



1651 Lokia Street, Lahaina, exterior rendering at sunset. Design by Rothschild Doyno Collaborative for the Lahaina Community Land Trust.



Lead Applicant • Certified B-Corp

LAHAINA LBC AFFORDABLE HOUSING INITIATIVE

Executive Summary • March 2026

Permit-Ready • Construction Summer 2026 • Total Gap Funding: **\$285,000**

THE PROJECT

The flagship home at **1651 Lokia Street, Lahaina** is a three-story, 3,305 sq. ft. multigenerational residence with two ADUs — designed to house three generations of a single ‘ohana on one permanently affordable Community Land Trust parcel.

PERMIT SUBMISSION: April 2026

CONSTRUCTION START: Summer 2026

OWNER: Lahaina Community Land Trust

WHY IT MATTERS

- First LBC-aligned affordable home in post-wildfire Lahaina
- Multigenerational ‘ohana design — 3 generations, 3 units, 1 CLT parcel
- CLT structure removes land from speculation permanently
- Net-zero energy + wastewater reuse = near-zero utility costs
- Class A fire-resistant construction throughout
- Four-unit prototype library ready for CLT pipeline replication
- National demonstration model for post-disaster regenerative housing

THE \$285,000 GAP FUNDING ASK

These four modules transform this home from a single well-built house into a verified, replicable, nationally recognized demonstration model:

A	Workforce Training: B.Public Prefab 2-day job-site builder training, crane demo, virtual sessions. Creates the replicable training framework for all future CLT homes.	\$25k–\$40k
B	LBC Certification: Living Building Challenge certification, performance verification, and UH Maui College monitoring platform. Transforms the home into an internationally verified demonstration project.	\$30k–\$40k
C	Prototype Designs: 1BR, 2BR, 3BR, and 4BR design library for the CLT pipeline. Each future home avoids 12–18 months of design time and tens of thousands in engineering fees.	\$30k–\$45k
D	Resilient Systems: 11.5-kW solar + battery (~\$75k), on-site wastewater reuse (~\$65k), Class A metal roofing (~\$50k). Systems that make this home permanently affordable to operate.	~\$190k
Σ	Total Gap Funding	\$285,000

WHAT IS ALREADY BUILT

Gap funding does not pay for baseline construction. The design is complete and every system is engineered. What exists today:

- **22-sheet permit drawing set:** Rothschild Doyno Collaborative — March 6, 2026
- **Structural engineering:** SAM & Co. — seismic SDC D1, wind 110 mph
- **MEP engineering:** Iams Consulting — solar PV, ERV, wastewater, solar DHW
- **Civil engineering:** Kokoro Engineering — site utilities and drainage
- **Watershed consulting:** Ridge to Reefs — LBC Water Petal compliance
- **Workforce training:** B.Public Prefab — contracted \$7,000 in-person program
- **Prior funding secured:** Maui County + U.S. Forest Service
- **Permit submission:** April 2026 — Maui County DPWEM

LBC PERFORMANCE SYSTEMS

- Net-zero energy: 11.5-kW solar PV + battery, fully all-electric
- Water reuse: septic → bioreactor → sand filter → drip irrigation
- Healthy air: ERVs, 20 SEER AC, UV purification, Red List materials
- Fire resilience: Class A metal roof, non-combustible cladding
- Biophilic: deep overhangs, lanai, timber ceilings, 'ohana courtyard

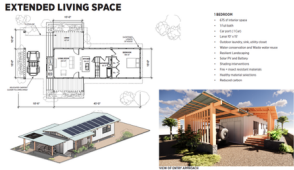
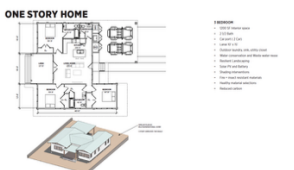
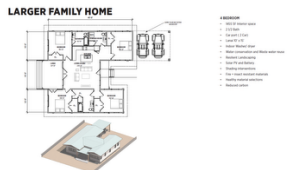
THE PROJECT TEAM

 RegenMaui Lead Applicant	 HAMER Fiscal Sponsor 501(c)(3)
 LAHAINA COMMUNITY LAND TRUST Owner / CLT	 Rothschild Doyno ARCHITECTURE AND URBAN DESIGN Architect
 ridge to reefs Watershed	 UNIVERSITY of HAWAII* MAUI COLLEGE Academic Partner

+ Iams Consulting (MEP) • SAM & Co. (Structural) • Kokoro Engineering (Civil) • B.Public Prefab (Training)

THE PROTOTYPE LIBRARY

All four-unit types share the same structural system, passive design, solar strategy, and wastewater approach — immediately deployable on any CLT parcel.

 EXTENDED LIVING SPACE 1-Bedroom Ohana — 675 sq. ft.	 EXTENDED FAMILY SPACE WITH 2ND BEDROOM 2-Bedroom — 870 sq. ft.
 ONE STORY HOME 3-Bedroom — 1,200 sq. ft.	 LARGER FAMILY HOME 4-Bedroom — 1,455 sq. ft.

“The drawings are done. The permits are being filed. The families are waiting. This project is already happening — your funding accelerates its impact.”