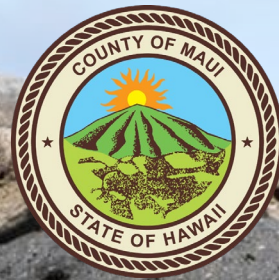


# OFFICE OF RECOVERY

## **BILLS 103 AND 104** **March 19, 2025**

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MAYOR RICHARD T. BISSEN, JR. | ADMINISTRATOR JOHN R. SMITH



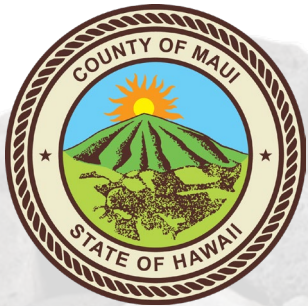
Submitted by Office of Recovery 03-19-2025  
(Bill 103 (2024) and Bill 104 (2024))

# LEGISLATIVE INTENT

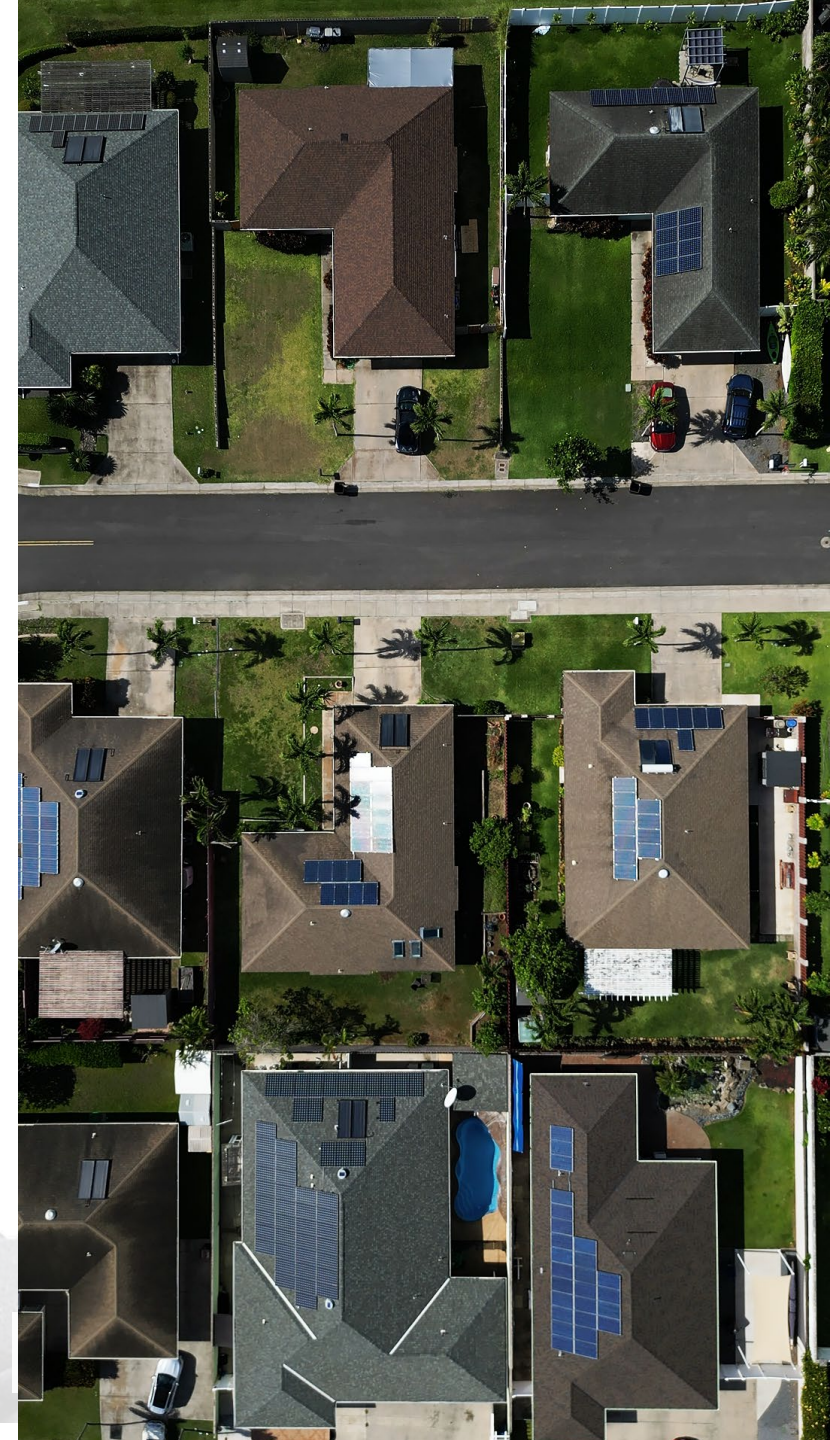
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The intent of bills 103 & 104 are to provide housing opportunities for the recovery in Lahaina and for the broader community.

