

Lāna'i Affordable Housing



Villages of La'i 'Ōpua (Kona)
117 SF homes

June 2024

ikaika 'ohana

BLIEU

Our Companies

BLIEU

Developer

Blieu is a family-owned, mission-driven affordable housing developer with unique financial and development expertise

**ikaika
'ohana**

Service Coordinator

Ikaika Ohana is our nonprofit dedicated to the development of meaningful communities and strong (ikaika) families (ohana)

THIRTYONE50

Property Manager

Thirtyone50 is our property management company with a vision to help residents thrive in the larger community

Experience

Hawaii projects:

1,000+ affordable homes between
30-60% AMI

Maui County projects:

Completed:

- Kaiwahine Village (120 units)
- Kaiāulu O Hale‘lea (120 units)
- Kaiāulu O Kupuohi (89 units)

Upcoming:

- Kaiāulu O Kupuohi (89 units)
- Kaiāulu o Kūku‘ia (200 units)
- Kaiāulu O Napili (360 units)

2,500+

Homes
in CA & HI

\$1.5 B+

Equity &
Debt Raised

\$750 M+

Bond
Financing

Recent Projects



Kaiaulu O Halele'a (Kihei)
120 homes



Kaiwahine Village (Kihei)
120 homes



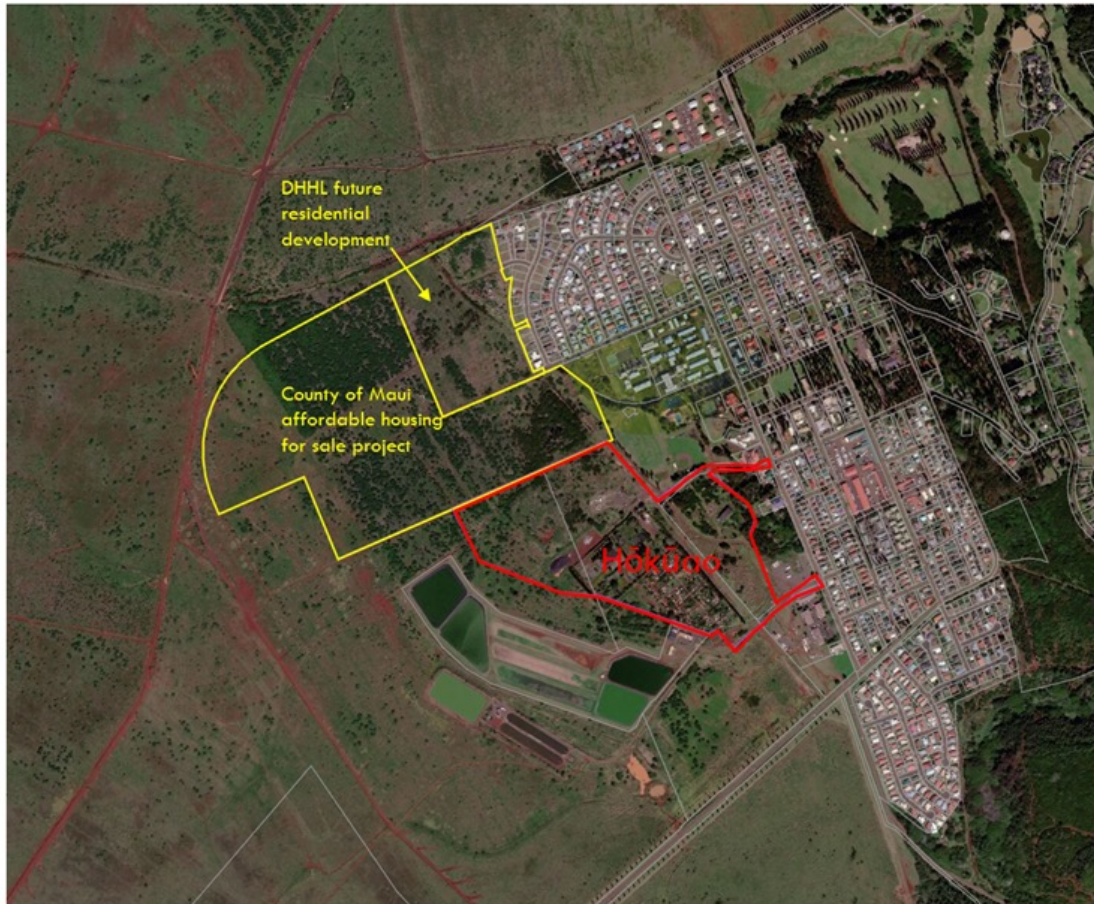
Kaiaulu O Kupuohi (Lahaina)
89 homes



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117 homes

Lāna'i Housing Plan

LOCATION OF HŌKŪAO



Residential Projects

State of Hawai'i – Department of Hawaiian Homelands (DHHL)

