

# Housing and Land Use Committee (2023-2025) on 2024-10-09 9:00 AM

Meeting Time: 10-09-24 09:00

## eComments Report

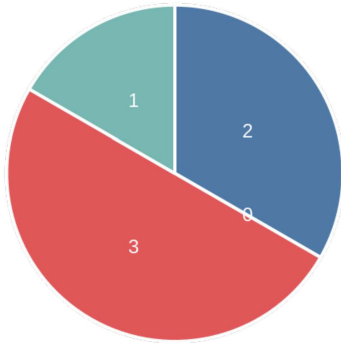
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2024-10-09 9:00 AM	10-09-24 09:00	2	6	2	0	3

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

### Overall Sentiment

Support (33%)   Oppose (0%)   Neutral (50%)  
No Response (16%)



# Housing and Land Use Committee (2023-2025) on 2024-10-09 9:00 AM

10-09-24 09:00

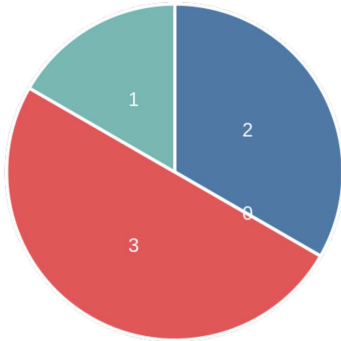
Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	1	1	0	0
HLU-3(21) HOUSING SOLUTIONS (HLU-3(21))	5	1	0	3

## Sentiments for All Agenda Items

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

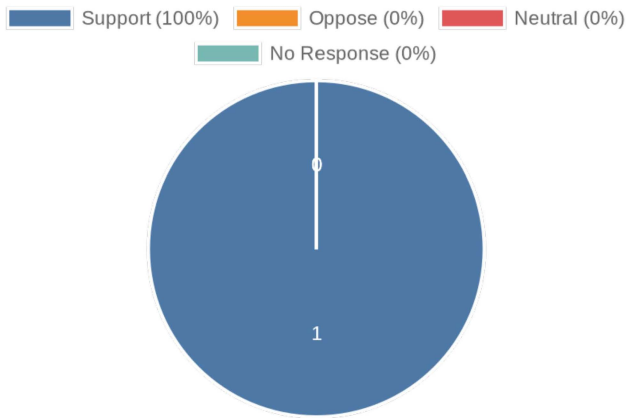
### Overall Sentiment

Support (33%)   Oppose (0%)   Neutral (50%)  
No Response (16%)



Agenda Item: eComments for A G E N D A

Overall Sentiment



**Guest User**

Location:

Submitted At: 7:28am 10-09-24

October 9, 2024

TO: Councilmember Tasha Kama  
Chair, Housing and Land Use Committee

Councilmember Tom Cook  
Vice-Chair, Housing and Land Use Committee

FROM: Mark Anthony Clemente  
Government Relations  
Hawaii Regional Council of Carpenters

SUBJECT: Housing Solutions (HLU-3(21))

On behalf of the Hawaii Regional Council of Carpenters, I am writing to express our strong support for initiatives that prioritize local jobs for local people, ensure living wages, and promote the use of skilled craftspeople in our communities.

Hawaii faces a significant challenge in housing availability and affordability, particularly on Maui, where many local residents are being forced to leave due to a severe housing shortage and the lack of sustainable job opportunities. This exodus not only threatens the fabric of our communities but also undermines the skilled workforce that is vital for building our future.

As we seek to address these pressing issues, it is essential that projects awarded to contractors not only contribute to our housing solutions but also pay living wages to the hardworking individuals who build our communities. When local contractors employ local skilled workers, we invest not only in our infrastructure but also

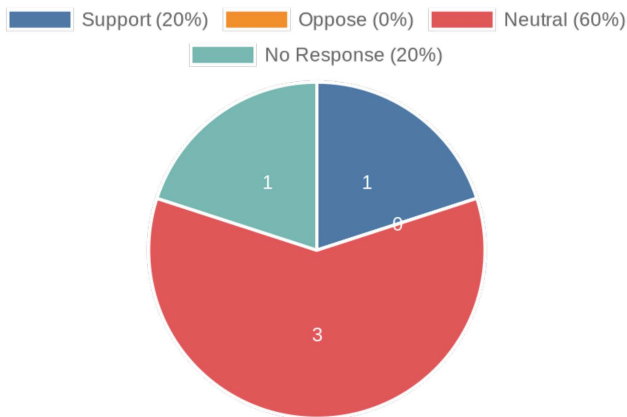
in the economy and well-being of our residents.

