of the Master Plan for Alternatives 1 and 2 will not intrude into the historically and culturally sensitive areas, such as the historic Olowalu Church and `Awalau Cemetery.

**Improve Education**

**Goal:** Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.

**Objective:** Provide nurturing learning environments that build skills for the 21st century.

**Policies:** Encourage collaborative partnerships to improve conditions of learning environments.

Promote development of neighborhood schools and educational centers.

Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.

Design school and park facilities in proximity to residential areas.

Encourage alternative learning and educational opportunities.

**Implementing Action:** Develop safe walking and bicycling programs for school children.

**Objective:** Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.

**Policies:** Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiian architecture.

Integrate cultural and environmental values in education, including self sufficiency and sustainability.

Foster a partnership and ongoing dialogue between business organizations, formal educational institutions, and vocational training centers to tailor learning and mentoring programs to County needs.

**Objective:** Maximize community-based educational opportunities.

**Policies:** Support the development of a wide range of informal educational and cultural programs for all residents.

Attract learning institutions and specialty schools to diversify and enhance educational opportunities.

Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.

**Comment:** As previously mentioned, the Master Plan for Alternatives 1 and 2 includes the OCR and is envisioned that the future educational facilities within the Master Plan areas will incorporate lessons learned within the OCR as core components of its curriculum.

## Expand Housing Opportunities for Residents

**Goal:** Quality, island-appropriate housing will be available to all residents.

**Objective:** Reduce the affordable housing deficit for residents.

**Policies:** Ensure that an adequate and permanent supply of affordable housing, both new and existing units, be made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.

Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.

Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.

Develop neighborhoods with a mixture of accessible and integrated community facilities and services.

Support the opportunity to age in place by providing accessible and appropriately designed residential units.

**Objective:** Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small-town character.

**Policies:** Seek innovative ways to develop ohana cottages and accessory-dwelling units as affordable housing.

Design neighborhoods to foster interaction among neighbors.

Encourage a mix of social, economic, and age groups within neighborhoods.

Develop workforce housing in proximity to job centers and transit facilities.

**Objective:** Increase and maintain the affordable housing inventory.

**Policy:** Recognize housing as a basic human need and work to fulfill that need.

**Comment:** The proposed Master Plan for Alternatives 1 and 2 will provide for a mix of residential housing types for a variety of income groups. ~~Half of the proposed 1,500 units will be reserved for workforce housing serving households earning between 80 percent and 160 percent of median income.~~ Affordable housing in accordance with Chapter 2.96, MCC will be provided. Applicants will enter into an affordable housing agreement with the Department of Housing and Human Concerns (DHHC) at the appropriate time. The residential units will be developed in the context of a comprehensive master plan that provides for a mix of commercial, public/quasi-public, and residential facilities, allowing residents the opportunity to live near job opportunities. ~~In addition to the jobs, the Master Plan~~Both Alternatives 1 and 2 will also provide workforce housing opportunities in closer proximity to

resort- and tourism-related jobs in Lāhainā, Ka`anapali, and Kapalua. Currently, the majority of workforce housing on the island is located in Central Maui and many people commute from Wailuku and Kahului to jobs in West Maui.

The Countywide Policy Plan also includes the following housing policies that set forth policy priorities which the Master Plan may not directly address:

- Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.

- Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.

**Comment:** Although the Master Plan for Alternatives 1 and 2 does not promote infill housing in an urban area, it is located in an area that has been traditionally used for housing by plantation workers. As stated previously, implementation of the Master Plan will be undertaken concurrent with the development of infrastructure and public services and facilities. The Master Plan for Alternatives 1 and 2 will promote housing in an area historically used for housing.

Portions of the Master Plan for Alternatives 1 and 2 is located on prime and potentially productive agricultural lands, however, since the demise of the sugar plantation in 1999, much of the land has remained vacant. Marginal use of the land has been by the hydroponic tomato farm which are not dependent on prime soil characteristics and the tree farms makai of Honoapi`ilani Highway. It is anticipated that agriculture in Hawai`i will become less dependent on prime soil characteristics and innovative practices such as hydroponics will increase. It is noted that 14 agricultural lots are proposed along Olowalu Stream to encourage the future owners to practice traditional Hawaiian agriculture in cooperation with the OCR.

