

HONUA'ULA PARTNERS, LLC  
2035 MAIN STREET SUITE 1  
WAILUKU HI 96793

December 7, 2022

Attention: South Maui Community Plan Advisory Committee  
Department of Planning  
2200 Main Street, Suite 315  
Wailuku, Hawaii 96793  
Email: [wearesouthmaui@mauicounty.gov](mailto:wearesouthmaui@mauicounty.gov)

Dear Committee Members:

I am the project manager for Honua'ula Partners, LLC ("**HP**"). The purpose of this letter is to comment on policy 2.2.24 in the Draft South Maui Community Plan, which is set for discussion at the December 7, 2022 Community Plan Advisory Committee meeting.

My work has focused on a proposed master-planned residential community composed of single and multi-family homes, village mixed-uses, preservation and conservation areas and recreation and open space areas ("**Project**"). The initial phase of the Project would consist of significant public infrastructure improvements (i.e., the widening of Pi'ilani Highway). The next phase of the Project would consist of the development of residential workforce housing units. HP is committed to building 288 affordable housing units on site. The subsequent phases of the Project would include a mix of market rate single-family and multi-family units, as well as the commercial and office spaces.

Policy 2.2.24 in the Draft South Maui Community Plan currently reads: "Prohibit new transient vacation rental units, and require the development of high-end and luxury homes to provide their required workforce housing on-site until adequate workforce housing is established to meet existing need." The requirement in the current language for workforce housing to be on-site appears to conflict with the language of Chapter 2.96 of the Maui County Code ("**MCC**"). Section 2.96.040 of MCC allows projects to build affordable units anywhere in the community plan area or to pay an in-lieu fee. As MCC § 2.96.040 allows for the location of workforce housing to be anywhere in the community plan area, the requirement for workforce housing to be built on site appears to contradict the language of MCC § 2.96.040.

Furthermore, the proposed language is also contrary to Condition 5 of the Project's Conditions of Zoning. As set forth in Ordinance 3554, the Project is subject to 30 conditions of zoning. As pertinent here, the Project's workforce housing requirement is outlined in Condition 5. In 2018, Condition 5 was amended to provide that 250 of the required affordable housing units may be located within the project site or within the Ka Ono Ulu Light Industrial Subdivision. The proposed language of policy 2.2.24 disregards the Maui County Council's amendment of Condition 5 and the clear intent to allow workforce housing on or off site.

Additionally, the current language of policy 2.2.24 is framed in a manner that sets up an immeasurable and subjective deadline. The policy will require the provision of workforce housing on-site "until adequate workforce housing is established to meeting existing need." The determination of whether "existing need" is satisfied is subject to various and conflicting interpretations. We would respectfully request that the Committee consider revising the language in a manner that: (1) avoids a conflict with MCC § 2.96.040 and Condition 5 of the Conditions of Zoning and (2) allows for an objective and measurable deadline.

Thank you for this opportunity to submit testimony. And thank you for your hard work in developing the Draft South Maui Community Plan.



Dean K. Frampton