- Phase 1 and 2A
 - 45 lots; minimum 10,000 sqft
 - \$5M expended on infrastructure
 - 29 homes completed
 - 16 lots awarded (July 2019)
- Future Development Plans
 - 79 new residential lots
 - Community use area
 - Infrastructure/Funding Estimates: \$34M

Maui County Affordable Housing For Sale Project

- 352 unit affordable housing development project
 - 218 SF (6,000 sqft min)
 - 134 MF (9.44 acres)
- \$30M
 - \$7M infrastructure cost
- 115 acres deeded for affordable housing purposes only
 - Proposed site to be developed is 73 acres

Pūlama Lāna'i Hōkūao Affordable Housing for Rent Project

- 150 Single Family homes, 51% affordable
- Lots starting at 8,000 sqft
- 76 acres

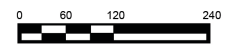
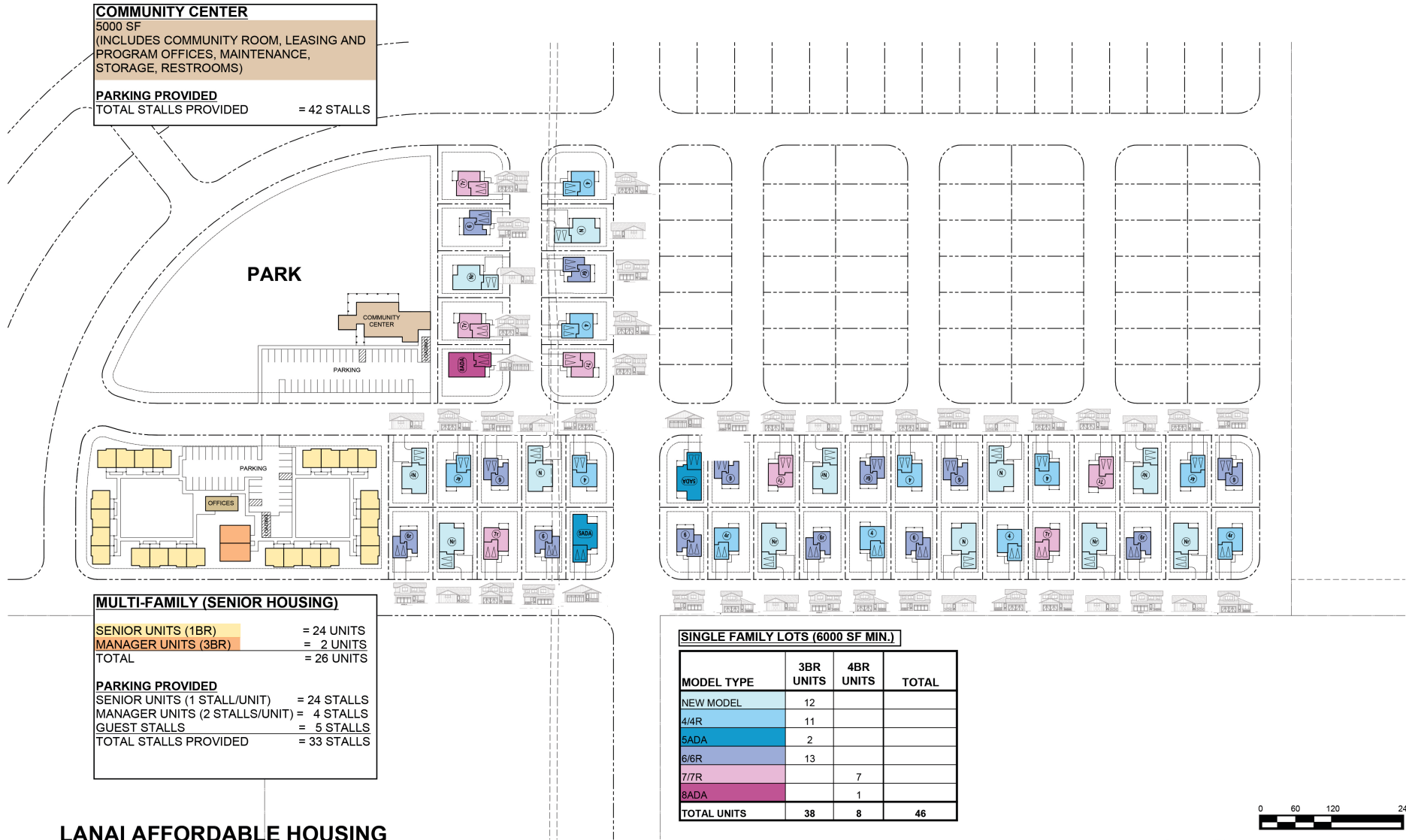
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Source:

- DHHL meeting on Lāna'i 27JUL19 at Hale Kupuna, presented by Director Aila.
- Community Meeting October 2018 on Lāna'i hosted by DHHC

Pūlama Lāna'i

Site Plan

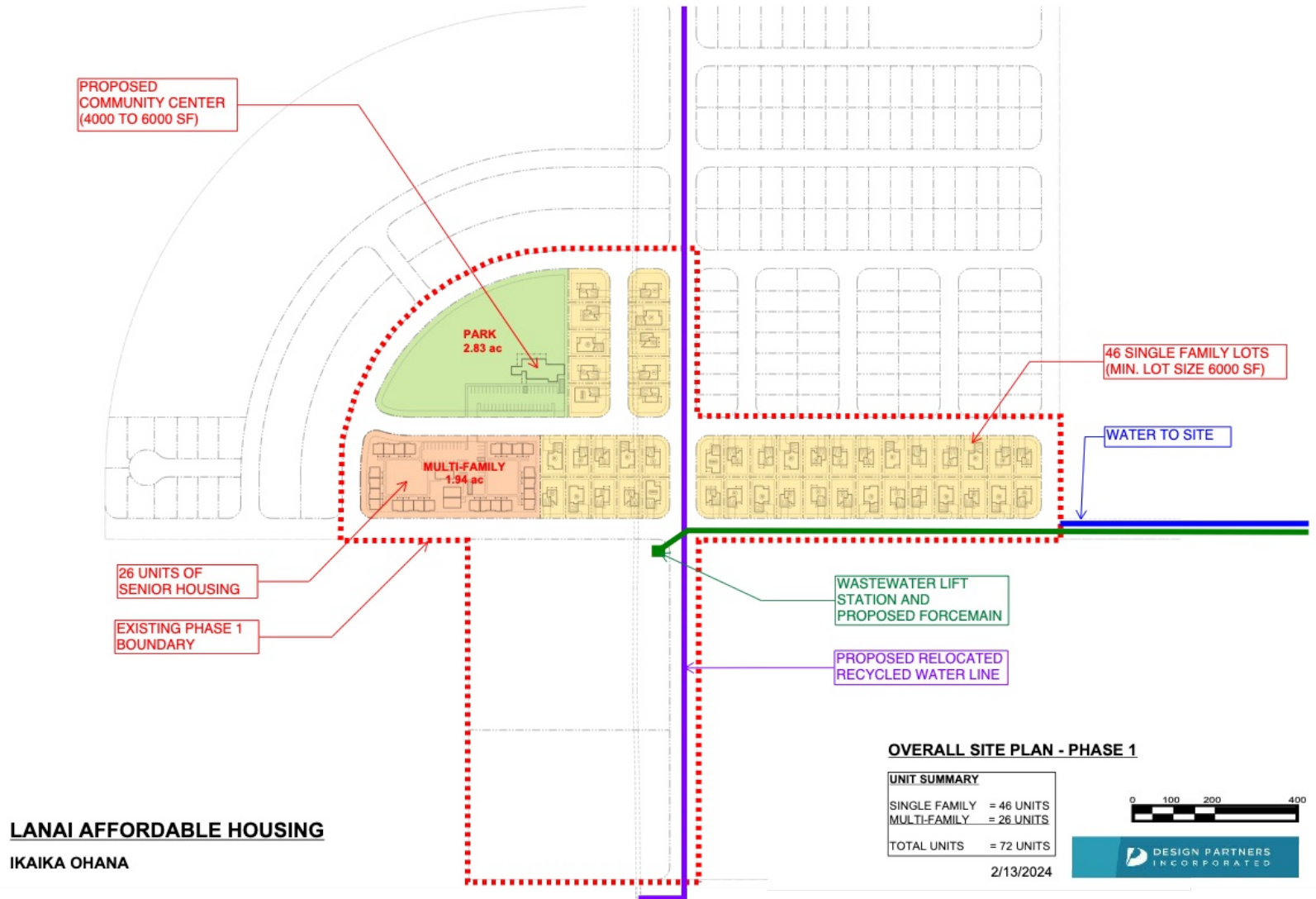


PHASE 1 PLAN

2/13/2024

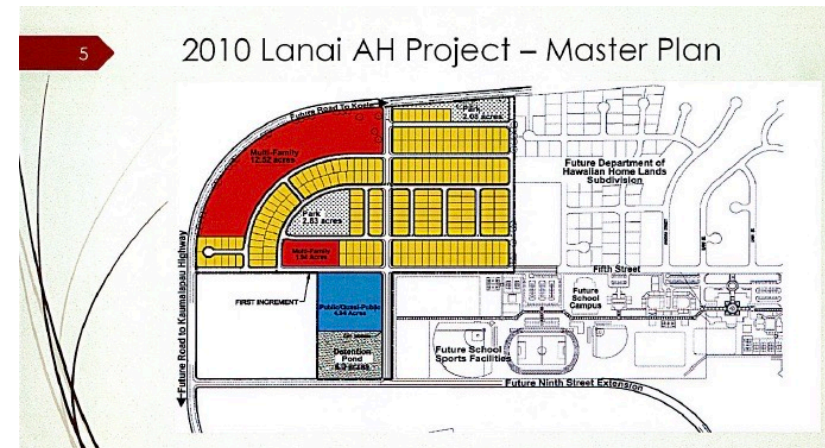


Utilities



History & Barriers to Entry

1. March 2010 – The County of Maui approved the 201(H) application with conditions set forth in resolution 10-12.
2. June 2011 – The State Land Use Commission granted zoning approval from Agriculture to Urban District.
3. March 2016 – The County of Maui issued a request for proposal for phase 1 of the project with a deadline for respondents by April 2016. No one responded.
4. The barriers to entry were: the small scale of the project, high cost of infrastructure, remote location, and lack of coordination between the significant stakeholders e.g. the County of Maui, Pūlama Lāna’i, the Department of Hawaiian Homelands, and an affordable housing developer.



Current Status: Why is this project viable now?

1. In 2021 Pūlama Lāna'i received 201(H) approval to develop Hōkūao and it is near completion. The project is located adjacent to land owned by the County of Maui for the development of affordable housing. Hōkūao required the development of a significant amount of infrastructure that will benefit the development of the land owned by the County.
2. Pūlama Lāna'i has expressed a high level of interest in the development of affordable housing for households earning 80% or less of the area median income but do not have the niche expertise. The previous owner of Lāna'i donated land to the County of Maui for the development of affordable housing. Utilities on Lāna'i are privately owned. Pūlama Lāna'i understands that the affordable housing project will need water and sewer. The privately owned utility companies will provide "will serve" letters for the affordable housing project.