In general, the Countywide Policy Plan seeks to be as comprehensive as possible in guiding decisions based on a diverse set of policy directions addressing various functional categories. It is recognized that the comprehensiveness of the policy coverage does result in competing priorities among policy statements. The assessment of consistency with this general planning document has been conducted in the context of the overall Master Plan for Alternatives 1 and 2 and the larger body of policy

statements set forth by the Countywide Policy Plan, including policies to which the proposed action do not directly address.

**Strengthen the Local Economy**

**Goal:** Maui County's economy will be diverse, sustainable, and supportive of community values.

**Objective:** Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

**Policies:** Support economic decisions that create long-term benefits.

Support home-based businesses that are appropriate for and in character with the community.

Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.

Support and encourage traditional host-culture businesses and indigenous agricultural practices.

Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

**Objective:** Diversify and expand sustainable forms of agriculture and aquaculture.

**Policies:** Encourage healthy and organic farm practices that contribute to land health and regeneration.

Support cooperatives and other types of nontraditional and communal farming efforts.

**Comment:** The Master Plan for Alternatives 1 and 2 will generate positive economic impacts during the construction period, as well as at full build-out of the project. According to the Economic and Fiscal Impact study prepared for the project, total construction expenditures are expected to total approximately $465.6 million ~~and~~. The OTMP is expected to create an average of 377 direct and indirect jobs on Maui annually over the 10-year development period. Upon completion, the Master Plan for Alternatives 1 and 2 could result in approximately 1,000 jobs in the commercial and industrial sectors of the project. Employment attributed to the Master

Plan ~~is~~for Alternatives 1 and 2 is expected to total approximately 4,770 jobs over the term of the development.

The Countywide Policy Plan also includes the following Economic Policy relating to the use of agricultural lands:

- Prioritize the use of agricultural land to feed the local population and promote the use of agricultural lands for sustainable and diversified agricultural activities.

**Comment:** Both Alternatives 1 and 2 include 14 agricultural lots along Olowalu Stream to encourage the future owners to practice traditional Hawaiian agriculture in cooperation with the OCR and promote sustainable and diversified agricultural activities.

**Improve Parks and Public Facilities**

**Goal:** A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.

**Objective:** Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.

**Policies:** Protect, enhance, and expand access to public shoreline and mountain resources.

Expand and enhance the network of parks, multi-use paths, and bikeways.

Assist communities in developing recreational facilities that promote physical fitness.

Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.

Expand affordable access to recreational opportunities that support the local lifestyle.

**Objective:** Improve the quality and adequacy of community facilities.

**Policies:** Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.

Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.

**Comment:** The proposed project includes provisions for active and passive parks, as well as open space areas. Approximately 223 acres of the Master Plan in Alternative 1 and approximately 200 acres in Alternative 2 have been designated for drainage, park and open-space.

**Diversify Transportation Options**

**Goal:** Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.

**Objective:** Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.

**Policies:** Plan for the efficient relocation of roadways for the public benefit.

Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.

Increase route and mode options in the ground-transportation network.

Ensure that roadway systems are safe, efficient, and maintained in good condition.

Reserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.

Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.

Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.

Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.

Develop and expand an attractive, island-appropriate, and efficient public-transportation system.

**Objective:** Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.

**Policies:** Make walking and bicycling transportation safe and easy between and within communities.

Require development to be designed with the pedestrian in mind.

Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.

**Objective:** Improve and expand the planning and management of transportation systems.

**Policies:** Encourage progressive community design and development that will reduce transportation trips.

Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.

Plan for multi-modal transportation and utility corridors on each island.

Utilize transportation-demand management as an integral part of transportation planning.

Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.

**Comment:** The Master Plan isfor Alternatives 1 and 2 is designed to be a pedestrian-friendly community which will allow residents to live within walking distance of corner stores, schools, parks, employment opportunities, gathering centers, beaches/shoreline, and other social and civic resources, reducing reliance on

automobiles. Alternatives 1 and 2 encourage multi-modal transportation such as bicycling. The realigned Honoapi`ilani Highway corridor will be wide enough to accommodate future alternative transportation modes.

