Texture Visit and A

From:

Laura L. McDowell

Sent:

Wednesday, May 29, 2024 2:15 PM

To:

County Clerk

Cc: Subject:

Nohe M. Uu-Hodgins

FW: Closure of Holomua Rd

COUNTY CLIRK

2024 JUN -3 AM 8: 34

Aloha Clerks office,

Please see the below testimony from constituent Ashely Dent as it relates to Bill 95.

Laura

From: Ashley D <adent10@gmail.com>
Sent: Monday, May 27, 2024 9:26 AM

To: Gabe Johnson <<u>Gabe.Johnson@mauicounty.us</u>>; Keani N. Rawlins <<u>Keani.Rawlins@mauicounty.us</u>>; Nohe M. Uu-Hodgins <<u>Nohe.Uu-Hodgins@mauicounty.us</u>>; Shane M. Sinenci <<u>Shane.Sinenci@mauicounty.us</u>>; Tamara A. Paltin

< <u>Tamara.Paltin@mauicounty.us</u>>; Tasha A. Kama < <u>Tasha.Kama@mauicounty.us</u>>; Thomas M. Cook

<Thomas.Cook@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>

Subject: Closure of Holomua Rd

Some people who received this message don't often get email from adent10@gmail.com. Learn why this is important Aloha,

Have you considered how closing Holomua Rd would block access for residents who need to get around constant traffic back ups in Pā`ia?

I use this road daily for my commute. Closing this road means adding 30-40 minutes to my drive time and completely disrupts my childcare routine, ability to get to work on time, and overall lifestyle. Why should residents be punished for a homeless problem that needs to be addressed?

Closing more roads, adding no parking/tow away zone signs—Is that the solution? To put more restrictions on the residents. It's entirely frustrating. Please reconsider your thoughts to just "shut down" the road. We need more roads, not less.

Thank you for your time.

-Ashley Dent

RECEMPO

2024 JUN -3 AM 8: 34

From:

Joy Shahbazian <joyshahbazian59@gmail.com>

Sent:

Sunday, June 2, 2024 10:58 AM

To:

County Clerk

Subject:

Closure of Holomua Rd

** ***

CAMCE OF THE

You don't often get email from joyshahbazian 59@gmail.com. $\underline{\text{Learn why this is important}}$

Aloha,

I would like to voice my strong opposition to closing Holomua Rd. This is a public road that sees regular use by some commuters and occasional use to bypass traffic jams in the area.

If this road is closed it will be another failure by our county government to address the actual problems. Illegal activity falls to the cops to monitor. Old brush and debris need county management. Homelessness is an ongoing, and growing catastrophe that the last 2 administrations have failed to even begin to seriously address. If the county plans to force people out of this location it makes sense to have an alternate location in place, with access to water and restrooms.

Ideally Holomua Rd should be upgraded and used as a safer link between the Hana Hwy and upper Baldwin. Here is a link to a thread on the Next door app regarding the proposed closure:

https://nextdoor.com/p/d4_qsdqfrzqc?utm_source=share&extras=NDk2NzQ4Nzk%3D&utm_campaign=171736150147

There are always a few squeaky wheels who complain about problems but offer no logical solutions. This seems like just another one. Please actually fix the problems without making Maui residents pay the price.

Mahalo, Joy Shahbazian 808-281-2110

From:

Ashley D <adent10@gmail.com>

Monday, June 3, 2024 7:01 AM

Sent: To:

County Clerk

Subject:

Testimony- closure of Holomua rd

2024 JUN -3 AM 8: 34

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You don't often get email from adent10@gmail.com. <u>Learn why this is important</u>

Aloha,

Have you considered how closing Holomua Rd would block access for residents who need to get around constant traffic back ups in Pā`ia?

I use this road daily for my commute. Closing this road means adding 30-40 minutes to my drive time and completely disrupts my childcare routine, ability to get to work on time, and overall lifestyle. Why should residents be punished for a homeless problem that needs to be addressed?

Closing more roads, adding no parking/tow away zone signs Is that the solution? To put more restrictions on the residents. It's entirely frustrating. Please reconsider your thoughts to just "shut down" the road. We need more roads, not less.

