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DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI
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August 14, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL


Mayor Date 8-27-25

For transmittal to:

Honorable Alice L. Lee, Council Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

**SUBJECT: A BILL FOR AN ORDINANCE AMENDING CHAPTER 16.25,
MAUI COUNTY CODE RELATING TO FACTORY-BUILT HOUSING**

Dear Chair Lee,

Transmitted for your review and approval is a proposed bill entitled, "A BILL FOR AN ORDINANCE AMENDING CHAPTER 16.25, MAUI COUNTY CODE, RELATING TO FACTORY-BUILT HOUSING." The purpose of the proposed ordinance is to allow for the design, manufacture, installation, inspection, and transportation of factory-built housing for one and two-family dwellings.

We believe it is in the public interest to allow factory-built housing for the following reasons:

- **Addresses housing shortages:** Factory-built homes provide an alternate means to producing housing from the traditional site-built homes, providing another tool to homeowners and developers to help meet the urgent housing demands.
- **Cost efficiency:** Factory-built homes are manufactured in controlled factory environments that allow for more efficient use of labor and materials, which supports reduced home costs for residents.
- **Quality control:** Factory-built homes are manufactured indoors under standardized conditions, reducing exposure to weather damage and ensuring consistent quality.

Honorable Mayor Richard T. Bissen, Jr.

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- **Reduced construction disruption:** On-site work is minimized, lowering noise, traffic, and dust impacts to surrounding neighborhoods
- **Adaptability:** Factory-built housing can be used for permanent residences, accessory dwellings, or rapid disaster recovery housing.

Since the August 2023 Wildfires, the Department of Public Works has gained first-hand experience with the manufacturing and inspection of factory-built housing. In addition, the Department has evaluated the regulatory framework of various other jurisdictions who oversee and administer factory-built housing codes. The proposed bill incorporates the safeguards we have determined to be necessary to protect the health and safety of the public and homeowners while ensuring the permitting and inspection process is efficient for applicants and minimizes operational impacts to our program and staff.

Thank you for your attention to this matter. Should you have any questions, please contact me at Ext. 7845.

Sincerely,

A handwritten signature in black ink, reading "Jordan Molina". The signature is fluid and cursive, with the first name "Jordan" and last name "Molina" clearly distinguishable.

JORDAN MOLINA

Director of Public Works