

Proposed Modifications – Makila Farms (amended)

1. Change the distribution of workforce homes:
 - a. 12 homes (32%) priced for “Very Low” and “Low Income” households earning between 50% and 65% of the median income. **41,900-54,470**
 - b. 14 homes (37%) priced for “Low Income” households earning between 66% and 85% of the median income. **71,230**
 - c. 12 homes (31%) priced for “Low Income” and “Below Moderate” income households earning between 86% and 100% of the median income. **83,800**
2. Extend the affordability requirement from that stated in MCC 2.96 to a 30-year requirement for all of the workforce housing units. Any sales within that 30-year period will be at the AMI-appropriate guidelines as issued by the Department of Housing and Human Concerns as of the date of the proposed sale. **Homeowners selling their homes within the 30-year period would be permitted to retain 3% appreciation per year.**
3. Allow the provision of second farm dwellings for the workforce housing lots and require that these dwellings are subject to the same restrictions as all of the other workforce housing units.
4. Provide housing plans for the workforce housing units that are consistent with the AMI allocation proposed in my modification #1.
5. **Provide a gravel walking path,** consistent with an agricultural area, rather than the asphalt path proposed in the application.
6. Accept the exemptions proposed by the applicant, with the following modifications:
 - a. Permit lot widths less than 200 feet for the subdivision proposed in the application (exemption from Section 19.30A.030, MCC).
 - b. Permit exemption from Sections 19.30A.030.G and 19.30A.040, MCC such that the proposed subdivision can be approved and amending any existing agreements limiting the future subdivision of the subject tax lots.

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From Committee Chair

7. *To the extent legally permissible, restrict the availability of the workforce housing units to residents of Maui County and provide, if possible, a preference for existing residents of the greater Lahaina area or those employed in that same general area.*
8. *Adding to the conditions of approval a requirement for the developer to assist in the provision of a homebuyers' financial education program for those purchasing workforce housing and that program must include an "individual development account" (IDA) program*