There are car fires on main roads as well and homeless who congregate in public areas. We can't just shut everything down in order to stop them. It's not effective.

I've included some comments from other residents from a public thread regarding the issue:

"This sounds like another crazy solution to avoid addressing the real problem. Paia is surrounded by overgrown grasses that can easily ignite and endanger the town. How does closing the road fix that? Large land owners need to be responsible for their property. If it's county land then the county is responsible. I have used this road many times to avoid traffic and road closures. The homeless community can use some clean-up help but there isn't a better place for them to go to."

"Typically closing off an area would invite more homeless. Fallow land w tall dry grass is the added risk if homeless are present cooking, smoking etc. wouldn't keeping dry tinder vegetation cut around Paia town be a sensible first step though less controllable than locking a road. if the vegetation is cut people have less places to hide in the bushes. A partial road closure might lower abandoned cars but that happens in regular neighborhoods daily. Is there any votes for improvement of our fire infrastructure and land maintenance? A locked road could potentially hinder access in case of fire. The FD started contacting land owners about dry tinder on properties after the Lahaina tragedy. An added measure could be Land owners around Paia, Hailemaile Lahaina being required to mow 100 -200' feet of land abutting neighborhoods as a buffer. Wouldn't this help with situations like Lahaina where power down power lines caught grass on fire?"

"The flammable grasses are the biggest risk to Paia. Before fire season these grasses need to be cleared. This is our county government run by lunatics. I sent an email to several council members."

"I don't like the idea of closing upper Holomua Rd... and don't agree that it would solve any problem or ensure public safety."

Thank you for your time.

-Ashley Dent

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ાતાં કર્યા હોલ્સ ક્રિકેટ પ્રોને ક્ષેત્રિક કેલ્સ ભાગ હો હતા. હારા મો હાલિયા જે મીડ હોલ ફિલેલ કરોડિયા કારો હોલી તુ રાક્ષ્યાં કાર્યા કેલાં જાણ કેરી ક્ષેત્રિક કિલેયા હતા. તે હતા મુખિયલ કારો કારો કોલી કરી છે, આ કોળ હોલા હોલા

માં કે કિલ્લા મામનું એ એક્ટ્રિકાન જોઈએ કહાર તે જો કોઇ કહ્યા છે. જે જોઈને કોઈએ કિલ્લો કે એક એક કહ્યા કે જો કોઈ

RECEIVED

From: Sent:

To:

Bennett Walin

bwalin@ccim.net>

Thursday, June 6, 2024 9:33 AM

County Clerk

Subject:

Re Bill 95, FD1 Holomua Rd

2014 JUN -6 AM 9: 42

OFFICE OF THE COUNTY CLERK

You don't often get email from bwalin@ccim.net. Learn why this is important
Aloha Maui County Council Members.

I strongly support the bill that gives the county the authority to restrict vehicle access on Holomua Rd.

Holomua Rd once was a beautiful place to exercise or drive, but now is no longer a safe place for the community in so many ways. It has become a public safety hazard and derelict vehicle dump site.

We need to help the people that need help, and keep our entire community safe. I know its difficult balance, but we can't allow our island to fall to the ruins, because we can't take care of ALL our people.

Please expedite any required enforcement and services to return this road as a safe place to the general community.

Mahalo

Ben Walin 4 Alenui St Paia, Kuau, Maui Hawaii 96779 C 808-250-7687

bwalin@ccim.net

From:

Maui_County Council_mailbox

Sent:

Thursday, June 6, 2024 10:36 AM

To:

County Clerk

Cc:

hugh starr

Subject: Attachments: Bill 95 FD1 (2024)

Aerial -North Shore Roads as of 2019 HYS.jpg OUNTY CLERK

OFFICE OF THE

RECEIVED

2024 JUN -6 AM 10: 47

Aloha County Clerk,

Forwarding the below email from the county.council@mauicounty.us inbox for tomorrow's Council meeting.

Mahalo.

