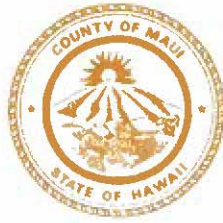


RICHARD T. BISSEN, JR.
Mayor

RICHARD E. MITCHELL, ESQ.
Director

SAUMALU MATA'AFU
Deputy Director



DEPARTMENT OF HOUSING
COUNTY OF MAUI
2065 MAIN STREET, SUITE 108
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7351
FAX: (808) 270-6284

October 17, 2025

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

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr. 10-22-25
Mayor Date

For Transmittal to:

Honorable Tasha Kama, Chair
Housing and Land Use Committee
Maui County Council
Wailuku, Hawaii 96793

Dear Chair Kama:

**SUBJECT: BILL 40 (2025), AMENDING CHAPTERS 2.96, 2.97,
AND 3.44, MAUI COUNTY CODE, ON RESIDENTIAL
WORKFORCE HOUSING UNITS (HLU-6)**

The Department of Housing (Department) is in receipt of your letter dated September 26, 2025, requesting a response to the questions below, relating to: (1) County-owned residential workforce housing units, (2) County-owned properties that the Department plans to use for residential workforce housing, and (3) developments with unused residential workforce housing credits. The Department's responses to the first two items are addressed in this letter.

The Department's response to the third item will be addressed in a separate letter. Please note that projects with an asterisk - "*" - following their name involved the transference of a real property interest to the County by State Executive Order.

- 1. Please provide a list of County-owned properties, including those granted by a State Executive Order, with residential workforce housing.**
 - a. For each property, include the number of housing units.**
 - b. If the property was damaged or destroyed by the August 2023 Maui Wildfires, list the number of units that were on the property prior to the wildfires and the Department's estimated timeline for rebuilding.**
 1. Lanai Affordable Housing Project, Lanai
TMK: 490020580000 por.
372 units planned (est. completion: winter 2028)
 2. Kaiaulu o Kupuohi, Lahaina
TMK: 450100470000
89 units prior to wildfires (est. completion: winter 2025)
 3. Kulamalu Hale, Pukalani
TMK: 230660120000
56 rental units
 4. Komohana Hale Apartments, Lahaina
TMK: 460340430000
20 units prior to wildfires (est. completion: winter 2028)
 5. Lahaina Crossroads Apartments, Lahaina
TMK: 460090580000
20 units prior to wildfires (est. completion: TBD)
 6. Huliau Apartments, Kahului
TMK: 380071170000
12 units
- 2. Please provide a list of County-owned properties, including those granted by a State Executive Order, that the Department plans to use for residential workforce housing. For each property, please explain the suitability of the property for residential workforce housing, the number of units that could be constructed on the property, and when the Department estimates units could be constructed.**

The Department is evaluating residential workforce housing opportunities on the following parcels:

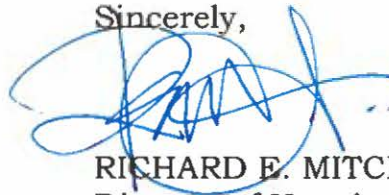
1. TMK: 360020040000 (Waikapu)
100-acre property currently zoned Agricultural
Pending zoning change, land use entitlements, and subdivision
2. TMK: 360020040000 por. (Kahului)
23-acre property currently zoned Agricultural
Pending zoning change, land use entitlements, and subdivision
3. TMK: 250050600000 por. (Paia)
11-acre property currently zoned Agricultural
A portion of total unused acreage is being evaluated for housing suitability and needs an environmental assessment, water and sewer agreements, change in zoning, and boundary amendment
4. TMK: 220020700000 (Kihei)
150-acre property currently zoned Agricultural
Pending zoning change, entitlements, and subdivision
5. TMK: 390380260000 (Wailea)
5.75-acre property currently zoned Residential
Pending zoning change, entitlements, and subdivision
6. TMK: 430010960000 (Napili)
14.9-acre property currently zoned Agricultural
Pending zoning change, land use entitlements, and subdivision
7. TMK: 440011060000 (Honokowai)*
4-acre property currently zoned Apartment
Pending entitlements
8. TMK: 220140210000 (Kula)
1.69-acre property currently zoned Public/Quasi-Public
Pending zoning change and land use entitlements
9. TMK: 380070470000 (Wailuku)
1.68-acre property currently zoned Public/Quasi-Public
Pending zoning change and land use entitlements
10. TMK: 340080200000 (Wailuku)
0.62-acre property currently zoned Community Business District
Pending zoning change and land use entitlements

Honorable Tasha Kama, Chair
Housing & Land Use Committee
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11. TMK: 210080970000 (South Maui)
12.9-acre property zoned Park
Pending zoning change and land use entitlements

Should you have further questions, please contact me or the Department
at (808) 270-7110 or email me at director.housing@co.maui.hi.us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Mitchell', is written over a circular blue stamp.

RICHARD E. MITCHELL, ESQ.
Director of Housing

HLU Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Wednesday, October 22, 2025 9:13 AM
To: HLU Committee
Cc: Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika; Amanda M. Martin; Richard E. Mitchell; Saumalu Mataafa
Subject: MT#11263 Bill 40
Attachments: MT#11263-HLU Committee.pdf