

# Housing and Land Use Committee (2023-2025) on 2023-08-30 9:00 AM

Meeting Time: 08-30-23 09:00

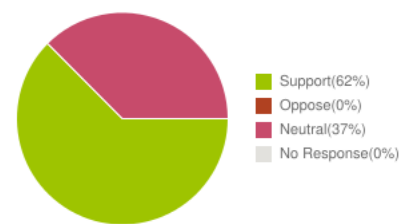
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2023-08-30 9:00 AM	08-30-23 09:00	3	8	5	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



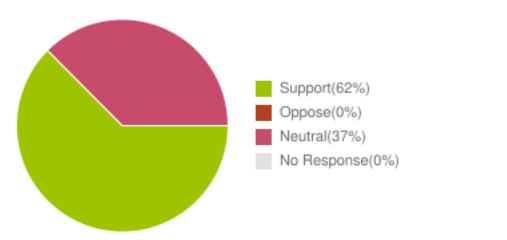
Housing and Land Use Committee (2023-2025) on 2023-08-30 9:00 AM  
08-30-23 09:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	2	1	0	1
HLU-3(5) Rule 7(B) STATE EMERGENCY PROCLAMATION RELATING TO HOUSING (HLU-3(5))	3	2	0	1
HLU-3(6) Rule 7(B) STATE HOUSING EFFORTS IN MAUI COUNTY (HLU-3(6))	3	2	0	1

Sentiments for All Agenda Items

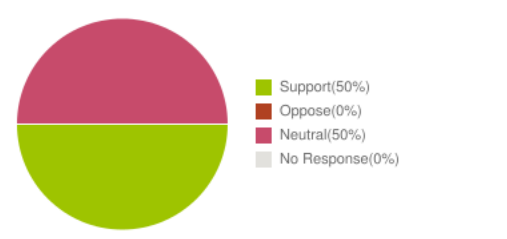
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Robb Petty

Location:  
Submitted At: 9:20am 08-28-23  
XXXXX

Guest User

Location:  
Submitted At: 10:04am 08-26-23  
Aloha,

My name is Kelly Anderson. I am wondering who the right people/division is that I can speak to in regards to an affordable housing solution for Lahaina Fire Victims. The idea will provide affordable housing that is fireproof to

ensure a safe home for families while enhancing maui's community and adding to the beauty of Maui's environment.

As a lahaina resident myself, I am looking for someone to speak to about any land opportunities with the big picture being: I want to help provide stable homes for the many displaced residents and families that lived in lahaina. Together we will work as a team, Maui, myself and whoever is right for this dream, to create community again for Lahaina.

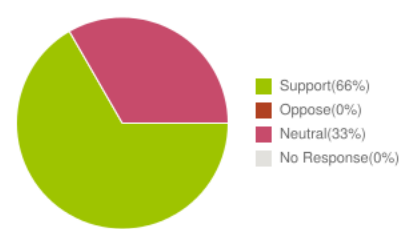
Mahalo

--

Kelly Anderson  
(808) 264-4433

Agenda Item: eComments for HLU-3(5) Rule 7(B) STATE EMERGENCY PROCLAMATION RELATING TO HOUSING (HLU-3(5))

Overall Sentiment



Maui Nui Resiliency Hui Nishiki-Pajimola

Location:  
Submitted At: 12:04pm 08-30-23

Please see attached testimony and emergency housing proposal.

Pamela Tumpap

Location:  
Submitted At: 9:42am 08-30-23

Please see the attached testimony.

Guest User

Location:  
Submitted At: 10:04am 08-26-23

Aloha,

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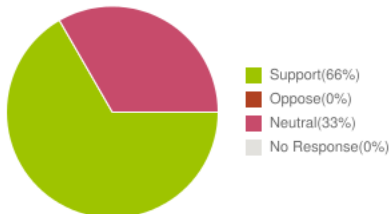
Mahalo

--

Kelly Anderson  
(808) 264-4433

Agenda Item: eComments for HLU-3(6) Rule 7(B) STATE HOUSING EFFORTS IN MAUI COUNTY (HLU-3(6))

Overall Sentiment



**Maui Nui Resiliency Hui Nishiki-Pajimola**

Location:

Submitted At: 12:02pm 08-30-23

Please see the attached testimony and emergency housing proposal.

