

Name: Rob Weltman

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

What are the policies 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 Policies Around Housing (12)

2.2.15 | Support the development of pedestrian-oriented, complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options.

2.2.16 | Require affordable housing projects, including projects using the Chapter 201H, Hawaii Revised Statutes or Chapters 2.96 or 2.97, MCC process, to be near jobs centers, schools, transit and services and include pedestrian-oriented design elements that create walkable and livable communities for all.

2.2.17 | Encourage a greater percentage of affordable housing than required by law in all residential projects than required by law, unless the project is to be developed exclusively as an affordable housing project. Affordable housing obligations must be met within the boundaries of the Community Plan sub area, credits may not be used.

2.2.18 | Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, triplex, four-plex, townhouse, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

2.2.19 | Prioritize infrastructure improvements for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.

2.2.20 | Support the development of homes by the Department of Hawaiian Homelands as a priority in South Maui.

2.2.21 | Support infill development and redevelopment near commercial centers, transit stops and transportation corridors and which avoids impacts to wetlands, flood areas, and other environmentally sensitive areas. Support redevelopment with walkable mixed-use community and job centers and a variety of housing types.

2.2.22 | Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by phasing-out and converting existing vacation rentals to long-term occupancy.

2.2.23 | All permitted affordable and workforce housing units that are required as part of a development approval must be completed before or at the same time as the rest of the project and cannot be separated to a later phase of the project.

2.2.24 | Prohibit new transient units and second homes until adequate workforce housing, public facilities and services are established to meet existing needs.

2.2.25 | Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard and the use of rooftop photovoltaic systems in all new construction.

2.2.29 | Prohibit new gated communities.

West Maui Community Plan Policies Around Housing (9)

2.5.11 | Require affordable housing projects, including projects developed under Chapter 201H, Hawai'i Revised Statutes, or Chapters 2.96 or 2.97, Maui County Code, to be near jobs, schools, transit, and services, when possible. If not possible, projects should at least be near transit. Projects should include sidewalks,

parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all.

2.5.12 | Support missing middle housing types (multiunit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, tri-plex, fourplex, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

2.5.13 | Prioritize projects that provide housing for resident households earning 100 percent Area Median Income (AMI) and below, and support projects that provide housing for resident households earning between 100 and 140 percent AMI, according to the needs identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies.

2.5.14 | Prioritize infrastructure for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.

2.5.15 | Support infill development and redevelopment near town centers, transit stops, and transportation corridors. Support redevelopment that replaces less desirable commercial developments with walkable, mixed-use community centers, and a variety of housing types.

2.5.16 | Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family.

2.5.17 | Support the development of homes and contribute to the infrastructure on Hawaiian Home Lands as a priority in West Maui.

2.5.18 | Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design standard and the use of photovoltaic systems in all new construction.

2.5.22 | Require that the County of Maui actively support an inventory list of affordable homes and rentals that are bought and sold among West Maui's workforce.

1998 Kihei-Makena Community Plan Policies Around Housing (7)

LAND USE

g. Encourage the establishment of single-family and multi-family land use designations which provide affordable housing opportunities for areas which are in close proximity to infrastructure systems and other urban services.

m. Provide for limited residential expansion in Ma`alaea which complements the existing natural and built environment.

q. Allow ohana units only where sufficient infrastructure is available

HOUSING AND URBAN DESIGN

a. Provide an adequate variety of housing choices and range of prices for the needs of Kihei's residents, especially for families earning less than the median income for families within the County, through the project district approach and other related programs. Choices can be increased through public/private sector cooperation and coordinated development of necessary support facilities and services.

b. Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.

c. Preserve Kihei-Makena's significant views of the Pacific Ocean and the broad vista to the Central Maui and Upcountry region. Prohibit the use of walls higher than 4 feet in front yard setbacks especially in areas close to the shoreline where view corridors can be blocked.

INDIGENOUS ARCHITECTURE

a. To legitimize indigenous architecture as viable spaces for living, work, and recreation