

LU Committee

From: John Greenhalgh <jgreenhalgh@twc.com>
Sent: Friday, May 12, 2017 3:53 PM
To: LU Committee
Subject: Against the application for the development of the proposed Makila Kai LLC 79.5 acres of land

1. When we purchased our home in this community it was based on the assumption that it would always be an agricultural neighborhood and not be over developed.

I understand the need and support affordable housing for Maui residents. It was brought to my attention that there is 300 acres set aside for affordable housing by the state on the West side of Maui above Kaanapali. This is the area that should be focused on due to it's proximity to the Kaanapali hotel area. This would reduce traffic and allow for public transportation for the working families that are employed by the hotels and surrounding areas.

I am against the application for the development of the proposed Makila Kai LLC 79.5 acres of land, identified for real property tax purposes as tax map keys (2) 4-7-013:003, 004, and 005, in the area of Launiupoko in West Maui, mauka of the Honoapiilani Highway and the Lahaina Bypass Highway corridor.

Please be cautious of developers requesting the re-zoning of land promoting that they have the health and welfare of the community first, when in effect they are really are only concerned with their personal gain.

Keep the Launiupoko community the way it was intended to be when it was created. Please vote **NO** for the development of the proposed Makila Kai LLC 79.5 acres of land.

Sincerely,

John R. Greenhalgh

506 Kai Hele Ku St.

Lahaina, HI., 96761

808-868-6077

LU Committee

From: Sylvia Singh <ssingh@selectquote.com>
Sent: Saturday, May 13, 2017 3:15 AM
To: LU Committee
Subject: question re water supply

Dear Committee,

Can you explain where the water will come from to support 49 more homes and several hundred inhabitants of the proposed Greg Brown subdivision? WE have been homeowners in Launiupoko for about 6 yrs, and I can remember at least 2 times that we got emails from HO Assoc saying that the reservoir was low, nearing empty, and that we had to cut back.

Based on that, I am alarmed that there is not an adequate water storage or supply to provide water to that many more homes and properties.

Does the Brown development have a provision of building a new reservoir or increasing the size of the existing one?

Thanks
Sylvia Singh

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LU Committee

From: Erick Avera <erick@icloud.com>
Sent: Sunday, May 14, 2017 4:13 AM
To: LU Committee
Subject: Proposed Makila Kai Development Testimony

Aloha,

I would like to provide my input on the proposed Makila Kai development in Launiupoko for your consideration.

As a property owner in Launiupoko with a house about mid-way through construction, and a current resident of Ka'anapali, the need for affordable housing for the West Maui work force seems quite clear to me. The benefits are equally clear, both to work force members and to the rest of the local community. I think the County of Maui's efforts in the area of affordable work force housing are commendable and should continue.

I'm quite familiar with the specific Makila Kai project under review, as I have both referred a friend to pursue ownership there and have visited the project site with this friend. The location and price points for the homes of Makila Kai represent an extraordinary home ownership opportunity for the local work force.

I support the development of this housing project with no significant reservations and thank the County for it's efforts in assisting the local work force with affordable home opportunities.

Thank you for your consideration in this matter.

Erick Avera
50 Puu Anoano, Unit 3405
Lahaina, HI 96761

LU Committee

From: Robert Vafaie <rvafaie@hotmail.com>
Sent: Sunday, May 14, 2017 9:18 AM
To: LU Committee
Subject: LU-2

Dear Council Member Carroll,

Per your editorial of Makila Kai, it seems odd that you should recommend any more development on the west side while the front page story today (see Below) in the Maui News outlines the overwhelming problem of traffic around the Pali.

While I am deeply committed to smart development on our island and support the need for more and affordable housing, the west side needs to fix it's traffic woes before more homes are built. Development in central Maui, where infrastructure is in place, seems better.

Also, your editorial reads more like a paid endorsement by the developer rather than an informative unbiased and neutral article. You heartily praise this development for no better reason than it will encourage residents to bike or walk and to where..the beach? If you know anything about Maui beach goers, they bring their coolers, chairs, stand up paddle boards, boogie boards, etc., no one is walking to the beach.