**Thomas Croly**

Location:

Submitted At: 11:45am 08-30-23

**Emergency short term to long term housing**

I am Tom Croly testifying in support the idea that Nani Medeiros put forward in her presentation that some displaced Lahaina residents could find temporary housing in some of the 6501 condo units in West Maui that the County classifies as Short Term Rental. But before this could be financially possible for most of these property owners, the County would need to provide emergency property tax relief for these owners.

Currently, Short term rental condo unit owners in West Maui pay an average of \$13,043 in real property tax vs Maui homeowners who each pay on average \$1,155 per year in real property tax.

What the Maui County Council could do immediately to facilitate owners changing the use of their Condo units from Short term to long term rental would be to waive or refund the property tax for FY2023/2024 (as was done for the destroyed properties in Lahaina, and continue this waiver for FY2024/2025 for any owner who can demonstrate that they have converted the use of their condo unit to house a displaced Lahaina resident or family for at least a year.

The current County code would require the owner to pay this 11 times higher tax bill for the next 11 months before they would be even be eligible for the lower long term rental tax rate applied to them in August 2024. So an emergency change in the County code would be necessary to facilitate this incentive. The same property tax exemption could also be offered to the 3325 second homes in West Maui that are not short term rentals, but are taxed at a rate that is as much as 5 times that of Maui resident homeowners.

The County collects 85% of its total tax revenues from these and other visitor accommodations. And the spending of the visitors who stay in these accommodations is fundamental to the economy of Maui. It is unreasonable to ask these property owners to continue to pay Property Tax at a rate as much as 11 times Maui resident homeowners while also asking them to lose their own personal use of their condos to house displaced residents.

**Guest User**

Location:

Submitted At: 10:04am 08-26-23

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Mahalo

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Kelly Anderson  
(808) 264-4433



MNRH.org  
190 Nakoa Dr. Wailuku, Hi. 96793  
[mauinuirh@gmail.com](mailto:mauinuirh@gmail.com)  
(808) 283-0566/ (808) 268-0314

Aloha Chair Kama and members of the Housing and Land Use Committee, my name is Kai Nishiki, co-executive director of Maui Nui Resiliency Hui ("MNRH"), a 501c3 nonprofit organization operating in Maui County.

MNRH would like to testify on items HLU-3(5) and HLU-3(6) regarding the State Emergency Proclamation relating to housing and the State's efforts in Maui County.

This is a very timely agenda, and we wanted to mahalo you, Chair Kama, for opening this space up for solutions and collaborative efforts.

It will take all of us working together to forge this path toward healing and sheltering our most vulnerable residents -thinking creatively to address our community's immediate housing needs and acting boldly to invest in long-term housing plans.

In the immediate days after the fires, our community jumped in to mālama our West Maui 'ohana in crisis. That week, Paul Cheng of Maui Oceanview LP. reached out, in consultation with Maui Nui Resiliency Hui, to express that he would do whatever it takes to help our West Maui residents have a safe place to live, and as quickly as possible.

Less than two weeks after that, he and his team had worked up a housing plan with increased density that maximizes rental units to help as many people as possible, converting the 3 phases of Pulelehua to an 100% affordable project and increasing the square footage of many units to accommodate 3 bedrooms for our families.

Pulelehua was originally intended to be a 10-year build out over three phases, and is now proposed to construct over 800 units in approximately 30 months, with buildings being occupied as they are completed, if the county will allow it.

In addition to building 800+ long term housing units, Maui Oceanview LP is offering Pulelehua's phase III. acreage immediately, for approximately 200 temporary housing modules, while awaiting approval from the appropriate government bodies, to increase the project's density beyond what was originally approved, for an additional 210 multi-family units in phase III., or twice that amount if the County desires.

