



**OFFICE OF THE COUNTY CLERK**

COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov/county/clerk](http://www.mauicounty.gov/county/clerk)

August 23, 2022

Honorable Gabe Johnson, Chair  
Affordable Housing Committee  
Council of the County of Maui  
Wailuku, Hawaii 96793

Dear Chair Johnson:

Respectfully transmitted are copies of the following documents that were referred to your Committee by the Council of the County of Maui at its meeting of August 23, 2022:

RESOLUTION:

- No. 22-192 - "APPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE"
- No. 22-193 - "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE"
- No. 22-194 - "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE"

BILLS:

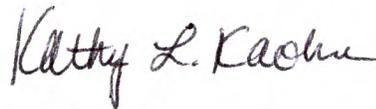
- No. 127 (2022) - "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT (CONDITIONAL BOUNDARY AMENDMENT) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII, TAX MAP KEY NOS. (2) 3-5-002:003 (POR.), CONTAINING A TOTAL OF 14.97 ACRES"

RECEIVED  
2022 AUG 23 PM 4:07  
OFFICE OF THE  
COUNTY CLERK

Honorable Gabe Johnson, Chair  
Affordable Housing Committee  
Page 2  
August 23, 2022

Also transmitted for your convenience are copies of communications received from the Director of Housing and Human Concerns pertaining to the resolutions and bill.

Respectfully,

A handwritten signature in black ink that reads "Kathy L. KaoHu". The signature is written in a cursive style with a large, stylized 'K' and 'H'.

KATHY L. KAOHU  
County Clerk

/jym

Enclosures

cc: Director of Council Services

MICHAEL P. VICTORINO  
Mayor

LORI TSUHAKO  
Director

LINDA R. MUNSELL  
Deputy Director



DEPARTMENT OF HOUSING  
& HUMAN CONCERNS  
COUNTY OF MAUI  
2200 MAIN STREET, SUITE 546  
WAILUKU, MAUI, HAWAII 96793  
PHONE: (808) 270-7805

August 15, 2022

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Alice L. Lee, Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Lee and Members:

**SUBJECT: APPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE**

**APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE**

**DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE**

The Department of Housing and Human Concerns is transmitting for your review and action the Maui County Code (MCC) Chapter 2.97 application for the proposed independent development of the Kuikahi Village Workforce Housing Project.

The applicant, Kuikahi Properties, LLC, proposes to develop approximately 14.97 acres of land, identified as TMK (2) 3-5-002:003 (por.) in Wailuku, Maui, Hawaii, pursuant to Chapter 2.97, MCC. The proposed project is located mauka of the Honoapiilani Highway and is adjacent to Kuikahi Drive.

RECEIVED  
2022 AUG 15 PM 2:56  
OFFICE OF THE  
COUNTY CLERK

APPROVED FOR TRANSMITTAL

  
Acting Mayor 8/15/22  
Date

The proposed project will consist of 202 for-sale multi-family, duplex, townhome, live-work, studio, and single-family units. All units will be 100 percent affordable to households earning at or below 140 percent of the County of Maui's area median income, as set forth by the County of Maui, Department of Housing and Human Concerns' Affordable Sales Price Guidelines.

Copies of the project's preliminary application were distributed to various federal, state and county agencies for review and comment prior to the application being finalized. Agency comments and responses to substantive comments are included in the application for your information.

Enclosed for consideration by the County Council are the following documents:

1. Nineteen (19) copies and one (1) jump drive containing a digital version of the Application for Chapter 2.97, Maui County Code, Fast Tracked Residential Workforce Housing Project Approval for the Kuikahi Village Project, TMK (2) 3-5-002:003 (por.);
2. Proposed resolution entitled, "APPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE";
3. Proposed resolution entitled, "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE"; and
4. Proposed resolution entitled, "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE".

I respectfully request that this matter be referred to the appropriate Council committee for review, discussion, and action.

Thank you for your attention to this matter. If you have any questions or require additional information, please feel free to contact me at Ext. 7805.

Sincerely,



LORI TSUHAKO, LSW, ACSW  
Director of Housing and Human Concerns

Enclosures

xc: Buddy Almeida, Housing Administrator  
Munekiyo Hiraga  
Kuikahi Properties, LLC