



## Legislation Details (With Text)

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**Title:** HALE WAIPUʻILANI WORKFORCE HOUSING PROJECT (KIHEI) (AH-17)

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**Attachments:** 1. Correspondence from County Clerk 05-27-2022, 2. Resolution 22-130, 3. Resolution 22-131, 4. Resolution 22-132, 5. Presentation from Alaula Builders 06-03-2022, 6. Correspondence from Alaula Builders 06-03-2022, 7. Testimony Received as of 06-06-2022, 8. Correspondence from Alaula Builders 06-06-2022, 9. Presentation from Alaula Builders 06-06-2022, 10. eComments Report 06-06-2022, 11. Correspondence from Department of Planning 06-08-2022, 12. Correspondence from Councilmember Paltin 06-09-2022, 13. Correspondence from Alaula Builders 06-13-2022, 14. eComments Report 06-13-2022, 15. Correspondence from Corporation Counsel 07-06-2022

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### HALE WAIPU ʻILANI WORKFORCE HOUSING PROJECT (K ȦHEI) (AH-17)

The Committee is in receipt of Correspondence, dated May 18, 2022, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Hale Waipuʻilani Workforce Housing project in KȦhei, Maui, Hawaiʻi, under Chapter 2.97, Maui County Code. The proposed project consists of 28 for-sale multi-family housing units offered to qualified households earning between 80 to 140 percent of the area median income, as established in the Department of Housing and Human Concerns' Affordable Sales Price Guidelines. The 1.53-acre parcel to be developed is identified for real property tax purposes as tax map key (2) 3-9-046:011. The developer and property owner is Van Bruce Investments, LLC.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE HALE WAIPUʻILANI 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 HALE WAIPUʻILANI 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 entitled “DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE HALE WAIPU‘ILANI 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 July 17, 2022, 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.