With the county's funding and permitting assistance, the phase 3 area could be graded immediately and a donation of approximately 200 quality temporary housing units, as well as solar microgrids and potable water can be placed onsite until a community-approved permanent location is identified and prepared to house them.

In total, the project will need to apply for \$40 million dollars over the next few years from the county to help fund infrastructure requirements and expedite development. This includes new plans to underground utilities for the entire project.

This breaks down to a subsidy of:

- \$49,000 per unit for 808 units; or
- \$39,000 per unit for 1,018 units (if the county approves the additional 210 units for phase 3); or
- \$32,500 per unit for 1,228 units (if the county chooses to double the size of phase 3)

A worthy county investment with great value and return.

Pulelehua recently submitted an application to DHC for \$12 million dollars to start funding and expediting the project's infrastructure needs. If approved, the infrastructure balance for the project will be \$28,000,000. This can be funded incrementally over the next 2 years using GET funds, which are estimated to generate approximately \$80 million a year.

If the Council is supportive of this emergency housing plan, we will need your help advocating at the State and Federal level to receive federal tax credits and state LIHTC credits, as well as for a dedicated Housing Assistance Payments contract (HAP contract) to provide 20-year housing vouchers to assist our Maui residents with subsidies for a large portion of their rent. Many of whom have not only lost their homes and loved ones, but also their place of employment. Maui Nui Resiliency Hui will be happy to help assist with drafting supportive Resolutions to this effect, if it is requested.

The State DOE reached out to Pulelehua to consider building a temporary campus on the retail zoned land adjacent to the dedicated permanent school site near phase II, and if DOE so chooses, Pulelehua will need to request approval to allow a temporary campus and the permanent campus to be built.

MNRH is prepared to work with this body to do whatever it takes to get as many roofs over our displaced West Maui residents' heads and as quickly as possible. We are here to assist however you need us.

Our testimony has been submitted via e-comment and the emergency housing project details are attached to it. We mahalo you all for the important work that is to come.

Kai Nishiki & Sarah Freistat Pajimola, Executive Directors,  
Maui Nui Resiliency Hui

# Pulelehua Phase I. II. III.

## Emergency Affordable Housing Plan

8.25.23

Paul Cheng

Maui Oceanview LP

[paul@usaiinvestments.com](mailto:paul@usaiinvestments.com)

(214) 415-8868

### Overview

Maui Oceanview LP proposes expediting the build-out of 740-800+ affordable housing units in phase I & II of Pulelehua, and a request to add additional *temporary* prefabricated housing units to phase III. for immediate temporary housing needs of displaced West Maui residents impacted by the August 2023 fires. Buildout would be over 30 months subject to funding rather than the multi phased 10-year build out originally planned.

Maui Oceanview LP has approached State Chief Housing Officer Medeiros, and Governor Green's office for assistance in obtaining Federal and State housing tax credits to offset project costs and a dedicated Housing Assistance Payments contract (HAP contract) to provide 20-year housing vouchers, so it can assist our residents and subsidizes a large portion of the rent.

If adequate dedicated Federal housing tax credits (LIHTC) and HAP contract vouchers are granted, Maui Oceanview LP is committed to converting any funded rental units to become an affordable rental housing unit and for the 60 affordable for sale units, follow the newly established housing price guidelines outlined in ordinance 5441 (2022) in phase I., and ordinance 5315 (2021), which prioritizes applicants based on length of residency. To the extent it may be legally permissible, the project desires to prioritize



applicants based on length of residency in West Maui and/or for those that have lost their homes to the fires in West Maui, as well.

## Phase I.

This first phase of 60 affordable for rent units, 60 affordable for sale units and 120 market rate for rent units has already broken ground and it would be a challenge at this stage to change the scope and design but the market rate units can still become affordable rental units if funding in the form of tax credits and HAP vouchers are provided.

