

**COUNCIL OF THE COUNTY OF MAUI**  
**HOUSING AND**  
**HUMAN SERVICES COMMITTEE**

December 20, 2005

**Committee**  
**Report No.**

05-175

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

Chair and Members:

Your Housing and Human Services Committee, having met on November 16, 2005, makes reference to County Communication No. 05-30, from the Council Chair, relating to Council approval of proposed affordable-housing projects pursuant to Chapter 201G, Hawaii Revised Statutes (HRS).

By correspondence dated November 7, 2005, the Director of Housing and Human Concerns transmitted the following:

1. An application for the development of the proposed Central Maui Senior Housing Project in Kahului, Maui. The project consists of 39 one-bedroom rental units, a two-bedroom resident manager's unit, a 2,945 square-foot community center building, a maintenance building, and related site improvements. The rental units will be offered to seniors at least 62 years of age with household incomes not exceeding 50 percent of Maui County's median income as established by the United States Department of Housing and Urban Development. A related project component (which is not part of this application) consists of two County office buildings. The proposed project is located on approximately 4.865 acres (TMK: (2) 3-7-13:026), adjacent to the Kahului Post Office. The Director recommends approval of the proposed project under Section 201G-118, HRS.
  
2. A proposed resolution entitled "APPROVING THE CENTRAL MAUI SENIOR HOUSING PROJECT PURSUANT TO SECTION 201G-118, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the proposed project with various exemptions, including exemptions from the Community Plan; the Comprehensive Zoning Ordinance; the standards for off-street parking and loading; wastewater assessment fees; permit fees for grubbing, grading, excavation, fire, electrical, plumbing, building, and driveways; and park and playground dedication and assessment requirements.

**COUNCIL OF THE COUNTY OF MAUI**  
**HOUSING AND**  
**HUMAN SERVICES COMMITTEE**

December 20, 2005  
Page 2

**Committee**  
**Report No.**     05-175

3.     A proposed resolution entitled “DISAPPROVING THE CENTRAL MAUI SENIOR HOUSING PROJECT PURSUANT TO SECTION 201G-118, HAWAII REVISED STATUTES”. The purpose of the proposed resolution is to disapprove the proposed project.

Your Committee notes that pursuant to Section 201G-118, HRS, the Council shall approve or disapprove affordable housing projects by resolution within 45 days after the preliminary plans and specifications for the project have been submitted to the Council, or the project shall be deemed approved. The Council has until December 22, 2005 to act on this application, or it will be deemed approved.

At its meeting, your Committee met with a Fire Captain, Department of Fire and Public Safety; the Director of Finance; the Director of Housing and Human Concerns; the Deputy Director of Parks and Recreation; a Planner, Department of Planning; a Lieutenant, Department of Police; a Sergeant, Department of Police; the Director of Public Works and Environmental Management; the Director of Water Supply; a Deputy Corporation Counsel; Michael Munekiyo, President, Munekiyo & Hiraga, Inc.; and Alvin Yoshimori, AIA, Chairman & President, GYA Architects, Inc.

Your Committee received oral and written testimony from Meleana Higgins, Director for Housing and Property Program Development, Maui Economic Opportunity, Inc., in support of the project.

Your Committee received written testimony in support of the project from the Maui Nui Housing Task Force. Your Committee also received a site plan identified as “Central Maui Senior Housing and County Office Buildings Project Overall Site Plan” from Mr. Munekiyo.

Your Committee received an overview of the application and project from Mr. Munekiyo and Mr. Yoshimori. Mr. Munekiyo stated that while the overall project includes both a senior housing project and County office buildings, the 201G application before the Council only relates to the senior housing project. He also stated that the property under consideration is the current site of the swap meet, noting that the Director of Housing and Human Concerns had stated that the swap meet is in the final stages of negotiating a lease for its operations at the Maui Community College campus.

Mr. Munekiyo gave an overview of the requested exemptions. He stated that the projected savings from these exemptions is between \$220,000 and \$225,000.

**COUNCIL OF THE COUNTY OF MAUI**  
**HOUSING AND**  
**HUMAN SERVICES COMMITTEE**

December 20, 2005  
Page 3

**Committee**  
**Report No.** 05-175

Mr. Yoshimori stated that the project includes two office buildings, 39 one-bedroom rental units, a two-bedroom resident manager's unit, a 2,945 square-foot community center building, a maintenance building, and related site improvements on 3.98 acres. He also stated that while the entire property is 4.5 acres, the proposed site is smaller because the County intends to allow the Salvation Army to occupy a portion of the site. He further stated that the project has 166 parking stalls, even though it is only required to have 132 stalls, assuming that the exemption from Chapter 19.36 of the Maui County Code regarding off-street parking is granted.