The take away here has to be, fix the Pali before anything else.

<http://www.mauinews.com/news/local-news/2017/05/solutions-for-pali-traffic-woes-elusive/>

I would be happy to share other details with you and am open to a conversation. Thank you.

Aloha,
Robert Vafaie CCIM and GRI
Principal Broker RB-19490
808-269-3500 cell
www.mauiproperty.com
Real Estate Done Right
<http://www.mauiharborshops.com/>
Premier Ocean Front Dinning and Shopping
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Maui No Ka Oi!

"Hard works beats talent when talent does not work that hard." Tim Notke

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LU Committee

From: mimiface@aol.com
Sent: Sunday, May 14, 2017 12:54 PM
To: LU Committee
Subject: Greg Brown's Makila Kai project

My wife and I oppose this project! This project will have great impact on our neighborhood. These types of projects should not be "fast tracked" as the impact on AG land, traffic, sewer and water need to be carefully addressed before moving forward. Questions: Why is a developer with pending legal action requesting a "fast track" anyway?. Could this be to avoid future entanglements and delays in his project? Why are these projects being broken up into smaller easier to "pass" projects?. It sounds too convenient! Please reconsider this project! We are strongly opposed!
Mike and Mimi Orr, Makila Nui

LU Committee

From: Jennifer Malloy <jennymalloy8@gmail.com>
Sent: Sunday, May 14, 2017 10:28 PM
To: LU Committee
Subject: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

I am a local public school teacher at King Kamehameha III in Lahaina who is sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons.

Location. I support the creation of housing on Maui which is located near community facilities and important services. Makila Kai residents would be able to drive to Lahaina Town in five minutes or could eventually take the bus, since the project is located along the future Lahaina Bypass Highway.

Community design. Makila Kai is located in an area designated for rural growth by the Maui Island plan. Given this designation and the existing agricultural (large) lots outside the Rural Growth Boundary, Makila Kai's design (mauka agricultural lots, makai rural lots) provides a thoughtful compromise between what exists and what is allowed by the Maui Island Plan.

In addition, I support this project because about 50% (41 acres) of Makila Kai will be open space, and buildings will be limited to a single story to protect views. Most of the open space will be taken up by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

Affordable homes. Makila Kai will provide a rare opportunity for Maui residents to purchase an affordable first home on a large lot which is usually attainable only by buyers who can afford to purchase a home at market rates. I commend the developer for providing the opportunity for working families to purchase a workforce home in this desirable area of West Maui.

The fact that Makila Kai plans to offer a financial gift to each workforce home buyer further emphasizes the developer's commitment to the idea of truly "affordable" housing.

I ask and strongly encourage the Maui County Council to support Makila Kai and other similar projects.

Sincerely,

Jenny Malloy

LU Committee

From: Dennis & Mary Ann Schober <dmschober@gmail.com>
Sent: Monday, May 15, 2017 5:41 AM
To: LU Committee; DAVID LINDA JENKINS
Subject: Opposing Makila Rural Community Project

Fm: Mary Ann Schober

78 North Lauhoe Place

Lahaina, HI 96761

Dear County of Maui Committee,

I am writing in response to the proposed fast track of the Makila Rural Community project. We have numerous concerns about how this development will impact the environment and the community.

We are questioning how will there be an adequate water supply for this development as we already have experienced water agriculture water shortages for our coco tree crop. Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. This new development will put triple the demand on an already stressed water supply. Water shortages will lead to more fire danger putting lives and property at risk.

With the increase in population density, emergency evacuation becomes an issue. Evacuation routes out of Launiupoko in the case of another fire starting from above the subdivision, seem insufficient for our current area population. How will this be addressed with a tripling of population creating an even bigger strain on evacuation routes? (Kai Hele Ku is the only road that goes straight down to the highway.)

How will Maui County support police, fire department, and medical with such a large influx of population?

