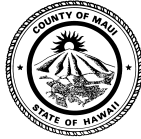


Council Chair  
Alice L. Lee

Vice-Chair  
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore  
Tasha Kama

Councilmembers  
Tom Cook  
Gabe Johnson  
Tamara Paltin  
Keani N.W. Rawlins-Fernandez  
Shane M. Sinenci  
Nohelani U'u-Hodgins



Director of Council Services  
David M. Raatz, Jr., Esq.

Deputy Director of Council Services  
Richelle K. Kawasaki, Esq.

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

August 7, 2025

Mr. Amos Lonokailua-Hewett, Administrator  
Maui County Emergency Management Agency  
County of Maui  
Wailuku, Hawaii 96793

Dear Mr. Lonokailua-Hewett:

**SUBJECT: HOUSING PROJECTS UNDER CHAPTER 201H,  
HAWAII REVISD STATUTES: KAIAHALE 'O  
KAHILUHILU AFFORDABLE HOUSING RENTAL  
PROJECT (HLU-1(1))**

The Council's Housing and Land Use Committee is currently considering the Kaiahaale 'o Kahiluhilu Affordable Housing Rental Project. The Committee will reconvene and continue its deliberations of the matter on August 20, 2025. The resolutions and application for the project are linked on the attached agenda.

May I please request the following:

1. Please conduct emergency evacuation simulations and modeling for this project and the surrounding neighborhood using relevant software programs. If the information in the application is insufficient, please work with the project developer and consultants to obtain the information needed.
2. Please provide any comments and concerns based on the results.

May I further request you transmit your response to [hlu.committee@mauicounty.us](mailto:hlu.committee@mauicounty.us) by **August 14, 2025**. To ensure efficient processing, please include the Committee item number in the subject line.

Mr. Amos Lonokailua-Hewett  
August 7, 2025  
Page 2

Should you have any questions, please contact me or the Committee staff (James Krueger at ext. 7761, or Jennifer Yamashita at ext. 7143).

Sincerely,

A handwritten signature in black ink, appearing to read 'Tasha Kama', with a long horizontal flourish extending to the right.

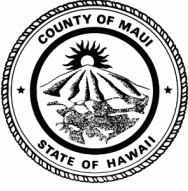
TASHA KAMA, Chair  
Housing and Land Use Committee

hlu:ltr:001(1)aema02:jgk

Attachment

cc: Mayor Richard T. Bissen, Jr.  
Mr. Tom Schnell, Vice President, PBR Hawaii & Associates, Inc.

**Reconvened from 8/5/2025 & 8/6/2025**



# **PUBLIC MEETING NOTICE**

COUNCIL OF THE COUNTY OF MAUI

[www.MauiCounty.us/HLU](http://www.MauiCounty.us/HLU)

Committee Chair  
Tasha Kama

Committee Vice-Chair  
Nohelani U'u-Hodgins

Voting Members:  
Tom Cook  
Gabe Johnson  
Alice L. Lee  
Tamara Paltin  
Keani N.W.  
Rawlins-Fernandez  
Shane M. Sinenci  
Yuki Lei K. Sugimura

## **HOUSING AND LAND USE COMMITTEE (2025-2027)**

**Wednesday, August 20, 2025**

**9:00 a.m.**

### **MEETING SITE:**

Online via Teams: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same  
Teams link.

In-person testimony and viewing: Council Chamber, Kalana O  
Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

## **A G E N D A**

### **HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII REVISSED STATUTES: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT (HLU-1(1))**

**Description:** The Committee is in receipt of the following:

1. Correspondence dated July 30, 2025, from the Committee Chair, transmitting a copy of the Hawai'i Housing Finance and Development Corporation's application for the development of the proposed Kaiahale 'o Kahiluhilu Affordable Housing Rental Project located at 153 West Ka'ahumanu Avenue, Kahului, Maui, Hawai'i, under Section 201H-38, Hawai'i Revised Statutes, and related documents. The proposed project consists of two six-story buildings with 301 affordable housing rental units and two non-revenue-generating resident-manager units. The rental units would be rented to qualified households earning up to 30 percent, up to 50 percent, and up to 60 percent of the Area Median Income. The project site is on a 3.403-acre portion of a State-owned parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-7-004:003. The project developer is HKI Kahului Kaiahale LLC. The Council received the application on July 28, 2025.

