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

December 27, 2017

Ms. Carol Reimann, Director
Department of Housing and Human Concerns
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Reimann:

**SUBJECT: 40-ACRE PARCEL OWED BY ALEXANDER AND
BALDWIN, INC. FOR DEVELOPMENT OF
AFFORDABLE HOUSING (HHT-21)**

The Housing, Human Services, and Transportation Committee is in receipt of correspondence dated September 25, 2017, from the Deputy Director of Housing and Human Concerns, informing the Committee that Alexander & Baldwin, Inc. has received subdivision approval for the 40-acre parcel.

Pursuant to Condition 19 of Ordinance 3559, Alexander & Baldwin, Inc. submitted its 2017 Annual Compliance Report ("Report"), dated May 22, 2017, as it relates to the Maui Business Park Phase II – Change in Zoning.

Item 7 of the Report states in part, "The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability." A copy of page 3 of the Report is attached for your reference.

May I please request your assistance with the following:

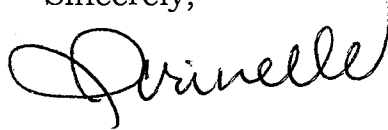
1. Provide the Department's comments regarding the location of the land, and archaeological and topographic surveys performed on the 40-acre parcel. Include a copy of the survey reports.
2. Provide a copy of the conceptual housing plans for the 40-acre parcel developed in conjunction with Alexander & Baldwin, Inc.

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May I further request a response **no later than January 9, 2018**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or the Committee staff (Saumalu Mataafa at ext. 7665 or Clarita Balala at ext. 7668).

Sincerely,

A handwritten signature in black ink, appearing to read "Crivello", written in a cursive style.

STACY CRIVELLO, Chair
Housing, Human Services, and
Transportation Committee

hht:ltr:021ahc02:ssm

Attachment

cc: Mayor Alan M. Arakawa

6. *That no further expansion of Maui Business Park beyond Phase II shall be undertaken unless adequate buffers are developed to mitigate impacts to ongoing agricultural operations at the Puunene Mill.*

Status: **Petitioner is complying with this condition.**

7. *That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:*

- a. Approximately 40 acres for affordable housing purposes;*
- b. Approximately 7 acres for a Kahului community multipurpose center; and*
- c. Approximately 3 acres for park purposes.*

The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability.

Status: **As a result of initial land planning work and discussions with various representatives of the County, a suitable location within the Petitioner's Waiale master planned residential community just south of the Maui Lani development was identified. In August 2010, Petitioner filed a land use petition with the State Land Use Commission to reclassify the Waiale lands from the Agricultural to the Urban District. The SLUC subsequently conducted hearings on the Waiale petition and in June 2012 approved the reclassification of the land. Petitioner filed a subdivision application with the County after discussions with the Departments of Parks & Recreation and Housing & Human Concerns regarding siting of the subject affordable housing, community center and park sites, as well as the process and timing of conveyance to the County. On June 8, 2015, preliminary subdivision approval was granted. The Petitioner has been working to address the conditions of subdivision approval, as well as with the County Department of Housing and Human Concerns in developing conceptual housing plans for the lands to be dedicated to the County for affordable housing, park and community center uses. Upon receipt of final subdivision approval, the lands will be dedicated to the County of Maui.**

8. *That the South Project Area shall be constructed in increments of not greater than seventy (70) acres at a time. Alexander & Baldwin, Inc. shall provide a phasing plan to the Department of Planning and the Department of Public Works prior to the submission of a subdivision application to subdivide lands within the South Project Area. (W-K Community Plan, Planning Standards)*

Status: **In compliance with this condition, Petitioner provided the**