



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/HLU

Committee Chair
Tasha Kama

Committee Vice-Chair
Nohelani U'u-Hodgins

Voting Members:
Tom Cook
Gabe Johnson
Alice L. Lee
Tamara Paltin
Keani N.W.
Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura

HOUSING AND LAND USE COMMITTEE (2025-2027)

Wednesday, May 14, 2025

9:00 a.m.

MEETING SITE:

Online via Teams: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same
Teams link.

In-person testimony and viewing: Council Chamber, Kalana O
Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

A G E N D A

BILL 40 (2025), AMENDING CHAPTERS 2.96, 2.97, AND 3.44, MAUI COUNTY CODE, ON RESIDENTIAL WORKFORCE HOUSING UNITS (HLU-6)

Description: The Committee is in receipt of the following:

1. Bill 40 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTERS 2.96, 2.97, AND 3.44, MAUI COUNTY CODE, ON RESIDENTIAL WORKFORCE HOUSING UNITS." Bill 40's purposes are to:
 - a. Adjust the County's Residential Workforce Housing Policy to promote retention of units available for owner occupancy;
 - b. Expedite the County's acquisition of Residential Workforce Housing units by exempting their purchase from the requirement of Council approval;
 - c. Increase the deed-restriction period for ownership units to preserve their benefit to the community; and
 - d. Make other refinements to the Policy to foster the production and protection of the County's residential workforce housing units.
2. An Amendment Summary Form, dated May 7, 2025, from the Committee Chair, with a proposed CD1 version of Bill 40 (2025). The proposed CD1 version incorporates the Committee's recommendations at its March 20, 2025, meeting, including:

MORE →

- a. Restricting the period that residential workforce housing credits may be used;
- b. Further adjusting the deed restriction periods for single-family ownership units;
- c. For ownership units, allowing use in perpetuity as a long-term rental as an alternative to owner occupancy; and
- d. Authorizing the Director of Housing to waive the ownership unit applicant requirement relating to interests in real property.

Status: The Committee may consider whether to recommend passage of Bill 40, CD1 (2025) on first reading, with or without further revisions. The Committee may also consider the filing of Bill 40 (2025) and other related action.

[Bill 40 \(2025\)](#)

[Amendment Summary Form from Committee Chair 05-07-2025](#)

CONTACT INFORMATION

Office of Council Services, 200 South High Street, Wailuku, Hawai'i 96793
Tel: (808) 270-7838

COMMITTEE STAFF

James Krueger, Ellen McKinley, Jennifer Yamashita, and Carla Nakata

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

Oral testimony is limited to 3 minutes per item. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to HLU.committee@mauicounty.us or postal service to HLU Committee, Maui County Council, 200 S. High St., Wailuku HI 96793.

For more information on testifying, please visit www.mauicounty.us/testify or contact the Office of Council Services.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 461 899 61#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 5091 Uakea Road, Hāna, (808) 248-7513

Lānaʻi: 814 Fraser Avenue, Lānaʻi City, (808) 565-7094

Makawao-Haʻikū-Pāʻia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pāʻia, (808) 793-0099

Molokai: Molokaʻi District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888

South Maui: MEDB Building, 1305 North Holopono St., Suite 9, Kihei, (808) 793-0012

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akaku: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akaku prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akaku to be included with archived meeting videos.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Agenda items are subject to cancellation.