**MORE →**

2. Resolution 25-160, entitled “APPROVING THE KAIAHALE ‘O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT UNDER SECTION 201H-38, HAWAII REVISED STATUTES.” Resolution 25-160’s purpose is to approve the proposed project with various exemptions from certain requirements in the Maui County Code relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units on the land.
3. Resolution 25-161, entitled “APPROVING WITH MODIFICATION THE KAIAHALE ‘O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT UNDER SECTION 201H-38, HAWAII REVISED STATUTES.” Resolution 25-161’s purpose is to approve the proposed project with the modifications in Exhibit “A” and with various exemptions from certain requirements in the Maui County Code relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units on the land.
4. Resolution 25-162, entitled “DISAPPROVING THE KAIAHALE ‘O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT UNDER SECTION 201H-38, HAWAII REVISED STATUTES.” Resolution 25-162’s purpose is to disapprove the proposed project.

**Status:** Under Section 201H-38, Hawaii Revised Statutes, the Council must approve, approve with modifications, or disapprove the proposed project by September 11, 2025, or it will be deemed approved. The Committee may consider whether to recommend adoption of Resolution 25-160, Resolution 25-161, or Resolution 25-162, with or without revisions. The Committee may also consider the filing of Resolution 25-160, Resolution 25-161, and Resolution 25-162 and other related action.

[Correspondence from Committee Chair 07-30-2025](#)

[Resolution 25-160](#)

[Resolution 25-161](#)

[Resolution 25-162](#)

**CONTACT INFORMATION**

Office of Council Services, 200 South High Street, Wailuku, Hawai'i 96793  
Tel: (808) 270-7838

**COMMITTEE STAFF**

James Krueger, Ellen McKinley, Jennifer Yamashita, and Carla Nakata

**BOARD PACKETS**

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

**CONNECTIVITY**

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

**OFFICIAL LOCATIONS AND TESTIMONY**

Video testimony via Teams link: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

Oral testimony is limited to 3 minutes per item. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on [mauicounty.us/agendas](http://mauicounty.us/agendas), click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to [HLU.committee@mauicounty.us](mailto:HLU.committee@mauicounty.us) or postal service to HLU Committee, Maui County Council, 200 S. High St., Wailuku HI 96793.

For more information on testifying, please visit [www.mauicounty.us/testify](http://www.mauicounty.us/testify) or contact the Office of Council Services.

**COURTESY PHONE TESTIMONY**

Dial 1-808-977-4067 and enter meeting code 461 899 61#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

**COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES**

East Maui: 80 Hau'oli Road, Hāna, (808) 248-7513

Lāna'i: 814 Fraser Avenue, Lāna'i City, (808) 565-7094

Makawao-Ha'ikū-Pā'ia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pā'ia, (808) 793-0099

Molokai: Molokai District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888

South Maui: MEDB Building, 1305 North Holopono St., Suite 4A, Kihei, (808) 793-0012

West Maui: 60 Kenui Street, Lahaina

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit [mauicounty.us](http://mauicounty.us) for more information.

**COURTESY LIVE CABLECAST AND WEBCAST VIEWING**

Akaku: Maui Community Media, Channel 53.

[mauicounty.us/agendas](http://mauicounty.us/agendas) to access meeting videos

Subject to change without notice. Visit [mauicounty.us](http://mauicounty.us) for more information.

If Akaku prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akaku to be included with archived meeting videos.

**DISABILITY ACCESS**

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or [county.council@mauicounty.us](mailto:county.council@mauicounty.us).

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Agenda items are subject to cancellation.

## HLU Committee

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**From:** HLU Committee  
**Sent:** Friday, August 8, 2025 10:45 AM  
**To:** Amos Lonokailua-Hewett  
**Cc:** HLU Committee; Nicole Amoral; Michelle Santos; 'Zeke Kalua'; Tom Schnell  
**Subject:** re: Kaiahale 'o Kahiluhilu Affordable Housing Rental Project (HLU-1(1)); reply by 08/14/2025  
**Attachments:** 001(1)aema02-s-TK.pdf

**Mr. Lonokailua-Hewett:** Please refer to the attached letter from the Housing and Land Use Committee Chair, dated August 7, 2025. Please respond by **August 14, 2025**.

**Mayor's Office:** Please forward the attached letter to Mayor Bissen for his information.

**Mr. Schnell:** *FYI.*

Thank you,  
HLU Committee Staff