The Plan calls for a sewage treatment plant on the property. We don't want smell wafting up to the neighborhood. With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have had Nene geese on our property. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan does NOT conform to the Maui Island Plan's requirement for 50% or greater open space. According to the US EPA, Open space is any open piece of land that is undeveloped **and** is accessible to the public. This Makila Rural Community Plan achieves its 50% open space requirement by including portions of people's lots (Lots they intend to sell) as open space. People's yards should NOT be counted as open space. They are not accessible to the public and therefore should not count towards the 50% requirement.

We have owned our home since 2007 and have always been told all the remaining land would be large agriculture lots. Specifically the lower lots being 35 acres each. As homeowners we have not been allowed to subdivide our lots.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

We oppose the development of Makila into high density lots.

Sincerely,

Mary Ann Schober

--

Thank you,

Mary Ann Schober

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LU Committee

From: mauimike10@aol.com
Sent: Monday, May 15, 2017 8:07 AM
To: LU Committee
Cc: gregbrown@bdmaui.com
Subject: Affordable Housing Project (Chapter 201 H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina 0 (LU-2 (1) 0

Dear Vice- Chair Carroll,

I have lived on West Maui for 27 years. I have lived in Launiupoko for 5 years. I first met Greg Brown when I purchased a new home from Greg in 2012 and did not know him prior to my purchase. I am retired now but owned several business in Hawaii for over 30 years. Greg honored every warranty item on my new home, in fact went above and beyond to make sure all warranty items were completed to my satisfaction.

During the past 5 years I watched Greg build several large homes on difficult lots. He was always pro active with me and other neighbors to assure we understood his time line on construction and the impact. What was most important he was concerned about how his construction was going to impact our Maui life style. He made sure dust control was in place and always responded to any concerns we had during the construction of these homes. He always put our needs first. He was always trying to do the right thing for us and I believe for West Maui. I consider Greg very Ethical and a straight shooter. Like I said before I experienced first hand how good a builder Greg Brown is for West Maui.

Respectfully

Michael Hooks

LU Committee

From: Appraisals Maui <appraisalsmaui@hawaii.rr.com>
Sent: Monday, May 15, 2017 8:13 AM
To: LU Committee
Subject: FAST TRACKING FOR PETER MARTIN AND DAVID BROWN!

DEAR MR CARROLL ET AL,
ONCE AGAIN, IT LOOKS AS THOUGH THE "FAST TRACKING" BY DEVELOPERS IS RUNNING RAMPANT IN OUR COUNTY-----
-----WITH ABSOLUTELY NO FORE THOUGHT TO OUR CRUMBLING INFRASTRUCTURE AND LACK OF ADEQUATE ROADS-
PLEASE WAKE UP AND STOP BEING JUST A POLITICIAN-WHILE PETER MARTIN AND HIS CRONIES DESTROY OUR
PARADISE!
SHAME ON YOU ALL!
LYNN SMITH

LU Committee

From: mauimike10@aol.com
Sent: Monday, May 15, 2017 8:18 AM
To: LU Committee
Subject: Mr Bob Carrol, please vote yes to Browns Makila Kai project.

LU Committee

From: mauivalle@yahoo.com
Sent: Monday, May 15, 2017 9:28 AM
To: LU Committee
Subject: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

County Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Vice-Chair Carroll,

We are in support of the Makila Kai affordable housing subdivision and feel that it will be a great asset to working families. My husband and I have lived on Maui since 2006 and we currently rent a home in the Makila Subdivision. We recently moved from Kihei which has resulted in a significantly shorter workday since we no longer have to sit in traffic on the Pali – coming in or out of Lahaina.

We are familiar with Brown Development and know Greg Brown personally through mutual friends and believe that he is of good character and trust that he will build a family-friendly subdivision that will be both aesthetically pleasing and affordable to local families.

