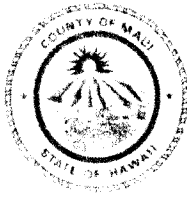


MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



RECEIVED

DEPARTMENT OF PLANNING '21 AUG -9 A9 :08
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
August 6, 2021

OFFICE OF THE MAYOR

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P Victorino 8/9/21
Mayor Date
2021 AUG 10 PM 2:29
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For Transmittal to:

Honorable Gabe Johnson, Chair
Affordable Housing Committee, Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Committee Chair Johnson:

SUBJECT: COMPREHENSIVE AFFORDABLE HOUSING PLAN (CONTRACT C7183; HAWAIIAN COMMUNITY ASSETS, INC.) (AH-14)

Thank you for your inquiry regarding the number of Apartment District properties that are allowed to be used for short-term occupancy. Based on information from the Department of Finance Real Property Assessment Division and the Planning Department's research, there are 102 properties with 7,246 condominium units that are zoned apartment and are allowed to do short-term rentals. Please see the attached list of properties and units per property.

You asked about the number of units allowed per property, and the overall total number of units; if any unit on a property meets the criteria of Maui County Code Section 19.12.020.G, then the whole property meets the criteria, and all units on the property may conduct transient vacation rental use. This means the number of units allowed per property and the overall total number of units are the same.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

MICHELE MCLEAN, AICP
Planning Director

Attachment
C: Marcy Martin, Department of Finance Real Property Assessment Administrator
MCM:JSR:JMCT
S:\ALL\APO\19.12 apartment\210805JohnsonQuantityInquiry.docx

County of Maui Apartment Zoning District Transient Vacation Rental Properties

MASTER TMK	Project/phase	Total units	Owner-occupied units	Long-term rental units	Time share units	Short-term rental units	Community Plan Area	Year Built	% Vacation Rental
14005040	HANA KAI-MAUI	19	0	0	0	19	HAN	1974	100%
21008060	WAILEA EKAHI II	92	2	3	0	87	KM	1976	95%
21008064	WAILEA EKAHI I	100	1	0	0	99	KM	1976	99%
21008065	WAILEA EKAHI III	104	3	1	0	100	KM	1976	96%
21008077	WAILEA EKOLU	148	14	7	0	127	KM	1979	86%
21008082	PALMS AT WAILEA I	150	4	1	0	145	KM	1990	97%
21008104	GRND CHAMP VILLAS	188	15	9	0	164	KM	1989	87%
26012050	KUAU PLAZA	30	1	4	0	25	PH	1973	83%
38014001	MAKANI A KAI	24	1	1	0	22	KM	1974	92%
38014002	HONO KAI	46	7	0	0	39	KM	1972	85%
38014004	KANAI A NALU	80	5	0	0	75	KM	1977	94%
38014011	MAALAEA BANYANS	78	9	2	0	67	KM	1978	86%
38014015	ISLAND SANDS	83	10	5	0	68	KM	1975	82%
38014016	LAULOA MAALAEA	47	8	1	0	38	KM	1979	81%
38014021	MAALAEA KAI	79	11	5	0	63	KM	1974	80%
38014022	MILOWAI-MAALAEA	42	8	2	0	32	KM	1977	76%
39001002	MAUI SUNSET	225	16	4	45	160	KM	1974	91%
39001004	MAUI SCHOONER	58	0	0	58	0	KM	1980	100%
39001006	LUANA KAI	113	9	2	0	102	KM	1979	90%
39001057	WAIPIULANI	42	16	10	0	16	KM	1975	38%
39001075	KAUHALE MAKAI	169	18	7	13	131	KM	1976	85%
39001107	KIHEI BAY SURF	118	9	5	0	104	KM	1980	88%
39001110	LEINAALA	24	2	0	0	22	KM	1975	92%
39001134	KOA RESORT II	54	7	1	0	46	KM	1980	85%
39001136	KIHEI RESORT	64	10	7	0	47	KM	1981	73%
39001143	KIHEI BAY VISTA	60	2	3	0	55	KM	1989	92%
39004004	KAMAOLE SANDS	440	11	4	0	425	KM	1983	97%
39004081	MAUI HILL	140	4	0	75	61	KM	1981	97%
39004082	MAUI KAMAOLE III	240	13	1	0	226	KM	1994	94%
39004084	HALE KAMAOLE	188	9	2	0	177	KM	1974	94%
39004097	HALEAKALA SHORES	76	16	3	0	57	KM	1974	75%
39004098	MAUI PARKSHORE	64	6	3	0	55	KM	1974	86%
39004139	KEAWAKAPU	18	2	2	0	14	KM	1976	78%
39004143	MAUI KAMAOLE	28	0	4	0	24	KM	1988	86%
39004144	MAUI KAMAOLE II	48	2	1	0	45	KM	1989	94%
39005012	MY WAI BEACH COTTAGE	1	0	1	0	0	KM	1970	0%
39005013	WAILEA INN *	6	0	0	0	1	KM	1985	NA
39005017	LIHIKAI APTS	8	0	1	0	7	KM	1963	88%
39005018	KIHEI COVE	6	3	0	0	3	KM	1980	50%
39005021	HALE MAHALANI	7	3	3	0	1	KM	1951, 1976	14%
39005022	INDO LOTUS BEACH HSE	1	0	0	0	1	KM	1970	100%
39005023	KAMAOLE ONE	12	1	0	0	11	KM	1973	92%
39005035	HALE ILIILI	4	2	1	0	1	KM	1978	25%
39005038	PUNAHOA BEACH APTS	15	0	0	0	15	KM	1970	100%
39005039	2131 ILIILI RD	1	0	1	0	0	KM	1946	0%
39007001	1194 ULUNI RD *	2	0	1	0	0	KM	1979	NA
39007002	1178 ULUNI RD	1	1	0	0	0	KM	1935	0%
39007025	MOANA VILLA	1	0	1	0	0	KM	1973	0%
39008003	HALE KAI O'KIHEI	59	1	0	0	58	KM	1969	98%
39008009	LEILANI KAI	9	0	1	0	8	KM	1975	89%
39008011	KIHEI GARDEN ESTATES	84	9	3	0	72	KM	1979	86%
39008031	KIHEI BEACHFRONT	4	0	0	0	4	KM	1980	100%
39009002	1444 HALAMA ST *	4	1	0	0	0	KM	1968	NA
39009003	1440 HALAMA ST	1	0	1	0	0	KM	1946	0%
39009005	KAPU TOWNHOUSE	2	0	0	0	2	KM	1980	100%
39009010	WAIQHULI BCH DUPLEX	2	0	0	0	2	KM	1979	100%
39009025	1470 HALAMA ST	1	0	1	0	0	KM	1960	0%
39009029	WAIQHULI BEACH HALE	52	1	3	0	48	KM	1979	92%
39016027	KALAMA TERRACE	61	8	7	0	46	KM	1972	75%
39017003	SHORES OF MAUI	50	5	3	0	42	KM	1975	84%
39017010	KIHEI PARKSHORE	16	1	2	0	13	KM	1974	81%
39017017	KANOE RESORT	18	10	2	0	6	KM	1982	33%
39018002	PACIFIC SHORES	136	29	15	0	92	KM	1989	68%
39018003	MAUI VISTA	280	12	11	0	257	KM	1980	92%
42001024	KAPALUA BAY VILLAS	141	3	3	0	135	WM	1977	96%

