

## HLU Committee

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**From:** Michael Williams <michaelwilliams@pueofarm.com>  
**Sent:** Tuesday, October 8, 2024 3:09 PM  
**To:** HLU Committee  
**Cc:** Evan P. Dust  
**Subject:** Written testimony for HLU Comm meeting of 10/9/24  
**Attachments:** Stand Up Maui Policy Statements on Affordable Housing 10-8-24.pdf

Aloha, and 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/AHwoVPcXFSjXl4r-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.

## **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

# Maui County Affordable Housing Prospects 2023-2026

This list is an ongoing project of Stand Up Maui, with Michael Williams as principal compiler. Many people have contributed information about some of the parcels, but it can use more comments, information, and suggestions. SUM is especially grateful to the House Maui Initiative team led by Keoni Kuoha and Kate Blystone (back in 2023 when she worked for Hawaii Community Foundation). They made several very helpful suggestions for refinements of this draft, but they are not in any way responsible for its contents, especially not for any errors that may remain. On August 5, 2023, the mayor and Josiah Nishita attended SUM's annual meeting. We discussed this list briefly and answered questions about their plans and strategies for creating more housing for kama'aina including the unhoused.

Of course, only 3 days later, the wildfires occurred, and these were mostly set aside.

We were happy to have the new Director of Housing attend SUM's 2024 annual meeting, on August 10.

One of our goals was to identify parcels large enough for a mixed affordable housing project like Lima Ola on Kaua'i, which is under construction now: 550 affordable homes, some for rent some for ownership, on a 75 acre site which the county owned. When we told him about this list, he was eager to see it but asked us to add maps. It has taken a while, but now we have done it, thanks to the able assistance of Natalie Harcrow, Maui Tomorrow's Environmental Planner.

We want to make it clear that we are not recommending any of these as an acceptable site but believe they should each be vetted for suitability. None of them is perfect. But we believe that if the county is going to create any Lima Ola-like projects, they will happen on one or more of these sites.

The candidate parcels are presented in five groups:

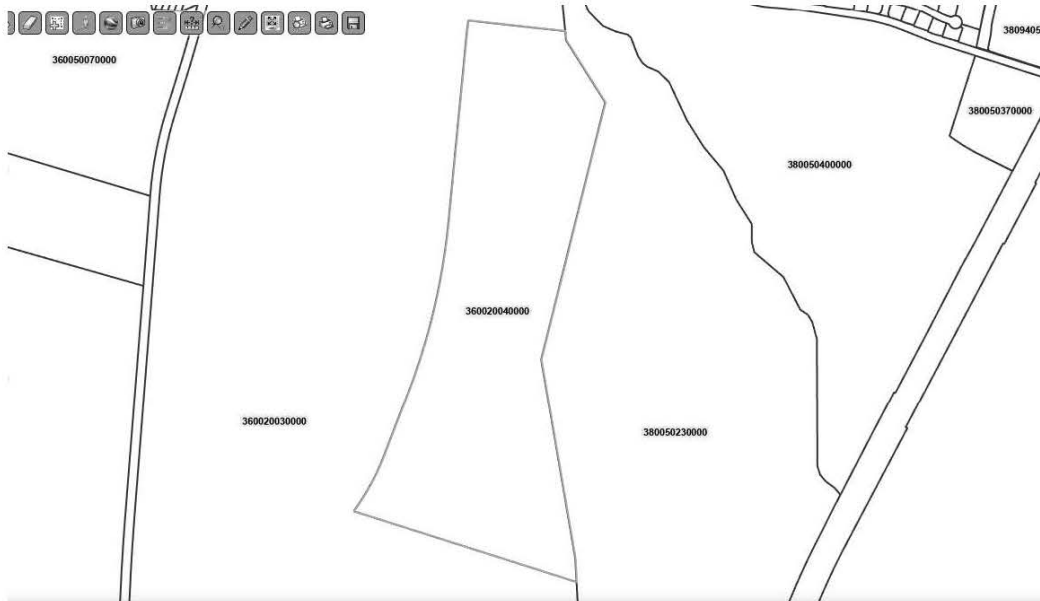
1. On County-owned parcels,
2. On parcels the County should consider acquiring,
3. On state-owned parcels where county can assist in expansion or development
4. On parcels slated for private development where the county might accelerate or expand their affordable housing units by using infrastructure subsidies, and
5. On DHHL projects using GET revenue subsidies for infrastructure.

This version was last updated on 10/8/24. Readers are encouraged to send any comments with corrections or additions to [MichaelWilliams@PueoFarm.com](mailto:MichaelWilliams@PueoFarm.com).

# 1. County-owned parcels (listed from largest useable land to smallest)

**Waikapu Waiale Road parcels:** 309 acres, owned by the County. This is currently vacant land between the proposed Waiale Road extension, the Waikapu River, and the Kuihelani Highway. The FY 24 budget authorized an earmark in the AH Fund, up to \$1,000,000, for a feasibility study to analyze and plan for development of affordable housing on these parcels. TMKs:

(2) 3-6-002:004 (100 acres)



**(2) 3-8-005:023 (209 acres)**



**Note that the larger parcel is the proposed location of the new C Maui WWRF, which will take up about 20 acres. The smaller parcel adjoins Waikapu Country Town and the Waiale Road extension to be completed in 2026. There is a proposed “detention/retention basin” in the upper parcel that will take up about 15 acres. With setbacks from Waiale Rd and the Kuihelani Highway, and the Waikapu River, there are probably about 250 buildable acres.**

**It may be possible to construct a 200-300 unit tiny home kauhale on 3-4 acres in the upper parcel even before the road extension and WWRF are finished.**

We understand that Council Chair Lee and many Waikapu Community Association members have concerns about this proposed development. The consultants hired to conduct the feasibility study will of course explore those concerns in detail.

**South Kihei Police Station parcel:** 150 acres, owned by County, mauka of Pi'ilani Highway.

In May 2022, a developer group presented a conceptual small town diagram and map, showing how this parcel could potentially have 500-600 affordable multi-family rental units. The developer group was Sharing Connexion, a non-profit developer based in Denver. Their slide show is available. Mayor Victorino showed no interest.

County needs to issue RFP for feasibility study; land is mostly hard blue rock raising construction costs. The parcel sits on blue rock common in this area of Maui, so construction costs may be higher, but 500-600 homes may be worth the cost. We also understand that various county departments have their eyes on parts of this parcel for other public needs. TMK:

(2) 2-2-002:070 (150 acres)







**Lana'i 201H project:** 115 acres

The Council originally approved the 201H application for 350 homes on this county-owned parcel in 2010, but it has not started construction yet. The last presentation about this project was made by DHHC to the Council's Affordable Housing Committee on 1/3/22. In the FY 24 budget, there is an earmark for for this project:

"Up to \$250,000 must be for a master plan and feasibility study for TMK (2) 4-9-002:058 (por.) located at 5th Street, Lana'i City, Maui, Hawaii."

TMK:

(2) 4-9-002:058 (115 acres)



**Pu'unene:** 23 acre parcel behind Lowe's

In 2022, A&B agreed to transfer ownership of this parcel to the County.

Major drawback for housing, or a kauhale or two, is that the land is under the flight path of passenger jets into (mostly) or out of (when there are kona winds) the Kahului airport. A survey with focus groups should be done before the county commits to housing here. It may be better suited for a base yard for county equipment.

TMK:

(2) 3-8-006:004-0002

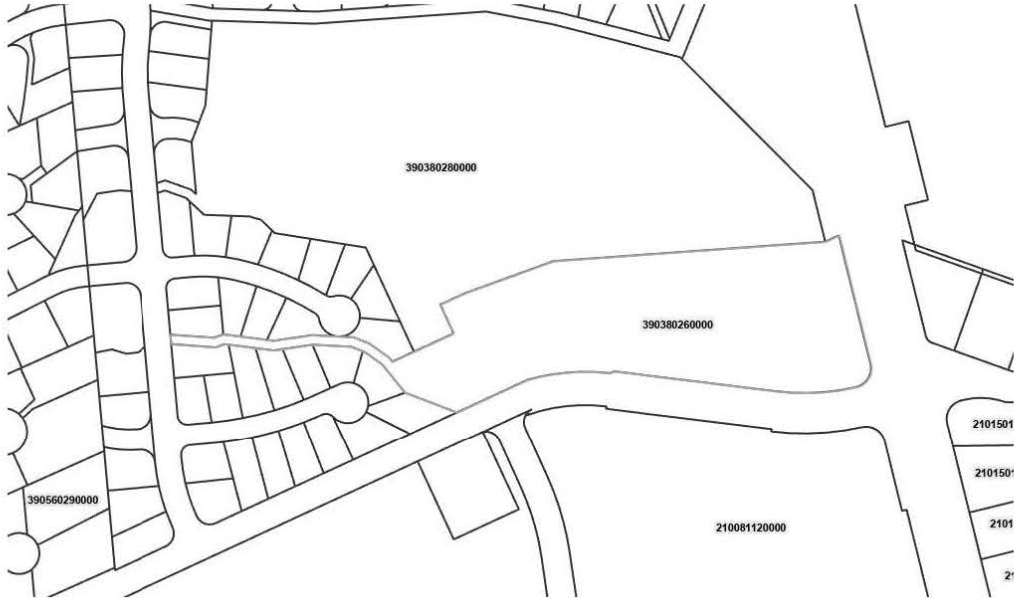


**Kihei (Wailea) Fire Station property: 6 acres**

It might be possible to construct 75 apartments on the mauka side of the station, just below the Pi'ilani Highway. The County should issue an RFP for developer bids.

