



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/AH

Committee Chair
Gabe Johnson

Committee Vice-Chair
Michael J. Molina

Voting Members:
Tasha Kama
Kelly Takaya King
Alice L. Lee
Tamara Paltin
Keani N.W.
Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura

AFFORDABLE HOUSING COMMITTEE (2021)

Monday, August 2, 2021

1:30 p.m.

MEETING SITE:

Online Only

Phone testimony: 1-408-915-6290, meeting code 798 867 277

Video testimony: <https://bluejeans.com/798867277>

View live: Akaku, Channel 53 or mauicounty.us/agendas

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

A G E N D A

HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII REVISED STATUTES: HŌKŪAO HOUSING PROJECT (LĀNAʻI CITY) (AH-1(1))

Description: The Committee is in receipt of a Miscellaneous Communication, dated July 21, 2021, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Hōkūao Housing Project in Lānaʻi City, Lānaʻi, Hawaii, under Section 201H-38, Hawaii Revised Statutes. The proposed project consists of 150 single-family rental homes, of which 74 would be rented at market rate, and 76 would be rented as residential workforce housing units to qualified households earning between 80 and 140 percent of the area median income, as set forth by Department of Housing and Human Concerns guidelines. The project site is near the Lānaʻi Police Station and Dole Park to the northeast, Pūlama Lānaʻi central offices to the southeast, and a County wastewater treatment facility to the southwest. The project site is approximately 76 acres and covers portions of three contiguous parcels identified for real property tax purposes as Tax Map Key (2) 4-9-002:061 (por.), (2) 4-9-014-001 (por.), and (2) 4-9-014:009 (por.). The

MORE →

parcels have a State Land Use classification of Urban District and Agricultural District, and a district boundary amendment will be required from the State Land Use Commission. The owner of the parcels and project developer is Lānaʻi Resorts, LLC, d/b/a Pūlama Lānaʻi.

2. A proposed resolution entitled “APPROVING THE INDEPENDENT DEVELOPMENT OF THE HŌKUAO 201H HOUSING PROJECT 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 relating to planning, zoning, land development and improvement, and construction standards for subdivisions and dwelling units.
3. A proposed resolution entitled “APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE HŌKUAO 201H HOUSING PROJECT 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 with various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, land development and improvement, and construction standards for subdivisions and dwelling units.
4. A proposed resolution entitled “DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE HŌKUAO 201H HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to disapprove the proposed project.

Status: Under Section 201H-38, Hawaii Revised Statutes, the Council may approve, approve with modifications, or disapprove the proposed project by September 4, 2021, or it will be deemed approved. The Committee may consider whether to recommend adoption of one of the proposed resolutions, with or without revisions. The Committee may also consider the filing of proposed resolutions and other related action.

[Correspondence from Housing and Human Concerns 07-21-2021](#)

[Attachment - Hokuao 201H Application \(Volume I of III\) 07-21-2021](#)

[Attachment - Hokuao 201H Application \(Volume II-FEA\) 07-21-2021](#)

[Attachment - Hokuao 201H Application \(Volume III-Appendices\) 07-21-2021](#)

CONTACT INFORMATION

Office of Council Services (808) 270-7838 (phone)
200 South High Street
Wailuku, Hawaii 96793

COMMITTEE STAFF

Alison Stewart, Laksmi Abraham, Rayna Yap, and James Forrest

BOARD PACKETS

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

TESTIMONY

Oral testimony via phone by dialing 1-408-915-6290 and entering meeting code 798 867 277

Video testimony via BlueJeans link <https://bluejeans.com/798867277>

Written testimony via eComment. For more information on how to use eComment, please visit <http://mauicounty.us/ecomment/>

For more information on testifying please visit www.MauiCounty.us or contact the Office of Council Services.

LIVE CABLECAST AND WEBCAST

Watch the meeting live on Akaku: Maui Community Media, Channel 53.

Or go to mauicounty.us/agendas to access live and archived meeting videos.

Agenda items are subject to cancellation.