The project will maximize circulation and connectivity within the development through a "gridded" network of pedestrian friendly roadways. Smart Growth principles will be applied in establishing roadway standards and internal streets, parkways, alleys, and lanes will be designed to accommodate a series of interconnected greenways/bikeways for walking or biking. As the project progresses, a transportation demand management plan will be developed for the project to further reduce the demand for automobiles.

**Improve Physical Infrastructure**

**Goal:** Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

**Objective:** Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.

**Policies:** Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.

Develop and fund improved water-delivery systems.

Ensure a reliable and affordable supply of water for productive agricultural uses.

Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require ~~potable~~drinking water.

Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.

Explore and promote alternative water-source-development methods.

Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.

**Objective:** Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.

**Policy:** Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.

**Objective:** Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.

**Policies:** Promote the use of locally renewable energy sources, and reward energy efficiency.

Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.

Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.

**Objective:** Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.

**Policies:** Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.

Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.

Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.

**Objective:** Improve the planning and management of infrastructure systems.

**Policies:** Ensure that infrastructure is built concurrent with or prior to development.

Require new developments to contribute their pro rata share of local and regional infrastructure costs.

Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.

Ensure that infrastructure is built concurrent with or prior to development.

Ensure that basic infrastructure needs can be met during a disaster.

Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimizes delivery inefficiencies.

**Comment:** Although one of the objectives of the Countywide Policy Plan is to direct growth to areas with available infrastructure capacity, with ~~this~~ regard ~~into~~ the West Maui region, there are limited available infill areas to accommodate growth. The MIP identifies the Kahoma Village and Kahoma Residential projects as infill. Both projects are in the process of finalizing permitting requirements. Accommodation of growth in West Maui will likely occur by extending into areas surrounding the existing urban areas such as ~~the Pulelehua project~~Kā`anapali 2020 or the creation of new towns such as the proposed Master Plan for Alternatives 1 and 2, both of which will require the expansion of infrastructure. ~~The Master Plan~~Both Alternatives 1 and 2 proposes to establish a new sustainable mixed-use community in an area of the once thriving plantation town of Olowalu.

The Olowalu community will be developed concurrently with appropriate infrastructure in phases spread out over a period of approximately 10 years. To ensure development sustainability, the Master Plan for Alternatives 1 and 2 calls for the use of state-of-the art engineering and design principles for water, wastewater, drainage, and energy systems. ~~Potable~~Drinking water will be provided through ~~an~~ expansion of an existing private water system ~~to meet the Master Plan's~~. It is estimated with implementation of proposed conservation and sustainable measures average daily water demand will be approximately 672,300 gpd ~~average daily demand~~. Based on Department of Water Supply standards, the estimated average daily water demand is 951,000 gpd for the 1,500 residential units and existing users. The anticipated water demand is below the 2.0 mgd sustainable yield of the Olowalu Aquifer. Wastewater treatment and disposal will be provided via a small privately owned and operated treatment plant which will yield R-1 quality water to be used to meet irrigation demands for the community. ~~A significant infrastructure component of the Master Plan is the proposed relocation of Honoapi`ilani Highway along a mauka alignment to provide a route which is consistent with the County of Maui's proposed Pali to Puamana Master Plan. The project is also coordinating the mauka alignment with the proposed Honoapi`ilani Highway Realignment/Widening from Mā`alaea to Launiupoku with the HDOT. The mauka realignment of Honoapi`ilani Highway will~~

~~facilitate the State's and County's vision to move the highway inland, away from its existing, more environmentally sensitive coastal alignment.~~

A significant infrastructure component of the Master Plan for Alternatives 1 and 2 is the corridor for the proposed relocation of Honoapi`ilani Highway along a mauka alignment. The proposed alignment meets the purpose of the County of Maui's proposed Pali to Puamana Parkway Master Plan. Alternative 1 will also "preserve open space along the coastline of West Maui" (Pali to Puamana FEIS) by including significant makai parks and open space areas while Alternative 2 maintains the existing conditions. The mauka realignment of Honoapi`ilani Highway will facilitate the State's and County's vision to move the highway inland away from its existing more environmentally sensitive coastal alignment. The Applicants will continue to participate in the HDOT and County of Maui efforts to implement the proposed realignment and widening of Honoapi`ilani Highway.