We understand the Fire Department may have its own hopes for use of this land, but the great need for affordable homes in S. Maui may override those. TMK:

(2) 3-9-038:026 (6 acres)



**Parkland newly acquired by County from Maui Land and Pineapple—Mahinahina Mauka**

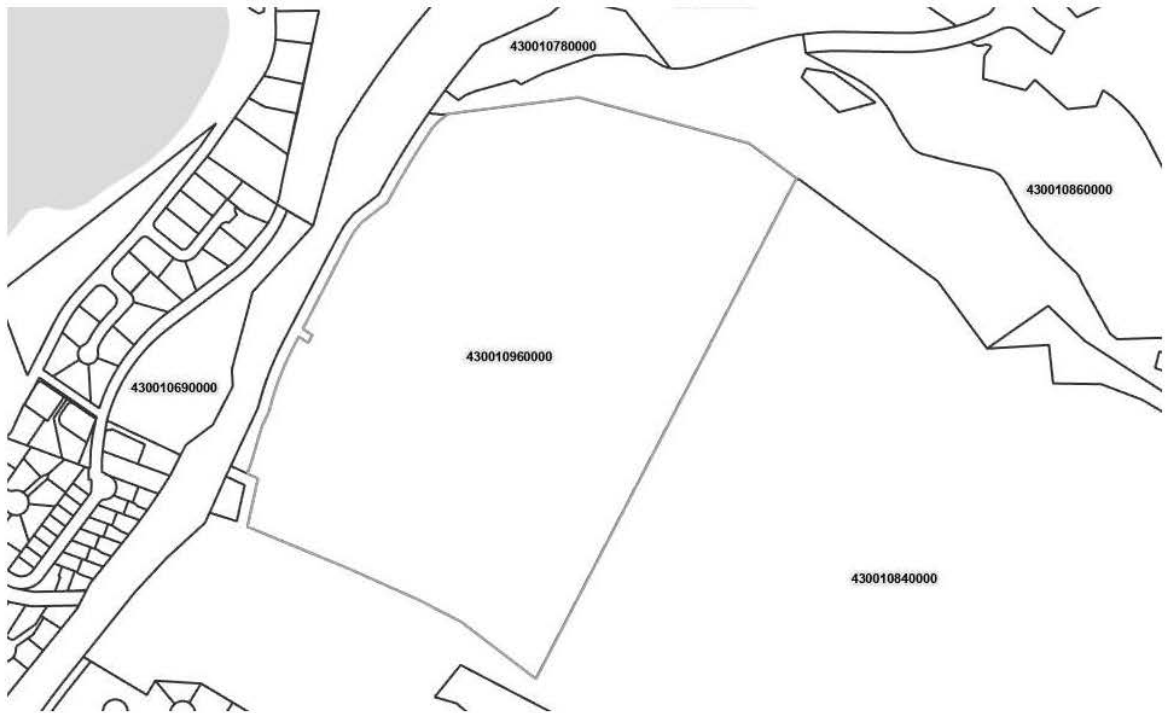
Potential use of 4 acres out of 51 acres of former pineapple fields the County acquired for a park just mauka of highway and just south of Maui Preparatory Academy.

Maui County acquired 51.3 acres in West Maui for a new county park, Mayor Michael Victorino announced on June 30, 2022. The \$2 million parcel purchase from Maui Land & Pineapple Co. sits mauka of Honoapiilani Highway and on the Lahaina side of Maui Preparatory Academy. The Department of Parks and Recreation will work on required technical studies, including a cultural assessment of the site, prior to community outreach on the new park’s design and features, according to a news release.

Why couldn't the county set aside 4 acres of this parcel for kauhale for the unhoused?

TMK:

(2) 4-3-001:096 (4 acres out of 51 acres)





## 2. Large Parcels the County should consider acquiring

### **Maui Lani vacant land: 187 acres**

Three contiguous parcels totaling 187 acres bordering the Kuihelani Highway and wrapping around the Maui Lani golf course clubhouse and the Fuego Argentinian Steakhouse. These are already entitled for housing, and their owner, HRT Realty based in Honolulu, has them up for sale.

There must be reasons the current owner wants to sell rather than develop (iwi kupuna, water availability) but given the central location and ready access to roads and sewer, the site should at least be evaluated.

TMKs:

**(2) 3-8-007:159 (31 acres)**



**(2) 3-8-007:130 (149 acres)**





**(2) 3-8-007:160 (7 acres)**



**Makoa Subdivision: 146 acres**

This 146 acre parcel is just north of Maui Meadows, immediately mauka of the Pi'ilani highway. The owners submitted a grading permit to the county in 2018, not yet acted upon. Covoste LLC was formed in 2017 just before it acquired this property for \$4 million. The LLC has a Kihei registered agent, Cohen Development Group. I spoke with one of its principals, Gal Cohen, on 7/12/23, who told me they planned only to do an ag subdivision which would result in 16 ag lots for sale, thus max of 32 homes. The parcel is currently appraised at \$7 million. In RPAD Ag class, but no ag use. Probably the same blue rock problem as S Kihei police station. Were the county to acquire it, there could be hundreds of affordable multi-family rentals here.

Developer Howard Kihune is reported to be in preliminary discussions with the owner about a housing project here. However, although the S Maui CPAC has not finished its work, it has not designated this site for residential development.

The county should be talking to Gal Cohen and Howie Kihune about its prospects, as well as to the South Maui CPAC.

TMK:

(2) 2-2-002:002 (146 acres)





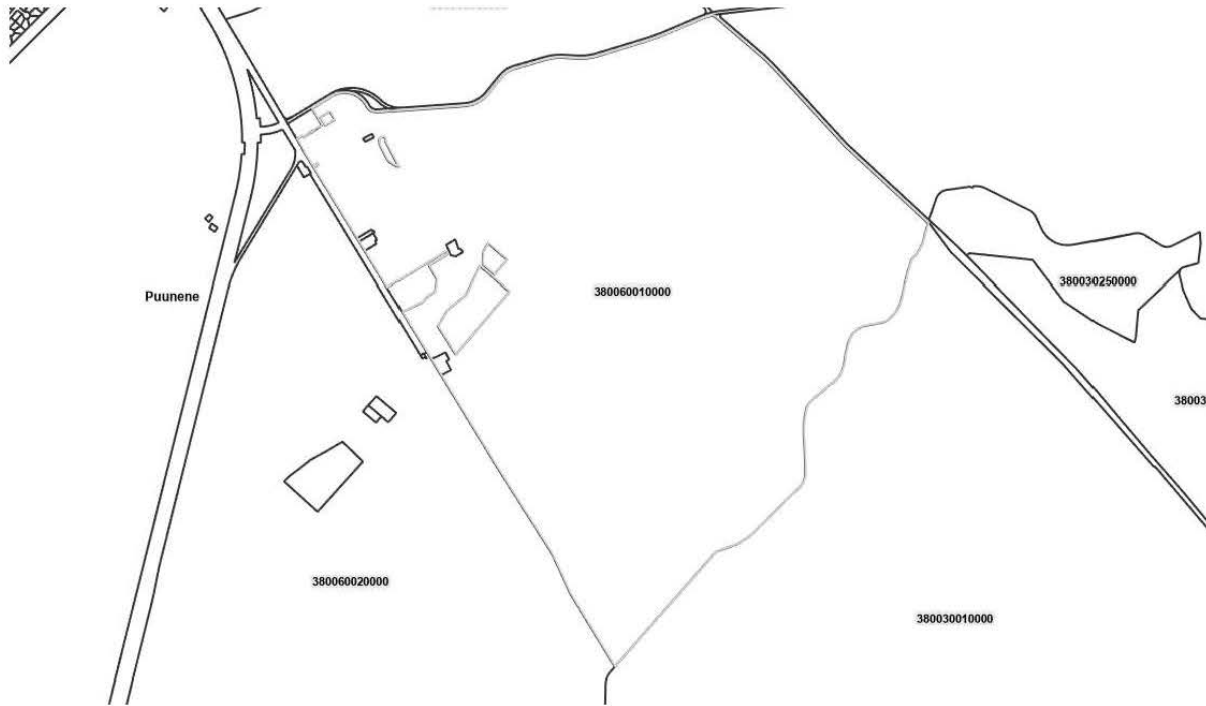
**A&B land S of Hansen Road and E of old sugar mill: 800 acres**

Bill Kohl and his development team were supposedly buying 100 acres of this parcel as part of their project to repurpose the old mill into a Community Arts/Public market, but there are still 700+ acres of flat, mostly unused Ag land here, close to roads and other infrastructure, where the county might consider a large 201H project like Kauai's Lima Ola. It is far enough away from the Kahului Airport's flight path that jet engine noise shouldn't be a concern.

