

COUNCIL OF THE COUNTY OF MAUI

HOUSING, HUMAN SERVICES, AND TRANSPORTATION COMMITTEE

November 21, 2014

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Housing, Human Services, and Transportation Committee, having met on October 30, 2014, makes reference to the following:

1. County Communication 11-177, from the Director of Housing and Human Concerns, transmitting a proposed resolution entitled "APPROVING THE KULA RIDGE AFFORDABLE HOUSING SUBDIVISION RESIDENTIAL WORKFORCE HOUSING AGREEMENT". The purpose of the proposed resolution is to approve the residential workforce housing agreement for the Kula Ridge Affordable Housing Subdivision project ("Project").
2. County Communication 11-254, from Council Chair Danny A. Mateo, transmitting a copy of correspondence dated September 20, 2011, from Clayton Nishikawa, on behalf of Kula Ridge, LLC, submitting a status update on the Project, in accordance with Modification 13 of Resolution 10-57, adopted on October 19, 2010, and a copy of Resolution 10-57.
3. County Communication 12-237, from Council Chair Danny A. Mateo, transmitting a copy of correspondence dated October 4, 2012, from Mr. Nishikawa, providing the required annual status update on the Project.
4. General Communication 13-4, from Mr. Nishikawa, providing the required annual status update on the Project, dated October 21, 2013.

Your Committee notes the Project site is located mauka of Kula Community Center. The Project consists of 116 lots, 59 of which are identified for affordable housing for families earning at or less than 140 per cent of the County's median family income.

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According to Resolution 10-57, the Project will provide 34 affordable housing units for seniors, who are defined as income-qualified prospective purchasers at least 55 years of age, and 25 affordable single-family units.

Your Committee notes Resolution 10-57 approved the Project with 17 modifications, as well as exemptions to the Maui County Code relating to planning, zoning, and construction standards for subdivision, development, and improvement of land and the construction of units thereon, pursuant to Section 201H-38, Hawaii Revised Statutes.

Modification 13 requires Kula Ridge, LLC, through the Department of Housing and Human Concerns, to update the Council on the status of the project and progress in complying with the modifications adopted by Resolution 10-57 at least on an annual basis.

The 2012 and 2013 status reports are identical in substance. They indicate subdivision and design phases for the Project will begin once water source options are resolved. Your Committee notes Modification 2 of Resolution 10-57 requires Kula Ridge, LLC to comply with all provisions of Chapter 14.12, Maui County Code, relating to water availability.

Mr. Nishikawa informed your Committee the State Land Use Commission approved the District Boundary Amendments for the Project in February 2012. Thereafter, construction financing became difficult to obtain. He noted lenders will not finance exploratory well drilling. He also noted Kula Ridge, LLC has been working with the Department of Water Supply to devise a solution to not only address water needs of the Project, but to also assist households on the Upcountry water meter list. He briefly explained the requirements for a private water source, including the need for a backup system and storage, and the investment that would be required to make such an undertaking work.

Your Committee voted 7-0 to recommend filing of the communications. Committee Chair Crivello, Vice-Chair Cochran, and members Baisa, Carroll, Couch, Guzman, and Victorino voted "aye".

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Your Housing, Human Services, and Transportation Committee RECOMMENDS the following:

1. That County Communication 11-254 be FILED;
2. That County Communication 12-237 be FILED; and
3. That General Communication 13-4 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



STACY CRIVELLO, Chair

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