According to the Assessment of Economic and Fiscal Impacts~~, it is~~ estimated that the infrastructure improvements will be $50.0 million for the internal roadways and utilities, $15 million for the wastewater treatment facility and R-1 transmission lines, $18 million for the new highway and bridge crossing over Olowalu Stream, $5 million for parks improvements, and $5 million for a small-scale renewable energy system. The total estimated construction expenditures for infrastructure and vertical construction for the Master Plan is estimated as $465.6 million. Refer to **Appendix "~~L~~M"**.

As refinements to the Master Plan for Alternatives 1 and 2 is made, consideration will be given to discourage the development of critical infrastructure systems within hazard zones such as the tsunami-inundation zone to the extent practicable. Public facilities and emergency services will be sited in appropriate locations in support of the health, safety, and welfare of the Olowalu community. The project will be designed in compliance with flood hazard area development regulations and appropriate mitigation measures will be utilized to ensure that basic infrastructure needs can be met during disasters. ~~Public~~As appropriate, public facilities within the Master Plan for Alternatives 1 and 2 will be developed to meet public shelter specifications during disasters.

**Promote Sustainable Land Use and Growth Management**

**Goal:** Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

**Objective:** Improve land use management and implement a directed-growth strategy.

**Policies:** Establish, map, and enforce urban- and rural-growth limits.

Direct urban and rural growth to designated areas.

Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.

Discourage new entitlements for residential, resort, or commercial development along the shoreline.

Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.

Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.

Establish and maintain permanent open space between communities to protect each community's identity.

Preserve the public's rights of access to and continuous lateral access along all shorelines.

Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.

Protect summits, slopes, and ridgelines from inappropriate development.

**Comment:** The Countywide Policy Plan encourages a directed growth strategy in the MIP. The MIP designated Olowalu as an appropriate location for future growth. The MIP included the Master Plan area in the UGB and RGB of the directed growth map. While the UGB and RGB areas are located mauka of Honoapi`ilani Highway, makai lands may be considered during the update or amendment to the West Maui

Community Plan. As such, the Master Plan for Alternatives 1 and 2 has been deemed an appropriate area for future growth. The Applicants seek to establish a sustainable community at the former plantation town of Olowalu. The Master Plan for Alternative 1 and 2 are guided by values and principles of sustainability balancing the needs of Maui's growing population while maintaining and respecting cultural, historical, and natural resources.

Alternative 1 proposes some residential development makai of Honoapi`ilani Highway, while Alternative 2 does not include the makai lands. In Alternative 1, a major portion of the makai area is to be used for public parks and open space. At a minimum, development in Alternative 1 will be at least 150 feet away from the shoreline to accommodate for shoreline erosion and sea-level rise. The major portion of the town centers and residential developments are located mauka of the Highway. To maintain the small town character of Olowalu, the Master Plan for Alternatives 1 and 2 are separated into two (2) sections by Olowalu Stream and the OCR.

The Master Plan for Alternative 1 will maintain continuous public lateral access along the shoreline while Alternative 2 will maintain the existing public access. The approximate 223 acres in Alternative 1 and approximate 200 acres in Alternative 2 of drainage, open space and park lands will provide opportunity for recreational uses. Olowalu Stream and the OCR provide continuous mauka to makai access from the mountains to the ocean. In addition, the summits, slopes and ridgelines located mainly on the outskirts of Olowalu and within Olowalu Valley are not identified for development.

**Objective:** Improve planning for and management of agricultural lands and rural areas.

**Policies:** Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.

Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.

**Comment**: Portions of the Master Plan for Alternatives 1 and 2 are located on prime agricultural lands. Since the termination of sugar cultivation in 1999, there has been limited use of portions of the former sugarcane land. It is anticipated that agriculture in Hawai`i will become less dependent on prime soil characteristics and innovative practices such as hydroponics will increase. As previously noted,

agricultural lots are proposed along Olowalu Stream to encourage future owners to practice traditional Hawaiian agriculture in cooperation with the OCR.

**Objective:** Design all developments to be in harmony with the environment and to protect each community's sense of place.