Location address: 8401 Pulehu Rd

TMK:

(2) 3-8-006:001-0000 (800 acres)



### **3. State-owned properties where the County may be able to help improve opportunities**

#### **Haggai Institute hotel and conference center**

This building has been acquired, renovations to make the hotel rooms into apartments is under way and some families have moved in.

#### **Potential state sites for kauhale**

Potential kauhale sites on state owned land are being evaluated by the Governor's Homelessness Coordinator, John Mizuno, appointed in December 2023.

#### **Kahikili Terrace renovation**

Maui News 7/8/23:

Possibly 200 new units may be added to the state-owned 82-unit Kahekili Terrace public housing complex in Wailuku, courtesy of a recent agreement announced by the state and a California-based development company that is already helping with affordable housing efforts on the Valley Isle.

Earlier this week, Gov. Josh Green and the Hawai'i Public Housing Authority announced that Highridge Costa Development Co. would be its "master developer," responsible for redeveloping part of the state's public housing inventory and also creating more than 10,000 affordable housing units for nine properties across the state, including Kahekili Terrace.

The effort, Ka Lei Momi Redevelopment Project, aims to replace and create housing units for extremely low-income individuals, families and workforce employees.

But when Maui will see the new units built and current units replaced is still uncertain, as there is no timeline yet, said Dallis Ontiveros, housing information officer for the Hawai'i Public Housing Authority.

TMK:

(2) 3-4-017:146



#### **4. Parcels slated for private development where the county might accelerate or expand their affordable housing units by using infrastructure subsidies**

##### **Waikapu Country Town**

To the extent Mike Atherton is still supposed to pay for any part of the Waiale Road extension, or for other infrastructure in the project as a whole, the county should see if he would agree to increase the number of AH units in exchange for the county assuming those costs.

TMKs:

(2) 3-6-004:003 (portions)



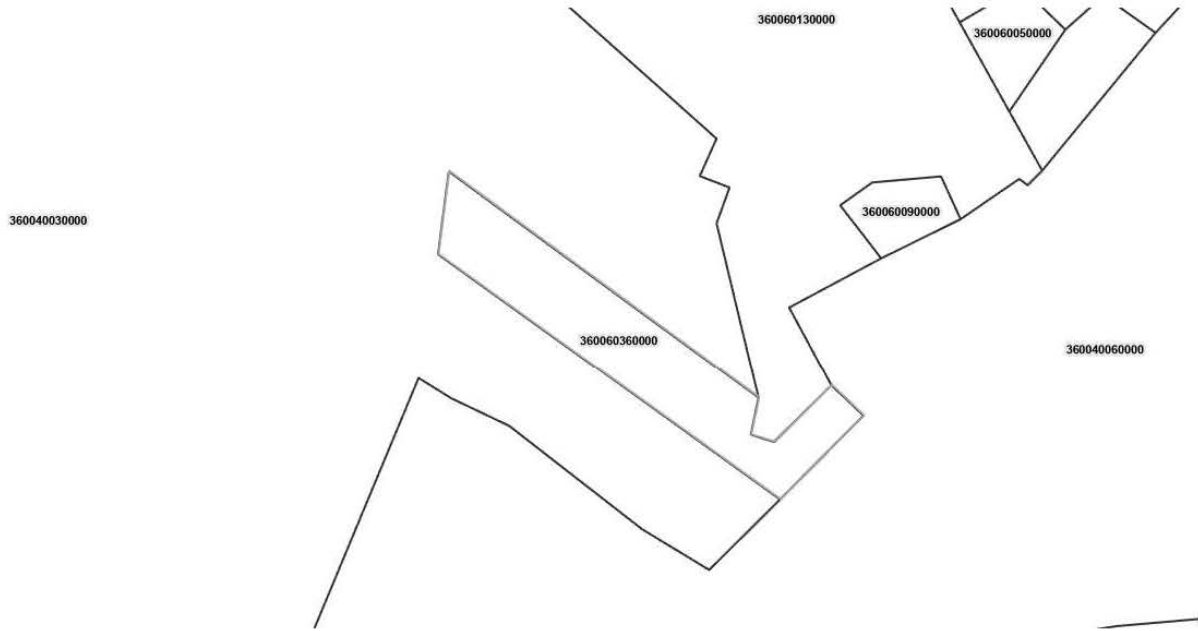




(2) 3-6-004:006



(2) 3-6-006:036



(2) 3-6-005:007



1695067.83, 1



(2) 3-6-002:003 (portion)



## **Maui Research and Tech Park**

The owners are rapidly advancing their plans to start building housing units by 2025 on this parcel as soon as they can complete the roads and infrastructure required. They could probably be persuaded to increase the proportion of AH units from the required 20% to 25-30% in exchange for county help with those infrastructure costs.

**Owner/Developer:** Pacific Rim Land, Inc. (Ryan Churchill and Leilani Pulmano)

**TMK(s):** 220240170000, 220240360000, 220240140000, 220020850000, 220240150000, and many smaller parcels within the MRTP special district.

**Acres:** 400

**Number of homes:** 509

**Type of Homes:** 377 MF rental units; plus 132 ownership SF homes (some could be MF); at least 20% affordable per MCC 2.96

**Development status:** LUC district boundary amendment from Ag to Urban, FEIS and specific county zoning approved before 2016, Specific zoning code approved by county Council in 2016--MCC 19.38

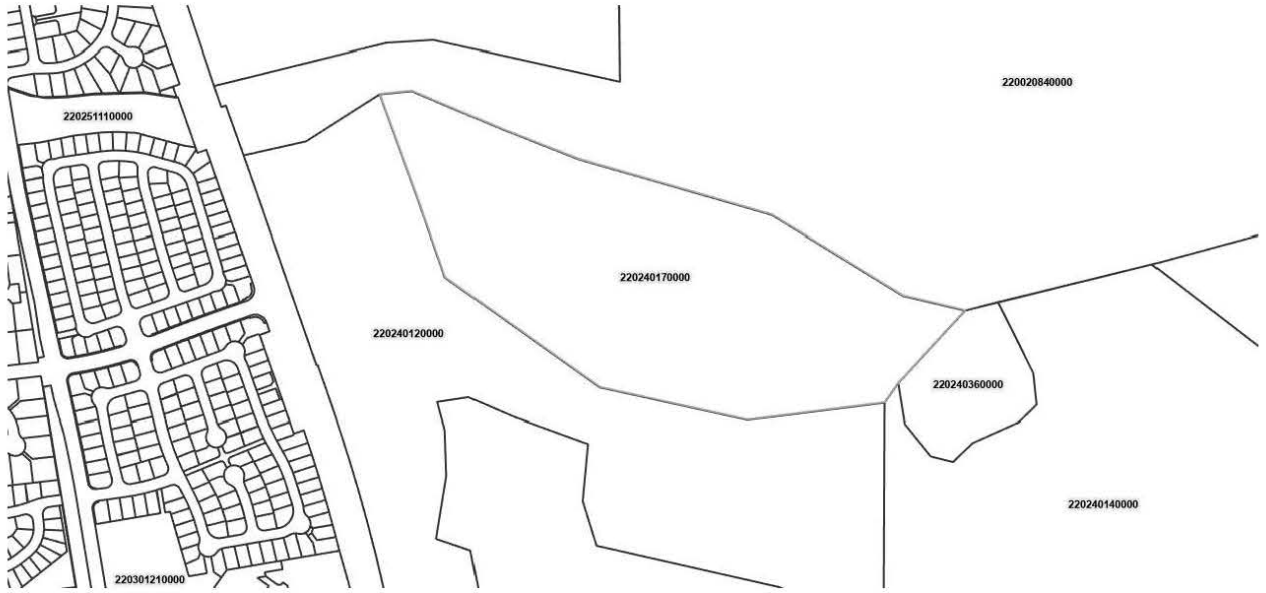
**Likely date of occupancy:** Starting in 2026 and beyond

**County role:** Could offer help with infrastructure funding in exchange for more AHs and restricting market homes to OOs and LTRs.