The option for the increase in density or the addition of dwelling units are intended to be available for individuals who are interested in, or in need of these potential dwelling configurations.



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# DENSITY

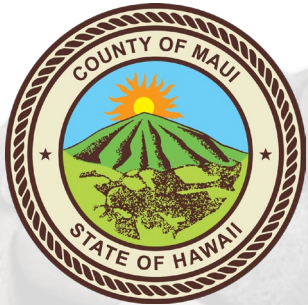
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## The town of Lahaina and much of the fire affected area:

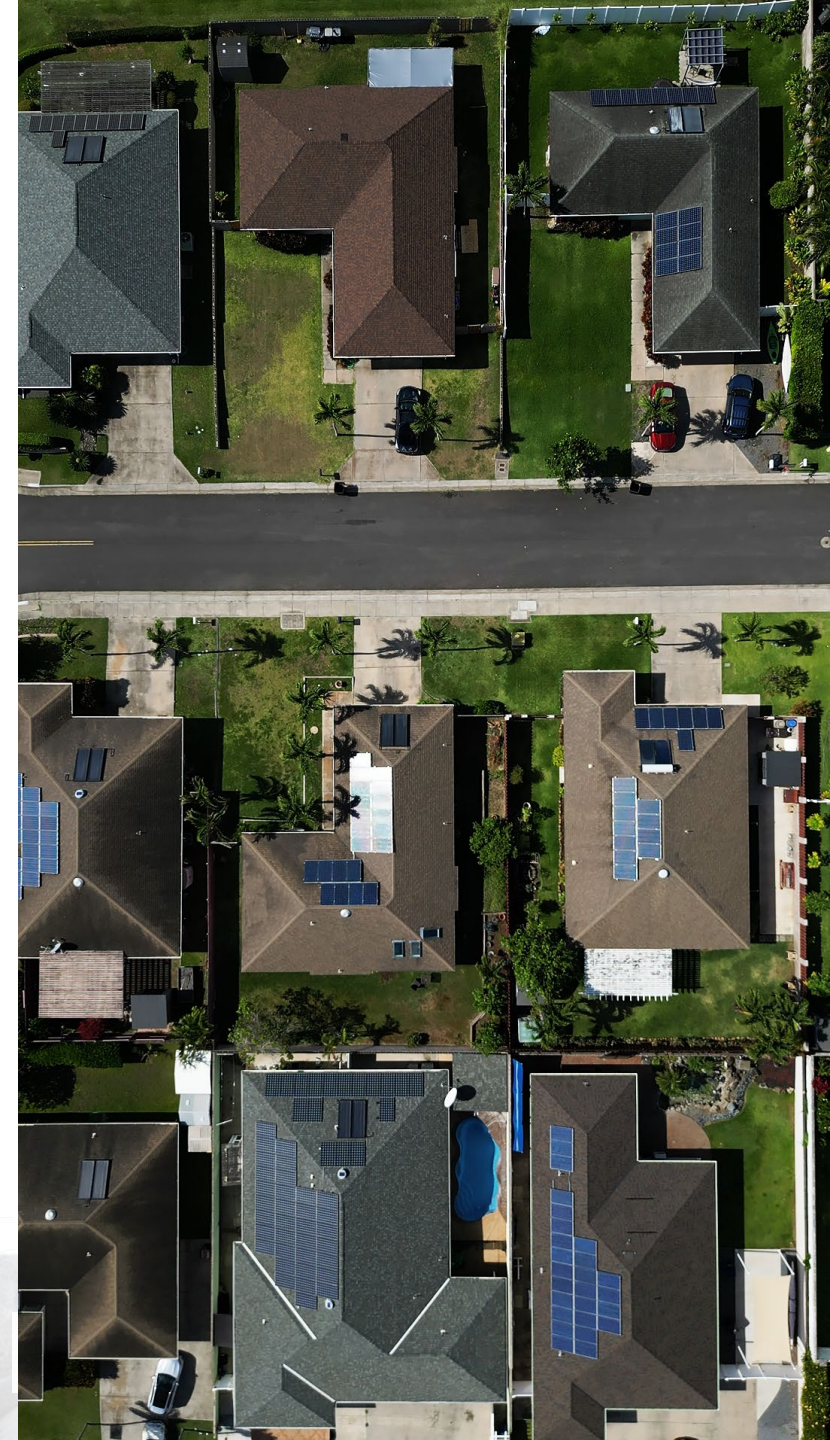
- Was affected by a housing shortage prior to the fires
- Primarily consisted of smaller sized lots
- Pre-fire needs resulted in customary uses including additional units and kitchenettes that were not able to be legal and were not inspected or compliant with codes