**Policies:** Support and provide incentives for green building practices.

Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.

Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.

Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.

Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.

Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.

Ensure better connectivity and linkages between land uses.

Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.

Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.

Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.

**Comment:** The Master Plan for Alternatives 1 and 2 will implement the principles of sustainability through LEED. It will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment. It is

envisioned as a pedestrian-friendly mixed use community developed concurrent with infrastructure and public services and facilities.

The character of Olowalu will be incorporated into the architecture and landscaping for the Master Plan for Alternatives 1 and 2 to ensure the expansion is a cohesive part of the original community. Siting of the commercial center incorporates Olowalu General Store to ensure the continued economic viability of the Store. Parks and open space areas are adjacent to Kapai`ki Village maintaining its unique identity while the higher density town center is located further north.

As a sustainable community, a network of streets, pedestrian paths, bikeways, and bus stops are proposed to encourage alternative modes of transportation to reduce dependency on the automobile. The Master Plan for Alternatives 1 and 2 has been formulated to ensure that within a 10 minute walk residents are able to obtain goods and services as well as get to places of employment.

**Objective:** Improve and increase efficiency in land use planning and management.

**Policies:** Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.

Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.

Promote creative subdivision designs that implement: best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.

**Comment:** ~~There are limited urban infill opportunities to meet the demands of West Maui's growing population. As such, the applicant seeks to establish a sustainable community at the former plantation town of Olowalu. The Master Plan is guided by values and principles of sustainability by balancing the needs of Maui's growing population while also maintaining and respecting cultural, historical, and natural resources. The Master Plan will be a pedestrian-friendly mixed use community. Infrastructure improvements will be constructed concurrently with the~~

~~project and will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment.~~

~~The Master Plan will preserve important open space and cultural resources. Approximately 223 acres of parks and open space will be provided. In addition, no development will occur within 150 feet of the shoreline.~~

The development of ~~the Master Plan~~both Alternatives 1 and 2 embodies the core principles advocated by the Countywide Policy Plan. Importantly, since 2005, the Maui community, especially the Olowalu community, has been involved in the project's planning process. Respecting its natural environment and cultural heritage, ~~the Master Plan is~~both Alternatives 1 and 2 are modeled after the Hawaiian ahupua`a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environments, as well as the rich cultural heritage of the area. ~~The Master Plan~~ Both Alternatives 1 and 2 incorporates the principles of sustainability, cultural preservation and economic diversity to create neighborhoods sensitive to its environment and cultural heritage.

~~The Master Plan~~ Both Alternatives 1 and 2 proposes to establish an economic base consisting of agriculture, community needs, and support services and new entrepreneurialism to support the community's sustainability goals. The Master Plan ~~is~~for Alternatives 1 and 2 is envisioned to disperse population growth into a distinct community from Lāhainā Town separated by agricultural open space and topographic boundaries. The Master Plan alternatives includes retaining approximately 28 acres of agricultural lands in Olowalu as 14 agricultural homesteads~~ and~~, as ~~part of~~well as expand the OCR in order to perpetuate native Hawaiian agricultural practices.

In summary, ~~the Master Plan is~~both Alternatives 1 and 2 are consistent with the themes and principles of the Countywide Policy Plan.

**Maui Island Plan**

~~The second component of the Maui County General Plan 2030 is the MIP. The MIP will set forth an islandwide land use strategy for Maui and encompasses a managed and directed growth plan which includes the delineation of urban and rural growth boundaries. The MIP has undergone review by the GPAC and the MPC and is currently under review by the Maui County Council. Both the GPAC and MPC recommended the inclusion of the Master Plan in the MIP. The Planning Director's transmittal of the MIP to the Maui County Council on~~

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

# POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

April 5, 2012

Olowalu Town, LLC and
Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, HI 96793

Dear Sirs:

Re: Draft Environmental Impact Statement (EIS) for Olowalu Town, Master Plan at TMK (2)4-8-003:084, 098 Through 118, and 124, Olowalu, Lahaina, Maui, Hawaii

In response to your letter of March 6, 2012, we took the opportunity to review the above-mentioned subject. After a careful review of the project description and the accompanying maps and diagrams, we are submitting our comments as follows:

Increase in Population: With the construction of 1,500 residential dwellings and the estimated addition of 4,239 residents to the West Maui population, the Olowalu Town project would necessitate the addition of another beat for the Lahaina Patrol District of the Maui Police Department to ensure adequate police services to the community.