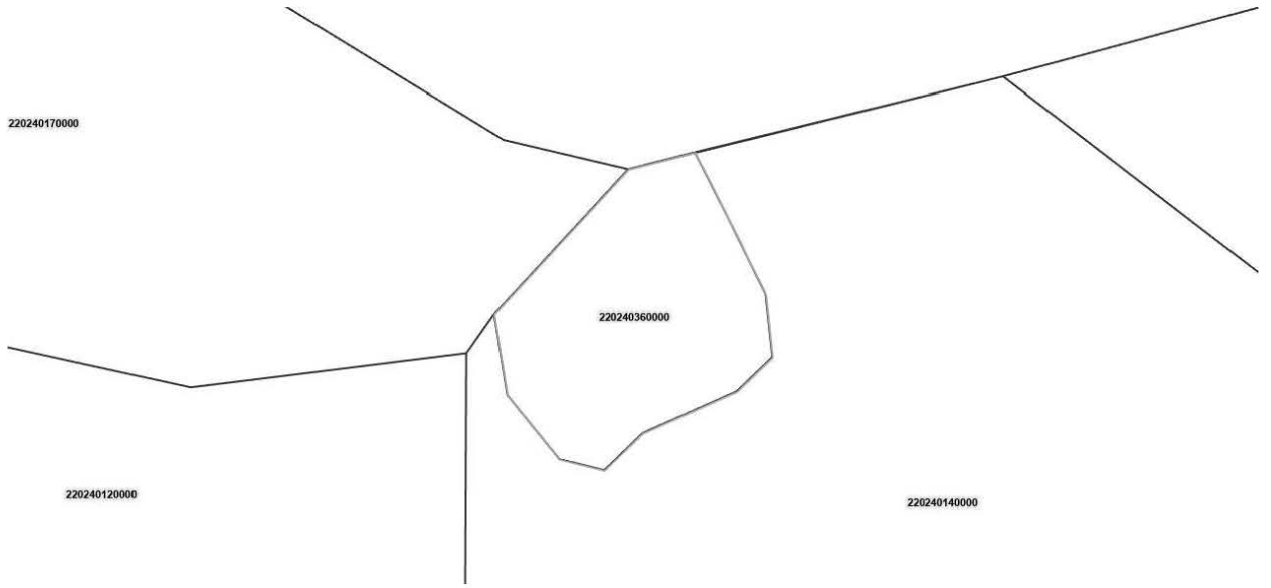
**Materials available:** Video of presentation at 4/19/23 CPAC meeting  
Slides from that presentation

TMKs:

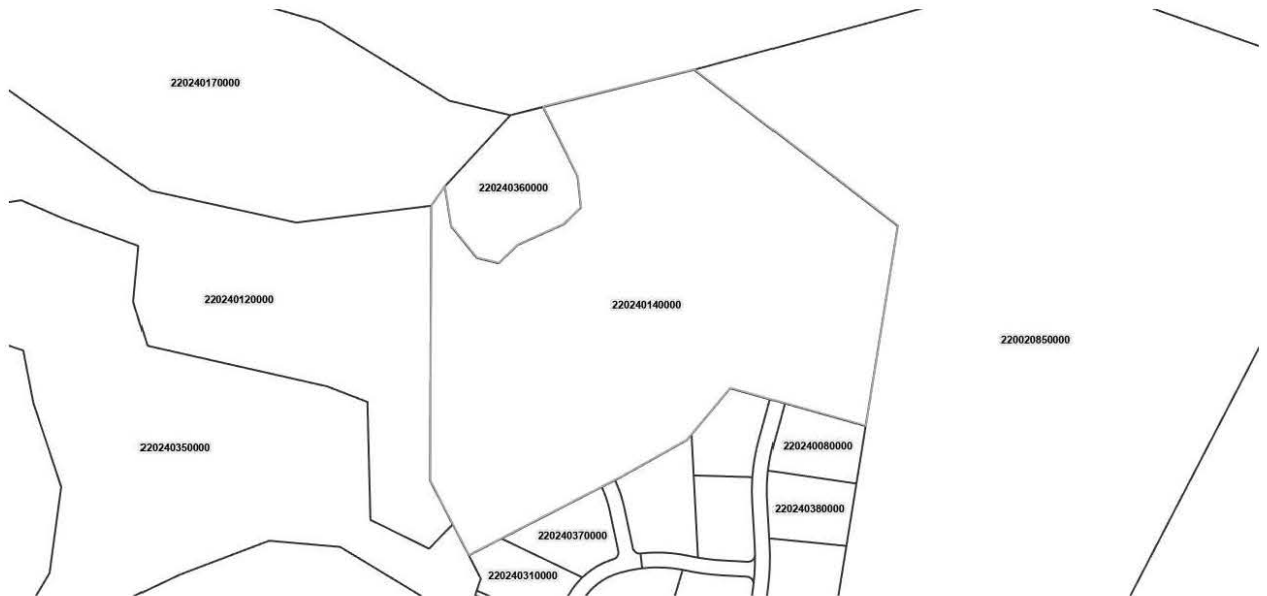
(2) 2-2-024:017



(2) 2-2-024:036

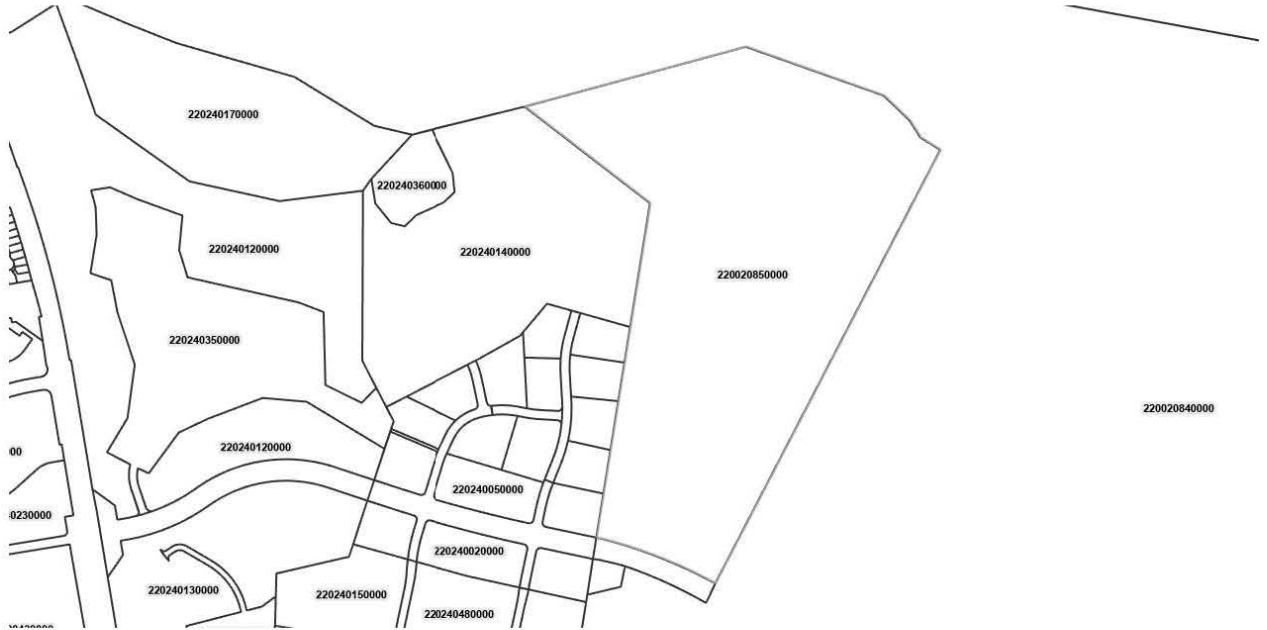


(2) 2-2-024:014

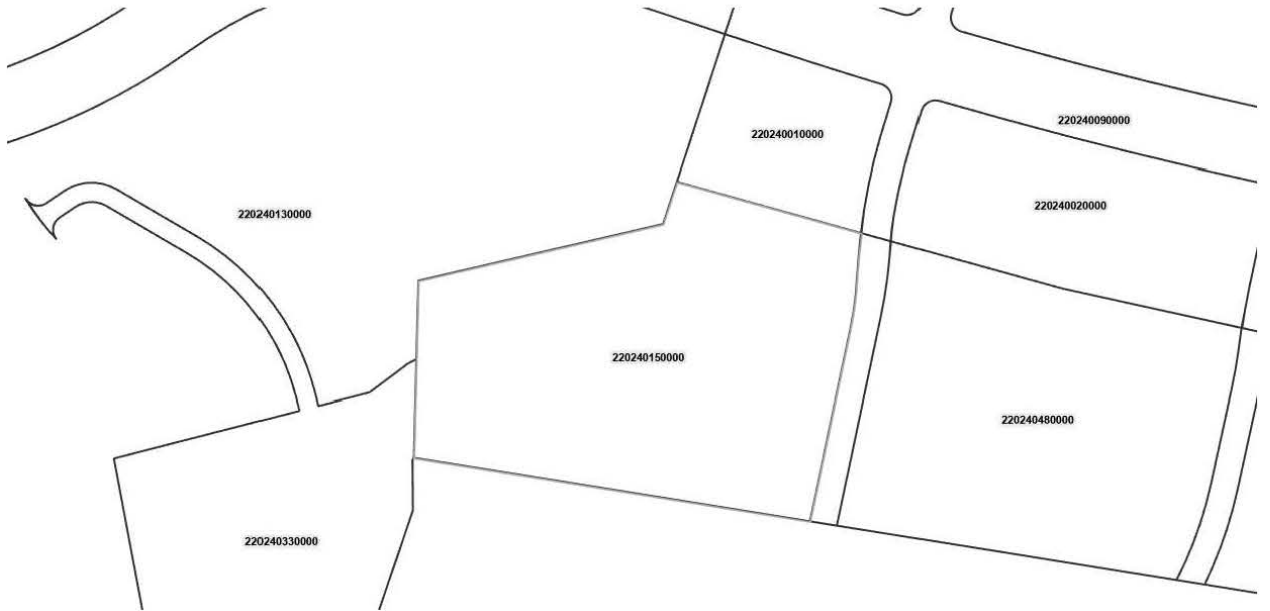




(2) 2-2-002:085



(2) 2-2-024:015



## Pi'ilani Promenade

This 88 acre set of 5 contiguous parcels sits just mauka of the Pi'ilani highway. The controlling owner is Koa Partners (Harry Lake, CEO)-- <https://koapartners.com/>, based in Irving Texas. The county's tax records show the nominal owner(s) are Honu'ula Partners, + its subsidiaries, Pi'ilani Promenade N and S. **TMKs:** 390010160000, 390011690000, 390011700000, 390011720000, and 390011710000.

Koa Partners' sent a 7-10-23 letter to the S Maui CPAC requesting a Small Town Center designation and saying it will "potentially accommodate much needed residential demands of South Maui."

Because of gulches and road setbacks (with a main 4 lane road thru its middle required by current agreements), there are probably only 50 buildable acres. The total RPAD appraised value is about \$29 million.

Just recently, the Planning Department has recommended the designation of this land in the S. Maui Community Plan be changed from Residential, which the SMCPAC recommended, to Small Town Center (which would allow a mini-mall, and would not require any housing).