Furthermore, we advocate for all projects on Maui County lands to be covered under HRS 201H, which mandates prevailing wages. This ensures that our local craftspeople are compensated fairly for their skills and labor, helping to create a stable workforce that is committed to the success of each project. Prevailing wage laws are vital for maintaining high standards in construction and attracting skilled workers who take pride in their work.

By supporting local jobs and implementing living wage practices, we can cultivate a robust workforce that contributes to the long-term economic health of our islands. This approach not only uplifts families and communities but also enhances the quality of work on housing projects, ultimately benefiting all residents of Hawaii.

Agenda Item: eComments for HLU-3(21) HOUSING SOLUTIONS (HLU-3(21))

Overall Sentiment



**Guest User**

Location:

Submitted At: 9:18am 10-09-24

Aloha Committee Councilmembers.

My name is Jeff Rebugio. I'm with Kaanapali Land.

Now, I don't track or follow much of the Committee's schedule, or honestly know what might be on the agenda at much of these meetings. My apologies in advance if this does not quite fit the current agenda. So hoping to keep this short.

Simply looking to bring attention to Puukolii Village Mauka. One of the anchor housing developments proposed under the Kaanapali 2020 community planning work. You already know it is recognized in the General Plan, Maui Island Plan, and West Maui Community Plan.

A year+ after the fires, we see some direction and progress with housing, but mostly interim housing with assistance from FEMA and the State.

I would think there is a strong consensus that we also need to press forward with permanent housing.

So, just wanted to draw more attention to and remind this committee that we have a fully entitled project for permanent housing with Puukolii Village Mauka.

We have large parcel subdivision complete.

We have large subdivision infrastructure improvements engineered, with construction plans ready for approval.

It is effectively 'shovel-ready.'

However, the critical path in proceeding is, of course, water...

No commitments, no contracts at any level of the development can be made without the issuance of a water use permit.

If there is anything this committee and the rest of the County leadership can do, please urge the State Water Commission to expedite processing and issuance of water use permits.

Please keep this in mind as housing and other related matters are brought to attention.

**Michael Williams**

Location:

Submitted At: 3:15pm 10-08-24

Aloha kakou. I am submitting as a 3 page attachment the Affordable Housing Policies Statement from Stand Up Maui. These were approved by our board in August and other organizations have approved them just in the past two months. They summarize what we believe are the most important ways to create the affordable housing this county needs so badly and urgently.

I also provide this link to a list with maps of all the large parcels of land that we think the county should be vetting as potential sites for large affordable housing projects.

<https://www.dropbox.com/scl/fo/w9wodngcm67s4xdvd2jzx/AHwoVPcXFSjXI4r-S5noTjU?rlkey=z4cfuju1wxyvdto05qwcqgan2&st=ozwamxtr&dl=0>

We presented an earlier version of this list to Mayor Bissen and Managing Director Nishita when they attended SUM's annual meeting on August 5, 2023. They were very receptive, and planned to follow up on it, but the wildfires happened 3 days later.

At this year's annual meeting, on August 10, the new Director of Housing, Richard Mitchell attended and made a presentation about his plans for setting up his staff and office. We told him about this list, and he was very interested in seeing it, but he asked us to provide maps of the candidate parcels. It has taken some time, but we have now done that.

We hope you all have suggestions on how to improve the list.

Mahalo for your time and consideration.

Michael Williams, President of Maui Tomorrow Foundation, a board member of Stand Up Maui, and the chair of the Affordable Housing Committees of both organizations.

I also invite you to follow this link:

<https://www.dropbox.com/scl/fo/w9wodngcm67s4xdvd2jzx/AHwoVPcXFSjXI4r-S5noTjU?rlkey=z4cfuju1wxyvdto05qwcqgan2&st=ozwamxtr&dl=0>

thanks for making this your sole agenda item for tomorrow's meeting. I attach a set of Policy Statements re Affordable Housing that Stand Up Maui and other organizations have approved just in the past two months. They summarize what we believe are the most important ways to create the affordable housing this county needs so badly and urgently.