Currently, there are five (5) patrol beats responsible for servicing the entire population of West Maui, to include the visitors as well as the local residents.

Traffic: Although the proposed relocation and widening of Honoapiilani Highway will provide additional capacity to accommodate additional traffic volume, the four-lane highway may create hazardous driving conditions by encouraging people to drive very fast on very short portion of the highway.

The speed of free-flow traffic on a four-lane highway will increase within the project area. As the highway on both ends of the project area tapers down from four lanes to two lanes, the traffic may see the potential to "bottleneck" in those areas.

O-Turns: The concept of "O-Turns" is relatively new, particularly in the county, and the initial response from the public could cause confusion.

Emergency Situations: Alternate routing of traffic, in the event of fatal or near-fatal traffic accident investigations or natural disasters.

During fatal and near-fatal traffic accidents, the Maui Police Department's policies and procedures dictate the closure of the roadway for several hours while specially trained investigators and reconstructionists conduct a complete investigation. In addition, during natural disasters (i.e. wild fires, flooding, tsunamis, etc.) the Maui Police Department may have to close certain roadways or redirect traffic to ensure the public's safety.

It may be necessary to divert traffic onto one of the separated two-lane roadways so that traffic may continue moving in both directions, or to divert traffic to the secondary roadway (the existing Honoapiilani Highway).

Policing Powers: Parking and other traffic enforcement within the project roadways need to be strictly enforced.

Dedicating the roadways in the project area to the County of Maui or an agreement with the county to allow traffic enforcement by the police department could be a solution. The decision to enter into an agreement would be at the discretion of the County of Maui.

Thank you for allowing our department to provide input concerning your project. Should you have any questions, please feel free to contact our Lahaina District Commander, Captain John Jakubczak, at (808) 661-4441.

Sincerely,

GARY YABUTA
Chief of Police

cc: Orlando "Dan" Davidson, Land Use Commission
Colleen Suyama, Munekiyo & Hiraga, Inc.

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Michael T. Munekiyo
PRESIDENT
Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Tivoli Faaumu, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Chief Faaumu:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of April 5, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information, which addresses your department's comments in the order listed in your letter:

***Response to Comments Regarding Lahaina Patrol District Beats***

Pursuant to telephone communication with retired Assistant Chief Larry Hudson in August 2012, the Police Department indicated that the full build-out of Olowalu Town will require an additional patrol beat consisting of six (6) police officers to cover a 24-hour period who would operate out of the Lahaina Police Station. The new police beat is estimated to cost $360,000 annually for salaries and benefits, and $51,000.00 for a new police vehicle which would be replaced every four (4) years. A new Police Station in the OTMP is not required. If deemed necessary in the future, a police substation can be accommodated in the OTMP.

***Response to Comments Regarding Traffic***

As public health and safety are of utmost concern to the applicants, the applicants will work with the Police Department as may be necessary to assess traffic conditions prior to and during project build out to ensure safety of those traveling through Olowalu Town. As appropriate, the applicant may consider roadway signage at the project site that would educate drivers of traffic conditions.

***Response to Comments Regarding Emergency Situations***

Understanding that the Police Department's policies and procedures dictate the closure of the roadway for several hours during fatal and near-fatal traffic accidents or natural disasters, the applicant is committed to working with the Police Department for best management of traffic as such emergency situations arise.

The transportation network planned in OTMP would allow for emergency "detour" within the OTMP for approximately two (2) miles of the realigned Honoapiilani Highway, as may be necessary.

***Response to Comments Regarding Policing Powers***

The applicants maintain its commitment in working with the Department as much as may be necessary to ensure not only the safety of drivers, but to also provide as much assistance as the applicants can offer in working with the Department in parking and other traffic enforcement.