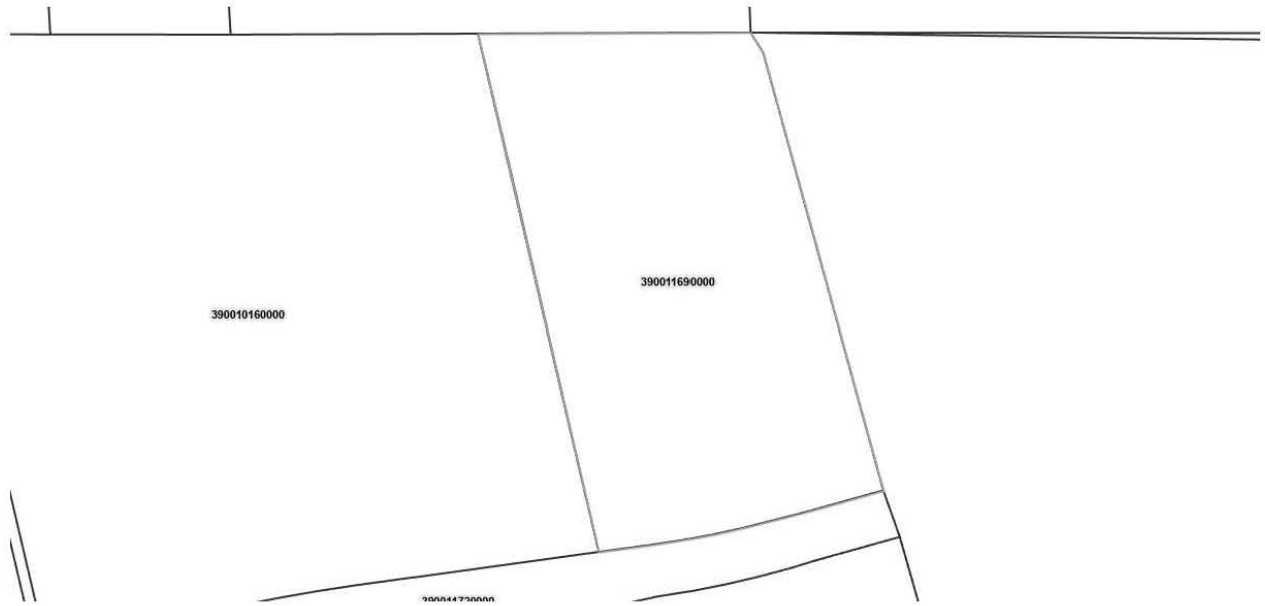
**TMKs:**

(2) 3-9-001:016





(2) 3-9-001:169



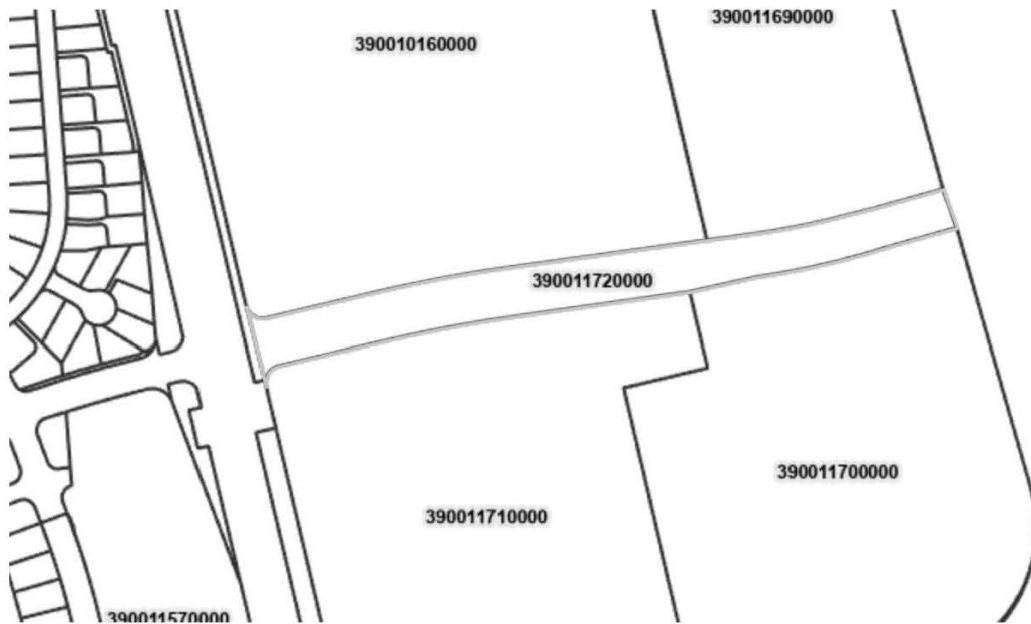


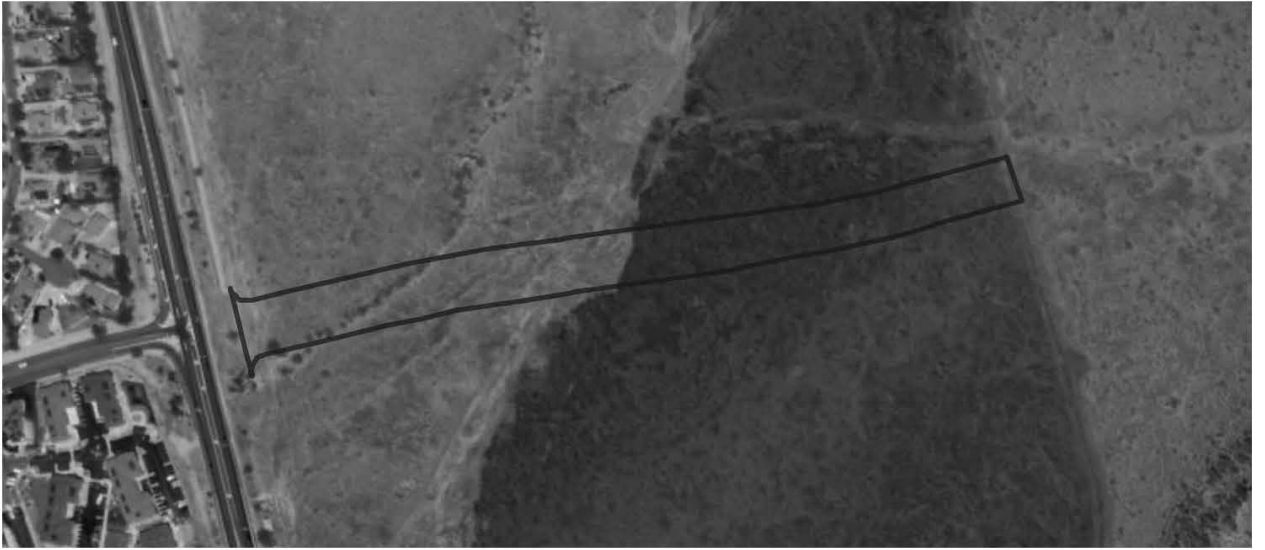
**(2) 3-9-001:170**





(2) 3-9-001:172





(2) 3-9-001:171





**Koa Waene** (fka Kamalani Living- when owned by A&B);

This 83 acre site is entitled, ready to build, now owned by A&B. Peter Savio tried to buy it in 2022 through Kamalani Ventures. He held press conferences in 2022 saying he planned to build 500 for-sale but 100% affordable homes here, with some kind of restricted price on re-sale so they stay affordable in perpetuity. Even as of 8/3/23 his website says:

**“New affordable single-family homes by Peter Savio, launches this weekend in Maui**

“A new affordable housing project is set to break ground later this year, beginning with a community meeting at Kihei Charter School on Friday and Saturday October 7 and 8. This new Savio affordable housing project is Koa Waena. When units are selected, we will have lenders, contractors, consultants, and construction managers to work with the buyers to see homes are built hassle free. Only Maui contractors will be utilized for this project, helping create jobs and keeping the profits in the community. We are working alongside the Carpenters Union to see this project come to fruition in the fairest way possible for buyers and workers. If you are interested please sign up below and join us at next weekend’s community gatherings.”

But on 7/25/23 he told SUM’s AH Committee his deal with A&B fell through. Whether the deal can be revived, or A&B remains the owner, any developer will be looking for help from the county for funds to build roads, sewer connections, and water connections. TMKs: 380040360000; 380040350000; 380040370000.



Development website: <https://koawaena.com/>

Maui News story 10/1/22:

<https://www.mauinews.com/news/local-news/2022/10/affordable-housing-developer-seeks-to-build-500-homes-in-kihei/>

**Large luxury housing projects in the pipeline** that might provide an opportunity to create more homes for residents than the bare minimum requirements of section 2.96:

- a. Honua'ula (FKA Wailea 670)---1100 homes
- b. Leducor—950 homes
- c. Makena Mauka---900 homes
- d. Some of the Wailea golf course parcels—too early to count homesites

Section 2.96 requires only 20% of these homes be affordable for Maui residents, but since none of these large projects are under construction yet, maybe the council could require that the other 80% be deed-restricted for rent or sale only to Maui residents, for the first year, or until the council declares the housing crisis over, without requiring any particular rent or sales price

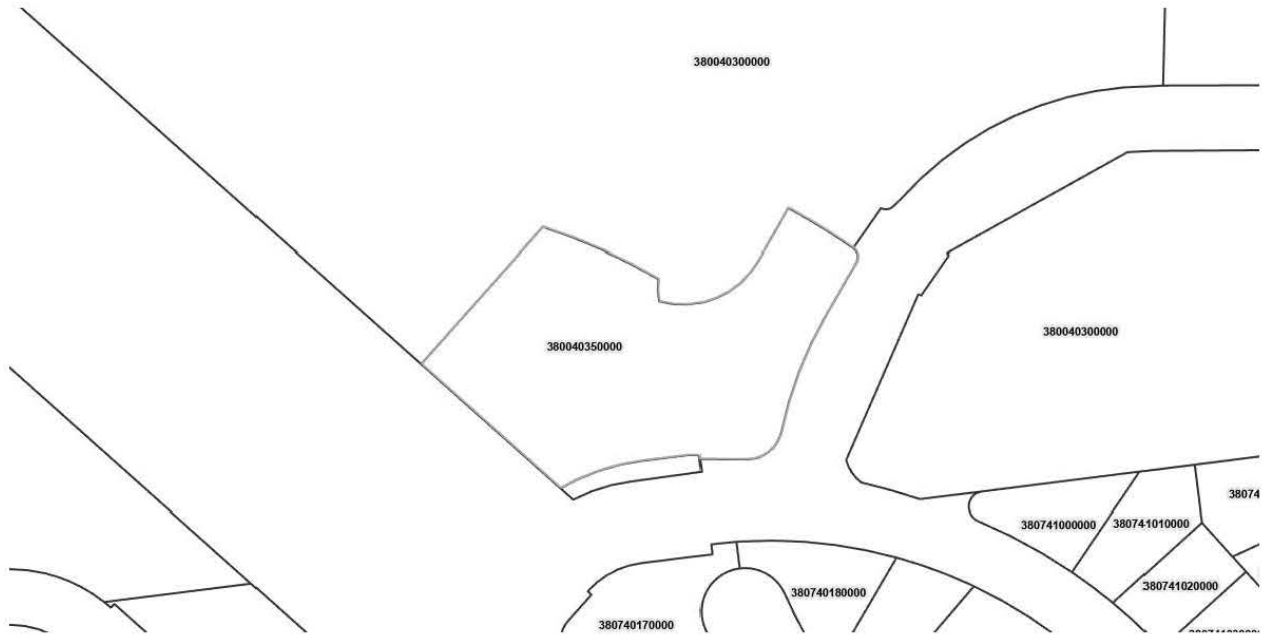
TMKs:

(2) 3-8-004:036



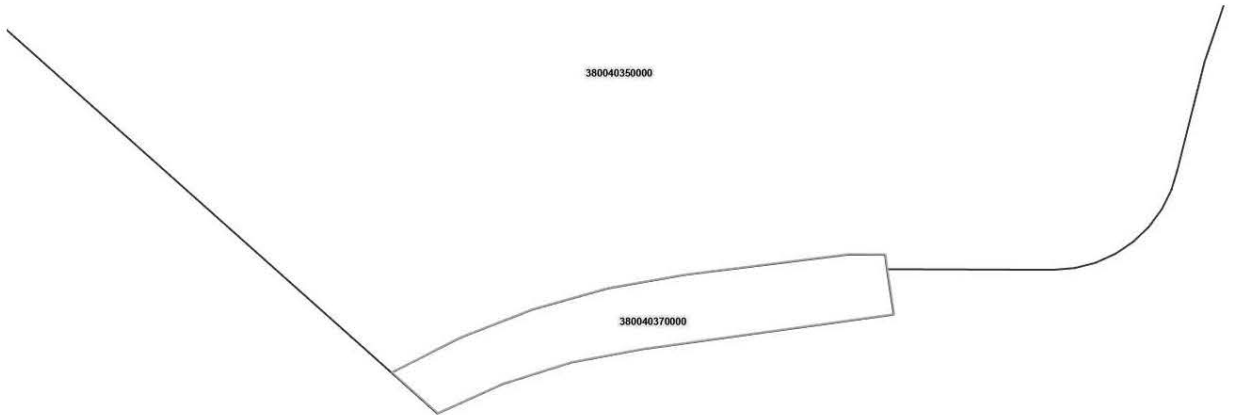


(2) 3-8-004:035





(2) 3-8-004:037





## **Kapalua Project Districts 1 & 2**

At the W. Maui CPAC meetings in 2020, the spokesperson for these Kapalua developments was their consultant Tom Schnell. The CPAC used this terminology at its meetings where these sites were discussed: Kapalua Mauka (Project District 2), and Kapalua (Project District 1).