I also provide this link to a list with maps of all the large parcels of land that we think the county should be vetting as potential sites for large affordable housing projects.

<https://www.dropbox.com/scl/fo/w9wodngcm67s4xdvd2jzx/AHwoVPcXFSjXI4r-S5noTjU?rlkey=z4cfuju1wxyvdto05qwcqgan2&st=ozwamxtr&dl=0>

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We hope you all have suggestions on how to improve the list.

Mahalo for your time and consideration.

Michael Williams, President of Maui Tomorrow Foundation, a board member of Stand Up Maui, and the chair of the Affordable Housing Committees of both organizations.

**Guest User**

Location:

Submitted At: 9:41am 10-08-24

I believe that the affordable housing that have been built on Maui has been by non-profit developers like EAH and Catholic Charities. The Council's own housing plan required 85% of the affordable homes needed are for households earning from 0% to 80% (\$84k) of annual income. The solution of the Council's Plan was to make Maui County be the main developer for affordable homes. The County should work with a non-profit corporation to develop one or more affordable homes project for those with the most need. The Council's plan requires the County of Maui to provide the land, the infrastructure, and the financing to build homes at prices can be rented or owned by our residents. I agree with Ms. Kama that we need to work together which has not been the case up to now. My suggestion is to follow the County's Comprehensive Affordable Housing Plan and finally truly build affordable homes at prices which our residents can pay with over stressing budgets.

**Jonathan Helton**

Location:

Submitted At: 8:09am 10-08-24

Please see attached

**Edward Codelia**

Location:

Submitted At: 1:29pm 10-06-24

Dear HLUC Members,

I am submitting this testimony to express concerns regarding the failure of our government to adhere to the principles embodied in both the State of Hawaii's motto, "Ua Mau ke Ea o ka 'āina i ka Pono" ("The life of the land is perpetuated in righteousness"), and the County of Maui's motto, "Hana Kūpono, Ku I Ka Pono" ("Strive for Excellence, Stand for Justice"). Both of these mottos emphasize righteousness, sustainability, and justice. However, it has become evident that there are significant gaps between these guiding principles and the government's current actions.

**Environmental and Land Management Failures:**

The government has a duty to protect and manage our natural resources responsibly, as reflected in the focus on "righteousness" and the life of the land in both mottos. However, overdevelopment, land mismanagement, and environmental degradation suggest otherwise. The ongoing water rights conflicts in East Maui, along with decisions favoring corporate interests, such as those involving Mahi Pono and Alexander & Baldwin, indicate a departure from sustainable land stewardship. These actions undermine the public's trust and the call for righteousness that our mottos demand.

**Housing and Cost of Living:**

The principles of justice and righteousness should guide housing policies to ensure that basic needs are met. However, the housing crisis on Maui, made worse by recent wildfires, highlights the government's inability to address affordable housing effectively. Skyrocketing land and housing prices, particularly for Native Hawaiians and local residents, demonstrate a failure to align with the idea of preserving the life of the land in righteousness and ensuring justice for all.

**Indigenous Rights and Cultural Preservation:**

The government's handling of issues such as the Mauna Kea protests and land leases to corporations has been widely criticized as a violation of the core values expressed in both mottos. Native Hawaiian communities have long fought to preserve sacred lands and resources, yet government resistance to their concerns shows a

disconnect between cultural values and policy decisions. This further diminishes public confidence in the government's commitment to "pono" or righteousness.

**Corruption and Mismanagement:**

At both the state and county levels, instances of mismanagement, slow bureaucratic processes, and allegations of corruption are widespread. The lack of transparency and accountability conflicts directly with the principle of "standing for justice" enshrined in the County of Maui's motto. The government must regain the public's trust by improving its operations and adhering to the standards of excellence and righteousness called for in our mottos.

**### Tourism vs. Local Interests:**

While tourism is essential to Hawaii's economy, it does not necessarily benefit Hawaiians, Hawaiian culture, or, as we learned following the events of August 8, 2023, the residents of Maui County. Many policies prioritize tourists over local communities, leading to conflicts over water use, zoning, and infrastructure. The prioritization of tourist interests over residents contradicts the values of justice and sustainability reflected in our mottos. We must refocus on the needs of the community and ensure that economic development does not come at the expense of our environment or people.