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
Enclosure
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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APR 26 2012

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

**DEPARTMENT OF WATER SUPPLY**
**COUNTY OF MAUI**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

April 9, 2012

Ms. Colleen Suyama
Munekiyo & Hiraga
305 High St., Ste 104
Wailuku, HI 96793

Re: Project Name: Draft Environmental Impact Statement (DEIS)
Proposed Olowalu Town Master Plan
TMK: (2)4-8-003:084, 098 through 118,& 124

Dear Ms. Suyama:

Thank you for the opportunity to comment on the DEIS for the Olowalu Town Master Plan. According to this document, the master plan is currently defined by twenty-three agricultural parcels encompassing approximately 636 acres and proposes to reclassify 460 acres of Agricultural land to the Urban and Rural designation. The proposed development would establish a new mixed-use community, including approximately 1,500 housing units. We note that the DEIS states that final build-out of the master plan would be for a period of 10 years instead of 30 years as indicated in the EISPN. Attached you will find our comment letter to the EISPN dated August 5, 2010.

As stated in our previous comment letter, DWS has no jurisdiction over projects served by private water systems and the department does not impose requirements for domestic and fire protection purposes on subdivisions served by private water utility companies.

Should you have any questions, please contact Edna Manzano of our Water Resources and Planning Division at edna.manzano@co.maui.hi.us or 808-463-3108.

Sincerely,

Dave Taylor, P.E., Director
eam

Encl: EISPN Comment Letter dated August 5, 2010
cc: applicant, engineering division

*"By Water All Things Find Life"*

Printed on recycled paper

AUG 18 2010

CHARMAINE TAVARES
Mayor

JEFFREY K. ENG
Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

August 5, 2010

Ms. Colleen Suyama
Munekiyo & Hiraga
305 High St., Ste 104
Wailuku, HI 96793

Re: TMK: (2) 4-8-003:084, 098-118 & 124
Project Name: Proposed Olowalu Town Master Plan
Environmental Impact Statement Prep Notice (EISPN)

Dear Ms. Suyama:

Thank you for the opportunity to comment on the Environmental Impact Statement Prep Notice. The proposed development involves the construction of approximately 1,500 residential dwellings as well as appropriate infrastructure in phases spread over a period of approximately 30 years.

**Source Availability, System Infrastructure and Consumption**
The EISPN states that the project site will be served by the Olowalu Water Company, LLC, a private water utility company regulated by the Public Utilities Commission. Irrigation water will be provided by small, privately owned and operated treatment plants which will yield R-1 quality water. In addition, the document states that anticipated potable demand would be about 750,000 gallons per day (gpd). Absent detailed information, anticipated demand would be between approximately 900,000 and a little more than 2 million gpd, according to system standards. Please note that as of 2008, the sustainable yield set by the Commission on Water Resource Management for the Olowalu aquifer is 2 million gallons per day (mgd).

DWS does not review or set requirements on private water systems for domestic and fire protection purposes. However, fire protection should be a requirement in this fire prone area. We recommend that the water systems be built in accordance with the Statewide Water System Standards including appropriate backflow preventers, and that the DEIS reflect this.

We also note that the Planning Department included Olowalu within a planned protected area of the draft Maui Island Plan.

**Conservation**
To alleviate demand on the Olowalu system, please find attached a conservation checklist for the home and yard, condominiums and our planting brochure. We recommend that the following

*"By Water All Things Find Life"*

The Department of Water Supply is an Equal Opportunity provider and employer. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington DC 20250-9410. Or call (202) 720-5964 (voice or TDD)

96

conservation measures be included in the project design and noted in the draft EIS:

- Use Non-potable Water: Use brackish water for landscaping, dust control and other non-potable purposes where feasible.
- Use Climate-adapted Plants: Consider using climate-adapted native plants for all landscaping. The project is located in the "Maui County Planting Plan" - Plant Zone 3. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators. Such models should be avoided.
- Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Regular maintenance programs should be established.
- Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, water closets, and hose bibs.
- Prevent Over-Watering By Automated Systems: Provide rain shut offs and smart controllers on all automated irrigation systems. Any controllers which do not provide for soil moisture or evapotranspiration based response should be checked and reset at least once a month to reflect the monthly changes in evapo-transpiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.
- Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water that turf.
- Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

**Pollution Prevention**

We note that a portion of the master plan is only a few feet away from the shoreline. Cumulative impacts of increasing density this close to the shoreline should be considered. To address concerns regarding impacts to near shore waters as well as groundwater protection, the mitigation measures listed below should be implemented during construction:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground.
- Staging and storage of construction machinery and storage of debris should not take place on any sandy beach areas.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Disturb the smallest area possible.
- Keep run-off on site.
- No construction or toxic materials or debris should be placed where it may enter the ocean

or discharged into coastal waters. Debris shall be disposed of outside the coastal zone.

