

Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-11-05 11:00 AM

Meeting Time: 11-05-25 11:00

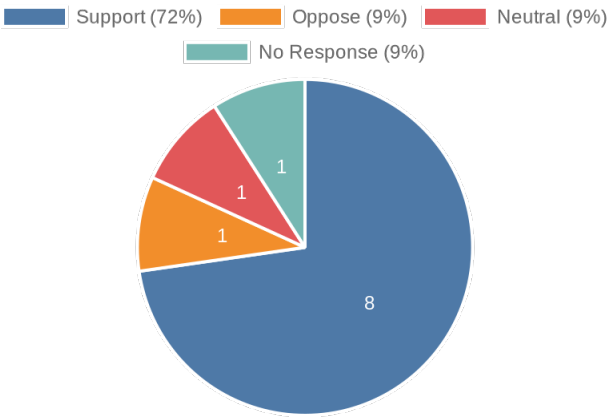
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-11-05 11:00 AM	11-05-25 11:00	2	11	8	1	1

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



Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-11-05

11:00 AM

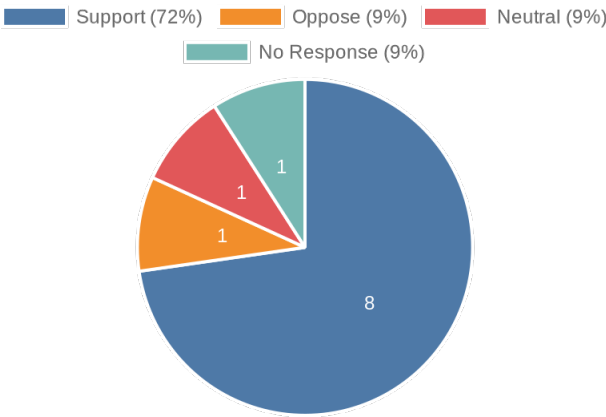
11-05-25 11:00

Agenda Name	Comments	Support	Oppose	Neutral
DRIP-19 Bill 163 (2025) BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAI'I (HO'ONANI VILLAGE) (DRIP-19)	11	8	1	1

Sentiments for All Agenda Items

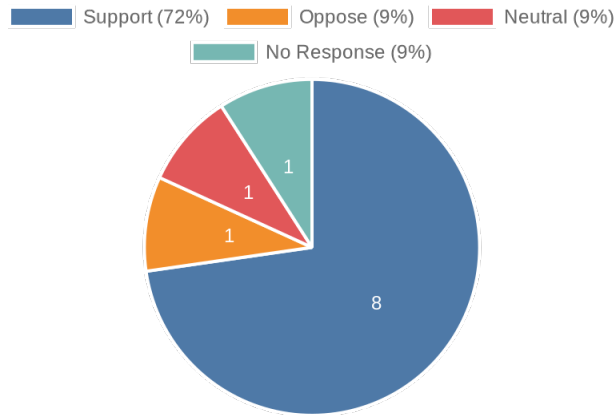
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Overall Sentiment



Agenda Item: eComments for DRIP-19 Bill 163 (2025) BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAI'I (HO'ONANI VILLAGE) (DRIP-19)

Overall Sentiment



Guest User

Location:

Submitted At: 9:52am 11-05-25

Subject: Re: PRP Testimony – Bills 163 / 164 / 165 (DRIP-19)

Aloha Chair Paltin and Members,

Mahalo for the testimony that was submitted.

It is important to clarify that Bills 163, 164, and 165 are not development agreements — they are entitlement housekeeping, correcting map, plan, and zoning to align the land use framework to where Maui's population + workforce actually now exists.

This action is structurally appropriate.

Bill 165 itself confirms the Council may lawfully proceed with rezoning now — even without a Planning Commission recommendation — by 2/3 vote under Charter §8-8.6(2).

This is explicitly written into Section 1 of Bill 165:

“the Council may pass the bill without the planning commission's review and report by an affirmative vote of at least two thirds of the Council's entire membership.”

Bill 165 (2025)

That means Council is not “jumping ahead” — Council is following the Charter.

