



Legislation Details (With Text)

File #: LU-2(4) **Version:** 2

Type: Direct Referral **Status:** Agenda Ready

File created: 7/23/2018 **In control:** Land Use Committee

On agenda: 8/28/2018 **Final action:**

Title: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAIKAPU DEVELOPMENT VENTURE LLC AFFORDABLE WORKFORCE HOUSING PROJECT (WAILUKU)) (LU-2(4))

Sponsors:

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Attachments: 1. Correspondence from Housing and Human Concerns 07-25-2018, 2. Presentation from Merchant Horovitz and Tilley 07-30-2018, 3. Testimony Paula Phillips 07-30-2018, 4. Proposed Exemption List 08-01-2018, 5. Cost Value of Exemptions Per Lot 08-01-2018, 6. Engineers Estimate for Exemptions 08-01-2018, 7. Letter to Vince Bagoyo 08-02-2018, 8. Correspondence to Corp Counsel 08-02-2018, 9. Testimony Stephen Fox 08-01-2018, 10. Correspondence from Plannin 08-02-2018, 11. Letter to Fire and Public Safety 08-03-2018, 12. Letter to Water Supply 08-03-2018, 13. Correspondence from Merchant Horovitz and Tilley 08-08-2018, 14. Proposed Resolutions 08-08-2018, 15. Letter to Transportation 08-14-2018, 16. Letter to Merchant Horovitz LLP 08-14-2018, 17. Correspondence from Water Supply 08-08-2018, 18. Correspondence from Fire and Public Safety 08-14-2018, 19. Correspondence to Corp Counsel 08-15-2018, 20. Revised Proposed Resolution 08-16-2018, 21. Correspondence to Public Works 08-20-2018, 22. Correspondence from Director of Transportation 08-20-2018, 23. Ordinance 3686, 24. Waikapu Dev Consultation Process 08-22-2018, 25. Projection Location Map 08-22-2018, 26. Correspondence from Merchant Horovitz and Tilley 08-22-2018, 27. Correspondence from Public Works 08-21-2018, 28. Waikapu Dev Consultation Process 08-22-2018, 29. Correspondence from Merchant Horovitz and Tilley 08-22-2018, 30. Projection Location Map 08-22-2018, 31. Ordinance 3686, 32. Proposed changes to exemptions 08-28-2018, 33. Language from Chpt 14, Maui County Code 08-28-2018, 34. Correspondence to Corp Counsel 08-28-2018, 35. Revised Proposed Resolution 08-29-2018, 36. Committee Report 18-146

Date	Ver.	Action By	Action	Result
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AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAIKAPU DEVELOPMENT VENTURE LLC AFFORDABLE WORKFORCE HOUSING PROJECT (WAILUKU)) (LU-2(4))

The Committee is in receipt of the following:

1. Correspondence dated July 25, 2018, from the Acting Director of Housing and Human Concerns, transmitting the following:
 - a. An application for the development of the proposed Waikapu Development Venture LLC Affordable Workforce Housing Project in Wailuku, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed 100 percent affordable housing project would provide 68 single-family units and 12 duplex units, with associated infrastructure and roadway access, on approximately 12.5 acres identified for real property tax purposes as a portion of tax map key (2) 3-5-002:011, located on Honoapiilani Highway with Waiale Road as its makai boundary, for qualified individuals earning between 70 and 140 percent of the area median income.

- b. A proposed resolution to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - c. A proposed resolution to approve the proposed project with the modifications in Exhibit "A" and various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - d. A proposed resolution to disapprove the proposed project.
2. Correspondence dated August 8, 2018, from the Department of the Corporation Counsel, transmitting the following:
- a. A revised proposed resolution entitled "APPROVING THE AFFORDABLE WORKFORCE HOUSING PROJECT BY WAIKAPU DEVELOPMENT VENTURE LLC, PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the revised proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - b. A revised proposed resolution entitled "DISAPPROVING THE AFFORDABLE WORKFORCE HOUSING PROJECT BY WAIKAPU DEVELOPMENT VENTURE LLC, PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the revised proposed resolution is to disapprove the proposed project.
3. Correspondence dated August 15, 2018, to the Department of the Corporation Counsel, transmitting a revised proposed resolution entitled "APPROVING WITH MODIFICATION THE AFFORDABLE WORKFORCE HOUSING PROJECT BY WAIKAPU DEVELOPMENT VENTURE LLC, PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the revised proposed resolution is to approve the proposed project with the modifications in Exhibit "A" and various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.

Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by September 8, 2018, or it will be deemed approved. The Committee may consider whether to recommend adoption of a revised proposed resolution referenced in paragraphs 2(a), 2(b), or 3 above, with or without further revisions. The Committee may also consider the filing of two of the revised proposed resolutions and other related action.