



## Legislation Text

File #: AH-3(2), Version: 1

### LILOA HALE SENIOR AFFORDABLE HOUSING PROJECT (AH-3(2))

The Committee is in receipt of Correspondence, dated August 12, 2020, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Liloa Hale Senior Affordable Housing Project in Kihei, Maui, Hawaii, under Chapter 2.97, Maui County Code. The proposed project consists of a three-story residential apartment building containing 117 units for rent to qualified seniors earning 60 percent and below of the area median income, as set forth by Department of Housing and Human Concerns guidelines. The approximately 3.6 acres to be developed is bounded by Hope Chapel to the north, Piilani Highway to the west, Liloa Drive to the east, and Hale Mahaolu Ehiku senior affordable housing project to the south. The parcel is identified for real property tax purposes as tax map key (2) 2-2-002:072 (por.) and is part of a 17.9-acre parcel owned by Hope Chapel. The project developer, Liloa Senior Housing, LP, intends to purchase a total of 4.9 acres from Hope Chapel under a condominium property regime.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE LILOA HALE SENIOR AFFORDABLE 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 LILOA HALE SENIOR AFFORDABLE 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 LILOA HALE SENIOR AFFORDABLE 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 October 11, 2020, the Director of Housing and Human Concerns must approve, approve with modifications, or disapprove the proposed project by October 25, 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.