

**Reconvened from 06/25/2019 at 9:00 a.m.**



# **PUBLIC MEETING NOTICE**

COUNCIL OF THE COUNTY OF MAUI

[www.MauiCounty.us/AH](http://www.MauiCounty.us/AH)

## **AFFORDABLE HOUSING COMMITTEE**

Committee Chair  
Tasha Kama

Committee  
Vice-Chair  
Michael J. Molina

Voting Members:  
Riki Hokama  
Alice L. Lee  
Keani N.W.  
Rawlins-Fernandez  
Shane M. Sinenci  
Yuki Lei K. Sugimura

Non-Voting Members:  
Kelly T. King  
Tamara Paltin

**Wednesday, July 3, 2019**

**9:00 a.m.**

MEETING SITE:

Council Chamber

Kalana O Maui Building, 8th Floor

200 South High Street

Wailuku, Hawaii

## **AGENDA**

**AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)  
(INDEPENDENT DEVELOPMENT OF POLANUI GARDENS WORKFORCE HOUSING  
PROJECT (LAHAINA)) (AH-1(1))**

**Description:** The Committee is in receipt of a Miscellaneous Communication, dated June 12, 2019, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed "Polanui Gardens" workforce housing project, Lahaina, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project would provide 50 affordable single-family lots with a minimum 10,000 square feet lot size at Launiupoko, for qualified individuals earning from below 80 percent up through 140 percent of the area median income. The proposed project will also provide a 4.5-acre community park, a 1-acre community garden, and 16 market-priced agricultural lots with a minimum 1-acre lot size, for a total 48.87 acres of land to be developed. A 9.6-acre agricultural use easement is also designated to provide a farming area and buffer along the Lahaina Bypass Highway.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE

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HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.

- 3. A proposed resolution entitled “APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit “B” and various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
- 4. A proposed resolution entitled “DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to disapprove the proposed project.

**Status:** Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by July 26, 2019, or it will be deemed approved. The Committee may consider whether to recommend adoption of a proposed resolution, with or without revisions. The Committee may also consider the filing of two of the proposed resolutions and other related action.

[Direct Referral 06-12-2019](#)

**DISTRICT BOUNDARY AMENDMENT FOR POLANUI GARDENS WORKFORCE HOUSING PROJECT (LAHAINA) (AH-27)**

**Description:** The Committee is in receipt of County Communication 19-250 from the Director of Housing and Human Concerns, transmitting a proposed bill entitled “A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT (CONDITIONAL BOUNDARY AMENDMENT) FOR 14.453 ACRES SITUATED AT LAHAINA, MAUI, HAWAII, TAX MAP KEY NO. (2) 4-7-13:01 (POR.) AND 02 (POR.)” The purpose of the proposed bill is to authorize the reclassification of certain land situated at Lahaina, Maui, Hawaii, which is the property proposed for development as “Polanui

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Gardens”, identified for real property tax purposes by tax map key (2) 4-7-13:01 (por.) and 02 (por.) from the Agricultural District to the Urban District (Conditional Boundary Amendment), pursuant to Section 205-3.1, Hawaii Revised Statutes, and Chapter 19.68, Maui County Code.

**Status:** The Committee may consider whether to recommend passage of the proposed bill on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 19-250 and other related action.

[County Communication 19-250](#)

**AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)  
(INDEPENDENT DEVELOPMENT OF THE MAKILA RURAL-EAST WORKFORCE  
HOUSING PROJECT (LAHAINA)) (AH-1(2))**