In conclusion, the government must better align its actions with the principles expressed in the State of Hawaii and County of Maui mottos. This requires a shift in priorities—one that places sustainability, justice, and the welfare of residents above corporate interests and mismanagement. I urge the Council to review current policies and make meaningful changes to ensure that our government truly reflects the values of "pono" and justice in all its actions.

Thank you for considering these principles in your deliberations.

Edward Codelia

## **Stand Up Maui (SUM) Policy Statements on Affordable Homes**

(for Maui County Residents Earning from 0% to 80%\* of Area Median Income)

(10-8-24)

The Maui County Council ordered a Comprehensive Affordable Housing Plan (CAHP) with the goal of building 5000 homes in 5 years. Hawaiian Community Assets was awarded the contract to develop the CAHP, which was forwarded to the Maui County Council on July 19, 2021. The findings of the Plan are that about 85% of the homes needed to be built in Maui County are for individuals and families earning from 0 to 80% of Area Median Income.

Based on the CAHP and SUM board past statements, Stand Up Maui calls for the County of Maui to act on these policies in fiscal years 2024-5 and 2025-6:

1. Hire immediately consultants or engage Housing Department staff to evaluate all large parcels of county-owned and county acquirable lands and develop plans to build affordable homes.
2. Design and construct affordable housing projects with timeline and budget like Lima Ola on Kauai.
3. Use bonds to finance these projects and spread their costs over the project's useful life.
4. Streamline planning and permitting processes to fast-track projects for those earning from 0% to 80% of AMI by hiring private plans checkers.
5. Amend the county real property tax code to produce funds for the Affordable Housing Fund to pay for land purchase, buildings, infrastructure costs and bond amortization.



6. Establish local residency preferences for projects receiving County of Maui subsidies.
7. Ensure that affordable homes built with County funds are rented or sold to Maui County residents earning 80% and less of AMI and remain affordable in perpetuity.
8. Establish and maintain safe sleeping areas, open restrooms, showers, laundry facilities, and security on publicly or privately owned lands.
9. Create, approve and implement a rental ordinance to prevent evictions of low-income residents.
10. Discontinue the practice of sweeps of unhoused residents without securing dignified and safe housing for those displaced by sweeps and provide wrap around services for the unhoused to help them find and keep housing.
11. Hire a consultant to manage a priority list of residents applying for affordable housing units.
12. Prioritize water allocation to affordable housing projects built to house Maui County individuals and families earning from 0 to 80% AMI.

**\*80% of household income for 2024 according to Maui County's Affordable Sales and Rent Guidelines is \$86,400, but Hawaii Housing Finance Development Corporation (State of Hawaii) is \$99,760.**

**Organizations, churches, temples, businesses, families and Individuals who support these Policy Statements are (updated on 9/24/24):**

**Organizations:**

**Stand Up Maui**

**Maui Tomorrow Foundation**

## Kula Community Association

### Share Your Mana

#### Individuals:

Stan Franco

Vincent Bagoyo

Michael Williams

Fr. John Tomoso

Kevin Carney

Kelly King

Denise Boswell

Jordan Hocker

Rev. John Crewe

Mandy Trella

Cara Flores

Lucienne de Naie

Dwayne Betsill

Lisa Darcy

Oct. 9, 2024, 9 a.m.

Council Chamber, Kalana O Maui Building

**To: Maui County Council, Housing and Land Use Committee**

**Tasha Kama, Chair**

**Tom Cook, Vice-Chair**

**From: Joe Kent, Executive Vice President**

**Grassroot Institute of Hawaii**

RE: COMMENTS ON HOUSING SOLUTIONS

Aloha Chair Kama, Vice-Chair Cook and other members of the Committee,

The Grassroot Institute of Hawaii would like to offer its **comments** on the issue before the Committee today, namely how to address Maui County's housing needs.

Rather than create new programs or projects that would require expenditure of county funds, Grassroot focuses on housing reforms that can be pursued at little taxpayer expense. These reforms could be especially important now, since the monetary obligations related to wildfire cleanup and litigation threaten the County's long-term financial sustainability.

Further, these are solutions that have proven successful elsewhere and which work by incentivizing the market to produce more — and lower-cost — housing units.

In alignment with its mission, Grassroot has produced numerous articles, reports and studies about Hawaii's housing policies, including "[How to facilitate more homebuilding in Hawaii](#)," which can be downloaded for free on our website.

