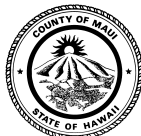


Council Chair
Alice L. Lee

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

August 1, 2025

Ms. Marcy Martin, Director
Department of Finance
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Martin:

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

The Council's Housing and Land Use Committee will consider the Kaiahale 'o Kahiluhilu Affordable Housing Rental Project on August 5, 2025, at 1:30 p.m. Under HRS Section 201H-38, the Council has 45 days to act on the submittal or the project will be deemed approved as is. Accordingly, if the Committee does not complete its deliberations on August 5, the Committee will likely recess its meeting to August 6, 2025, at 9:00 a.m.

May I please request that you or a representative of your Department review the resolutions and application linked on the attached agenda, to the extent feasible given the shortness of time, and be prepared to comment on the project at the Committee meeting as it relates to the requested exemption pertaining to Chapter 3.48, Maui County Code, "Real Property Tax."

If a Department representative will not be available for the meeting, please transmit your comments in writing to hluc.committee@mauicounty.us by **August 5, 2025, at 9:00 a.m.** To ensure efficient processing, please include the Committee item number in the subject line.

Ms. Marcy Martin
August 1, 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,

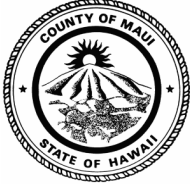
A handwritten signature in black ink, appearing to read "Tasha Kama", with a long horizontal flourish extending to the right.

TASHA KAMA, Chair
Housing and Land Use Committee

hlu:ltr:001(1)afn01:jgk

Attachment

cc: Mayor Richard T. Bissen, Jr.



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

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)

Tuesday, August 5, 2025

1:30 p.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, HAWAI'I REVISED 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.
2. Resolution 25-160, entitled "APPROVING THE KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING RENTAL PROJECT UNDER SECTION 201H-38, HAWAI'I REVISED STATUTES." Resolution 25-

MORE →

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, 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 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 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 for more information.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akaku: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit 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.

Agenda items are subject to cancellation.

HLU Committee

From: HLU Committee
Sent: Friday, August 1, 2025 10:06 AM
To: Marcy Martin
Cc: HLU Committee; Maria Zielinski; Stacey.M.Vinoray@co.maui.hi.us; finance; Michelle Santos; 'Zeke Kalua'
Subject: re: Kaiahale 'o Kahiluhilu Affordable Housing Rental Project (HLU-1(1)); reply by 08/05/2025
Attachments: 001(1)afn01-s-TK.pdf

Director Martin: Please refer to the attached letter from the Housing and Land Use Committee Chair, dated August 1, 2025. Please respond by **August 05, 2025**.

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

Thank you,
HLU Committee Staff