



Legislation Details (With Text)

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Title: KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT (WAILUKU) (AH-35)

Sponsors: Council of the County of Maui

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Code sections:

Attachments: 1. Correspondence from County Clerk 08-23-2022, 2. Resolution 22-192, 3. Resolution 22-193, 4. Resolution 22-194, 5. Hale Kuikahi-Chapter 2.97 Application Vol 1, 6. Hale Kuikahi-Chapter 2.97 Application Vol 2, 7. Presentation from Alaula Builders 08-31-2022, 8. Correspondence from Committee Chair 09-01-2022, 9. ASF From Councilmember Paltin 09-01-2022, 10. eComments Report 09-01-2022, 11. ASF from Committee Chair 09-06-2022, 12. Correspondence from Alaula Builders 09-09-2022, 13. ASF from Committee Chair 09-13-2022, 14. Correspondence from Alaula Builders 09-13-2022, 15. Correspondence to Corporation Counsel 09-20-2022, 16. Correspondence from Corporation Counsel on 09-29-2022

Date	Ver.	Action By	Action	Result
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KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT (WAILUKU) (AH-35)

The Committee is in receipt of correspondence dated August 15, 2022, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Kuikahi Village Workforce Housing Project in Wailuku, Maui, Hawai'i, under Chapter 2.97, Maui County Code. The proposed project consists of 202 for-sale multi-family, duplex, townhome, live-work, studio, and single-family housing units offered to qualified households earning between 60 and 140 percent area median income, as established in the Department of Housing and Human Concerns' Affordable Sales Price Guidelines. The 14.97-acre parcel to be developed is identified for real property tax purposes as tax map key (2) 3-5-002:003. The developer and property owner is Kuikahi Properties, LLC.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE." The purpose of the proposed resolution is to approve the proposed project with exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, land development and improvement, and construction standards for subdivisions and dwelling units.
3. A proposed resolution entitled "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER

CHAPTER 2.97, MAUI COUNTY CODE.” The purpose of the proposed resolution is to approve the proposed project with the modifications in “Exhibit B” and with exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, land development and improvement, and construction standards for subdivisions and dwelling units.

4. A proposed resolution "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE." The purpose of the proposed resolution is to disapprove the proposed project.

Under Section 2.97.170, Maui County Code, the Council may approve, approve with modifications, or disapprove the proposed project within 60 days of receipt of the application. In the event the Council fails to approve, approve with modifications, or disapprove the proposed project by October 14, 2022, the Director of Housing and Human Concerns may approve, approve with modifications, or disapprove the proposed project within 14 days, or it will be deemed approved. The Committee may consider whether to recommend adoption of one of the proposed resolutions, with or without revisions. The Committee may also consider the filing of proposed resolutions and other related action.