

RICHARD T. BISSEN, JR.
Mayor

RICHARD E. MITCHELL, ESQ.
Director

SAUMALU MATA'AVA
Deputy Director



DEPARTMENT OF HOUSING
COUNTY OF MAUI
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November 3, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawai'i 96793

APPROVED FOR TRANSMITTAL

Samuel I. Bissen 11-5-25
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster, Resilience, International Affairs & Planning Committee
200 South High Street
Wailuku, Hawai'i 96793

Dear Chair Paltin:

SUBJECT: BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PŪLEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAI'I (HO'ONANI VILLAGE) (DRIP-19)

Thank you for your October 23, 2025, letter requesting comments relating to Bills 163, 164, and 165 (2025), relating to the proposed Ho'onani Villages project. Both your question and the Department of Housing's (Department) response are below:

1. **To the extent feasible given the shortness of time, please review and provide your Department's comments on the project and attached proposed bills, including any anticipated impacts as a result of the proposal.**

The Department is supportive of projects that advance its priority mission of providing the widest array of affordable housing options for County residents, and sensitive to the need for expediency during a housing crisis while conducting an appropriate level of review. Land use review is handled by the Planning Department and Maui Planning Commission, and the Department defers to the Planning Department's response to the above question.

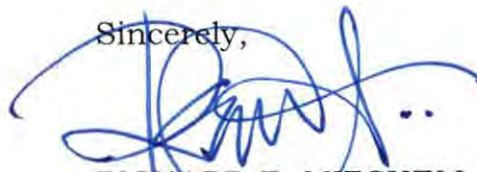
The Department has reviewed the Planning Department's analysis, dated November 3, 2025, and consistent with the Planning Department would like the developer to provide more information about potential project impacts, and explain the necessity of seeking a zoning change from Agriculture to M-1 (Light Industrial District), before weighing in on the project.

The Department has little information about project, except for the project proponent's conceptual presentation to the Housing & Land Use Committee in March 2024 and is unaware of a more recent presentation to the Council with current project information.

The Department notes that while it is exclusively within the Council's preview to proceed with the Council initiated bills, should the project's mix of housing materially change after the passage of the bills or the project proponent fails to meet any Council imposed conditions, the process of reverting the zoning is not without complications that must be considered.

Should you have further questions, please contact me or the Department at (808) 270-7110 or email me at director.housing@co.maui.hi.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard E. Mitchell', with a stylized flourish at the end.

RICHARD E. MITCHELL, ESQ.
Director of Housing

DRIP Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Wednesday, November 5, 2025 8:56 AM
To: DRIP Committee
Cc: Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika; Amanda M. Martin; Richard E. Mitchell; Saumalu Mataafa
Subject: MT#11294 Bill 163
Attachments: MT#11294-DRIP Committee.pdf