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

December 5, 2024

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, HONU'ULA, DISTRICT OF MAKAWAO, MAUI, HAWAII," be placed on the next Council meeting agenda.

Sincerely,

A handwritten signature in black ink, appearing to be "Gabe Johnson".

GABE JOHNSON
Councilmember

Attachment

RECEIVED
2024 DEC -5 PM 2:05
OFFICE OF THE
COUNTY CLERK

COUNTY COMMUNICATION NO. 24-32

MAUI COUNTY COUNCIL
Amendment Summary Form

Legislation: BILL 172, A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3554, AS AMENDED BY ORDINANCE 4849, RELATING TO KIHEI-MAKENA PROJECT DISTRICT 9 (WAILEA 670) ZONING (CONDITIONAL ZONING), FOR APPROXIMATELY 670 ACRES SITUATED AT PAEAHU, PALAUEA, KEAUKOU, HONUUA'ULA, DISTRICT OF MAKAWAO, MAUI, HAWAII

Proposer: Councilmember Gabe Johnson

Description: Amend Bill 172

Motions: Move to amend Bill 172 by adding a new section 5(e) to read “The Residential Workforce Housing Units must be offered to residents in the order in which their names were drawn in the lottery, and to the extent permitted by law, the applicants selected by lottery must then be ranked by the total length of time each has been a resident of the county. The workforce housing units must then be offered in the order of their ranking provided that there is a unit available in the income group for which they qualify. Nonresidents will be offered Residential Workforce Housing Units in the order in which their names were drawn in the lottery.”

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 units, and the remaining residential workforce housing units are ownership units; 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.
 - e. The Residential Workforce Housing Units must be offered to residents in the order in which their names were drawn in the

lottery, and to the extent permitted by law, the applicants selected by lottery must then be ranked by the total length of time each has been a resident of the county. The workforce housing units must then be offered in the order of their ranking provided that there is a unit available in the income group for which they qualify. Nonresidents will be offered Residential Workforce Housing Units in the order in which their names were drawn in the lottery.

Effect: Approval of this amendment

Reasons: This amendment will help to prioritize residents who have lived on Maui the longest in the selection process for workforce housing units in this development.