## OOR's preferred outcome:

- Empower residential owners to take housing solutions into their own hands
- Acknowledge past trends by creating a process for legal construction of improvements in compliance with code requirements



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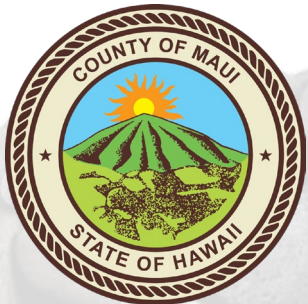


# Applicability

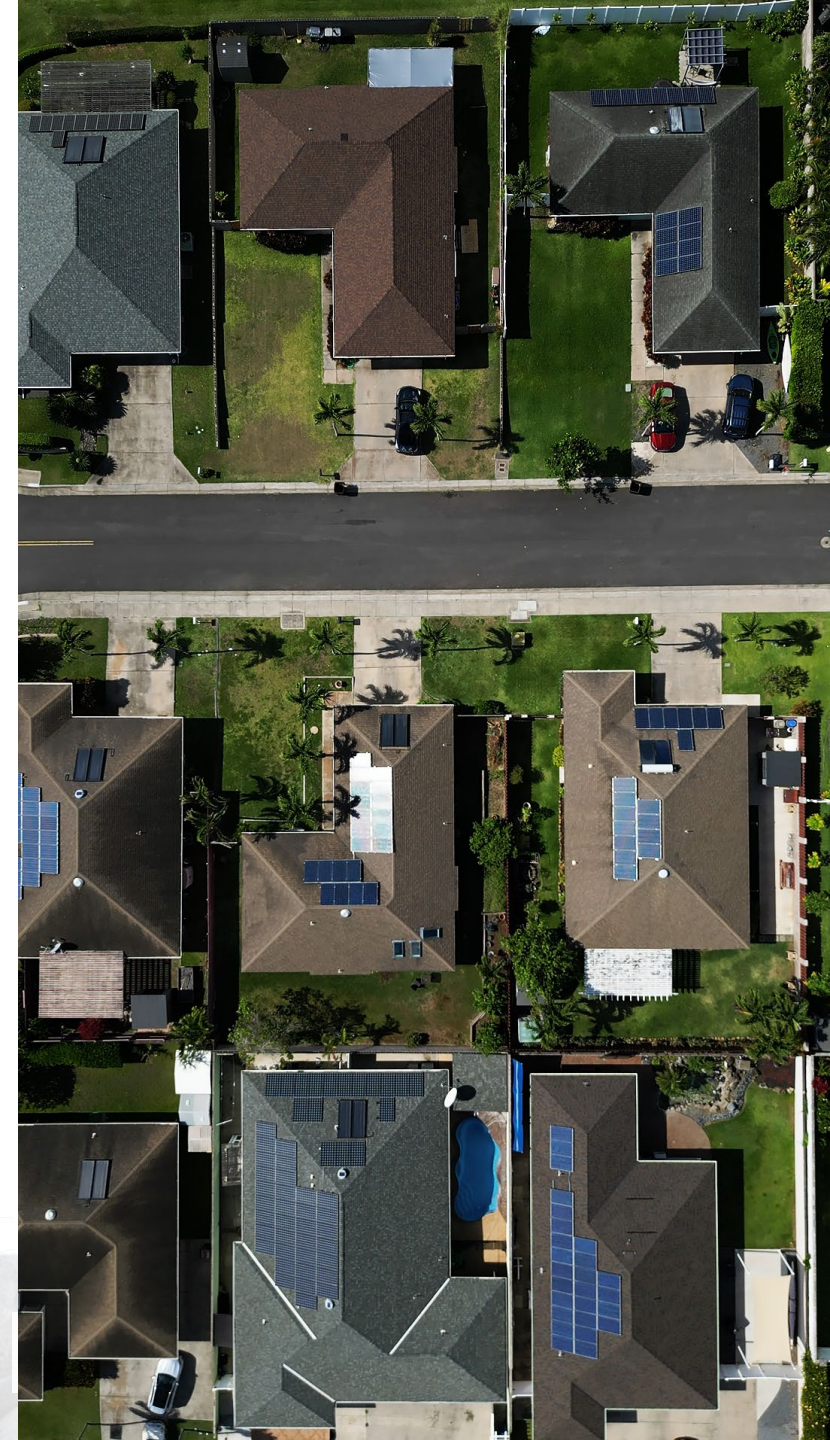
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**OOR requests consideration of a density of one unit per 3,000 sq ft:**

