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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

December 5, 2024

Director of Council Services
David M. Raatz, Jr., Esq.
Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

The Honorable Alice L. Lee
Council Chair
County of Maui
Wailuku, Hawaii 96793

Dear Chair Lee:

SUBJECT: AMENDMENT TO BILL 172 (2024)

May I request the attached proposed amendment to Bill 172 (2024), entitled "A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3554, AS PREVIOUSLY AMENDED ESTABLISHING KIHEI-MAKENA PROJECT DISTRICT 9 (WAILEA 670) ZONING (CONDITIONAL ZONING), FOR APPROXIMATELY 670 ACRES SITUATED AT PAEAHU, PALAUEA, KEAUHOU, HONŪA'ULA, DISTRICT OF MAKAWAO, MAUI, HAWAII," be placed on the next Council meeting agenda.

Sincerely,

TAMARA PALTIN
Councilmember

Attachment

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2024 DEC -5 AM 11:05
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MAUI COUNTY COUNCIL
Amendment Summary Form

Legislation: BILL 172, A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3554, AS PREVIOUSLY AMENDED ESTABLISHING KIHEI-MAKENA PROJECT DISTRICT 9 (WAILEA 670) ZONING (CONDITIONAL ZONING), FOR APPROXIMATELY 670 ACRES SITUATED AT PAEAHU, PALAUEA, KEAUHOU, HONUA'ULA, DISTRICT OF MAKAWAO, MAUI, HAWAII

Tamara A.M. Paltin

Proposer: Councilmember Tamara Paltin

Description: Amend Bill 172 to amend section 5(c) to extend the residential workforce housing units from a 30-year deed restricted period to a 50-year deed restricted period.

Motions: Move to amend Bill 172 by amending section 5(c) to read "125 of those residential workforce housing units are rental residential workforce housing units workforce housing units are ownership units with deed restriction requiring each unit to be owner-occupied in perpetuity."

5. That Honua'ula Partners, LLC, its successors and permitted assigns, must provide at least 288 residential workforce housing units, consistent with its representation that it will provide in excess of the Chapter 2.96, Maui County Code; requirement that at least 25 percent of the market-rate dwelling units are residential workforce housing units, as follows:

- a. All required workforce housing units are located within Kihei-Mākena Project District 9 (Wailea 670);
- b. Each residential workforce housing unit has a certificate of occupancy prior to the sale of any market rate dwelling unit;
- c. 125 of those residential workforce housing units are rental residential workforce housing units, and the remaining residential workforce housing units are ownership units with deed restriction requiring each unit to be owner-occupied in perpetuity; and

- d. If Chapter 2.96, Maui County Code, is amended to increase the required residential workforce housing units above 288, Honua'ula Partners, LLC, its successors and permitted assigns, must provide the greater number of residential workforce housing units.

Effect: Approval of this amendment will ensure residential workforce housing units will be available to residents instead of becoming market rate units that will be unaffordable for most residents.

Reasons: Our community deserve housing they can afford.