



Legislation Text

File #: AH-3(1), Version: 1

HALE KAIOLA RESIDENTIAL WORKFORCE HOUSING PROJECT (AH-3(1))

The Committee is in receipt of Correspondence, dated July 29, 2020, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Hale Kaiola Residential Workforce Housing Project in Kihei, Maui, Hawaii, under Chapter 2.97, Maui County Code. The proposed project consists of a 40-unit duplex complex, with all 40 units offered for sale to qualified households earning between 80 and 140 percent of the area median income, as set forth by the Department of Housing and Human Concerns' Affordable Sales Price Guidelines. The approximately 3-acre parcel to be developed is located at Ohukai Street and Kaiola Place, and is identified for real property tax purposes as tax map key (2) 3-9-029:049. The project developer is Waihe'e Valley Regenes LLC and Hale Kaiola LLC, together as Hale Kaiola Joint Venture.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HALE KAIOLA WORKFORCE HOUSING PROJECT PURSUANT TO CHAPTER 2.97, MAUI COUNTY CODE." The purpose of the proposed resolution is to approve the proposed project with various 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 100 PERCENT AFFORDABLE HALE KAIOLA WORKFORCE HOUSING PROJECT PURSUANT TO 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 various 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 100 PERCENT AFFORDABLE HALE KAIOLA WORKFORCE HOUSING PROJECT PURSUANT TO 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 September 27, 2020, the Director of Housing and Human Concerns must approve, approve with modifications, or disapprove the proposed project by October 11, 2020, 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.