**Description:** The Committee is in receipt of a Miscellaneous Communication, dated June 12, 2019, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed “Makila Rural-East” workforce housing project, Lahaina, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project would provide 46 affordable single-family lots with a minimum 10,000 square feet lot size on approximately 14.6 acres located at Launiupoko, for qualified individuals earning from below 80 percent up through 140 percent of the area median income. The proposed project will also provide four live/work units and a neighborhood store on 20,000 square feet of land, a 2-acre community park, and 45 market-priced agricultural lots with a minimum 1-acre lot size on 49 acres, for a combined 97.581 acres of land to be developed. The remaining acreages are designated for agricultural farm land, roadway/common areas, and by-pass highway right of way.
2. A proposed resolution entitled “APPROVING THE INDEPENDENT DEVELOPMENT OF THE MAKILA RURAL-EAST WORKFORCE HOUSING PROJECT BY HOPE BUILDERS, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
3. A proposed resolution entitled “APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE MAKILA RURAL-EAST WORKFORCE HOUSING PROJECT BY HOPE

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BUILDERS, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit “B” and various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.

- 4. A proposed resolution entitled “DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE MAKILA RURAL-EAST WORKFORCE HOUSING PROJECT BY HOPE BUILDERS, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to disapprove the proposed project.

**Status:** Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by July 26, 2019, or it will be deemed approved. The Committee may consider whether to recommend adoption of a proposed resolution, with or without revisions. The Committee may also consider the filing of two of the proposed resolutions and other related action.

[Direct Referral 06-12-2019](#)

**DISTRICT BOUNDARY AMENDMENT FOR MAKILA RURAL-EAST WORKFORCE HOUSING PROJECT (LAHAINA) (AH-28)**

**Description:** The Committee is in receipt of County Communication 19-249 from the Director of Housing and Human Concerns, transmitting a proposed bill entitled “A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT (CONDITIONAL BOUNDARY AMENDMENT) FOR 14.390 ACRES SITUATED AT LAHAINA, MAUI, HAWAII, TAX MAP KEY NO. (2) 4-7-13:007 (POR.), 008 (POR.) AND 010 (POR.).” The purpose of the proposed bill is to authorize the reclassification of certain land situated at Lahaina, Maui, Hawaii, which is the property proposed for development as “Makila Rural-East”, identified for real property tax purposes by tax map key (2) 4-7-13:007 (por.), 008 (por.) and 010 (por.) from the Agricultural District to the Urban District (Conditional Boundary Amendment), pursuant to Section 205-3.1, Hawaii Revised Statutes, and Chapter 19.68, Maui County Code.

**Status:** The Committee may consider whether to recommend passage of the proposed bill on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 19-249 and other related action.

[County Communication 19-249](#)

REMOTE TESTIMONY SITES

Hana	Lanai	Molokai
Council District Office	Council District Office	Council District Office
Hana Community Center	Lanai Community Center	100 Ainoa Street
5091 Uakea Road	8th Street	Kaunakakai, Hawaii
Hana, Hawaii	Lanai City, Hawaii	

CONTACT INFORMATION

Office of Council Services	(808) 270-7838 (phone)	(808) 270-7686 (fax)
200 South High Street	(800) 272-0098 (toll-free from Lanai)	
Wailuku, Hawaii 96793	(800) 272-0026 (toll-free from Molokai)	

COMMITTEE STAFF

Leslee Matthews and Stacey Vinoray

BOARD PACKETS

Board packets, as defined in Section 92-7.5 of the Hawaii Revised Statutes, are available for inspection at the Office of Council Services. Board packets are also available electronically as soon as practicable upon request.

TESTIMONY

Oral or written testimony on any agenda item will be accepted. Each testifier shall be allowed to speak for three minutes on each item. For more information on testifying please visit [www.MauiCounty.us/how-to-testify](http://www.MauiCounty.us/how-to-testify) or contact the Office of Council Services. If written testimony is submitted at the meeting site, 16 copies are requested. Email testimony to [ah.committee@mauicounty.us](mailto:ah.committee@mauicounty.us).

DISABILITY ACCESS

People with disabilities requiring special accommodations should contact the Office of Council Services at least three working days prior to the meeting date.

LIVE CABLECAST

Available on Akaku: Maui Community Media, Channel 53.

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Agenda items are subject to cancellation.