From: hugh starr < starr@maui.net> Sent: Thursday, June 6, 2024 10:12 AM

To: Maui County Council mailbox <county.council@mauicounty.us>

Subject: Bill 95 FD1 (2024)

You don't often get email from starr@maui.net. Learn why this is important

Aloha Chair Lee and Council Members:

You will be considering the final draft of the Bill 95 pertaining to Holomua Road; I apologize for weighing in at this late time.

Holomua Road was recognized as recently as 2019 for being a critical safety alternate vehicular route for East Maui. It is my recollection that the then Council budgeted funds to pave the upper unpaved section of the road running from Old Maui High to Baldwin Avenue; this in recognition of its critical place in public safety.

I am very familiar with the current social problems occurring along the makai paved section of Holomua. And we all keenly appreciate the importance of addressing wildfire management.

With due respect, I offer the following comments for your consideration:

- 1. the current modern, well-managed ungulate grazing practices of Kulolio Ranch(Mahi Pono) are doing a superior job of unquestionably managing fuel loads 'downwind' of Holomua Road.
- 2. Holomua Road today is even more critical than in 2019 for alternate EMERGENCY movement of our East Maui residents...and all others who drive Hana Hwy and Baldwin Avenue.
- Once the upper unpaved section of Holomua were to be permanently closed (abandoned), then it's predictable that regular County maintenance of that section will lapse, rendering the corridor unusable at all.
- 4. Using the current Island-wide apprehension over wildfires as a pretext for 'cleaning up the lower section of Holomua Road is, in my opinion, not in the best interests of our Island residents and visitors.

I respectfully offer the following:

only close the upper section of Holomua Road at the <u>same night-time hours as the lower section</u>.

Or, have the complete closure of the upper section sunset legislatively after, say, two years only.

Thank you for considering these comments and for your tireless work for us all generally under such trying circumstances!

Mahalo, Hugh Starr, Makawao





Removing barriers to Hawaii's prosperity

June 7, 2024, 9 a.m.
Council Chamber, Kalana O Maui Building

To: Maui County Council
Alice Lee, Chair

Yuki Lei Sugimura, Vice-Chair

From: Joe Kent, Executive Vice President
Grassroot Institute of Hawaii

OFFICE OF THE COUNTY CLERK

7024 JUN -6 MM ID: 11.70

RE: BILL 71 — A BILL FOR AN ORDINANCE AMENDING SECTION 19.30A.050, MAUI COUNTY CODE, RELATING TO THE SIZE OF FARM DWELLINGS IN THE AGRICULTURAL DISTRICT

Aloha Chair Lee, Vice-Chair Sugimura and other Councilmembers,

The Grassroot Institute of Hawaii would like to offer its **support** for <u>Bill 71 (2024)</u>, which would increase the allowable square footage of a second farm dwelling in the Agricultural District from 1,000 to 1,500 square feet. This would apply to only the islands of Maui and Lanai.

Currently, the Maui County Code allows two farm dwellings per agricultural lot, but it states that one of these dwellings may be no larger than 1,000 square feet. The other dwelling may be of any size, so long as the living area of both farm dwellings is not larger than 10% of the lot's total area.

Grassroot believes that increasing the allowable density of the second dwelling could help provide more housing in Maui County. An additional 500 square feet of living space could provide several new rooms, which could be used for a growing family or an elderly relative, or as a rental for a person or family displaced by the August 2023 Maui wildfires.

Because the proposed bill would not change the 10% total area limit, the Council could simply remove the square footage limit for the second dwelling entirely. This would allow the lot's owner to decide how to

¹ <u>Section 19.30A.050 – Permitted uses, Subsection B(1)</u>, and <u>Section 19.30A.030 – District standards, Subsection D</u>, Maui County Code, accessed May 10, 2024.

allocate the living area between the two dwellings. For some agricultural lots, it might make more sense to build two houses of similar sizes, instead of one large house and one small house.

The Grassroot Institute discusses similar strategies to boost the housing stock in its most recent policy brief "How to facilitate more homebuilding in Hawaii," which can be downloaded for free on our website.

Thank you for the opportunity to testify.