And in a post-fire Maui, speed matters.

Why this should be approved now

- workforce housing delivery is not possible without correcting base entitlements
- labor standards can still be negotiated in separate instruments (DA / permit covenants)
- the longer entitlements remain misaligned, the longer Maui delays inventory

Council does not lose leverage by approving these bills.

Council gains leverage — because without the land use foundation, nothing can be conditioned later anyway.

Bottom line

Housing supply is the foundation condition for stabilizing rents, lowering displacement pressure, and reducing Maui's post-2023 population bleed.

Bills 163 / 164 / 165 do not waive wage standards — they simply fix the map so Maui can actually build.
Council should approve the bills.
Respectfully submitted,
Kaleo_i_

Guest User

Location:

Submitted At: 9:09am 11-05-25

Aloha Chair and Councilmembers,

My name is Caroline Csigi, and I am a Maui resident and worker asking for your support of Ho'onani Village and Bills 163, 164 and 165.

Maui needs quality workforce housing so local families and essential workers can stay here and build a future. Ho'onani Village delivers homes Maui residents can afford, jobs, infrastructure improvements and a community-centered vision for Central Maui.

Ho'onani Village will create workforce homes designed for Maui residents, not investors or short-term visitors.

We are in a critical moment for Maui's future. We cannot solve our housing crisis without bold, locally minded solutions. Ho'onani Village represents a meaningful step toward keeping Maui residents on Maui and building a more resilient, equitable island community.

I respectfully ask for your support of Bills 163, 164 and 165.

Sincerely,
Caroline Csigi

Guest User

Location:

Submitted At: 9:07am 11-05-25

Aloha Chair and Councilmembers,

I am a Maui resident, parent, and member of Maui's middle working class. I'm writing to express my strong support for Ho'onani Village and Bills 163, 164, and 165.

We all know how urgent the housing situation is for local families and our working community. Every day, more of our friends, coworkers, and even longtime residents are having to leave Maui because they simply can't find housing they can afford. That's not sustainable for our community, our workforce, or our future.

The bills being considered would:

- Update the Maui Island Plan to include this land in the Urban Growth Boundary
- Amend the Wailuku-Kahului Community Plan from Agriculture to Business/Multi-Family
- Change zoning to M-1 Light Industrial to allow a master-planned, mixed-use workforce village

These changes would allow the project to move forward and create housing and jobs that are aligned with community needs, consistent with the County's referrals and intent already outlined in Resolution 25-132, FD1.

Ho'onani Village is designed to provide workforce housing for Maui residents — not investors or short-term visitors. The project includes:

- About 1,600 rental homes mainly for families earning up to 120% AMI, with flexibility to help "gap group" households
- Housing opportunities for teachers, healthcare workers, first responders, and other essential workers
- A complete community with walkable parks, open spaces, and business space to support local jobs
- Infrastructure investment and recycled-water treatment planning to support responsible, sustainable growth
- Local-serving retail, meeting space, and community recreation areas for Central Maui residents

This project turns inactive plantation land into a thoughtfully planned community that reflects Maui's values — supporting local families, honoring culture, and helping the people who are the backbone of our island continue to live here and thrive.

We are at a critical point. Maui cannot solve its housing crisis without bold, community-focused action. Ho'onani Village is a meaningful step toward keeping Maui residents here, supporting local workers, and strengthening the resilience of our island.

I respectfully ask for your support of Bills 163, 164, and 165.

Guest User

Location:

Submitted At: 8:55am 11-05-25

Aloha Chair and Councilmembers,

I strongly support Ho'onani Village and Bills 163, 164, and 165.

Maui urgently needs homes that local families and workers can afford. Too many friends, coworkers, and long-time residents are leaving because housing is out of reach. That is not sustainable for our community, our economy, or our future.

These bills will:

- Update the Maui Island Plan Directed Growth Map to include this land in the Urban Growth Boundary
- Amend the Wailuku–Kahului Community Plan from Agriculture to Business/Multi-Family
- Change zoning to M-1 Light Industrial to enable a master-planned, mixed-use workforce village

These actions are essential to allow the project to proceed and deliver housing and jobs consistent with the County's referral and intent in Resolution 25-132, FD1.

