



## Legislation Text

File #: AH-1(1), Version: 2

### **AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF POLANUI GARDENS WORKFORCE HOUSING PROJECT (LAHAINA)) (AH-1(1))**

The Committee is in receipt of a Miscellaneous Communication, dated June 12, 2019, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed "Polanui Gardens" workforce housing project, Lahaina, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project would provide 50 affordable single-family lots with a minimum 10,000 square feet lot size at Launiupoko, for qualified individuals earning from below 80 percent up through 140 percent of the area median income. The proposed project will also provide a 4.5-acre community park, a 1-acre community garden, and 16 market-priced agricultural lots with a minimum 1-acre lot size, for a total 48.87 acres of land to be developed. A 9.6-acre agricultural use easement is also designated to provide a farming area and buffer along the Lahaina Bypass Highway.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
3. A proposed resolution entitled "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit "B" and various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
4. A proposed resolution entitled "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to disapprove the proposed project.

Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by July 26, 2019, or it will be deemed approved.

The Committee may consider whether to recommend adoption of a proposed resolution, with or without revisions. The Committee may also consider the filing of two of the proposed resolutions and other related action.