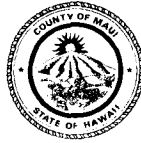


Council Chair  
Mike White

Vice-Chair  
Robert Carroll

Presiding Officer Pro Tempore  
Stacy Crivello

Councilmembers  
Alika Atay  
Elle Cochran  
Don S. Guzman  
Riki Hokama  
Kelly T. King  
Yuki Lei K. Sugimura



**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

October 9, 2017

MEMO TO: Patrick K. Wong  
Corporation Counsel

F R O M: Robert Carroll, Chair  
Land Use Committee

A handwritten signature in black ink, appearing to be "RC", is written over the name "Robert Carroll" in the "FROM" line.

SUBJECT: **AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF 100 PERCENT AFFORDABLE HANA HOUSING PROJECT) (LU-2(2))**

The Land Use Committee is in receipt of correspondence dated October 5, 2017, from the Director of Housing and Human Concerns, transmitting the above-referenced project application and related proposed resolutions.

The Director's correspondence and the project application refer to GTH Land Company LLC as the proposed developer. A copy of the Director's correspondence, without attachments, and the cover page of the project application are attached for your reference.

Attached for your reference are printouts from the Department of Commerce and Consumer Affairs website, reflecting that the entity has "No Standing – Entity Converted."

The DCCA website also lists a GTH Land Company, Inc., whose agent is also Gabriel T. Hoeffken, but that business entity is not in good standing, with a delinquent 2016 annual filing.

May I please request the following:

1. Please advise whether the current status of the business entity identified as the developer of the project poses legal concerns for the project moving forward. Who would be bound by representations

Patrick K. Wong  
October 9, 2017  
Page 2

made to the Council in connection with the project and for developing the project in conformance with development standards, exemptions, and any modifications that may be approved?

2. If there are legal concerns with the entity, GTH Land Company LLC, continuing as the proposed developer, may another entity be substituted in after the Chapter 201H application has been submitted? May GTH Land Company LLC correct its status through filings with the DCCA for timely consideration of the Chapter 201H application?
3. Please advise the Committee of your recommendations for proceeding.

I would appreciate receiving a response by **Monday, October 16, 2017**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or the Committee staff (Carla Nakata at ext. 7659, or Clarita Balala at ext. 7668).

lu:ltr:002(2)acc01:cmn

Attachments

cc: Jeffrey Ueoka, Deputy Corporation Counsel  
Carol Reimann, Director of Housing and Human Concerns  
Brett Davis, Chris Hart & Partners, Inc.



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
 COUNTY OF MAUI

ALAN M. ARAKAWA  
 Mayor

CAROL K. REIMANN  
 Director

JAN SHISHIDO  
 Deputy Director

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2200 MAIN STREET • SUITE 546 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

MAILING ADDRESS: 200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • EMAIL: [director.hhc@mauicounty.gov](mailto:director.hhc@mauicounty.gov)

October 5, 2017

Honorable Alan M. Arakawa  
 Mayor, County of Maui  
 200 S. High Street  
 Wailuku, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair  
 Land Use Committee  
 Maui County Council  
 200 S. High Street  
 Wailuku, Hawaii 96793

Dear Chair Carroll:

**SUBJECT: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (PROPOSED INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA HOUSING PROJECT) (LU-2)**

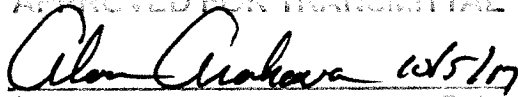
The Department of Housing and Human Concerns is transmitting for your review and action the Hawaii Revised Statutes (HRS) Chapter 201H application for the proposed independent development of the 100 Percent Affordable Hana Housing Project.

The applicant, GTH Land Company LLC, proposes to develop approximately 7.22 acres of land which is identified as TMK (2) 1-3-004:001 (por.), in Hana, Maui, Hawaii pursuant to Section 201H-38, HRS. The subject property is located in Hana, Maui and is located to the west of Kawaipapa Stream and mauka of Hana Highway.

The applicant is proposing the development of a 100% affordable single family residential development that will include the construction of a total of twenty-five (25) single family homes with the option for an Ohana unit on each lot.

The proposed twenty-five (25) affordable single family dwellings will be 100 percent affordable to qualified individuals earning within 80 percent and below median to 140 percent of Maui's median income, as set forth by the County of Maui, Department of Housing and Human Concerns' Affordable Sales Price Guidelines. The proposed project will provide much needed affordable housing units for Maui's working families.

RECEIVED  
 2017 OCT -5 AM 11:19  
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 COUNTY COUNCIL

APPROVED FOR TRANSMITTAL  
  
 Mayor Date

Honorable Robert Carroll, Chair  
Land Use Committee  
Maui County Council  
October 5, 2017  
Page 2

Copies of the project's preliminary HRS Chapter 201H-38 application were distributed to various federal, state and county agencies for review and comment prior to the HRS Chapter 201H-38 application being finalized. Agency comments and responses to substantive comments are included in the HRS Chapter 201H-38 application for your information.