Ho'onani Village is designed for Maui residents—not investors or short-term visitors—and will provide:

- Approximately 1,600 rental homes, primarily for households up to 120% AMI, with flexibility to serve local “gap group” families
- Housing opportunities tailored for teachers, healthcare workers, first responders, and other essential workers
- A complete, walkable community with parks and space for local jobs and small businesses
- Infrastructure investments, including a recycled-water treatment plan, to support responsible, sustainable growth
- Local-serving retail, meeting space, and community recreation areas that benefit Central Maui residents

This project will convert inactive plantation land into a thoughtfully planned, resident-focused community that reflects local values, honors Maui's culture, supports our workforce, and helps ensure the people who serve this island can continue to live here and thrive.

We are at a critical moment for Maui's future. We cannot address our housing crisis without bold, locally minded solutions. Ho'onani Village is a meaningful step toward keeping Maui residents on Maui and building a more resilient, equitable island community.

I respectfully ask for your support of Bills 163, 164, and 165.

Guest User

Location:

Submitted At: 8:54am 11-05-25

November 5, 2025

Aloha Chair and Councilmembers,

My name is Rose Cabalo, and I am a single parent and a member of Maui's middle working- class community. I am writing to share my story and express my deep concern about the urgent need for more affordable housing options for local working families like mine. I am submitting my testimony in strong support of Ho'onani Village

and Bills 163, 164, and 165.

Despite working full-time, I find myself living paycheck to paycheck. The cost of rent, groceries, utilities, and basic necessities continues to rise, while wages remain nearly the same. As a single parent, every dollar must be stretched - from childcare to transportation to everyday essentials - leaving little to no room for savings or emergencies, let alone a down payment on a home. The dream of homeownership feels completely out of reach. The hope of leaving land, a home, and a legacy for my children and grandchildren grows dimmer each year.

Too many hardworking residents are being priced out of the very island we call home. Many are essential to our community - teachers, healthcare workers, service employees, and countless others who keep Maui running. Yet, so many of us are struggling just to keep a roof over our heads. The cost of living has become unsustainable, and without real solutions, families like mine will continue to face impossible choices between paying rent, buying food, or meeting our children's basic needs.

Affordable housing is not just about having a place to live - it's about stability, community, and the future of Maui's families. I urge our leaders to prioritize housing policies that truly serve local working families by increasing affordable homeownership opportunities, supporting workforce housing projects, and ensuring that developments remain affordable long-term for residents - not investors.

Ho'onani Village represents one of these rare opportunities to provide affordable, workforce housing for Maui residents. It offers real hope for families who want to stay, work, and build a future here on our island.

I love Maui and want to continue raising my child here. But without meaningful change, that future feels uncertain. Please take action to ensure that working families like mine can continue to live, work, and thrive in our island home.

Mahalo for your time and consideration.

Respectfully,
Rose Cabalo
rosecmaui@gmail.com

Guest User

Location:
Submitted At: 8:41am 11-05-25

Dear Chair Paltin and Committee Members,

Housing Hawai'i's Future supports Bill 163, Bill 164, and Bill 165, which collectively aim to expand home opportunities for the residents of Maui County.

These measures take action to expand housing opportunities at the proposed Ho'onani Village by (1) amending the Maui Island Plan's Directed Growth Map and the Wailuku-Kahului Community Plan to factor this envisioned community and (2) pursuing a zoning change to permit the construction of these homes.

With its commitment to density, its mixed-use approach, and its proximity to existing urban development, this project aligns with the spirit of the Maui Island Plan. It further reflects the Wailuku-Kahului Community Plan's commitment to expanding housing opportunities for residents. This community will be located in proximity to Mayor Elmer F. Cravahlo Way and other existing transportation nodes in Central Maui, enabling easy access to existing employment opportunities along the Wailuku-Kahului Corridor and the airport.

