

HO'ONANI VILLAGE

Conditions of Zoning

1. The Project must comply with the provisions of Chapter 2.96, Maui County Code, provided however, that:
 - a. The rules or requirements of the Hawaii Housing Finance and Development Corporation ("HHFDC") will control in the event of a conflict with the requirements of Chapter 2.96, Maui County Code, and any associated or related administrative rules that may be adopted.
 - b. The income group distributions for the Project will be as follows:
 - (i) One-third of the residential workforce housing rental units for "very low income" and "low income" residents, which collectively are those households whose gross annual family income is 80 percent or less of the area median income as established by HHFDC.
 - (ii) One-third of the residential workforce housing rental units for "below-moderate income" residents, which are those households whose gross annual family income is more than 80 percent, but not more than 120 percent of the area median income as established by HHFDC.
 - (iii) One-third of the residential workforce housing rental units for "moderate income" residents, which are those households whose gross annual family income is more than 120 percent, but not more than 140 percent of the area median income as established by HHFDC.
 - c. All dwelling units in the Project for a period of thirty (30) years, commencing upon the date of certificate of occupancy for the building in which the unit is situated, shall not exceed the rental rates for the "moderate income" group.
 - d. Units in the Project may be leased to non-income qualified residents if a unit remains vacant after thirty (30) days of initially being made available for lease. The Project will not be subject to the requirements of Section 2.96.070.D, Maui County Code.
 - e. The Project may offer a selection priority "preference" for income-qualified, full-time agricultural workers, construction workers, government employees, and healthcare employees. Details regarding implementation and definitions shall be determined with the Director of Housing.
2. The Project must contain at least 1,000 dwelling units and construction permits for non-residential uses, not including permits for infrastructure supporting dwelling units, may not be issued until building permits have been issued for at least 250 dwelling units.
3. The Project shall not be issued a building permit until the Project site, or portions thereof affected by said permit, are reclassified from the Agricultural District to the Urban District.

4. In the event that the Project site, or any portion, are not reclassified to the Urban District within seven (7) years of the approval of this change in zoning, the Council may initiate a change in zoning to return the Project site to the County Agricultural District. Extensions to this time period may be approved by Resolution of the Council.

Kainoa J. Shimizu

From: Susan S. Clements
Sent: Wednesday, November 5, 2025 8:46 PM
To: Kainoa J. Shimizu
Subject: FW: Language regarding Native Plants

Hi Kainoa,

Can you print this out and add to Nohe's notes with the Conditions of Zoning please.

Thank you!
Susan

Susan S. Clements
Executive Assistant
Office 808-270-5511



Office of Councilmember Nohelani U'u-Hodgins
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From: Jeffrey Ueoka <jeff@wslmaui.com>
Sent: Wednesday, November 5, 2025 4:25 PM
To: Susan S. Clements <Susan.Clements@mauicounty.us>
Subject: Language regarding Native Plants

Hi Susan,

Per our conversation, the below is the language relating to Native Plants:

The Project will use indigenous, endemic and canoe plant varieties which are compatible with the Puunene Environment.

Please let me know if you have any questions.

Thanks,
Jeff

Jeffrey Ueoka
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