Mr. Yoshimori stated that the senior housing will consist of single-story units of 677 square feet each, with five units in a complex, and eight housing buildings. He also stated that all of the bathrooms are designed for the disabled, but the kitchens are not. He further stated that the community center can be utilized by up to 100 people and includes a kitchen, toilets, and the manager's office.

The Director of Housing and Human Concerns stated that the number of kitchens to be made handicap accessible will depend on the final budget for the project.

The Sergeant stated that the Department of Police's only concern was related to vehicles turning into or out of the project from Puunene Avenue. He said that the architects are already working with the State Department of Transportation on possible turning lanes and/or acceleration/deceleration lanes.

Your Committee asked how many more senior housing units could be built on the property if the County office buildings were not part of the overall project, and why the housing structures are not two stories, since the need for senior housing is so great.

Mr. Yoshimori estimated that an additional 25 senior housing units could be built on the property if the County office buildings were deleted. He stated that the one-story design for the senior housing would blend in with the one-story residential units located behind the proposed housing project. He further stated that there are additional costs involved in constructing two-story buildings because elevators and fire sprinklers would be required in each of the eight buildings. Furthermore, additional parking would be needed.

Your Committee requested that the Director of Housing and Human Concerns consider installing fire sprinklers in all buildings because the units will be occupied by seniors. Your Committee also requested that the Director consider incorporating walking paths for seniors.

COUNCIL OF THE COUNTY OF MAUI  
**HOUSING AND  
HUMAN SERVICES COMMITTEE**

December 20, 2005  
Page 4

**Committee**  
**Report No.** 05-175

Your Committee expressed concern about the Department of Fire and Public Safety's access to the corner housing units, and the lack of sidewalks and crosswalks for seniors walking to shopping centers and restaurants.

The Director of Public Works and Environmental Management stated that no sidewalk or crosswalk projects were planned in the area, but projects could be added to the Capital Improvement Project list if the Council decided they were needed.

Your Committee asked if the project before them was a package that included both senior housing and the County office buildings.

The Deputy Corporation Counsel stated that the application before the Committee was for the senior housing portion only.

The Director of Housing and Human Concerns stated that funding for the project is interrelated. She explained that approximately \$4 million in Federal funding is available for the project if the County office buildings are included in the design, and that additional funding for both the senior housing and the County office buildings would be included in the Mayor's budget proposal for Fiscal Year 2007.

Your Committee voted to recommend that it be discharged from consideration of both proposed resolutions, and that the resolutions be referred to the Council.

Your Committee is in receipt of a revised proposed resolution approving the Central Maui Senior Housing Project incorporating a nonsubstantive revision.

Your Housing and Human Services Committee **RECOMMENDS** the following:

1. That your Committee be **DISCHARGED** from further consideration of the proposed resolution, as revised herein and attached hereto, entitled "APPROVING THE CENTRAL MAUI SENIOR HOUSING PROJECT PURSUANT TO SECTION 201G-118, HAWAII REVISED STATUTES"; and

**COUNCIL OF THE COUNTY OF MAUI**  
**HOUSING AND**  
**HUMAN SERVICES COMMITTEE**

December 20, 2005  
Page 5

**Committee**  
**Report No.**     05-175

2.       That your Committee be DISCHARGED from further consideration of the proposed resolution, attached hereto, entitled "DISAPPROVING THE CENTRAL MAUI SENIOR HOUSING PROJECT PURSUANT TO SECTION 201G-118, HAWAII REVISED STATUTES".

Adoption of this report is respectfully requested.

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COUNCIL OF THE COUNTY OF MAUI  
**HOUSING AND  
HUMAN SERVICES COMMITTEE**

December 20, 2005  
Page 6

**Committee**  
**Report No.** 05-175

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**DANNY A. MATEO** **Chair**

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**JO ANNE JOHNSON** **Member**

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**JOSEPH PONTANILLA** **Vice-Chair**

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**CHARMAINE TAVARES** **Member**

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**G. RIKI HOKAMA** **Member**