

Resolution

No. 22-162

AUTHORIZING THE PURCHASE OF LĀHAINA CROSSROADS APARTMENTS AT 767 LUAKINI STREET, LĀHAINA, MAUI, HAWAII

WHEREAS, Lāhaina Crossroads Apartments, located at 767 Luakini Street, Lāhaina, Maui, Hawai'i, is situated on property identified for Real Property Tax purposes as Tax Map Key (2) 4-6-009:058; and

WHEREAS, Lāhaina Crossroads Apartments consists of 20 rental units and provides affordable housing to many long-term residents, including those who have lived there for more than 35 years and kūpuna on fixed incomes; and

WHEREAS, Lāhaina Crossroads Apartments was sold to new owners on April 27, 2022, and with the owners having plans to renovate the complex in phases, some tenants already received notices to vacate by June 30, 2022; and

WHEREAS, rent prices will likely increase based on market trends; and

WHEREAS, the County of Maui is in an affordable-housing crisis, and West Maui, including Lāhaina, has some of the highest average rents in the County and an insufficient number of low-income housing units; and

WHEREAS, the Lāhaina Crossroads Apartments' 20 rental units should remain affordable for the community, so as not to exacerbate the affordable-housing crisis in the County; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it authorizes the County's purchase of Lāhaina Crossroads Apartments under Section 3.44.015, Maui County Code;

Resolution No. 22-162

2. That it requests that Mayor and Director of Finance report to the Council Chair, in writing, on the status of negotiations by August 31, 2022;
3. That the authority granted in this Resolution ends at noon on January 2, 2023, unless extended; and
4. That certified copies of this Resolution be transmitted to the Mayor, the Managing Director, the Director of Finance, and the Director of Housing and Human Concerns.

APPROVED AS TO FORM AND LEGALITY:



Department of the Corporation Counsel
County of Maui

paf:pmg:22-147b

INTRODUCED BY:

Tamara M. Paltin
TAMARA PALTIN