One of the most important reforms that can encourage housing growth is one that Maui has already begun to explore with [Resolution 24-143](#) and [Bill 103 \(2024\)](#).

Allowing the construction of multiple accessory or primary dwellings per lot both have the potential to boost overall housing stock and improve housing and rental affordability. In order to be effective, however, these bills

must be accompanied by reform of associated regulations that can stymie construction, namely floor area ratios, setbacks and parking requirements.

Upzoning is also a simple way to legalize more housing, such as duplexes and triplexes, in areas previously zoned for lower-density use. Upzoning allows for the creation of more housing in areas already zoned for residential use, but without altering the character of those communities. It also features smaller lots, reform of floor area ratios, reduced setbacks, lot-splitting and parking reform.

Maui County should also consider ways to encourage the growth of housing outside of residential zones. Encouraging mixed-use growth, especially through adaptive reuse, could help create more cost-effective housing in city centers.

Encouraging adaptive reuse — the repurposing of an old building for a new purpose — and mixed-use development is largely a matter of reforming the building code and reducing the approvals that might bar the creation of residential units in commercial buildings. Once again, this might require revising the county's parking requirements to ensure that they do not become an unnecessary barrier to the construction of nontraditional housing options.

Grassroot has also published two memos that specifically address housing and building in Maui County. Our July memo, "[Six ways to speed up the recovery and rebuilding of Lahaina](#)," discussed several of the County barriers to a streamlined rebuilding process. A measure before this Council, [Bill 105 \(2024\)](#), would allow nonconforming structures and uses destroyed by natural disasters to be rebuilt or reinstated, and we specifically recommend such an approach in the memo.

Likewise, our September memo, "[How fixes to Maui's water-fixture policy could ease its housing crisis](#)," details the need to update the county's outdated rules for water-fixture units and associated fees.

Finally, Grassroot also has a report slated for publication that will discuss ways the state and counties can reduce wait times for building permits, including by allowing more preapproved house plans and increasing the number of projects exempt from needing a building permit. Once this report is complete, we will share copies with the Council.

Maui's housing crisis cannot be solved overnight, nor can it be solved solely through county-funded housing projects. By embracing reforms that remove barriers to market-based housing growth, the County can begin to address the housing crisis without further endangering its financial future.

Thank you for the opportunity to testify.

Joe Kent, Executive Vice President  
Grassroot Institute of Hawaii

## HLU Committee

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**From:** nhom3@nahaleomaui.org  
**Sent:** Wednesday, October 9, 2024 11:21 AM  
**To:** HLU Committee  
**Subject:** Na Hale O Maui

You don't often get email from nhom3@nahaleomaui.org. [Learn why this is important](#)

Aloha Committee Members,

Thank you for the opportunity to share the specific challenges that our Na Hale O Maui Homeowners are facing during their rebuild process. I recently joined Na Hale O Maui's staff; however, I had been a Board member and Homeowner for approximately 6 years. I am a long-time educator, and advocating for affordable housing alternatives, ecological and cultural conservation, and supporting our keiki and families have been driving forces in my life.

I requested assistance with expediting gap insurance funds/Kama'aina Easement Grants for individuals currently rebuilding and running out of money. I also mentioned the challenging nature of obtaining clear, concise information about permitting rebuilding from the variety of agencies that are involved. I expressed a wish for assistance with getting the language changed on SBA loan contracts, to preserve community land trust lessor rights when loaning money to Homeowners.

I am working hard to help our 15 Na Hale O Maui Homeowners in Lahaina while building a more resilient Community Land Trust that can evolve to the changing needs of our community. Collaboration and building relationships will enable us to share resources and enable all of us to do more for the community than we can separately.

Please reach out with questions, ideas, resources, or just to chat. My trip with the Maui Delegation to the After the Fire Summit helped me understand more about how the County works together and how outside organizations can collaborate to make good things happen.

*Mahalo,*

*Carrie DeMott*

Interim Executive Director  
Nā Hale O Maui  
190 N. Church Street  
Wailuku, HI 96793

Ph. 808.244.6110  
808-344-5164 (Cell)

To learn more about Nā Hale O Maui and to make a donation please visit <https://www.nahaleomaui.org>

*Changing lives, one home at a time.*

Mission: To secure and preserve a permanent supply of affordable housing alternatives for low and moderate income households in Maui County.

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