



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/HLU

Committee Chair
Tasha Kama

Committee Vice-Chair
Nohelani U'u-Hodgins

Voting Members:
Tom Cook
Gabe Johnson
Alice L. Lee
Tamara Paltin
Keani N.W.
Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura

HOUSING AND LAND USE COMMITTEE (2025-2027)

Thursday, March 13, 2025

9:00 a.m.

MEETING SITE:

Online via Teams: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

AGENDA

BILL 22 (2024), BILL 12 (2023), AND BILL 74 (2023) RELATING TO RESIDENTIAL WORKFORCE HOUSING DEED RESTRICTIONS

Description: The Committee is in receipt of the following:

1. Bill 22 (2024), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTERS 2.96 AND 3.44, MAUI COUNTY CODE, ON RESIDENTIAL WORKFORCE HOUSING UNITS." Bill 22's purpose is to: 1) increase the time-periods that residential workforce housing ownership units are subject to deed restrictions as follows: a) 12 years for the below-moderate income group, b) 10 years for the moderate income group, and c) eight years for the above-moderate income group; and 2) expedite the County's purchase of residential workforce housing units when offered to the County by excepting residential workforce housing units, including units with a purchase price exceeding \$250,000, from the requirement that the Council must authorize the purchase by resolution.
2. Bill 12 (2023), entitled "A BILL FOR AN ORDINANCE AMENDING SUBSECTION 2.96.060(B), MAUI COUNTY CODE, RELATING TO RESIDENTIAL WORKFORCE HOUSING DEED RESTRICTION TIME-PERIODS." Bill 12's purpose is to increase the time-periods that residential workforce housing ownership units are subject to deed restrictions as follows: a) 20 years for the below-moderate income group, b) 16 years for the moderate income group, and c) 10

MORE →

- years for the above-moderate income group.
3. Bill 74 (2023), entitled “A BILL FOR AN ORDINANCE RELATING TO DEED-RESTRICTED PERIODS FOR RESIDENTIAL WORKFORCE HOUSING UNITS.” Bill 74’s purpose is to: 1) restart the deed-restricted period when a residential workforce housing ownership unit is sold during the deed-restricted period; and 2) delete the provision allowing an owner of a residential workforce housing unit to appeal for a waiver of the owner-occupancy deed restriction under special circumstances.

Status: The Committee may consider passage of Bill 22 (2024), Bill 12 (2023), and Bill 74 (2023) on first reading, with or without revisions. The Committee may consult with representatives from the following organizations: University of Hawai‘i Economic Research Organization; Hawai‘i Housing Finance & Development Corporation; Central Pacific Bank; Hawaii Financial Services, LLC; The Money Store; The Grassroot Institute of Hawaii, Inc.; Northwest Community Land Trust Coalition; and Housing Hawaii’s Future. The Committee may also consult with other financial and economic experts and housing advocates. The Committee may consider the filing of Bill 22 (2024), Bill 12 (2023), and Bill 74 (2023) and other related action.

[Bill 22 \(2024\)](#)

[Bill 12 \(2023\)](#)

[Bill 74 \(2023\)](#)

CONTACT INFORMATION

Office of Council Services, 200 South High Street, Wailuku, Hawai'i 96793
Tel: (808) 270-7838

COMMITTEE STAFF

James Krueger, Ellen McKinley, Jennifer Yamashita, and Carla Nakata

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

Oral testimony is limited to 3 minutes per item. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to HLU.committee@mauicounty.us or postal service to HLU Committee, Maui County Council, 200 S. High St., Wailuku HI 96793.

For more information on testifying, please visit www.mauicounty.us/testify or contact the Office of Council Services.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 461 899 61#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 5091 Uakea Road, Hāna, (808) 248-7513

Lāna'i: 814 Fraser Avenue, Lāna'i City, (808) 565-7094

Makawao-Ha'ikū-Pā'ia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pā'ia, (808) 793-0099
Molokai: Moloka'i District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888
South Maui: MEDB Building, 1305 North Holopono St., Suite 9, Kihei, (808) 793-0012

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akaku: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akaku prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akaku to be included with archived meeting videos.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Agenda items are subject to cancellation.