In contrast with isolated sprawl, Ho'onani village must serve as a model for future housing opportunities concentrated along the Wailuku-Kahului corridor. With this project as a model, we are hopeful that there will be similar opportunities to expand housing supply in existing communities in the near future.

We urge the DRIP Committee to advance Bills 163, 164, and 165.

Aloha,

Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

Guest User

Location:

Submitted At: 7:11am 11-05-25

Aloha Chair and Council members,

My name is Maria Balcarcel, and I am writing in strong support of Ho'onani Village and Bills 163, 164, and 165.

I have lived on Maui for the past 11 years, and during that time, I've witnessed countless local families being priced out of their homes. The housing crisis continues to worsen, and as a renter myself, my greatest concern is whether my family will be able to find affordable housing if we ever need to move. The reality is heartbreaking: every day, friends, coworkers, and long-time residents are forced to leave the island simply because they can no longer afford to live here. This trend is unsustainable—for our community, our economy, and our future.

Ho'onani Village offers a real solution. It's not another luxury development catering to short-term visitors. It's a project designed for Maui's working families—those who live here, work here, and contribute to the fabric of our island every day. We don't need more million-dollar homes that sit empty most of the year. We need homes that are attainable for the people who make Maui thrive.

I appreciate that this project is undergoing a thorough public process, and I believe it's critical that we support responsible development that prioritizes our local workforce. Projects like Ho'onani Village are essential to preserving our community and ensuring a future for our keiki.

Therefore, I respectfully urge you to allow this project to move forward. Maui's working families deserve the opportunity to stay, grow, and continue supporting the island we all love.

Mahalo for the opportunity to testify.

Maria E. Balcarcel
MBalcarcel10@gmail.com

Guest User

Location:

Submitted At: 3:55pm 11-04-25

Testimony of Pacific Resource Partnership

Honorable Members of the Maui County Council Disaster Recovery, International Affairs, and Planning Committee

Wednesday, Nov. 5, 2025 (11 a.m. agenda)

Subject: Opposition to bills 163, 164, and 165 to amend the Maui Island Plan's Directed Growth Map C5 (Pulehu Road), revise the Wailuku-Kahului Community Plan designation from Agriculture to Business/Multi-Family, and rezone 166.511 acres at Kahului (TMK: (2) 3-8-006:004-0005) from Agricultural to M-1 Light Industrial District

Aloha Chair Paltin, Vice Chair U_u-Hodgins and esteemed members of the committee.

Pacific Resource Partnership (PRP) is a nonprofit organization representing 6,000 union carpenters, 250+

signatory contractors, and various community stakeholders across Hawai'i. PRP is committed to promoting a vibrant economy, creating jobs, and enhancing the quality of life for all residents, while ensuring our industry follows the rules, regulations and standards that protect the well-being of our members and the safety of our neighbors.

Respectfully, we submit this testimony in opposition to bills 163, 164, and 165 (2025), which seek to amend the Maui Island Plan's Directed Growth Map C5 (Pulehu Road), revise the Wailuku-Kahului Community Plan designation from Agriculture to Business/Multi-Family, and rezone 166.511 acres at Kahului (TMK: (2) 3-8-006:004-0005) from Agricultural to M-1 Light Industrial District — all to enable the Ho_onani Village mixed-use development (DRIP-19) to proceed.

While PRP recognizes the urgent need for workforce housing amid Maui's recovery from the August 2023 wildfires, these bills cannot move forward without addressing a fundamental flaw: the development team at Ho_onani Development LLC has repeatedly refused to engage meaningfully with community stakeholders, including labor partners like PRP, on committing to living wages for tradespeople. Maui's construction workforce — our carpenters, laborers, and skilled _ohana who rebuild our communities — deserves more than lip service to affordability. These professionals power the very projects the county champions, yet they face stagnant wages and displacement pressures in a housing crisis. The developer's unwillingness to discuss prevailing wage standards or labor protections undermines the spirit of equitable recovery.

