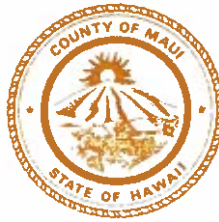


RICHARD T. BISSEN, JR.
Mayor

LORI TSUHAKE
Director

JESSICA CROUSE
Deputy Director



DEPARTMENT OF HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

March 14, 2025

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

APPROVED FOR TRANSMITTAL

 3/17/25
Mayor Date

For Transmittal to:

Honorable Tamara Paltin
Councilmember
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Councilmember Paltin:

SUBJECT: HONOKOWAI PARKING LOT

Thank you for your correspondence dated March 13, 2025 requesting a status update on the paved parking lot.

In 2009, under Executive Order 4033, the State of Hawaii granted 4.02 acres, identified for real property tax purposes as tax map key (2) 4-4-001:106, on Honoapi'ilani Highway, Lahaina, to the County for the purpose of developing affordable housing and emergency evacuation route. Subsequent to being granted the property, the County made earnest efforts to develop affordable housing and an evacuation route in compliance with the terms of the Executive Order. A developer was selected following a competitive process for Affordable Housing Funds, and the Council later authorized a grant of real property to the non-profit for the project called "Honokowai Project" in the fall of 2009. The plan at that time was for the subject property to be developed into 55 units of housing affordable to residents at 80% of Area Median Income level.

In March, 2010, the non profit agency's Board of Directors and the Department of Housing and Human Concerns were notified that the Honokowai Affordable Rental Housing project would not be pursued. The County then moved to revoke agreements for funding from various sources within our control, and the lease of the property was formally terminated on May 14, 2012. The property has been untouched since that time, with periodic clearing of trash, weeds and abandoned vehicles undertaken by the County.

TO SUPPORT AND EMPOWER OUR COMMUNITY TO REACH ITS FULLEST
POTENTIAL FOR PERSONAL WELL-BEING AND SELF-RELIANCE

Received at 03/24/2025 WASSP Committee meeting
from Councilmember Tamara Paltin

Honorable Tamara Paltin
March 14, 2025
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At one juncture in 2019-2020, the parcel was re-evaluated for potential development. At that time there was a determination made that egress could not be made onto the Honoapiʻilani Highway due to traffic safety issues, and that there is a main water line running through the middle of property. The Department of Human Concerns has not been able to locate a formal report to confirm the above findings.

In May, 2023, prior to its bifurcation, the Department of Housing and Human Concerns made a formal request to the State to return the parcel to the State and cancel the Executive Order which restrict the use of the land to "affordable housing and evacuation route purposes". However, after the fires occurred in August, 2023, the DHHC was unable to dedicate attention to this request and thus the property remains in the County's inventory.

Inasmuch as the property was deemed unusable for affordable housing, it remains in the inventory under the Department of Human Concerns. There is no management service attached to the property. Community volunteers have come forward to do limited up-keep of the property, but formal recognition of their efforts have not been accomplished. The property remains vacant today and cars are not authorized to park on the property; however, lack of management of the parcel pending return to the state has resulted in unauthorized parking.

The Department has no update to provide on the unpaved area located north of the paved lot identified in your letter.

Thank you for the opportunity to provide this information. Should you have any further questions, please feel free to contact me at Ext. 7805.

Sincerely,



LORI TSUHAKO, LSW, ACSW
Director of Human Concerns