



AFFORDABLE & WORKFORCE HOUSING PLAN

SOUTH MAUI

KĪHEI - MĀKENA

COUNTY OF MAUI

OCTOBER 2022

To view the full plan visit
housemaui.com/resources
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EMPOWERING COMMUNITY TOGETHER

The House Maui Initiative is a diverse group of community-minded organizations, businesses, and individuals dedicated to actualizing a sustainable housing market for Maui County residents.

HOUSE MAUI IS ENABLING ACCESS TO HOUSING THROUGH OUR THREE PILLARS

Align Resources

Together, we are:

Working to align federal, state, and county resources to create infrastructure for affordable housing.

Supporting coordination among actors within the affordable housing ecosystem.

Securing philanthropic support to invest in organizations that strengthen the affordable housing ecosystem.

Educate & Empower

Together, we are:

Supporting residents with knowledge and financial empowerment to realize their housing goals.

Increasing the capacity of HUD-certified housing counseling agencies and providers that can create a wellspring of financially qualified residents to buy or rent affordable housing in Maui County.

Organize & Advocate

Together, we are:

Partnering with residents, nonprofits, government, and the private sector to advocate for regulatory and public policy changes needed to create affordable housing in Maui County.

Encouraging residents impacted by the housing crises to participate in solution building.

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5 REGIONAL AFFORDABLE HOUSING PROJECTS & COMMUNITY FACILITIES

SOUTH MAUI PRIORITY PROJECTS

To prioritize the projects listed in this section, House Maui evaluated each project utilizing several criteria. We considered where the projects were in relation to existing developed areas and infrastructure. We assessed how these projects would experience the effects of climate change and if they would affect natural or cultural resources. We also evaluated the permitting processes these projects had yet to clear and if these projects would lead to a more equitable Maui.

The projects were then organized into three tiers. Tier 1 projects are likely to be built in the coming years. Tier 2 projects have significant hurdles to overcome or are still in the conceptual phase. Tier 3 projects are not a priority for House Maui at this time for the reasons noted in the table. Projects that appeared in the Maui County Comprehensive Affordable Housing Plan that are already under construction or were withdrawn are not included in this list.

OVERVIEW OF HOUSING PROJECTS

Tier	Projects	Unit Types	Estimated # of Affordable Units	Status
1	Liloa Hale (Hope Chapel) TMK 2-2-002:072	Rental	117	Council approved 2.97 and approval was recently extended for another two years.
	Maui Research and Technology Park TMK 2-2-024:014 TMK 2-2-024:017 TMK 2-2-002:085	Sale + Rental	200-300*	Subdivision applications in progress. Regional infrastructure and highway improvements needed; regional storage tank. Estimated cost of infrastructure at \$14M.
	Hale o Pihikaa (Phases I, II, III) TMK 3-9-002:076	Rental	223	Affordable housing will be built in three phases and all units will be affordable rentals, including some units for seniors. SMA permit amendment approved by the Planning Commission.
	Kama'ole Pointe Condominiums TMK 3-9-020:010	Sale	129	Received SMA approval, but approval has lapsed.
	Kilohana Makai TMK 3-9-004:014	Sale	28	CIZ approved by Council with conditions. Pending SMA and subdivision approval.
	Honua'ula (Wailea 670) TMK 2-1-008:056, 071	Sale + Rental	163 125	Received Phase II approval.
2	Kihei Fire Station Property TMK 2-1-008:046 TMK 2-1-008:113 TMK 3-9-038:026	Rental	75	Conceptual project on County-owned land.
	Kihei Police Station Property TMK 2-2-002:070	Sale + Rental	170 330	Conceptual project on County-owned land. Road access and improvements needed.
	Makoa Subdivision TMK 2-2-002:002	Sale	125	In early planning stages. Determining permitting path.
3	Kihei Waipani Village TMK 3-9-001:007	Sale	54	This project is in a floodplain and less resilient to the effects of climate change.
TOTAL			1,739 - 1,839	*The mix and number of affordable units for sale and rental are currently undetermined.

6 REGIONAL INFRASTRUCTURE PROJECTS



Roadway System Improvements

- 1 Pi'ilani Highway Widening, from Kilohana Drive to Wailea 'Ike Drive. Widening improvements from 1 to 2 lanes to accommodate the increase of traffic (Anticipated Cost \$43,200,000)
- 2 Sewerline and road widening for Fire Station site (Anticipated Cost: \$860,000)
- 3 Possible access to Police Station site. (Anticipated Cost: \$2,000,000)
- 4 Intersection widening improvements at the Pi'ilani Highway/Lipoa Street intersection as part of future development of Maui Research & Tech Park. (Anticipated Cost: \$2,000,000)
- 5 New right-in, right-out (RIRO) intersection on Pi'ilani Highway to service northern residential component of Maui Research & Tech Park. (Anticipated Cost: \$840,000)

North-South Collector Road consists of a new 2-lane collector with a shared-use path for pedestrians and bicyclists to alleviate congestion and provide access to schools, parks, housing, and the community center.

- 16 Phase 2- From Halekū'ai Street to E. Welakahao Road (Anticipated Cost \$20 Million)
- Phase 3- From E. Welakahao Road to Auhana Road (Anticipated Cost \$43 Million)
- 17 Phase 1A- From Kūlanihāko'i Street to E. Waipu'ilani Road (Anticipated Cost \$24 Million)
- Phase 1B- From Ka'ono'ulu Street to Kūlanihāko'i Street (Anticipated Cost \$21 Million)
- 18 Kīhei Mauka Bypass - Conduct a Planning and Environmental Linkage (PEL) study to explore the feasibility of a mauka bypass to establish redundancy and resiliency for South Maui (Anticipated Cost \$80 Million)

- 9 Upcountry Connector, from Pi'ilani Highway at Ka'ono'ulu Street to Haleakalā Highway at Hāli'imaile Road. New 9.8 mile, 2-lane collector between Kīhei and Upcountry. The new collector roadway would provide access to workers living in Upcountry a shorter commute to Kīhei, one of the island's employment centers. The more direct link would enhance the regional transportation network and provide an alternate emergency route for South Maui. (Anticipated Cost \$110 Million)

- 10 Waipu'ilani Gulch Improvements will decrease flooding in the makai portion of Kīhei along the gulch. (Anticipated Cost: \$2,196,000)

Information is based on agency meetings and available public information.

LEGEND

- Intersection Improvements
- Road System Improvements
- New Roadway
- - - Conceptual Roadway
- Existing Water Line
- Affordable Housing Projects
- Drainage Improvement