It is particularly worrisome to leverage the county's Residential Workforce Housing (RWH) policy — intended to foster inclusive development — as a vehicle to secure reductions, adjustments, or waivers of critical requirements, such as density bonuses or impact fees, without a binding commitment to not drive down local wages. Approving these amendments now would reward evasion and erode public trust, setting a dangerous precedent for future DRIP-19 projects that prioritize profits over people. True workforce housing must build up our __ina and _ohana, not hollow out the middle class fueling the trades.

PRP urges the Committee to recommend filing bills 163, 164, and 165 until Ho_onani Development LLC engages in good-faith dialogue with stakeholders, including PRP, to guarantee living wages and fair labor practices. Only then can we weave a development that honors Maui's resilience and values.

Mahalo for your time and leadership in guiding our island's future. We welcome any questions.

Respectfully submitted,

Andrew Pereira

Director of Public Affairs
Pacific Resource Partnership
1100 Alakea Street, 4th Floor
Honolulu, HI 96813
Phone: (808) 528-5557
Email: apereira@prp-hawaii.com
Website: www.prp-hawaii.com

Guest User

Location:

Submitted At: 12:06pm 11-04-25

TO: Chair Tamara Paltin and DRIP Committee members

From: Dick Mayer dickmayer@earthlink.net 5-November-2025

RE: HO'ONANI PROJECT - Bills 163, 164, and 165

Aloha,

I know that the Council is probably going to give a green light to the Ho'onani housing project because of our

great need for housing, and particularly for affordable housing. As you do so, I would like you to consider the following important aspects of the project:

Airport Flight Path and Noise Ho'onani lies directly under the flight path leading into Kahului Airport. Many airplanes arrive as late as 11pm. Will we be acting morally, if we place so many families in a location that disrupts their sleep every night?

The Maui Island Plan Growth Boundaries intentionally left this land out of the growth boundary area because of its proximity to Kahului airport and because it was under the flight path into. and during Kona weather, out of the airport.

There's an available decibel levels map, but the data is decades old; it needs updating.

Education Very distant from any school: elementary, middle, and high school. The next few schools will be built near Waikapu Country Town, far from this project.

Recreation Totally lacking any recreational and park facilities for the hundreds of children. Perhaps, the project's commercial area could be zoned for park use.

Traffic Potential traffic impacts on Hansen Road and on the roads leading into the Target shopping area. 1,600 additional homes will have a considerable impact on existing roads and intersections. Whose funds will be available to widen County roads and to upgrade intersections?

Wastewater **IMPORTANT:** The proposed wastewater facilities will need an Environmental Impact Statement.

Potable water The water supply is expected to come from wells located 4 1/2 miles up Pulehu Road, not far from the proposed wells to be used by the new Ukiu/MECO power generating plant. The potable water quality is potentially problematic because: a) we do not know if there is a water supply there; and b) that area has had agricultural chemicals on the sugar fields for generations. The water may be Okay for a power plant, but not suitable for domestic uses. Who will pay for the well, the water treatment facility, and the expensive 4 1/2 mile water line?

Decision-Making

A) You may wish to recommend that the required EIS be done for this project before passing these bills. The EIS will provide a list of needed mitigation actions. Utilize the results from that EIS to make needed changes in the zoning, in the community plan, and to the Maui Island Plan's urban growth boundaries. The EIS will also help the LUC make its Land Use changes.

B) Consider incentivizing three other housing projects: 1) the apartments across from Sears store and the Maui Beach hotel. 2) the many housing units planned on the recently approved Kaahumanu Shopping Center site; and 3) create a housing project on the large almost vacant block where the Old Kahului Shopping Center was located. Property tax waivers/credits may be helpful to accelerate these projects.

Guest User

Location:

Submitted At: 10:47am 11-04-25

Aloha Chair and Councilmembers,

My name is Wesley Lo, and I am with Hale Makua Health Services and I am writing in support of Workforce Housing Projects such as Ho'onani Village and Bills 163, 164 and 165.