Enclosed for consideration by your committee and the County Council are the following documents:

1. Nineteen (19) copies and one (1) CD containing a digital version of the Application for Affordable Housing Development Pursuant to Section 201H-38, Hawaii Revised Statutes, 100% Affordable Hana Housing Project, TMK (2) 1-3-004:001 portion;
2. Proposed resolution entitled, "APPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES;"
3. Proposed resolution entitled, "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES;" and
4. Proposed resolution entitled, "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES."

Thank you for your attention to this matter. If you have any questions or require additional information, please feel free to contact me at Ext. 7805.

Sincerely,



CAROL K. REIMANN  
Director of Housing and Human Concerns

Enclosures

xc: Buddy Almeida, Department of Housing and Human Concerns  
Gabriel Hoeffken, GTH Land Company LLC  
Jordan Hart, President, Chris Hart & Partners, Inc.

# 201H Application

## 100% Affordable Hana Housing Project

TMK (2) 1-3-004:001 portion

Hana, Maui, Hawaii

October 2017

*Prepared for:*

GTH Land Company LLC  
Mr. Gabe Hoeffken  
651 Papipi Road  
Kula, HI  
808-357-2727



*Prepared by:*

Chris Hart & Partners, Inc.  
115 N. Market Street  
Wailuku, Maui, Hawaii 96793  
808-242-1955

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## GTH LAND COMPANY LLC

DOMESTIC LIMITED LIABILITY COMPANY (LLC)

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### General Info

[VIEW AND PRINT COMPANY INFO](#)

 No Standing - Entity Converted

<b>MASTER NAME</b>	GTH LAND COMPANY LLC
<b>BUSINESS TYPE</b>	Domestic Limited Liability Company (LLC)
<b>FILE NUMBER</b>	115287 C5
<b>STATUS</b>	Converted
<b>PLACE INCORPORATED</b>	Hawaii UNITED STATES
<b>REGISTRATION DATE</b>	Mar 20, 2014
<b>MAILING ADDRESS</b>	157 CROSS RD KULA, Hawaii 96790 UNITED STATES
<b>PARTNER TERM</b>	AT-WILL
<b>MANAGED BY</b>	MEMBER(S)
<b>AGENT NAME</b>	GABRIEL T HOEFFKEN
<b>AGENT ADDRESS</b>	157 CROSS RD KULA, Hawaii 96790 UNITED STATES



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Website URL: <http://hbe.ehawaii.gov/documents>

## Business Information

MASTER NAME	GTH LAND COMPANY LLC
BUSINESS TYPE	Domestic Limited Liability Company (LLC)
FILE NUMBER	115287 C5
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REGISTRATION DATE	Mar 20, 2014
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PARTNER TERMS	AT-WILL
MANAGED BY	MEMBER(S)
AGENT NAME	GABRIEL T HOEFFKEN
AGENT ADDRESS	157 CROSS RD KULA, Hawaii 96790 UNITED STATES

## Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2015		Not Filed

## Officers

NAME	OFFICE	DATE
HOEFFKEN,GABRIEL T	MEM	Mar 20, 2014

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# GTH LAND COMPANY, INC.


DOMESTIC PROFIT CORPORATION

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## General Info

[VIEW AND PRINT COMPANY INFO](#)

 **This business is not in good standing.**  
2016 annual filing delinquent.

<b>MASTER NAME</b>	GTH LAND COMPANY, INC.
<b>BUSINESS TYPE</b>	Domestic Profit Corporation
<b>FILE NUMBER</b>	247252 D1
<b>STATUS</b>	1
<b>PURPOSE</b>	TO DEVELOPE AFFORDABLE HOUSING
<b>PLACE INCORPORATED</b>	Hawaii UNITED STATES
<b>REGISTRATION DATE</b>	Dec 31, 2014
<b>MAILING ADDRESS</b>	157 CROSS RD KULA, Hawaii 96790 UNITED STATES
<b>TERM</b>	PER
<b>AGENT NAME</b>	GABRIEL T HOFFKEN
<b>AGENT ADDRESS</b>	157 CROSS RD KULA, Hawaii 96790 UNITED STATES



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## Business Information

MASTER NAME	GTH LAND COMPANY, INC.
BUSINESS TYPE	Domestic Profit Corporation
FILE NUMBER	247252 D1
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PURPOSE	TO DEVELOPE AFFORDABLE HOUSING
PLACE INCORPORATED	Hawaii UNITED STATES
INCORPORATION DATE	Dec 31, 2014
MAILING ADDRESS	157 CROSS RD KULA, Hawaii 96790 UNITED STATES
TERM	PER
AGENT NAME	GABRIEL T HOEFFKEN
AGENT ADDRESS	157 CROSS RD KULA, Hawaii 96790 UNITED STATES

## Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2017		Not Filed
2016		Delinquent
2015	Jun 1, 2016	Processed

## Officers

NAME	OFFICE	DATE
HOEFFKEN,GABRIEL	P/D	Oct 1, 2015

## Stocks

DATE	CLASS	SHARES	PAID SHARES	PAR VALUE	STOCK AMOUNT
Oct 1, 2015	COMMON	1,000	1,000		