

**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. ~~\*\*\*\*Already accepted by CPAC~~

**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 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 needs. 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.

**2.2.26** | Promote the placement of utilities underground in new areas of development and in existing areas where possible, to minimize the impacts from high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.

**2.2.27** | In new development and redevelopment projects, outdoor lighting shall be designed to provide the minimum illumination recommended by the Illuminating Engineering Society of North America (IESNA) in the most current edition of the IESNA Lighting Handbook to protect native species and preserve the dark skies.

**2.2.28** | Agricultural land within the growth boundaries should only be converted to urban or rural designations when conversion is required to accommodate the population or employment projections for the region, or conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing.

**2.2.29** | Prohibit new gated communities.

**2.2.30** | Visitor-related development and businesses must minimize the impact of tourism on South Maui residents, infrastructure, parks, environment, and cultural resources. The visitor industry shall focus on the quality of the visitor experience rather than quantity.

**2.2.31** | Require that new and existing shoreline development maintain public shoreline access. When new development is proposed require public access to shoreline areas currently privatized by gates and walls. Maintain and expand public shoreline access by requiring the establishment of both perpendicular and lateral access paths as a condition of any SMA permit for properties that abut the shoreline to the extent permitted by law.

**2.2.32** | ~~Support~~ Require public access to areas recognized to be part of the Government Beach Reserve; ensure the new developments and redevelopments actively encourage access to these areas with signs or public paths.