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Agenda Item: C - Section 2.2 – Safe, Healthy and Livable Communities for All

What are the actions around housing in the SCMP, WMCP and KMCP?

Items in only one of the proposed SCMP and the WMCP are highlighted

South Maui Community Plan Proposed Actions Around Housing (1)

2.09 Develop a homelessness strategic plan for South Maui.

West Maui Community Plan Actions Around Housing (9)

5.08 Propose legislation to amortize the short-term occupancy list and phase out short-term rental use to make more housing units available for long-term occupancy.

5.09 Propose revisions to the real property tax structure to incentivize long-term rental and owner-occupancy of housing units, and to discourage short-term rental use.

5.11 Develop a strategic plan to address and prevent houselessness.

5.12 Identify and propose amendments to remove existing barriers in laws, rules, and processes that prohibit the construction of safe, sanitary, and affordable on-farm employee housing for farmworkers, with special consideration given to non-permanent, modular housing solutions.

5.13 Prepare a feasibility study and implement recommendations for repurposing or conversion of commercial and industrial buildings into multi-use residential areas.

5.14 Propose amendments to the zoning code to increase density for infill developments outside of the shoreline setback or sea level rise exposure areas and the Historic Districts, to reduce urbanization of agricultural and open space lands.

5.15 Develop a monitoring, enforcement, and public reporting system to ensure increased transparency and compliance with conditional zoning.

5.16 Obtain funding and implement the expansion and capacity of proven housing programs that help residents attain sustainable housing.

5.17 Encourage the development of a wide array of housing and service options for seniors, including affordable options that provide for a continuum of care.

1998 Kihei-Makena Community Plan Actions Around Housing (9)

LAND USE

- a.** Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.
- b.** Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.
- d.** Control the timing and phasing of project district construction through zoning in order to ensure systematic and incremental development. Such an action shall prevent haphazard development, and ensure that the provision of adequate infrastructure and public facilities and services takes place prior to or concurrent with development.
- f.** Establish and enforce building height limits and densities mauka of Pi`ilani Highway which preserve significant mauka views and vistas.

HOUSING AND URBAN DESIGN

- a.** Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.
- b.** Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.
- f.** Develop Kihei-Makena Urban Design Guidelines to address architectural, landscape, and graphic design standards. Use the guidelines to establish a sense of place by defining distinctive standards for four neighborhoods: the Uwapo Road-Suda Store neighborhood, the Lipoa Street-Azeka Place neighborhood, the Kalama Park neighborhood, and the Kama`ole Parks neighborhood.

INDIGENOUS ARCHITECTURE

- a.** Develop a County ordinance for indigenous architecture.
- b.** Adopt standards for indigenous architecture.