Maui needs more homes for local families and our working community, and these bills will:

Update the Maui Island Plan – Directed Growth Map to include this land in the Urban Growth Boundary

Amend the Wailuku-Kahului Community Plan from Agriculture to Business/Multi-Family

Change zoning to M-1 Light Industrial to support a master-planned mixed-use workforce village

These actions are necessary to allow the project to move forward and create housing for an already stressed workforce. As one of Maui's largest employers, one of the biggest challenges we face today is access to affordable housing for our employees. Talented local people want to stay, but they can't find housing, and that affects every part of our economy including healthcare.

This project transforms inactive plantation land into a thoughtfully planned, resident-focused community right here in Central Maui, and I respectfully ask for your support to allow the project to move forward.

Sincerely,

Wesley Lo
CEO

Guest User

Location:

Submitted At: 11:57pm 11-03-25

November, 4th 2025

Disaster Recovery, International Affairs, and Planning Committee 11AM Agenda 11/5/25

Aloha Chair and Councilmembers,

My name is John Pele, and I am the Executive Director with the Maui Hotel & Lodging Association, representing Maui's visitor industry employers and thousands of hospitality workers across the island. I am writing in strong support of Ho'onani Village and Bills 163, 164, and 165.

Maui urgently needs more homes for our local families and working community. These bills will:

- Update the Maui Island Plan – Directed Growth Map to include this land in the Urban Growth Boundary
- Amend the Wailuku-Kahului Community Plan from Agriculture to Business/Multi-Family
- Change zoning to M-1 Light Industrial to support a master-planned, mixed-use workforce village

Our members consistently identify the lack of affordable, workforce housing as one of the most significant challenges facing our industry. Hotels, restaurants, and local businesses are struggling to attract and retain employees because workers cannot find housing they can afford near their jobs. This shortage impacts not only hospitality but also other essential sectors such as healthcare, education, and public safety.

Ho'onani Village represents the kind of project Maui needs — transforming inactive plantation land into a thoughtfully designed, resident-focused community in Central Maui. It provides an opportunity to keep our local people here at home, close to work, schools, and essential services.

On behalf of the Maui Hotel & Lodging Association, I respectfully urge your support for Bills 163, 164, and 165 to help move this project forward and provide real housing solutions for our working families.

Mahalo for your time and consideration.

Sincerely,

John Pele

Executive Director

Maui Hotel & Lodging Association

Aloha Chair and Councilmembers,

My name is Scott Phillips, and I am a Maui resident & parent writing in strong support of Ho'onani Village and Bills 163, 164 and 165.

Maui urgently needs more homes for local families and our working community. Every day, we see friends, coworkers and even long-time residents forced to leave Maui because they cannot find housing they can afford. This is not sustainable for our community, our economy or our future.

These bills will:

- Update the Maui Island Plan – Directed Growth Map to include this land in the Urban Growth Boundary
- Amend the Wailuku-Kahului Community Plan from Agriculture to Business/Multi-Family
- Change zoning to M-1 Light Industrial to support a master-planned mixed-use workforce village

These actions are necessary to allow the project to move forward and create housing and jobs for the community, consistent with the County's referral and intent described in Resolution 25-132, FD1.

Ho'onani Village will create workforce homes designed for Maui residents, not investors or short-term visitors. The project includes:

- Approximately 1,600 rental homes primarily for households up to 120% AMI, with flexibility to support local "gap group" families
- Housing opportunities for teachers, healthcare workers, first responders, and essential workers
- A complete community with parks, walkability and business space for local jobs and small businesses
- Infrastructure investments and a plan for recycled-water treatment to support responsible, sustainable growth
- Local-serving retail, meeting space, and community recreation areas that enhance Central Maui for residents

This project transforms inactive plantation land into a thoughtfully planned, resident-focused community that reflects local values, honoring Maui's culture, supporting local workforces and ensuring people who serve this island can continue to live here and thrive.

We are in a critical moment for Maui's future. We cannot solve our housing crisis without bold, locally minded solutions. Ho'onani Village represents a meaningful step toward keeping Maui residents on Maui and building a more resilient, equitable island community.

I respectfully ask for your support of Bills 163, 164 and 165.

Sincerely,
Scott Phillips


11/5/2025

RECEIVED AT DRIP MEETING ON 11/5/2025