

REQUEST FOR LEGAL SERVICES

Date: August 6, 2025
From: Shane M. Sinenci, Chair
Water Authority, Social Services, and Parks Committee


TRANSMITTAL

Memo to: DEPARTMENT OF THE CORPORATION COUNSEL
Attention: Mimi Desjardins, Esq.

Subject: RESOLUTION 25-139, HALE MAKUA HEALTH SERVICES WORKFORCE RENTAL HOUSING PROJECT (WASSP-8)

Background Data: Please see revised resolution. Please submit your response to wassp.committee@mauicounty.us with a reference to WASSP-8.

Work Requested: ☒ FOR APPROVAL AS TO FORM AND LEGALITY
☐ OTHER:

Requestor's signature  Shane M. Sinenci, Chair	Contact Person <u>Clarissa MacDonald</u> (Telephone Extension: <u>7135</u>)
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☐ ROUTINE (WITHIN 15 WORKING DAYS) ☐ RUSH (WITHIN 5 WORKING DAYS)
☐ PRIORITY (WITHIN 10 WORKING DAYS) ☐ URGENT (WITHIN 3 WORKING DAYS)

☒ SPECIFY DUE DATE (IF IMPOSED BY SPECIFIC CIRCUMSTANCES): August 14, 2025
REASON: For posting on the August 26, 2025, Council agenda.

FOR CORPORATION COUNSEL'S RESPONSE

ASSIGNED TO: YM	ASSIGNMENT NO. 2025-0170	BY: jap
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TO REQUESTOR: ☒ APPROVED ☐ DISAPPROVED ☐ OTHER (SEE COMMENTS BELOW)
☐ RETURNING--PLEASE EXPAND AND PROVIDE DETAILS REGARDING ITEMS AS NOTED

COMMENTS (NOTE - THIS SECTION NOT TO BE USED FOR LEGAL ADVICE):

DEPARTMENT OF THE CORPORATION COUNSEL

Date 8/11/25

By 
(Rev. 7/03)

wassp:ltr:008acc01:clm

Attachment

Resolution

No. 25-139, CD1

STATING THE COUNTY'S INTENT TO CONVEY A PORTION OF THE
KAHULUI COMMUNITY CENTER PARK SITE TO HALE MAKUA
HEALTH SERVICES TO SUPPORT THE DEVELOPMENT OF A
WORKFORCE RENTAL HOUSING PROJECT

WHEREAS, the County seeks to address critical affordable housing needs in the aftermath of the August 2023 wildfires and to advance its long-standing efforts to provide essential housing and healthcare services; and

WHEREAS, Hale Makua Health Services, in partnership with Alaka'i Development II LLC, has proposed a joint venture to develop an approximately 100-unit workforce rental housing project on a portion of the Kahului Community Center Park site, identified for real property tax purposes as a portion of Tax Map Key (2) 3-8-007:097, located at 275 Uhu Street, Kahului, Hawai'i; and

WHEREAS, the property is part of a broader 34.082-acre parcel that includes the Kokua Pool and Kahului Community Center, which are proposed to be excluded from the housing development area through subdivision of the parcel and retained by the County for public use and recreation; and

WHEREAS, the project will provide preference to and is targeted towards entry- to mid-level healthcare and education workers and individuals displaced by the August 2023 wildfires, and will consist of approximately 100 workforce rental units, with rents limited to no more than 30 percent of a resident's household income; and

WHEREAS, the project will be designed to emphasize affordability, operational efficiency, community living, and will include amenities such as in-unit laundry, lanais, walk-in closets, and spaces for resident services and engagement; and

WHEREAS, the project has received preliminary support from the County administration and has secured philanthropic funding to advance predevelopment work, contingent upon the County's continued

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commitment to providing Hale Makua Health Services future site control as needed for the purposes of the project; and

WHEREAS, the proposed project builds upon previous Council actions, including Resolution 18-163 and Resolution 18-164, which enabled the advancement of healthcare-related uses and a master-planned approach for the Kahului Community Center Park site; and

WHEREAS, the Council finds that it is in the public interest to express its support for this workforce housing initiative and to allow the developer and the Administration to continue working towards a formal land subdivision and conveyance, consistent with future legislative approvals; now, therefore,

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

1. That it states its intent to support the development of workforce housing on a portion of the Kahului Community Center Park site through a future land transfer or agreement, subject to necessary due diligence, subdivision approvals, and Council authorization;
2. That it acknowledges the importance of retaining public recreational uses on this parcel, including the Kokua Pool and the Kahului Community Center, and supports planning efforts to ensure community benefit and access are maintained with the understanding that the Kahului Community Center may be moved to a different location, in which case, the existing facility would be repurposed; and
3. That certified copies of this Resolution be transmitted to the Mayor; Managing Director; Director of Housing; Dean Minakami, Executive Director, Hawai'i Housing Finance and Development Corporation; and Wesley Lo, Chief Executive Officer, Hale Makua Health Services.

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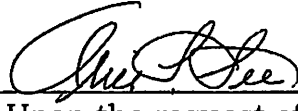
APPROVED AS TO FORM AND LEGALITY:



YUKARI MURAKAMI
Department of the Corporation Counsel
County of Maui

wassp:misc:008areso01:clm

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "J. R. Lee", is written over a horizontal line.

Upon the request of the Mayor.

WASSP Committee

From: Yukari Murakami <Yukari.Murakami@co.maui.hi.us>
Sent: Monday, August 11, 2025 2:45 PM
To: WASSP Committee
Cc: Clarissa L. MacDonald; June A. Pacubas
Subject: Re: WASSP-8 Resolution 25-139 CD1 (2025-0170)
Attachments: 2025-08-11 WASSP-8 Reso 25-139 CD1.pdf

Please see attached.

Thank you,

Yukari Murakami
Deputy Corporation Counsel
County of Maui
Tel. No. (808) 270-7740
Yukari.murakami@co.maui.hi.us

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