## Specifications

### Phase 1 60 For-Sale Units

Unit Type	Total Units	Size	Description
MK-A1	6	509	1 Bdrm
MK-A2	8	578	1 Bdrm
FSA	24	593	1 Bdrm
MK A3.1	2	663	1 Bdrm
MK-A3	4	673	1 Bdrm
FSB	6	773	2 Bdrm
MK-B1	4	843	2 Bdrm
MK-B2	4	943	2 Bdrm
MK-B3A	2	1029	2 Bdrm
Total	60		

2023 Maui County Pricing Guidelines			
AMI/ Annual Salary	100% AMI \$101,100	120% AMI \$121,320	<b>Total</b>
1 Bdrm	\$263,063	\$315,697	44
2 Bdrm	\$319,433	\$383,349	16
Total Units			60

## Specifications

180 For-Rent Units: which can be all affordable upon funding.

Unit Name	Total Units	Size	Description
WFS-1	32	418	Studio
MK-A1	18	509	1 Bdrm
WF-A1	32	537	1 Bdrm
MK-A2	16	578	1 Bdrm
FSA	8	593	1 Bdrm
MK-A3.1	10	663	1 Bdrm
MK-A3	20	673	1 Bdrm
FSB	2	773	2 Bdrm
WF-B1	16	833	2 Bdrm
MK-B1	8	843	2 Bdrm
MK-B2	8	943	2 Bdrm
MK-B3A	10	1029	2 Bdrm
<b>Total</b>	180		

## County Assistance Requested:

We believe the most effective way to finance affordable rental housing is to obtain a combination package of LIHTC credits and HAP vouchers. Using this method will allow Maui County to substantially add to its housing inventory allocating only 6% of the total costs for the new units.

### Structure of Financing Proposed:

- A. Via an upcoming Lahaina Disaster Relief Bill, on a per unit basis, 55% of the costs to build the housing units can be funded by the Federal Credits.
- B. Secondly, to the extent there's an adequate market for State LIHTC Credits in that scale, another 22% of the cost of a unit can be funded from the State LIHTC source.
- C. HHFDC has a Housing Fund that can then fund another 12% of the cost of a unit and any shortfall from the sales of State Tax Credits. (And potential cash grant from the Federal Government Disaster Relief program)
- D. Leaving a balance of only 6% of the total cost of a new unit of County funding.

Pulelehua will build the maximum amount of affordable rental units allowed using the above financing structure as State can obtain and provide from Federal Government and its own Housing Fund. Upon Funding, Pulelehua respectfully requests the following coordination approvals from County:

## County Assistance Requested:

- 1) Maui Oceanview LP will need approval to use county water until Pulelehua's wells are approved for use by CWRM.
- 2) Expedited inspections and comments turnaround time to help construction schedule stay on time.
- 3) Expedited departmental permitting review and approval for building permits.

- 4) Certification of occupancy building by building to help house the community as quickly as possible.
- 5) An application for the Affordable Housing fund will be submitted by the deadline at the end of August 2023 requesting \$12 million for infrastructure costs associated with undergrounding utilities and expediting water delivery systems development for multiple phases at one time.

## Phase II.

The second phase would satisfy the project's originally approved housing density allowance of 800 + units for phases one through three, by building 568 rental units as follows:

Unit Name	Total Units	Size	Description
A1	136	508	1BR/1BATH
A2	84	578	1BR/1BATH
A3	84	672	1BR/1BATH
B1	148	843	2BR/1BATH
C1	28	943	3BR/2BATH
C2	16	953	3BR/2BATH
LW A	9	800	1BR/1BATH
LW B	27	1200	3BR/2BATH
AF-LW A	9	650	1BR/1BATH
AF-LW B	27	900	3BR/2BATH
<b>Total Units</b>	<b>568</b>		

### County Assistance Requested:

- 1) Maui Planning Department approval of the added density. Initial plan for the added units has been submitted to Planning Department for review.
- 2) Maui Oceanview LP may need county water until Pulelehua's wells are approved for use by CWRM.
- 3) Expedited construction plans permit review.
- 4) Expedited inspections and comments turnaround time to help construction schedule stay on time.
- 5) Expedited coordination with County Water engineering to design and build pumping and tank storage system to accommodate Pulelehua uses.

### Phase III

The third phase of the project is proposed for immediate temporary housing for displaced West Maui residents and long-term additional housing units depending on funding availability. Currently, it is planned for 210 multi-family units but can accommodate double that amount if needs arise.

