

# MAUI LANI

October 17, 2024

Mr. Daniel E. Orondenker  
Executive Officer  
Land Use Commission  
State of Hawaii  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359



Dear Mr. Orondenker:

Subject: LUC Docket No. A82-535, TMK: 3-8-7: por. 2, 103, and 110, Maui Hawaii

This report summarizes Maui Lani's progress with the State Land Use Commission Conditions.

**Condition 1:** Petitioner shall provide housing opportunities for low and moderate income Hawaii residents by offering for sale, on a preferential basis, 10% of the lots or houses and lots to be developed on the subject property to residents of the State of Hawaii of low or moderate family income as determined by standards promulgated by the Hawaii Housing Authority or County of Maui from time to time; provided however, this requirement may be satisfied through the sale by Petitioner of lots and houses and lots on the Island of Maui but outside the Petition area.

**Response:** As of December 31, 2019, there have been 1,373 residential units constructed to date with 492 affordable units approved by the Department of Housing and Human Concerns (DHHC), in accordance with the County's Affordable Sales & Rental Guidelines. The petition area will continue to be developed in accordance with this condition.

**Condition 2:** Petitioner shall develop the Petition area pursuant to land use requirements enacted by the County of Maui to ensure that consideration is given to a variety of residential unit types, including, but not limited to, single-family and multi-family units, duplex, four-plex, zero lot line, cluster, single family detached, and garden apartments and to further ensure that variation in lot sizes and other developments standards generate the requisite flexibility to foster housing opportunities for all segments of the community and to advance the objectives of affordability to all segments of the community.

**Response:** Maui Lani continues to offer a broad range of residential opportunities through the sale of single-family homes which vary from starter homes to golf course executive homes on a mixture of lot sizes ranging from 3,000 sf – 10,000+ sf.

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**Condition 3:** Petitioner shall submit annual progress reports to the Commission, the Department of Planning and Economic Development, and the Maui County Planning Department as to its progress in satisfying these conditions.

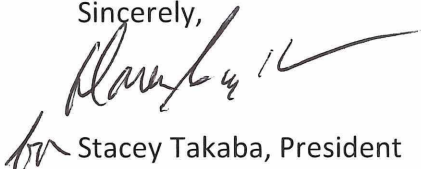
**Response:** Maui Lani has been submitting annual reports to Docket A04-754 since 2007, which has similar conditions to this subject Docket A82-535. Moving forward, Maui Lani will be submitting annual reports for Docket A82-535 as requested by the Planning Department, Zoning and Enforcement Division.

**Condition 4:** These conditions may be fully or partially released by the Commission as to all or any portion of the subject property upon timely motion and provisions of adequate assurance of the satisfaction of these conditions by the Petitioner.

**Response:** Maui Lani is not requesting any release of these conditions at this time.

We hope this annual report sufficiently apprises the Land Use Commission of the present status of conditions. Should you need more information, please do not hesitate to contact me or Mr. Daren Suzuki at [Dsuzuki@mills-group.com](mailto:Dsuzuki@mills-group.com).

Sincerely,

  
for Stacey Takaba, President  
Maui Lani Partners

cc: Ariana Kwan, State Land Use Commission  
Mary Alice Evans, Director, Office of Planning  
Kate Blystone, Planning Director, County of Maui  
Daren Suzuki, Maui Lani Partners