

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins



Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

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

Aloha 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, HONUA'ULA, DISTRICT OF MAKAWAO, MAUI, HAWAII," be placed on the same Council meeting agenda that Bill 172 (2024) will be posted on.

Mahalo,

A handwritten signature in black ink, appearing to read "Keani Rawlins-Fernandez".

KEANI RAWLINS-FERNANDEZ
Councilmember

Attachment

COUNTY COMMUNICATION NO. 24-33

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, KEAUAHOU, HONUUA'ULA, DISTRICT OF MAKAWAO, MAUI, HAWAII

Proposer: Councilmember Keani Rawlins-Fernandez

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 adding a new section 5(c) to read "125 of those residential workforce housing units are rental residential workforce housing units for a fifty-year deed-restricted period, commencing on the date of initial occupancy, workforce housing units are ownership units; and."

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 Kīhei-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 for a fifty-year deed-restricted period, commencing on the date of initial occupancy, 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.

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.

paf:krf