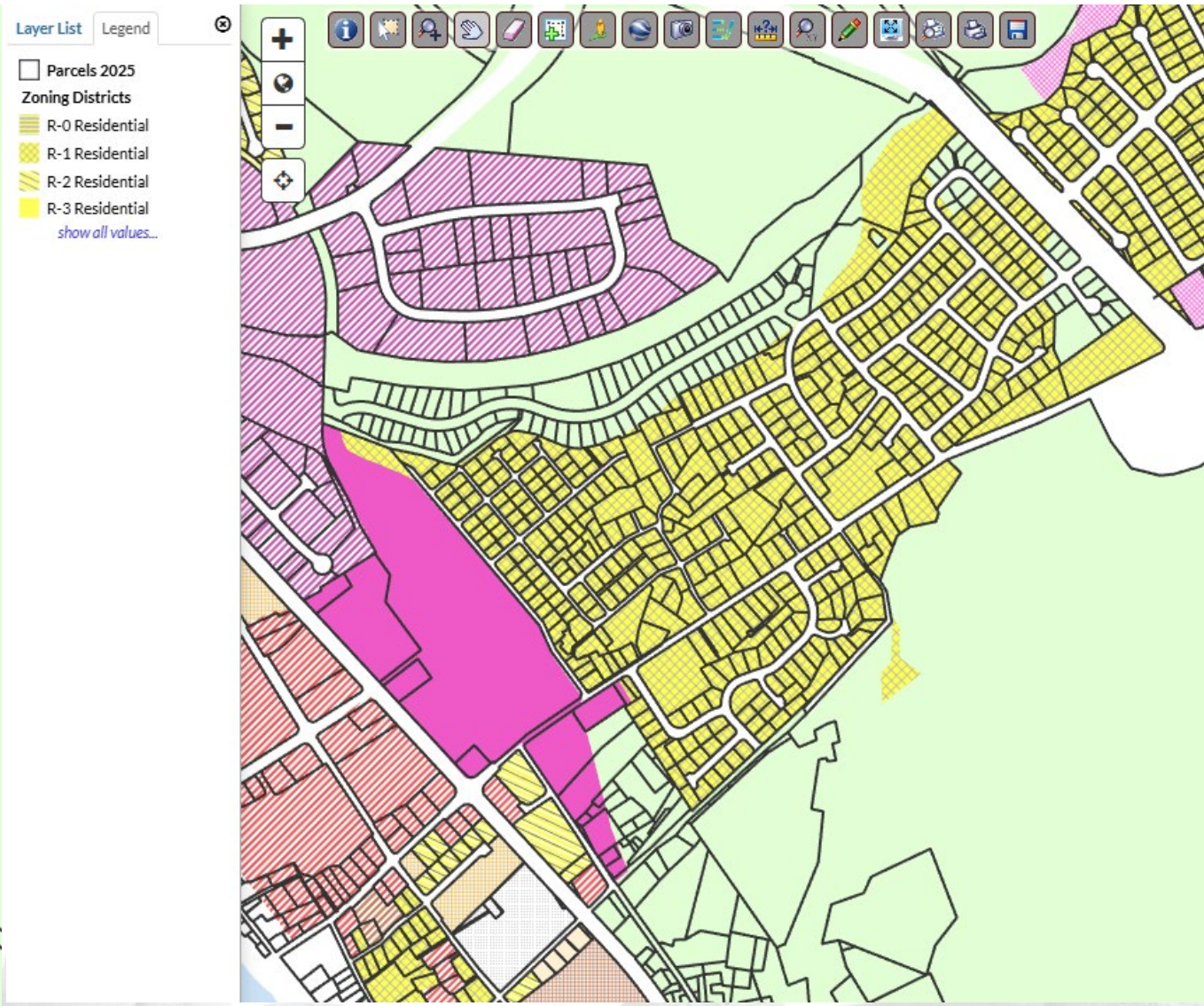
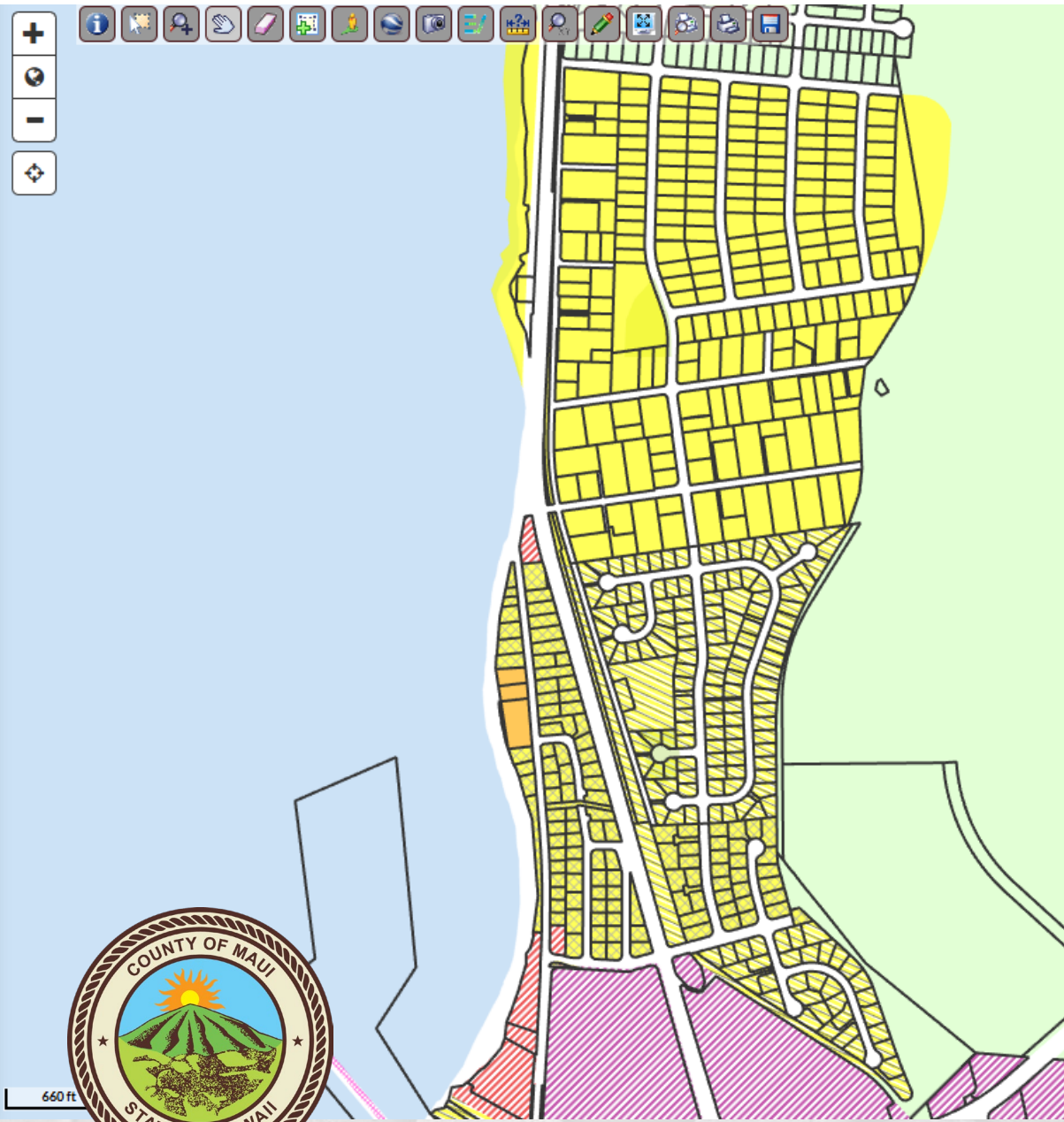
- 3,000 sqft would allow R1 & R2 zones to benefit from this measure. Unfortunately 5,000 would not.
- R1 minimum lot size 6,000 is allowed one (1) ADU
- R2 minimum lot size 7,500 is allowed two (2) ADUs
- Excluding Wahikuli, most of the Lahaina fire affected area is R-1 & R-2