Joe Kent
Executive Vice President
Grassroot Institute of Hawaii



Removing barriers to Hawaii's prosperity

June 7, 2024, 9 a.m.
Council Chamber,
Kalana O Maui Building

To: Maui County Council

Alice Lee, Chair

Yuki Lei Sugimura, Vice-Chair

From: Jonathan Helton, Policy Researcher
Grassroot Institute of Hawaii

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SHE SO BOLLES

RE: COMMENTS ON BILL 96 — A BILL FOR AN ORDINANCE AMENDING CHAPTER 16.25, MAUI COUNTY CODE, ON PERMIT EXEMPTIONS FOR SHIPPING CONTAINERS

Aloha Chair Lee, Vice-Chair Sugimura and other Councilmembers,

The Grassroot Institute of Hawaii would like to offer its **support for and an amendment to** <u>Bill 96 (2024)</u>, which would specify that people do not need a building permit to use shipping containers to store construction materials on industrial- or agricultural-zoned land.

This measure would expand Maui County's existing list of types of work that do not require a building permit.

In fact, because the County faces a severe backlog in issuing permits, bills that provide additional exemptions should be welcome as a way to cut back on the permitting wait list.

For this bill, Grassroot suggests that the Council add rural and commercial zones to the zones where shipping containers could be allowed without a permit, since those zones often permit uses similar to those in the agriculture and industrial zones.

Thank you for the opportunity to testify.

Jonathan Helton
Policy Researcher
Grassroot Institute of Hawaii

¹ Daniela Bond-Smith, Rachel Inafuku and Justin Tyndall, "<u>The Hawaii Housing Factbook 2024</u>," Economic Research Organization at the University of Hawai'i, May 20, 2024, p. 9.



Removing barriers to Hawaii's prosperity

June 7, 2024, 9 a.m. Council Chamber Kalana O Maui Building

To: Maui County Council

Alice Lee, Chair

Yuki Lei Sugimura, Vice-Chair

From: Jonathan Helton, Policy Researcher
Grassroot Institute of Hawaii

OFFICE OF THE

A MAULCOUNTY CODE

RE: COMMENTS ON BILL 85 — A BILL FOR AN ORDINANCE AMENDING SECTION 3.48.810, MAUI COUNTY CODE, RELATING TO THE CIRCUIT BREAKER TAX CREDIT

Aloha Chair Lee, Vice-Chair Sugimura and other Councilmembers,

The Grassroot Institute of Hawaii would like to offer its **support**, along with one suggestion, for <u>Bill 85 (2024)</u>, which would modify the County's "circuit breaker" tax credit by increasing the value of the credit and its income and home-value eligibility limits.

Maui's circuit breaker offers relief to people who own and live in their homes and have filed for property tax homeowner exemptions. The program applies to residents who have annual household incomes of \$100,000 or less and have received the homeowner exemption for at least five of the past six years.

In addition, the home must be valued at \$750,000 or less for the homeowner to receive the full value of the credit, but homeowners whose homes are valued at between \$750,000 and \$800,000 can receive between 80% and 20% of the credit's value.

The program works by capping the tax bill of the homeowners at no more than 2% of their household incomes, provided that the value of the credit does not exceed \$6,500. For fiscal 2025, 400 taxpayers — mostly aged 70 years or older — will receive \$293,838 from the credit.¹

This bill proposes three important changes: It would increase the maximum value of the credit from \$6,500 to \$8,200; the annual income limit from \$100,000 to \$126,000; and the eligible home value from \$800,000 to \$1.1 million

¹ "Selected Real Property Statistics for Budget Consideration FY 2024-2025," Maui Real Property Assessment Division, pp. 25-26.

Increasing the maximum value of the credit is a good idea because it would offset some of the effects of increased assessments and higher tax bills.

The income limit was first imposed in 2013 and has not been adjusted since.² Meanwhile, area median income has increased by 19%, from \$84,900 to \$101,100,³ so the proposed 26% increase in the annual income limit would more than offset the increase in Maui's annual median income, creating a buffer that would allow the Council to wait a few years before increasing it again.