In the meantime, if County desires and permits, the area can be graded, solar microgrids installed, potable water systems installed and semi-permanent prefab homes deployed immediately.

Maui Oceanview LP is currently researching multiple potential partners for prefab homes that can withstand hurricane force winds and are built with materials compatible with Pulelehua's geographic location.

## County Assistance Requested:

- 1) Expedited permits to grade and grub the area.
- 2) Permission to erect prefabricated housing units.
- 3) Permission to install solar and water supply.
- 4) Approval for future development of additional rental units in Phase III when pre-fabricated structures are relocated to a different permanent site.
- 5) Infrastructure funding for grading and grubbing and site roads and utilities prep.

## Temporary School Site

State Department of Education has reached out to Pulelehua to consider building a temporary campus on the retail zoned land adjacent to a dedicated permanent school site. If DOE so chooses, Pulelehua would like to request County to grant all necessary approvals on an expedited basis to allow the temporary campus and future permanent campus to be built.

## Maui Oceanview LP Commitments

1. Countywide housing down payment assistance for local families, totaling \$1.6M.
2. For-sale units will maintain affordability using a managed appreciation model.
3. New Phase 2 added 210 residential units to density, as well as added substantial amount of large 3 Bedroom units at the request of the community to help house larger families near the location of the future school. Phase 1 and 2 can be constructed simultaneously once closing for funding has been accomplished.

## Commitments

Pulelehua is the logical location for new affordable housing to be built. It is the most shovel ready project. Plans are substantially complete for phase I., and phase II. plans will be available in a few short months. If a federal relief package is coming, having the right financing structure will allow Maui county to increase up to 740 units of affordable housing on a 15x leverage basis quickly.

Any grant will be usable. If 25% of requested funding is available, then 25% of 740 units will be added; and if 50% of requested funding is available, then 370 units will be added. The benefit to the County is substantial, with zero risk involved.

## Project Amenities

Over 80 Acres of open space	Hawaiian themed design concepts
Oceanview	Quality building material
Multiple pocket parks	Ample Parking
Miles of jogging trails	Energy efficient windows and appliances
Bus Stations within walking distance	Tiled flooring
Outdoor BBQ stations	Individual controlled AC
5000 sf clubhouse	Individual unit water heaters
Large swimming pool	



# MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HLU-3(5)**

**State Emergency Proclamation Relating to Housing**  
**Wednesday, August 30, 2023**

Dear Committee Chair Kama, Committee Vice-Chair Cook and  
Members of the Housing and Land Use Committee,

We understand there will be no legislative action taken at today's meeting, but wanted to share some of our early thoughts on the State Emergency Proclamation relating to Housing. While we are still working our way through the document, we attended a presentation where Nani Medeiros and others who worked on this project shared some highlights.

We've put together 2 attainable housing forums in 2017 and 2019, and there were some common takeaways from both forums on areas that generally hold up the process to get housing built, which in turn drives up the cost of housing. The Governor's Proclamation addresses several of these areas, like allowing County authorities to approve district boundary amendments up to 100 acres instead of the State Land Use Commission. This is something that is consistently brought up as a hindrance and there has been legislation to change this for many years at the State Legislature. Additionally, we also appreciate the changes to allow the County to hire 3<sup>rd</sup> party reviewers, allow Planning Directors to approve 201H projects, and streamlining the review of the State Historic Preservation Division.

We are in a housing crisis and emergency measures need to be taken. Further, we need as many tools in the toolbox as possible. We understand as the proclamation will need to be re-authorized every few months, it can also be adjusted as needed with the goal of finding practices that help streamline the process that can be put forward as legislation. We also recognize that while some areas are being streamlined through the Proclamation, all projects must be reviewed by the Build Beyond Barriers working group who can recommend additional reviews from State agencies and they are not skipping steps that protect our environment.

We look forward to attending the meeting today to listen and learn more. Mahalo for the opportunity to provide testimony.

Sincerely,

Pamela Tumpap  
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.