Sincerely,
Kulea and William Valle

LU Committee

From: Patrick Laband <pslaband@gmail.com>
Sent: Monday, May 15, 2017 10:30 AM
To: LU Committee; Greg Brown
Subject: Fwd: Affordable housing project (chapter 201 h, Hawaii revised statues) (independent development of Makila Kai; Lahaina (LU-2(1)))

Subject: Affordable housing project (chapter 201 h, Hawaii revised statues) (independent development of Makila Kai; Lahaina (LU-2(1)))

Dear Vice -Chair Carroll,

My name is Patrick Laband and I moved to Maui 2010 and bought a home Greg Brown Development. I did not know Greg before this time.

I live in the Puunoa subdivision directly above the proposed development Makai Kai about 1500 ft away from the proposed site.

Over the years since I met Greg Brown I have found him to be a very ethical and honest individual who follows through with everything he said he would do and more.

I believe Greg has taken the community into consideration by the fact that he has met with local HOAs, individuals and groups setting getting there feedback.

Makai Kai density is very similar to what is there presently. We need this work force housing project, we all want to live in a peaceful community and I believe this is a step in the right direction. I have been fortunate to meet many people in the area and like them support this project and Greg Brown.

So please vote Yes for this project.

I am out of town right now visiting my grandchildren but if I was on island I would be attending this meeting.

Thank you for your time

Patrick Laband

Sent from my iPad

LU Committee

From: nearymail@yahoo.com
Sent: Monday, May 15, 2017 10:55 AM
To: LU Committee
Subject: LU-2

Date: May 15, 2017
To: Land Use Committee
Re: Makila Kai Development Hearing
May 17, 2017, 1:30 p.m.

Committee Members:

Concerning the above referenced hearing, we want to voice our disapproval of said development. We are highly opposed to any rezoning of this land, allowing smaller lots to be sold than what was originally approved.

We are homeowners and residents of Mahanalua Nui and have resided here for 14 years. Over those years we have experienced an ever-increasing amount of highway traffic, making it difficult at times to get in and out of our neighborhood. With the added traffic from more houses, it will make for an impossible situation. (Reference The Maui News front page article 5/14/17.) In addition, we already encounter water restrictions at times and cannot imagine what would happen with numerous houses added below us. Until infrastructure is greatly improved and an outside environmental impact study completed, we are opposed to any building being done.

While we totally agree there is a great need for affordable housing for our local residents, what is proposed is not the place for these to be built, and definitely not the time, given the inadequate highway system.

We respectfully ask that you consider what the impact would be on West Maui residents, and on tourists as well, and vote against this proposed project.

Mahalo,
Dave & Jo Neary
34 Awaiku St.
Lahaina, HI 96761

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LU Committee

From: Charles Edmondson <ccedmondson5@gmail.com>
Sent: Monday, May 15, 2017 10:56 AM
To: LU Committee
Subject: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)
(INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))

Council Vice-Chair Robert Carroll,

Chair – Land Use Committee

Maui County Council

Kalana O Maui Building, Eight Floor

200 South High Street

Wailuku, Hawaii 96793

Dear Councilmembers,

I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons:

Location - I support the creation of housing on Maui which is located near community facilities and important services. The housing is close to work and Makila Kai residents would be able to drive to Lahaina Town in five minutes or could eventually take the bus, since the project is located along the future Lahaina Bypass Highway.

Community Design - Makila Kai is located in an area designated for rural growth by the Maui Island plan. Given this designation and the existing agricultural (large) lots outside the Rural Growth.

Boundary - Makila Kai's design (mauka agricultural lots, makai rural lots) provides a thoughtful compromise between what exists and what is allowed by the Maui Island Plan.

In addition, I support this project because about 50% (41 acres) of Makila Kai will be open space, and buildings will be limited to a single story to protect views. Most of the open space will be taken up by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

Affordable homes. Makila Kai will provide a rare opportunity for Maui residents to purchase an affordable first home on a large lot which is usually attainable only by buyers who can afford to purchase a home at market rates. I commend the developer for providing the opportunity for working families to purchase a workforce home in this desirable area of West Maui.

The fact that Makila Kai plans to offer a financial gift to each workforce home buyer further emphasizes the developer's commitment to the idea of truly "affordable" housing.

I ask and strongly encourage the Maui County Council to support Makila Kai.