The law's home-value limit was last increased in 2020, from \$550,000 to \$800,000.⁴ But since the median sales price of single-family home on Maui has increased by more than 67% since then, from \$747,150 to \$1.25 million,⁵ an update is in order here too.

Increasing the value limit from \$800,000 to \$1.1 million would comprise almost 37.5% increase, which would boost — but not completely offset — the value of the circuit breaker for families who have seen their home values skyrocket.

Our suggestion is that the Council replace the schedule in the bill with the following:

Homeowner's gross building assessed value	Eligible percentage of circuit-breaker tax credit
Up to \$1,000,000	100%
\$1,000,001 to \$1,100,000	80%
\$1,100,001 to \$1,200,000	60%
\$1,20,001 to \$1,250,000	40%
\$1,250,001 to \$1,300,000	20%
\$1,300,001 or more	0%

Overall, this bill would still be a good step toward ensuring that the circuit-breaker tax credit keeps up with changes in home values and growing county incomes.

Thank you for the opportunity to testify.

Jonathan Helton
Policy Researcher
Grassroot Institute of Hawaii

² "Local Option Circuit Breaker (Honolulu, Kauai, and Maui Counties)," Significant Features of the Property Tax, Lincoln Institute of Land Policy and George Washington Institute of Public Policy, accessed May 1, 2024.

³ "Maui County Income Schedule by Family Size 2023," Hawaii Housing Finance and Development Corporation; and "Maui County Income Schedule by Family Size 2013," Hawaii Housing Finance and Development Corp.

⁴ Maui County Ordinance 5108 became law on Aug. 13, 2020.

⁵ "Statewide Housing Statistics," Title Guarantee, February 2020, accessed April 29, 2024; and "Statewide Housing Statistics," Title Guarantee, February 2024, accessed April 29, 2024.



Removing barriers to Hawaii's prosperity

June 7, 2024, 9 a.m. Council Chamber Kalana O Maui Building

To: Maui County Council

Alice Lee, Chair

Yuki Lei Sugimura, Vice-Chair

From: Jonathan Helton, Policy Researcher
Grassroot Institute of Hawaii

RE: COMMENTS ON BILL 98 — A BILL FOR AN ORDINANCE AMENDING CHAPTERS 16.18B, 16.20C, AND 16.25, MAUI COUNTY CODE, ON MANUFACTURED AND MODULAR HOMES

Aloha Chair Lee, Vice-Chair Sugimura and other Councilmembers,

The Grassroot Institute of Hawaii would like to offer its **support** for <u>Bill 98 (2024)</u>, which would modify the county building code to promote the construction of manufactured and modular homes.

Specifically, the bill would define both "manufactured home" and "modular home" for the purpose of providing a predictable building permit process for each type of dwelling that recognizes how each differs from traditional on-site builds.

Manufactured homes would include dwellings built completely in a factory, while modular homes would comprise dwellings 75% or more of which have been constructed off-site and then assembled on-site.

Manufactured homes that meet the federal Department of Housing and Urban Development's Manufactured Home Construction and Safety Standards would not need permits for certain electrical, plumbing or building work performed in the process of constructing the home in a factory. Hawaii and Honolulu counties both regulate manufactured homes in a similar fashion.¹

¹ See: <u>ARTICLE 3: FACTORY-BUILT BUILDINGS</u>, Revised Ordinances of Honolulu, accessed June 4, 2024; and "<u>Chapter 5B. Division 2.</u> <u>APPENDIX U FACTORY-BUILT HOUSING</u>," Hawaii County Code, accessed June 4, 2024.

The Manufactured Housing Institute describes HUD's Manufactured Home Construction and Safety Standards as regulating "all aspects of construction, including design and construction strength, durability, transportability, fire resistance, and energy efficiency."²

The Harvard University Joint Center for Housing Studies analyzed existing research into manufactured housing and found that the quality of manufactured housing has improved as regulations and market practices have changed.³

According to the study: "The share of manufactured homes built in the previous decade deemed inadequate (that is, exhibiting a range of structural inadequacies, such as poorly functioning systems or significant maintenance problems) fell consistently from the 1980s through the first part of the 2000s, differing little from site-built homes after the improvements in the 1990s."