3. The County of Maui has identified a developer, Ikaika Ohana, with unique expertise and relationships with the County of Maui, Pālama Lāna'i, and the Department of Hawaiian Homelands.
4. The County of Maui has submitted a grant application to the federal government to help with the infrastructure costs.

Current Status: Why is this project viable now?

5. The Department of Hawaiian Homeland is working with Ikaika Ohana to develop the property it owns on Lānaʻi and will share in the funding of the infrastructure costs.
6. Ikaika Ohana has already begun its community outreach. They have a track record of working well with the local communities on other affordable housing projects.
7. Ikaika Ohana has prepared a conceptual site plan for Phase I of the development that meets all the conditions of the existing 201(H) approval.
8. Ikaika Ohana has review the Land Use Committee conditions and will comply.
9. Ikaika Ohana has the working drawings for the homes that comply with the current architectural guidelines. These homes were already built in Kona for the Department of Hawaiian Homelands.
10. The council office at the County of Maui has already prepared an informal market analysis and the conceptual design has been informed by that study. A more formal analysis is underway.

Mahalo

Website: <http://www.uhcllc.net> (or <https://www.blieu.com/>)

Nonprofit: <http://www.ikaikaohana.org>

Manager: <https://thirtyone50.com>

Featured article: <https://www.affordablehousingnews.com/issues/spring2021/>

LinkedIn: <https://www.linkedin.com/company/blieu-llc>

In the news: <http://www.uhcllc.net/media/news>