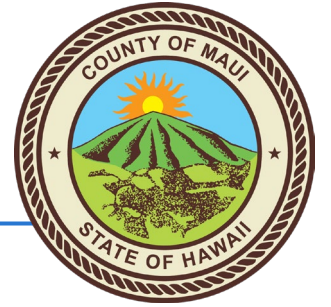
**OFFICE OF RECOVERY**



# Excluding Wahikuli area, most of Lahaina Residential Zoning is R-1 & R-2:



# Parking increase by bedroom



## Suggestion:

Unit Type	Stalls
Studio/1BR	One (1)
2BR Home	Two (2)
3BR Home	Two (2)
Each BR after 3rd	+ One (1)
Kitchenette	+ One (1)

Excerpt from: 19.36B.020 - Designated number of off-street parking spaces.

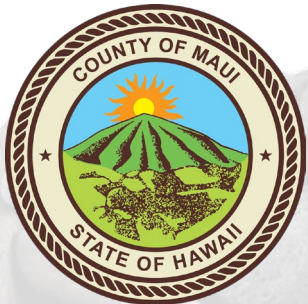
Floor area of dwelling unit in square feet:	Minimum number of parking spaces:
Under 3,000	2
3,000-3,999	3
4,000-4,999	4
5,000-5,999	5
6,000-6,999	6
7,000-7,999	7
8,000 and above	8

1 for each accessory dwelling.