Sincerely,

Cole Edmondson

LU Committee

From: Chaylise Sanborn <kapua_08@yahoo.com>
Sent: Monday, May 15, 2017 11:22 AM
To: LU Committee
Subject: SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))
Attachments: MakilaKai.docx

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Council members,

I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support this project for the following reasons:

1. Affordable Homes: My family and I have been searching for a place to call home for the past five years. My husband and I were both born and raised in Hawaii and it has been extremely discouraging not being able to afford a home here. We are hard workers and my husband makes more than many 2-income families; however, finding a home we can afford has proven to be impossible. Our roots are here on Maui and we want to raise our children here. Makila Kai is the best workforce housing project that we have come across in a long time. I commend the developer for providing such an amazing opportunity for Maui's working families.

2. Large Lots: The feature that has gotten us the most excited about Makila Kai is the opportunity to own ½ acre lots. As native Hawaiians, we grew up learning the importance of taking care of the land. These large lots offer an opportunity for families to establish gardens and work towards creating a more sustainable lifestyle.

3. Location: My family and I have visited the site of Makila Kai and absolutely fell in love with it. Nestled along the slopes of the West Maui Mountains, this area offers spectacular mountain and ocean views. It is close to popular beaches, community facilities, and important services.

In addition, I support this project because about 50% of Makila Kai will be open space and buildings will be limited to a single story to protect views. Also, this new project offers great community features such as a neighborhood park, pedestrian trails, and sidewalks. All these things will directly benefit the neighborhood in terms of well-being and visual impacts.

The Makila Kai project would be a much-needed blessing to the Maui community and the developer's commitment to truly affordable housing is greatly appreciated by us all.

I strongly encourage the Maui Council to support Makila Kai. Mahalo nui loa to each of you for your time, dedication, and efforts in helping the residents of Maui.

Sincerely,

Chaylise "Kapua" Chang
Maui Resident

LU Committee

From: Vera Sredanovic <vera@procareworkinjurycenter.com>
Sent: Monday, May 15, 2017 11:26 AM
To: LU Committee
Subject: RE: LU-2 Makila Kai
Attachments: Owners Forum May 5 2017.pdf; Makila Kai Opposition Letter.pdf

Dear Committee, please see my attached opinion on the Makila Kai.
There are 2 letters attached in this e-mail Please confirm that you received this opinion.

Thank you,
Vera Sredanovic, MEE, MBA

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Owners Forum May 5, 2017

Greg Brown of Brown Development, Buz Moffett and Van Fischer presented the Makila Kai project to the group.

Key Points:

Greg Brown informed the owners that the Department of Health has stipulated that there are to be no ohanas on the properties.

Buz Moffett and Van Fischer both stated that they have searched for alternative sites but there are no other areas on the West Side where this development could go.

In response to an owner's suggestion, Greg Brown stated that he would be glad to give the CC&R's for his new development to the Makila HOA for input.

Greg informed the group that he will be drilling a well within his development for a Non potable water source.

A person arrived late and spoke in favor of the Makila Kai project. This person was NOT an owner in the Makila HOA.

After the presentation, Greg Brown, Van Fischer and Buz Moffett left and the forum continued with an open discussion of the proposed project.

There were 18 owners present. A straw poll was taken to gauge owner opposition or support for development makai of Haniu Street. The results were zero in favor, 17 opposed, and one still deciding on the Makila Kai development (but definitely opposed to the denser development proposed adjacent to Makila Kai).

5/15/2017

Re: LU-2

Dear Land Use Committee, I am writing to you to express **strong opposition** to the location of proposed Makila Kai development.

Maui is a precious island with great diversity and great concern and care for the environment. One of the few places left unspoiled by excessive development with environmentally minded residents. State of Hawaii's has impressive mandate to preserve and deploy Ag quality land for agriculture use only. I am impressed with Maui County Government going even step further and preserving the charm, ecology and public access for all to enjoy. Maui was able to reduce over commercialization of the land, which makes it unique in having a mix of resort like areas, small cities and agricultural areas, each preserving its purpose and geography, without diluting each other by mixing up different purposes in a single area. This is charm and beauty of Maui and it compels millions of tourists to come here every year to get that complete and diverse experience.