The council approved SMCP says this about future residential development in Kapalua (pp 98-100):

**“There are two sites makai of the Honoapiʻilani Highway that have not been fully built out under the landowner’s plans and project district zoning (Chapter 19.73, Maui County Code). The past plans for the two makai sites consisted of a mix of visitor-oriented facilities including single-family and multifamily residential units and supporting commercial services within an open space setting. The visitor-oriented development will be organized around a central village core and provide services for the surrounding community.**

**“Past plans for the mauka site described in the 1996 Community Plan and amended in 2006 included a mix of recreational development and activities including a golf course, related facilities and amenities, and commercial services within the Kapalua Resort. Low-density, high-income residential development was also envisioned. The resort’s project district zoning, approved in 2006 (Chapter 19.92, Maui County Code), included a village component with a mix of single-family and multifamily residential units as well as commercial uses. Open space, parks, and a golf course were envisioned throughout the area for land conservation; preservation of natural areas; drainage ways; preservation of historic, archaeological, and burial sites; and recreation.**

“Currently, there are no plans for the makai and mauka sites beyond what is described in the project district zoning. **Throughout the public engagement phase of this Plan update, however, the community expressed a desire to focus any development in these areas toward meeting the greater community needs, namely workforce and affordable housing.**

“Within this Area of Change, Small Town Center designations are located on the two undeveloped sites makai of Honoapiʻilani Highway. One of the sites is located in a central area along Honoapiʻilani Highway and Office Road to provide easy access to visitors and residents located within and traveling through the area. The Small Town Center areas could also include a mix of residential and commercial uses providing residents with convenient access to daily needs.

“Mauka of Honoapiʻilani Highway, Residential areas are surrounded by open space, park, and golf course uses. There is a five-acre Neighborhood Center located at the center of the larger Residential area and Rural Residential encompasses the mauka portion of the project. Multimodal corridors and connections, including multimodal paths, between these new and existing developments will help create a complete and connected community. The project offers an opportunity to provide additional housing and community-serving uses in the region, however, many in the community oppose expansion of transient-oriented development, golf courses, and luxury homes. A variety of ways to connect Kapalua with other areas of West Maui will be important to ensure residents can get around.

“Topography at the mauka site poses challenges to the layout of the proposed project. Several gulches and drainage ways are interspersed throughout the project area, leaving the higher flatter ground available for development. There is an opportunity to preserve open space and gulches to protect natural resources and water quality in the area. There is also an opportunity to create a cultural center within the mauka site to highlight and honor the rich cultural history of the region.”

### **Kaʻanapali 2020—Puʻukoliʻi Village**

The Kaʻanapali Land Management Corporation owns about 4,000 acres mauka of the Kaʻanapali resorts, both mauka and makai of the proposed extension of the Lahaina Bypass.

It has been working for nearly 15 years on a master plan for the development of a residential community there, called Puʻukoliʻi Village. It made a presentation about this project to the W Maui CPAC on 2/6/20. There were two maps displayed in its PowerPoint slides, showing where a 201H project could provide 480 affordable homes, and 460 market homes, as well as a small central commercial center, a school site, and so on.

The main contact person is Chad Fukunaga, 808-661-9652, [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com).

At the 2/6/20 meeting of the W Maui CPAC, there was a motion approved to designate part of this land, Pu'ukolihi Village, as a Small Town Center. The final SMCP approved by the County Council in 2021, effective 1/1/22, has a regional map on p 89 that shows all of this acreage as within the UGB, with the parts makai of the proposed bypass designated as "planned [residential] expansion".

The updated WMCP says at p 105:

In the MIP, Kā'anapali Town is broken into three distinct areas – Kā'anapali Town North, Kā'anapali Town, and Kā'anapali Town South. During the community plan update process, it was determined that a buffer between Kā'anapali and Lāhainā Town would help to ensure that each community remains separate and distinct. As such, Kā'anapali Town South, as identified in the MIP, is designated Park and Agriculture. Kā'anapali Town and Kā'anapali Town North are designated Small Town Center to facilitate mixed uses as the area develops in the future. This area also includes Pu'ukoli'i Village, a nearly 300- acre area that was master planned as a residential community located mauka of Kā'anapali Town as identified in the MIP. This area was also designated Small Town Center during the update process.

And at p 107:

The greatest challenge for development in Kā'anapali is the delayed completion of the northern extension of the Lāhainā Bypass. The mauka portions of Kā'anapali and Pu'ukoli'i are dependent upon completion of the Lāhainā Bypass. Without this connection, only the most makai portions of the undeveloped areas of Kā'anapali will be able to develop during the planning period.

In a conversation with Chad Fukunaga on August 3, 2023, we learned that the project has been fully entitled for many years, and that construction permits to allow the start of building the off-site infrastructure for this project have been submitted to the county's Public Works Dept.. The full build out approved by the county and HHFDC in a Workforce Housing Agreement calls for 480 affordable homes and 460 market homes.

The plan is to build the homes in phases, choosing a developer for each of several large parcels in the master plan. KLMC is open to discussions with the county for help in financing the very expensive infrastructure needed before any housing can be built, in exchange for an increase in the number of AH units. Mr. Fukunaga said that this project did NOT depend on completion of the Lahaina Bypass.

TMK:

4-4-002:002 (295 acres)



4-4-004:013 (347 acres)





## Kamehameha Schools

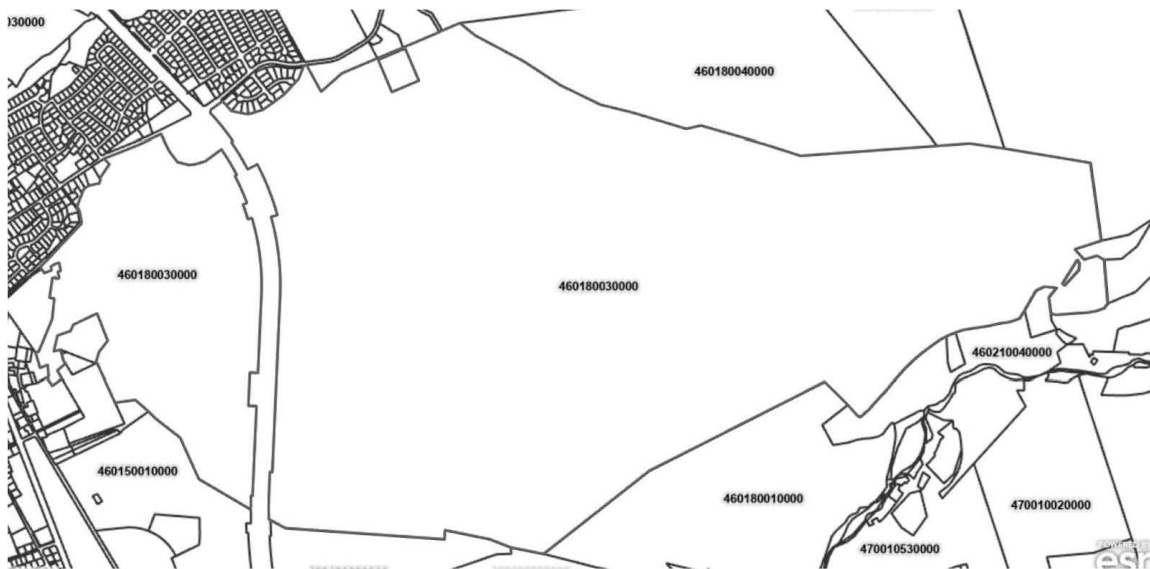
Owns some large parcels S of Lahainaluna Road, makai of Lahaina Bypass, within SMCP urban growth boundary.

Land Manager: Amber Starr-Cook, [Amstarrc@KSBE.edu](mailto:Amstarrc@KSBE.edu), in Wailuku KSBE office, 808-866-4985.

However, the WMCP has only a couple hundred acres of this land within the UGB, and they are designated as ag, not residential, even though cross-hatched as future expansion. The land is apparently to be dedicated to regenerative agriculture under a lease managed by HFUU president, Kaipo Kekona.

TMK:

4-6-018:003 (1,138 acres)



## 5. DHHL projects using GET revenue subsidies for infrastructure.

In the ordinance imposing a ½% surcharge on GET revenues from 1/1/24 – 12/31/30 (7 years, with the possibility the state legislature might extend it beyond 2030), Bill 49 (CD1, FD1), adopted on second reading at 7/18/23 Council Meeting, the Council required

“Twenty percent of all revenue generated by this surcharge must be for projects that directly support the Department of Hawaiian Homelands homestead development.”

“Allowable uses of the fund include housing infrastructure; . . . [which] includes pedestrian paths or sidewalks on a county road near or around a public school, water, drainage, sewer, water reuse, waste disposal, and waste treatment systems that connect to the infrastructure of the county.”

The tax is expected to generate about \$80 million each year, or \$560 million over its 7 year lifespan. 20% of that means \$112 million to help DHHL get native Hawaiians housed on its Maui County housing projects.

The Administration should open a continuing dialog with DHHL about where this county funding can be the most useful, as the Council must expressly appropriate the funds for such infrastructure support, starting with the FY 25 budget in the spring of 2024.

DHHL made a presentation of its plan for development of all its lands in Maui County to the Housing and Land Use Committee, chaired by CM Kama, on 7/12/23. It is available at <https://mauicounty.legistar.com/View.ashx?M=F&ID=12156098&GUID=ADA8FADB-2330-4E67-97B0-F8CE333C558F>.