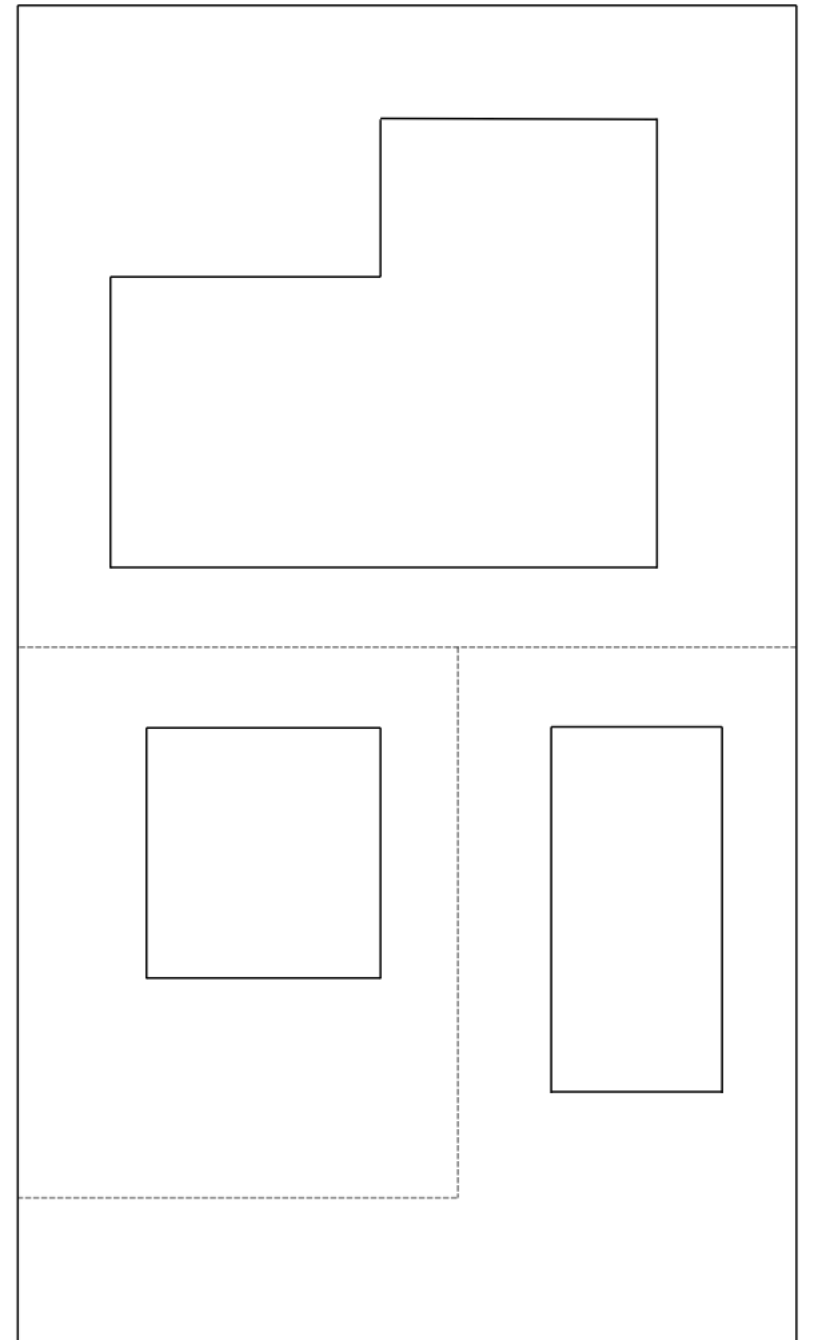
# Condominiumization

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- Allows fee simple ownership
- Smaller sized homes and yard areas increase affordability options for starter homes, downsizing or individuals
- Ownership allows for building equity and provides some relief from inflation
- Does not not preclude renting

