

Resolution

No. 25-139

**STATING THE COUNTY'S INTENT TO CONVEY A PORTION OF THE KAHULUI
COMMUNITY CENTER PARK SITE TO HALE MAKUA HEALTH SERVICES TO
SUPPORT THE DEVELOPMENT OF A WORKFORCE RENTAL HOUSING
PROJECT**

WHEREAS, the County of Maui seeks to address critical affordable housing needs in the aftermath of the August 2023 wildfires and to advance its long-standing efforts to provide essential housing and healthcare services; and

WHEREAS, Hale Makua Health Services, in partnership with Alaka'i Development, has proposed a joint venture to develop an approximately 100-unit workforce rental housing project on a portion of the Kahului Community Center Park site, identified for real property tax purposes as a portion of Tax Map Key (2) 3-8-007:097, located at 275 Uhu Street, Kahului, Hawai'i; and

WHEREAS, the subject property is part of a broader 34.082-acre parcel that includes the Kokua Pool and Kahului Community Center, which are proposed to be excluded from the housing development area through subdivision of the parcel and retained by the County for public use and recreation; and

WHEREAS, the project will provide preference to and is targeted towards entry- to mid-level healthcare and education workers and individuals displaced by the Maui wildfires, and will consist of approximately 100 workforce units, with rents limited to no more than 30 percent of a resident's household income; and

WHEREAS, the project will be designed to emphasize affordability, operational efficiency, community living, and will include amenities such as in-unit laundry, lanais, walk-in closets, and spaces for resident services and engagement; and

WHEREAS, the project has received preliminary support from the County administration and has secured philanthropic funding to advance predevelopment work, contingent upon the County's continued commitment to providing Hale Makua Health Services future site control as needed for the purposes of the project; and

Resolution No. 25-139

WHEREAS, the proposed project builds upon previous Council actions, including Resolution 18-163 and Resolution 18-164, which enabled the advancement of healthcare-related uses and a master-planned approach for the Kahului Community Center Park site; and

WHEREAS, the Council finds that it is in the public interest to express its support for this workforce housing initiative and allow the developer and the administration to continue working toward a formal land subdivision and conveyance, consistent with future legislative approvals; now therefore,

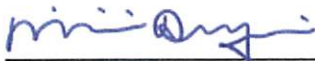
BE IT RESOLVED by the Council of the County of Maui:

1. That it states its intent to support the development of workforce housing on a portion of the Kahului Community Center Park site through a future land transfer or agreement, subject to necessary due diligence, subdivision approvals, and Council authorization;

2. That it acknowledges the importance of retaining public recreational uses on this parcel, including the Kokua Pool and the Kahului Community Center, and supports planning efforts to ensure community benefit and access are maintained with the understanding that the Kahului Community Center may be moved to a different location in which case the existing facility would be repurposed; and

3. That certified copies of this Resolution be transmitted to the Mayor, Managing Director, Director of Housing, the Director of the Hawai'i Housing Finance and Development Corporation, and Wesley Lo, Chief Executive Officer of Hale Makua.

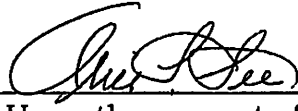
APPROVED AS TO FORM
AND LEGALITY:



MIMI DESJARDINS
First Deputy Corporation Counsel
County of Maui

LF2025-1007
2025-06-18 Reso Hale Makua WFH

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Sheri Lee", is written above a horizontal line.

Upon the request of the Mayor.