



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)

Thursday, September 1, 2022

1:30 p.m.

MEETING SITE:

Online via BlueJeans:

<https://bluejeans.com/798867277>

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

In-person testimony and viewing: Council Chamber, Kalana O
Maui Building, 8th Floor, 200 South High Street, Wailuku,
Hawaii

AGENDA

KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT (WAILUKU) (AH-35)

Description: The Committee is in receipt of correspondence dated August 15, 2022, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Kuikahi Village Workforce Housing Project in Wailuku, Maui, Hawai'i, under Chapter 2.97, Maui County Code. The proposed project consists of 202 for-sale multi-family, duplex, townhome, live-work, studio, and single-family housing units offered to qualified households earning between 60 and 140 percent area median income, as established in the Department of Housing and Human Concerns' Affordable Sales Price Guidelines. The 14.97-acre parcel to be developed is identified for real property tax purposes as tax map key (2) 3-5-002:003. The developer and property owner is Kuikahi Properties, LLC.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE

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HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE.” The purpose of the proposed resolution is to approve the proposed project with 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 KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE.” The purpose of the proposed resolution is to approve the proposed project with the modifications in “Exhibit B” and with 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 "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE.” The purpose of the proposed resolution is to disapprove the proposed project.

Status: Under Section 2.97.170, Maui County Code, the Council may approve, approve with modifications, or disapprove the proposed project within 60 days of receipt of the application. In the event the Council fails to approve, approve with modifications, or disapprove the proposed project by October 14, 2022, the Director of Housing and Human Concerns may approve, approve with modifications, or disapprove the proposed project within 14 days, 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 County Clerk 08-23-2022](#)

[Resolution 22-192](#)

[Resolution 22-193](#)

[Resolution 22-194](#)

[Hale Kuikahi-Chapter 2.97 Application Vol 1](#)

[Hale Kuikahi-Chapter 2.97 Application Vol 2](#)

BILL 127 (2022), RELATING TO THE RECLASSIFICATION OF THE STATE LAND USE DISTRICT FOR THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT (WAILUKU) (AH-36)

Description: The Committee is in receipt Correspondence dated August 23, 2022, from the County Clerk, transmitting Bill 127 (2022), entitled “A BILL FOR

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AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT (CONDITIONAL BOUNDARY AMENDMENT) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII, TAX MAP KEY NOS. (2) 3-5-002:003 (POR.), CONTAINING A TOTAL OF 14.97 ACRES.” Bill 127’s purpose is to reclassify the state land use district for the proposed Kuikahi Village Workforce Housing Project in Wailuku, Maui, Hawai’i. Reclassification is conditional upon the Council’s passage of the proposed project, with or without modifications.

Status: The Committee may consider whether to recommend passage of Bill 127 (2022) on first reading, with or without revisions. The Committee may also consider the filing of Bill 127 (2022) and other related action.

[Correspondence from County Clerk 08-23-2022](#)

[Bill 127 \(2022\)](#)

CONTACT INFORMATION

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

COMMITTEE STAFF

Paige Greco, Alison Stewart, Stacey Vinoray, and Richard Mitchell

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 BlueJeans 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 BlueJeans 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

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

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

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Floor, 200 South High Street, Wailuku, Hawaii

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.

Written testimony 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.

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

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

South Maui MEDB Building 1305 North Holopono, Suite 9, Kihei (808) 793-0012	Lāna'i Lāna'i District Office 814 Fraser Avenue, Lāna'i City (808) 565-7094	West Maui Old Lahaina Center 845 Waiee Street, Suite 205, Lahaina (808) 856-0123
Molokai Molokai District Complex 100 Ainoa Street, Kaunakakai (808) 553-3888	East Maui Hāna Cultural Center & Museum 4974 Uakea Road, Hāna (808) 248-7513	Makawao-Ha'ikū-Pā'ia Heritage Hall 401 Baldwin Avenue, Suite 102, Pā'ia (808) 793-0099

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.