

AFFORDABLE HOUSING COMMITTEE
August 25, 2021

AH-1(1) – POSSIBLE MODIFICATIONS – REVISED

- The Project must comply with all applicable requirements of Chapter 2.96, Maui County Code, except that the County must manage the selection lottery and wait list. To the extent provided by law, selection and waitlist preference will be given based on length of residency or employment on Lanaʻi island.
- Developer must act in good faith and with best efforts to develop and internal roads, sidewalks, and pathways that interconnect and promote safety and accessibility, multimodal transportation, and “Vision Zero Maui” and “Complete Streets” principles.
- Developer must act in good faith and with best efforts to develop infrastructure, including water and wastewater systems, and roads and sidewalks, in coordination with and for the coordinated use of future developments in the area.
- Developer must develop and manage the project in substantial compliance with all representations made to the Council and its Affordable Housing Committee to obtain approval of this resolution. The County has the right to deny the issuance of permits if, and as long as, the developer is in breach of any of these modifications.
- Developer must develop all residential workforce housing units, with related roads and infrastructure, before, or concurrently at the same ratio with, the market-rate units.
- Developer must act in good faith and with best efforts to complete construction of all workforce housing units, with related and infrastructure, not less than 10 years from the effective date of this resolution.
- The resolution and exemptions will lapse and become void if the required district boundary amendment is not granted within two years of the effective date of this resolution.
- The resolution and exemptions will lapse and become void if construction of the residential workforce housing units has not started within two years of subdivision approval.

- Developer must ensure that all workforce housing and market-rate units in the Project are owner-occupied and only used for long-term residential use. Short-term rental homes and other transient accommodations are prohibited.
- Rental of workforce units at market-rate is prohibited, even in the temporary absence of income-qualified applicants.
- Developer must satisfy the conditions of Chapter 14.12, Maui County Code, Water Availability.
- Developer must provide an independent well for irrigation water with a yield sufficient to meet the non-potable water demand of the entire Project.