County of Maui Apartment Zoning District Transient Vacation Rental Properties

MASTER TMK	Project/phase	Total units	Owner-occupied units	Long-term rental units	Time share units	Short-term rental units	Community Plan Area	Year Built	% Vacation Rental
42001028	KAPALUA GOLF VILLAS	186	12	7	0	167	WM	1979	90%
42001032	THE RIDGE	161	19	3	0	139	WM	1979	86%
43005009	KAHANA REEF	88	9	7	0	72	WM	1974	82%
43005020	KAHANA OUTRIGGER	8	0	0	0	8	WM	1981	100%
43005021	KAHANA OUTRIGGER	4	0	0	0	4	WM	1981	100%
43005029	KAHANA VILLAGE	42	1	0	0	41	WM	1978	98%
43005031	KAHANA OUTRIGGER	4	0	0	0	4	WM	1981	100%
43006004	MAUI LANI TERRACES	159	39	118	0	2	WM	1989	1%
43006007	NOHONANI	28	0	2	0	26	WM	1974	93%
43006012	MAKANI SANDS	30	4	0	0	26	WM	1974	87%
43006013	KALEIALOHA	67	9	9	0	49	WM	1973	73%
43006014	HONO KOA	28	0	0	28	0	WM	1980	100%
43006016	LOKELANI	36	4	1	0	31	WM	1971	86%
43006041	HALE MAHINA BEACH	53	2	1	0	50	WM	1981	94%
43006044	HALE ONO LOA	67	5	2	0	60	WM	1969	90%
43006063	PIKAKE	12	2	0	0	10	WM	1966	83%
43008001	MAHINAHINA BEACH	32	8	7	0	17	WM	1979	53%
43008002	POLYNESIAN SHORES	52	2	4	0	46	WM	1972	88%
43008004	KULEANA	18	0	0	4	14	WM	1972	100%
43008005	KULEANA	100	5	4	29	62	WM	1974	91%
43008006	HOYOCHI NIKKO	17	0	0	0	17	WM	1973	100%
43009002	NOELANI	50	1	0	0	49	WM	1974	98%
44001041	HONOKOWAI PALMS	30	5	11	0	14	WM	1965	47%
44001042	HALE KAI I	40	4	1	0	35	WM	1967	88%
44001050	PAKI MAUI III	28	0	2	1	25	WM	1978	93%
44001051	PAKI MAUI I & II	80	10	3	5	62	WM	1975	84%
44001052	MAUI SANDS I	56	6	0	0	50	WM	1966	89%
44001055	PAPAKEA	364	9	4	35	316	WM	1977	96%
44001071	MAUI SANDS II	20	3	1	0	16	WM	1969	80%
44006011	HALE KAAPALI	258	6	0	0	252	WM	1964, 1967	98%
44008021	MAUI ELDORADO	205	7	0	0	198	WM	1968	97%
44008023	KAANAPALI ROYAL	105	10	3	0	92	WM	1980	88%
45004002	PUUNOA BEACH ESTATES	10	0	0	0	10	WM	1984	100%
45013027	LAHAINA ROADS	41	4	3	0	34	WM	1969	83%
46010002	THE SPINNAKER	57	19	3	0	35	WM	1979	61%
51003013	KE NANI KAI	120	12	4	7	97	MOL	1983	87%
56004055	WAVECREST	126	12	6	0	108	MOL	1975	86%
102 PROPERTIES		7,246 UNITS							
* For non-condominiumized properties, real property unit count may not match number of units advertised for vacation rental									
Information source: Department of Finance, Real Property Assessment Division and Planning Department, Zoning Administration & Enforcement Division									