



The County of Maui

Council Chamber
200 South High Street, 8th
Floor
Wailuku, Hawaii 96793

Legislation Text

File #: AH-2(1) Direct Referral, **Version:** 2

HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE: HALE PILINA RENTAL HOUSING PROJECT (KAHULUI) (AH-2(1))

The Committee is in receipt of Correspondence dated September 13, 2021, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the Hale Pilina Rental Housing Project in Kahului, Maui, Hawaii, under Section 2.97, Maui County Code. The proposed project consists of four three-story buildings containing 178 rental units for qualified households earning 60 percent and below area median income, as set forth by Department of Housing and Human Concerns guidelines. The proposed project is to be developed by Catholic Charities Housing Development Corporation on a 4.865-parcel owned by A&B Properties Hawaii, LLC, and identified for real property taxes as Tax Map Key (2) 3-7-013:026. The project site is located at 150 South Pu'unēnē Avenue, and is bordered by South Kaulawahine Steet to the west, Alehela Place to the south, and Kamehameha Avenue to the north. Property management would be provided by Hale Mahaolu.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HALE PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT PURSUANT TO CHAPTER 2.97, MAUI COUNTY CODE." The purpose of the 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 PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT PURSUANT TO CHAPTER 2.97, MAUI COUNTY CODE." The purpose of the 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 PILINA FAMILY AFFORDABLE RENTAL HOUSING PROJECT PURSUANT TO CHAPTER 2.97, MAUI COUNTY CODE." The purpose of the resolution is to disapprove the proposed project.

Under Chapter 2.97, Maui County Code, the Council may approve, approve with modifications, or disapprove the proposed project by November 12, 2021, or it will be deemed approved. The Committee may consider whether to recommend adoption of one of the proposed resolutions listed above, with or without revisions. The Committee may also consider the filing of the correspondence

and other related action.