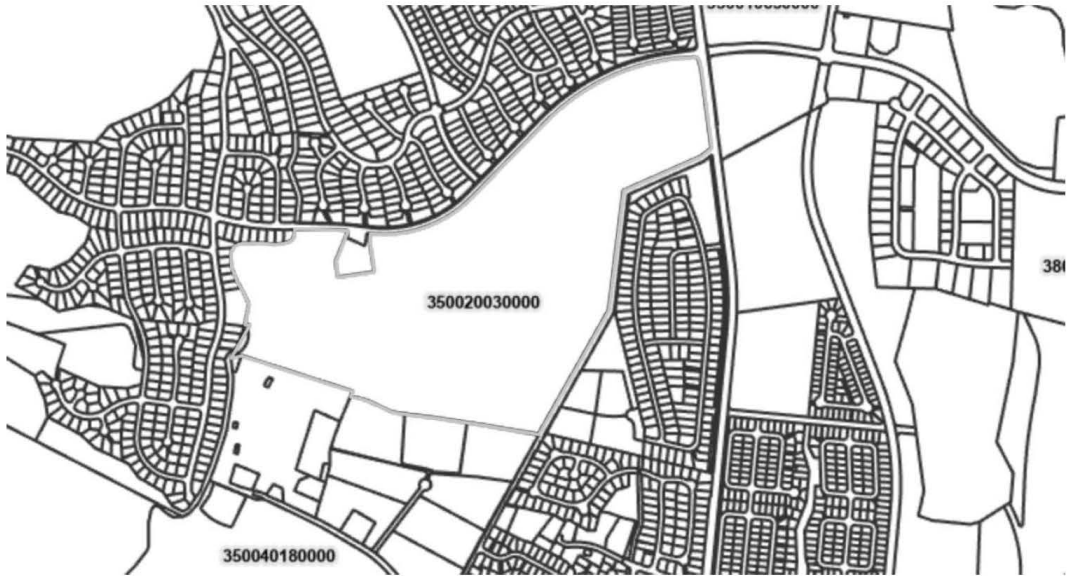
***It would appear that the highest priority for the new Maui County GET subsidies to accelerate and expand housing for native Hawaiians should be directed at the Villages of Leali'i phases—DHHL could use help funding water sourcing and distribution, sewer connections, roads, sidewalks, and other infrastructure. However, the 7/12/23 presentation also covered plans for housing at:***

***1. Pu'unnani Homestead Subdivision in Waikapu—161 lots, under construction.***

The DHHL projects in Maui County which are prioritized by DHHL in its Strategic Plan for how to spend the \$600 million given it by the 2022 Legislature, extracted from [DHHL-Strategic-Plan-to-Implement-Act-279-of-2022.pdf \(hawaii.gov\)](#).

TMK:

3-5-002:003 (148 acres)



2.

**Waiehu Mauka**

311 single-family houses, 55 vacant lots, 38 rural/agricultural lots

TMK:

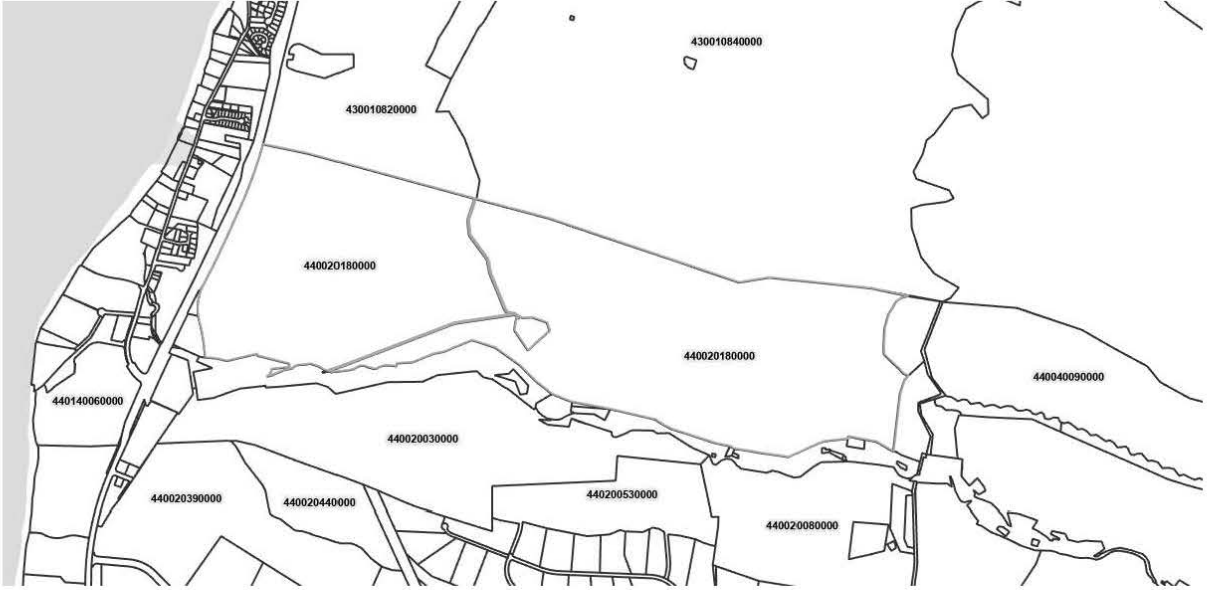
(2)3-3-002:001 (833 acres)



**3. Honokawai Subsistence Ag lots**  
50 lots

TMK:

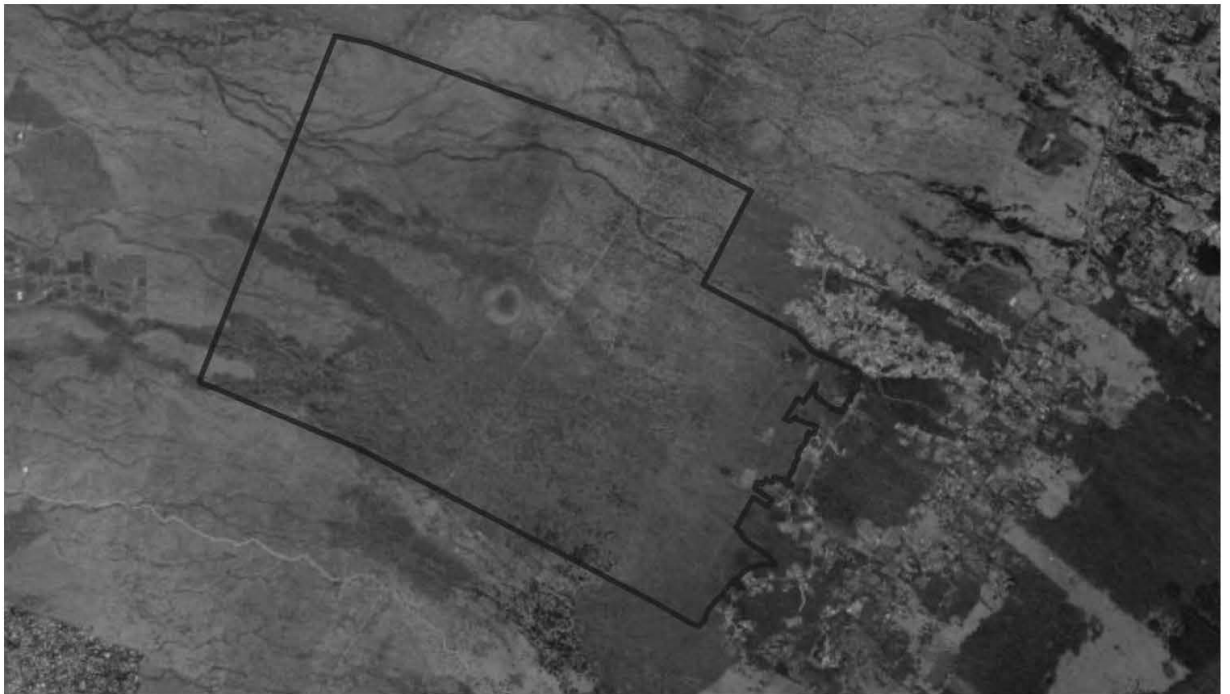
(2) 4-4-002:018 (510 acres)



**4. Keokea-Waiolhuli Residential lots**  
311 single-family residential lots in 5 phases

TMK:

(2) 2-2-002:014 (4,833 acres)



5. **Lāna'i Residence Lots & Offsite infrastructure 75** (Note that this parcel is contiguous with the County-owned 115 acre parcel slated for a 201H project, so that infrastructure costs should be shared.)

TMK:

4-9-014:001 (84 acres)



6. **Moloka'i Ho'olehua Scattered Lots 12-20 Ag lots**

TMK:

5-2-004:084 (103 acres)

