

# Resolution

**No. 24-179**

STATING COUNTY'S INTENT TO ENTER INTO MEMORANDUMS  
OF UNDERSTANDING WITH IKAIKA OHANA TO DEVELOP  
AFFORDABLE HOUSING PROJECTS ON COUNTY OWNED  
PROPERTY ON LANAI AND NAPILI, MAUI

WHEREAS, the County of Maui ("County") intends to partner with Ikaika Ohana, a nonprofit 501(c)3 affordable housing owner and social service coordination company, to develop affordable housing projects on Lanai and in Napili, Maui, in order to meet critical affordable housing needs in the County; and

WHEREAS, on March 5, 2010, the Maui County Council ("Council") adopted Resolution 10-12, entitled "APPROVING WITH MODIFICATIONS THE LANAI AFFORDABLE HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES," in which the Council approved the County's Department of Housing and Human Concern's proposed Lanai Affordable Housing Project ("Lanai 201H Project") located at Tax Map Key No. (2) 4-9-2: portion of 58; and

WHEREAS, the Lanai 201H Projects' master plan consists of approximately 372 residential units, with approximately 199 for sale affordable lots and 173 affordable multi-family rental and for sale units; and

WHEREAS, on June 9, 2011, the State of Hawaii Land Use Commission, in Docket No. A11-792, granted a district boundary amendment from agricultural district to urban district of 73.000 acres at Lanai City, Island of Lanai, State of Hawaii, Tax Map Key No. (2) 4-9-2: portion of 58; and

WHEREAS, in 2016, the County published a request for proposals to develop the Lanai 201H Project ("RFP") and the County did not receive any proposals in response to the RFP; and

WHEREAS, the County has been considering a variety of development options for the Lanai 201H Project; and

WHEREAS, Ikaika 'Ohana, has a long history of developing affordable housing projects in the County, including Kaiwahine Village, consisting of 120

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affordable housing rental units in Kihei, Maui, and Kaiaulu O Halele'a consisting of sixty-four workforce rental housing and fifty-six affordable housing units in Kihei, Maui; and

WHEREAS, the August 2023 wildfires on the Island of Maui destroyed the recently opened Ikaika Ohana project, Kaiaulu o Kupuohi in Lahaina, consisting of eighty-nine affordable rental units, and damaged the Ikaika Ohana project in progress, Kaiaulu o Kuku'ia in Lahaina, consisting of 200 affordable rental units; and

WHEREAS, with the support of the County, Ikaika Ohana continues demonstrate its commitment to provide affordable housing to County residents by expediting the completion of Kaiaulu o Kuku'ia and rebuilding Kaiaulu o Kupuohi; and

WHEREAS, Ikaika Ohana is committed to enter into a memorandum of understanding with the County to develop the Lanai 201H Project with a target execution date of fall 2024; and

WHEREAS, to further the Lanai 201H Project, the County applied for congressionally directed spending with the Honorable Senator Brian Schatz, Honorable Senator Mazie Hirono, and Honorable Representative Jill Tokuda, and each congressional delegate has included the County's request in their respective funding requests; and

WHEREAS, in addition to the Lanai 201H Project, the County is also working with Ikaika Ohana on an agreement to develop an affordable housing project in Napili, Maui ("Napili Project"); and

WHEREAS, the site being considered for the Napili Project is approximately 51.337 acres of real property identified as Tax Map Key No. (2) 4-3-001:096 in Mahinahina Mauka, Lahaina, Maui; and

WHEREAS, the County acquired the proposed Napili Project site in 2022 in accordance with Condition 15 of Ordinance 3889 (2011), which required Maui Land & Pineapple Company, Inc., to designate and offer for sale to the County, at agricultural land rates, a fifty-acre park site; and

WHEREAS, the Napili Project is in the early planning stages and Ikaika Ohana will be responsible to pursue the entitlements necessary to develop the project; and

WHEREAS, the County and Ikaika Ohana will continue to work toward a

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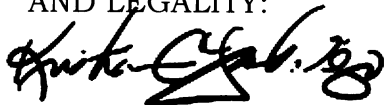
memorandum of understanding to develop the Napili Project; and

WHEREAS, regular status updates will be provided to the Council on the progress of both projects; and

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

1. That it states its intent to enter in to memorandums of understanding with Ikaika Ohana to develop County affordable housing projects on Lanai and in Napili, Maui; and
2. That certified copies of this Resolution be transmitted to the Mayor, Managing Director, Director of Housing, and President and Director of Ikaika Ohana.

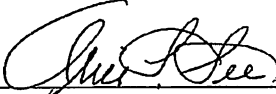
APPROVED AS TO FORM  
AND LEGALITY:



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KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel  
County of Maui

INTRODUCED BY:

  
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Upon the request of the Mayor.