

September 10, 2019

MEMO TO: Tasha Kama, Chair
Affordable Housing Committee

F R O M: Michael J. Molina 
Vice Chair, Affordable Housing Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF THE MAKILA FARMS PROJECT (LAHAINA)) (AH-1(3))**

The attached informational document pertains to Item **AH-1(3)** on your Committee's agenda.

Attachment

RECEIVED AT AH MEETING ON 9/10/19

Modifications Makila Farms 201(H)

1. Seventy-five percent of the proposed project shall be affordable and shall be provided to individuals earning between 80 to 120 percent of area median income.
2. If zoning allows, accessory dwelling units shall be permitted on affordable housing workforce housing lots and shall be rented consistent with affordable rental guideline restrictions set forth in with Section 2.96.070 C, D, E and F”?
3. The applicant will provide more homes priced for below-moderate and moderate-income group if there are a significant number of qualified buyers in this group.
4. A 30-year long-term affordability deed restriction will be required that restricts the resale of workforce homes to an appreciation of 3% per year for 30 years.
5. The residential workforce housing units shall by deed restriction be owner occupied for a period of 30 years; provided, however, that if no loans are approved due to the 30-year deed restriction, the Developer may request of the County, via resolution an adjustment of the deed restriction.
6. The developer shall develop a well for non-potable water for irrigation with a yield sufficient to meet the non-potable water demand of all units within the project. Market rate lots shall absorb the cost of the non-potable water system
7. The potable and non-potable water source shall not be the Kaua`ula Stream.
8. An additional ingress and egress, in addition to Punakea and Haniu Streets, shall be provide for access to the entire development.
9. The Developer must receive from the Department of Water Supply a “will serve” letter from Launiupoko Water Company to confirm a long-term reliable water supply for the project?
10. Each individual wastewater system shall be pumped every three to five years and property maintained.

11. The maintenance schedule for each individual wastewater system shall be managed and enforceable by the homeowner's association for the entire project.
12. There shall be no short-term rental homes, bed and breakfast or transient vacation rentals within the entire project.