



Legislation Text

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AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) INDEPENDENT DEVELOPMENT OF LIHAU'ULA WORKFORCE HOUSING PROJECT (OLOWALU) (AH-1(7))

The Committee is in receipt of a Miscellaneous Communication, dated September 9, 2020, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Lihau'ula Workforce Housing Project in Olowalu, Maui, Hawaii, under Section 201H-38, Hawaii Revised Statutes. The proposed project consists of 40 single-family homes 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 proposed project also includes nine market-rate single-family residential lots and 10 market-rate one-acre agricultural lots. The proposed project site is located southeast of Olowalu General Store, mauka of the Honoapiilani Highway, on a 27.99-acre parcel identified for real property tax purposes as tax map key (2) 4-8-003:103. The parcel has a State Land Use classification of Agricultural District, and a district boundary amendment will be required for the approximately 14.70-acre portion of the property containing the 49 residential lots. The parcel owner and project developer is Lihau'ula LLC.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE LIHAU'ULA WORKFORCE HOUSING PROJECT 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 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 LIHAU'ULA WORKFORCE HOUSING PROJECT 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 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 LIHAU'ULA WORKFORCE HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to disapprove the proposed project.

Under Section 201H-38, Hawaii Revised Statutes, the Council may approve, approve with modifications, or disapprove the proposed project by October 24, 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.