

DAVID Y. IGE
GOVERNOR



LAND USE COMMISSION
STATE OF HAWAII

2020 MAR -5 P 12: 17 CRAIG K. HIRAI
EXECUTIVE DIRECTOR

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

IN REPLY REFER TO:
19:DEV/0191

November 13, 2019

Mr. Kenneth G. Masden II
Public Work Manager, Planning Section
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Masden:

Subject: Proposed Keawe Street Apartments Affordable Family Rental Housing
Project
Villages of Leialii
Lahaina, Maui, Hawaii
Tax Map Key No. (2) 4-5-021: 003 (Por.)

The Hawaii Housing Finance and Development Corporation (HHFDC) acknowledges receipt of your letter dated November 6, 2019 providing comments to the application of HHFDC's developer, Ikaika Ohana, for exemptions from various planning, zoning, subdivision, and building code requirements pursuant to Section 201H-38, Hawaii Revised Statutes, for the above subject 200-unit Keawe Street Apartments located in HHFDC's Villages of Leialii in Lahaina, Maui, Hawaii, Tax Map Key No. (2) 4-5-021: 003 (por.)(201H Application).

HHFDC acknowledges Condition No. 8 to the Land Use Commission Decision and Order for the Villages of Leialii, Docket No. A89-652, which states, "Petitioner shall make land available, with infrastructure up to the lots, available to the State Department of Education (DOE) for the development of school facilities."

As indicated in the 201H Application, the Villages of Leialii is a proposed 1,033-acre mixed-use community with affordable and market rate housing, as well as open space, commercial and light industrial uses, and public facilities. The proposed Villages of Leialii Master Plan envisioned the development of 2,900 to 4,100 residential uses along

Mr. Kenneth G. Masden II
November 13, 2019
Page 2

with supporting uses and infrastructure. Three (3) conceptual land use plans were assessed with a full build-out horizon of 2036.

However, as discussed with Ms. Robyn Loudermilk on November 13, 2019 and as indicated at the top of page 7 of the Project Assessment Report of the 201H Application, HHFDC has no plans for development of the Villages of Leialii beyond the proposed Keawe Street Apartments project at this time. Should HHFDC's plans change and HHFDC decides to proceed with further development of the Villages of Leialii, HHFDC will work with the Department of Education on an Educational Contribution Agreement for the Villages of Leialii as suggested.

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

Sincerely,



Craig K. Hirai
Executive Director

c: Buddy Almeida, Maui County Department of Housing and Human Concerns
Tessa Munekiyo Ng, Munekiyo Hiraga
Douglas Bigley, Ikaika Ohana