- Construction debris and sediment should be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters.

We have attached Best Management Practices (BMPs) for stabilizing shoreline to prevent erosion as well as EPA's Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters for reference.

Should you have any questions, please contact our Water Resources and Planning Division at 808-244-8550.

Sincerely,

Jeffrey K. Eng, Director

mlb
cc: applicant, Executive Director Land Use Commission, engineering division

Attachments: Plant Brochure: "Saving Water in the Yard"; Checklist of Water Conservation Ideas for Home and Yard and Condominiums", BMPs for stabilizing shoreline

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Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Dave Taylor, P.E., Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793-2155

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. Taylor:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 9, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information, in response to your comments:

1. We acknowledge your department's comment that the Department of Water Supply (DWS) does not have jurisdiction over projects served by private water systems.

2. We also acknowledge that your department does not impose requirements for domestic and fire protection purposes on subdivisions served by private water utility companies.

3. Consideration will be given to the DWS recommended Conservation and Pollution Prevention measures during design of the OTMP.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
www.munekiyohiraga.com

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:la
cc: David Ward, Olowalu Town LLC
William Frampton, Olowalu Town LLC
Peter Martin, Olowalu Ekolu, LLC
Stacy Otomo, Otomo Engineering, Inc.
Jennifer Lim, Carlsmith Ball, LLP
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Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

APR 27 2012

April 25, 2012

Olowalu Town, LCC and Olowalu Ekolu, LCC
Attn: Mr. William Frampton and/or Ms. Heidi Bigelow
2035 Main Street, Suite 1
Wailuku, HI 96793

Subject: Proposed Olowalu Town Master Plan – Draft Environmental Impact Statement
Tax Map Key: (2) 4-8-003:084, 98 through 118, and 124
Honoapi'ilani Highway
Olowalu, Maui, Hawaii

Dear Mr. Frampton and/or Ms. Bigelow:

Thank you for allowing us to comment on the Draft Environmental Impact Statement for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no additional comments at this time. Please refer to our MECO letter addressed to Mr. Dan Davidson of the Hawaii State Land Use Commission and dated May 18, 2010, in response to a prior request for this project.

Should you have any questions or concerns, please call me Kelcie Kawamura at 871-3246.

Sincerely,

Ray Okazaki
Supervisor, Engineering

c: Orlando "Dan" Davidson, Executive Direction, Land Use Commision
Colleen Suyama, Senior Associate, Munekiyo & Hiraga, Inc

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Michael T. Munekiyo
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Karlynn K. Fukuda
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Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Matt McNeff
Maui Electric Company, Ltd.
PO Box 398
Kahului, Hawaii 96733-6898

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. McNeff:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your company's letter of April 25, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to the comments noted in your company's letter.

***Comment:***

*In reviewing our records and the information received, Maui Electric Company (MECO) has no additional comments at this time. Please refer to our MECO letter addressed to Mr. Dan Davidson of the Hawaii State Land Use Commission and dated May 18, 2010, in response to a prior request for this project.*

**Response:** Thank you again for your company's review of the Draft EIS. We note that Maui Electric Company, Ltd. (MECO) has no additional comments at this time. In reference to your letter dated May 18, 2010, we note that the letter was addressed as part of the preparation of the Environmental Assessment/Environmental Impact Statement Preparation Notice. Our response letter dated December 21, 2011 noted that as development of the project progresses, our engineering consultant will coordinate the electrical needs of the project with MECO as well as contacting your Renewable Energy Department regarding integration of renewable energy systems.

We appreciate the input provided and will be including a copy of your company's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

Colleen Suyama
Senior Associate

CS:tn
cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP
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