Under Bill 98, modular homes also would be exempt from needing a traditional building permit, provided that the modular home manufacturers certify that their buildings meet applicable electrical, plumbing and residential codes.

To help ensure safety, this exemption would not eliminate the need for inspections for any on-site construction needed to finish the home.

Research indicates that modular homes offer improvements in safety and efficiency compared to traditional on-site builds, partly because they tend to involve fewer worker injuries.⁴

Because of Maui County's slow permitting process,⁵ this measure could provide certainty to anyone seeking to install manufactured or modular housing on Maui, Molokai or Lanai, while still ensuring safety.

The permit exemptions provided in the bill also would allow the county's Departments of Planning and Public Works to focus their time on permits that need more in-depth review.

Overall, the Grassroot Institute believes this bill could be a powerful tool for individuals and homebuilders looking to help solve the county's housing shortage.

Thank you for the opportunity to testify.

Jonathan Helton
Policy Researcher
Grassroot Institute of Hawaii

² "HUD Manufactured Housing Construction and Safety Standards," Manufactured Housing Institute, June 12, 2023.

³ Christopher Herbert, Alexander Hermann, Daniel McCue and Chadwick Reed, "<u>A Review of Barriers to Greater Use of Manufactured Housing for Entry-Level Homeownership</u>," Harvard University Joint Center for Housing Studies, January 2024, p. 13.

⁴ Gilsu Jeonga, Hyunsoo Kim, Hyun-Soo Lee, Moonseo Park and Hosang Hyun, "<u>Analysis of safety risk factors of modular construction to identify accident trends</u>," Journal of Asian Architecture and Building Engineering, Feb. 24, 2021; and Jen Miller, "<u>Modular building creates fewer jobsite hazards, but isn't without dangers</u>," Construction Dive, Sept. 7, 2023.

⁵ Daniela Bond-Smith, Rachel Inafuku and Justin Tyndall, "<u>The Hawaii Housing Factbook 2024</u>," Economic Research Organization at the University of Hawai'i, May 20, 2024, p. 9.

From:

Mele Aloha hawaiilanguagelearningcenter@gmail.com

Sent:

Thursday, June 6, 2024 12:48 PM

To:

County Clerk Jim Carey

Cc: Subject:

Holomua Rd. Access

[You don't often get email from hawaiilanguagelearningcenter@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Aloha nui loa!

Please add my suggestion for resolve of the Holomua Rd. access issue.

- 1. Convert the Old Maui High School complex into a supervised 'homeless shelter' and 'camp ground'.
- 2. Allow those in need to live on the grounds until the shelter is complete.
- 3. Provide for the people's basic needs.
- 4. Provide access to help signing up for benefits on site.

Mahalo nui loa!

Mele Lynn

melelynn13@gmail.com

OFFICE OF THE

70 : NO 9 - NIII 11006

From:

mauibybecky@gmail.com

Sent:

Thursday, June 6, 2024 3:08 PM

To:

County Clerk

Subject:

Testimony -Council supports closures of Holomua Road for public safety in Pā'ia

You don't often get email from mauibybecky@gmail.com. <u>Learn why this is important</u>
Aloha.

I live and own my home in Paia town on Kai Place and have for numerous years..

I can testify to: the fires, which occurred on the Kahului side of Paia, about 5 years ago were frightening. I thought surely Paia town was going to burn then as I watched the smoke from my home. (As you well know, Paia's buildings are equal to, or perhaps less than, the structures which were in Lahaina town.)

You have all been given the logistical facts and dangers of the potential fires in Paia area from the Holomua encampment. (I taught by daughter how to drive on Holouma. I used to take walks there, too. No longer.)

It doesn't stop there. Living in Paia.. I no longer walk to or around the town due to the homeless. I have had them approach me aggressively on several occasions. Sad situation for them and, we residents.

Please do not let something as sad and devastating as Lahaina happen in Paia. Maui is already struggling and mourning enough.

Most sincerely, Rebecca Hanna Paia Resident/Homeowner OFFICE OF THE