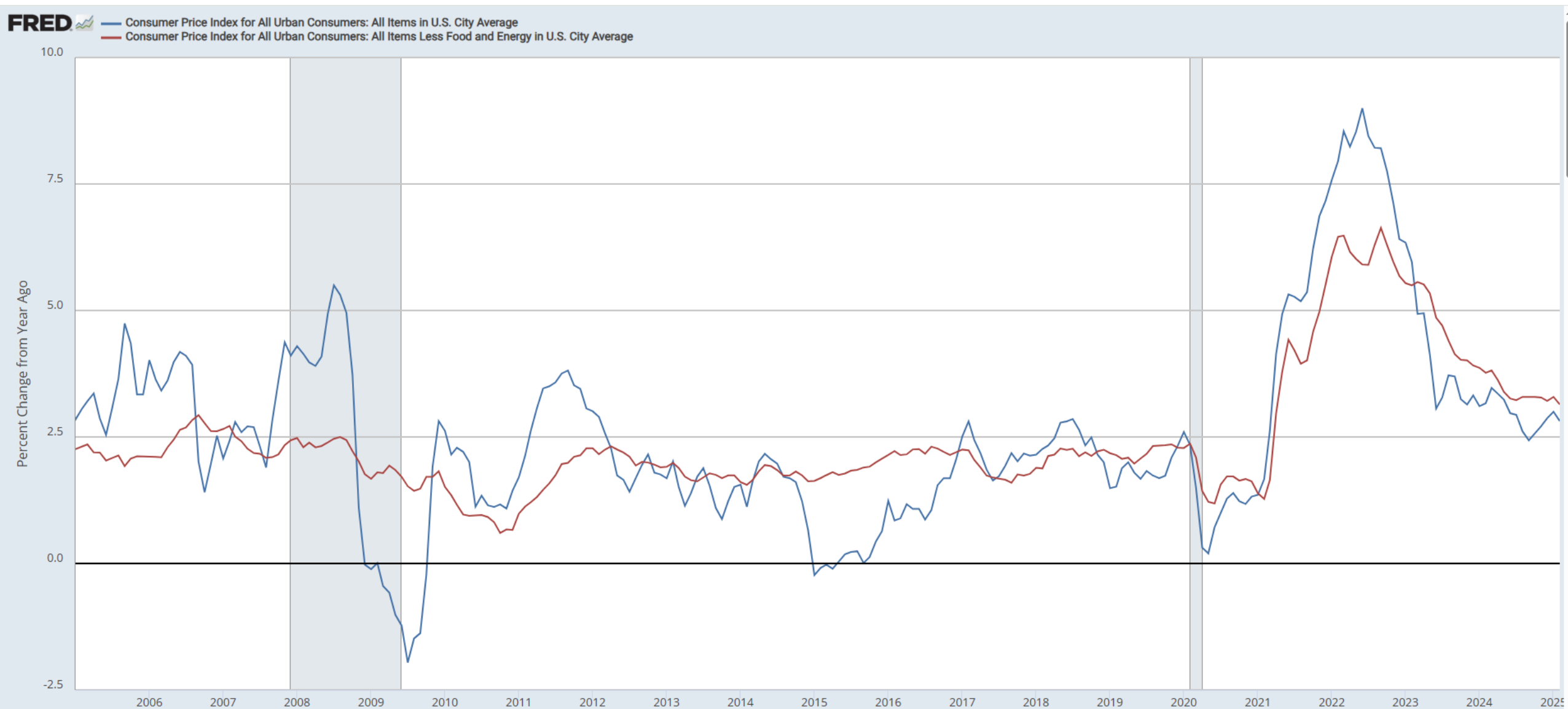


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"The Consumer Price Index for All Urban Consumers: All Items (CPIAUCSL) is a price index of a basket of goods and services paid by urban consumers. Percent changes in the price index measure the inflation rate between any two time periods."

<https://fred.stlouisfed.org/graph/?g=rocU>



Source: U.S. Bureau of Labor Statistics via FRED®  
Shaded areas indicate U.S. recessions.



\$  in

is worth

\$ **161,014.79**

in

**Calculate**

[TWEET](#)

[DOWNLOAD THE APP](#)

This inflation calculator uses the consumer price index (CPI), which measures the average change in prices over time using a periodically updated market basket of goods and services. Through 1977, there was just one CPI measure. Starting in 1978, our calculator uses the CPI for all urban consumers (CPI-U).

# MAHALO

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