

Meeting recessed to 7/7/04 at 9:00 a.m. at Council Chamber.

HOUSING AND HUMAN SERVICES COMMITTEE

Council of the County of Maui

Meeting Agenda

July 6, 2004

9:00 a.m.

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

website: <http://www.co.maui.hi.us/committees/HHS/>

e-mail: hhs.committee@co.maui.hi.us

COMMITTEE MEMBERS

Joseph Pontanilla, Chair

Michael J. Molina, Vice-Chair

Robert Carroll

Jo Anne Johnson

Danny A. Mateo

AGENDA ITEMS ARE SUBJECT TO CANCELLATION. For a confirmation of the meeting date and time, and for tentative scheduling of agenda items, please contact the Committee Staff (Shannon Alueta or Clarita Balala) at: Office of Council Services, 200 South High Street, Wailuku, HI 96793, 808-270-7838, 1-800-272-0026 (toll-free from Molokai), 1-800-272-0098 (toll-free from Lanai), 808-270-7686 (fax).

ORAL OR WRITTEN TESTIMONY on any agenda item will be accepted. If written testimony is submitted at the meeting, 15 copies are requested. If written testimony is e-mailed or faxed, please submit by 12 noon on the business day preceding the meeting so that copies can be provided to Council members in a timely manner.

INDIVIDUALS WHO INTEND TO ATTEND THE MEETING AND WHO HAVE DISABILITIES REQUIRING SPECIAL ASSISTANCE should call the Office of Council Services at least three days in advance.

DOCUMENTS ON FILE WITH THE COMMITTEE, which may include correspondence relating to the agenda items below, may be inspected prior to the meeting date. Photocopies may be ordered, subject to charges imposed by law (Maui County Code, Sec. 2.64.010). Please contact the Office of Council Services to make arrangements for inspection or photocopying of documents.

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HHS-4(1)

COUNCIL APPROVAL OF AFFORDABLE-HOUSING PROJECTS PROPOSED PURSUANT TO CHAPTER 201G, HAWAII REVISED STATUTES (WAIKAPU AFFORDABLE HOUSING SUBDIVISION)

DESCRIPTION:

The Committee is in receipt of correspondence dated June 28, 2004, from the Director of Housing and Human Concerns, transmitting the following:

1. An application by Spencer Homes, Inc. for the development of the proposed Waikapu Affordable Housing Subdivision. The project proposes approximately 410 single-family residences, at least 51% of which will be sold at prices affordable to families earning 120 percent or less of the County's median family income, on a parcel of approximately 94 acres on the makai side of Honoapiilani Highway, adjacent to Waikapu Town (TMK: (2) 3-5-2:01 (portion)).

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2. A proposed resolution entitled "APPROVING THE WAIKAPU AFFORDABLE HOUSING SUBDIVISION PURSUANT TO SECTION 201G-118, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the subject project with various exemptions, including exemptions from the Wailuku-Kahului Community Plan; zoning standards for the Agricultural District; various fees relating to driveways, wastewater assessment, fire, electrical, plumbing, building, grubbing and grading permit and inspection; and Maui County Code requirements relating to frontage improvements, sewer lateral connections, parks and playgrounds, and sidewalks, curbs, and gutters.
3. A proposed resolution entitled "DISAPPROVING THE WAIKAPU AFFORDABLE HOUSING SUBDIVISION PURSUANT TO SECTION 201G-118, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to disapprove the proposed project.

STATUS: In accordance with Section 201G-118 of the Hawaii Revised Statutes, the Council must approve or disapprove the project by August 11, 2004, or it will be deemed approved. The Committee may consider whether to recommend adoption of either proposed resolution, with or without revisions. The Committee may also consider other related action.