Launiupoko Makila Plantation owners and all other Launiupoko's associations disagreed by overwhelming majority with the proposed project and any prior or future projects which would create higher density than allowable on the Ag land and disagree with use of high quality Ag land for other purposes. (Please see attached Minutes from the Owners Forum Meeting May 5th 2017 and remember the opposition voiced against Makila Rural project which was just abandoned about a year ago).

My main concerns are:

1. **Preserving Ag.** Land for its intended use and not allowing increased density of man made structures, which are taking away from high quality soil that can be used for farming. Hawaii State has a mandate to preserve lands like Launiupoko for agricultural use only. Surrounding Land Uses are all agricultural lots and should be kept that way to preserve the land and function of the area. Makila Kai proposes 25 work housing lots (0.5 acres each) along with 24 market rate lots (1 to 1,5 acres are proposed for Makila Kai)-which are all much smaller than min 2 acres ag lots. It seems that 201H application process may be miss-used, to reduce the size for lots which otherwise would have been much larger than 2 acre lots (these 79 acres were only 3 Ag lots before and were marketed for sale as such). **How can 79 acres development avoid state LUC (Land Use Commission) District Boundary Amendment review?**

2. **Environment:**

- Protection of shore lines and reduction of Ocean water pollution. In my opinion having septic tanks for higher density developments, so close to the ocean, will create leaching of untreated septic waste into the ocean and endanger even further our coral reefs, marine life and ocean water quality (our enormous tourism industry depends on

it). All higher density developments should be done in areas that have septic processing facilities already available.

-Protection of animals like Nenes and Owls. About 1 month ago, driving down Punakea Loop, I saw a dead Nene bird next to construction site on Punakea Loop, when I came back the bird was already picked up. How's increased density of construction and dwellings going to impact these beautiful birds? They are seen frequently flying below Hanui Street, where the proposed development would be.

-Preserving beach parking and public access to Launiupoko Public beach. On most work days and especially on weekends it is already very difficult to find parking at the beach. Brown proposes 49 new homes which can house up to 7 inhabitants, with assumption of 2.5 cars per house would yield about 123 cars. These additional potential local beach goers would even further strain public access, which should be available for other Maui residents and tourist to use as well. And as we all know, people from entire Maui community and abroad come to Launiupoko beach to learn how to surf. As I will point out later in the letter this is not just an issue of only 123 new projected cars, another development with additional 210 homes of similar character was proposed by West Maui Land in our association meeting in April '17. We are talking about another 525 cars on top of 123 for total of about 648 additional cars.

-Noise: most people who live on Ag. Land appreciate quiet environment.

-Light Pollution coming from higher density dwellings

If we create a precedent here and open the flood gates of same rezoning to happen with cumulative enormous impact on our lands, that will ultimately destroy our environment and appeal of Maui as a tourist destination. That in turn would have devastating impact on our employment. Now imagine our coastline, coral reefs and ocean water being polluted and it becomes a health hazard for tourists-would anybody come to Maui than. We can not allow unwise decisions today, to have far reaching unintended consequences in the future. How can 79 acre development so close to the ocean be allowed to bypass full environmental impact assessment?

4. **Traffic:** As anybody who lives in Launipoko knows, there are major issues with traffic at Kaihele Ku. This is the only road that provides entry/exit for entire Launiupoko (excluding Pu'unoa development, the smallest gated development with its own access road). This same road would be used for Makila Kai proposed development as well as other West Maui Land upcoming developments. The extension of the Lahaina bypass will make matter even worse as its exit/entrance will be on Kai Hele Ku as well. Kai Hele Ku will be the only by-pass exit/entry for anybody trying to get to Launiupoko beach and beaches south from it (as you know the end of Honoapillani HW will be closed off at the dump near Olowalu and that will force all the traffic coming north towards West Maui to exit on Kai Hele Ku-if they are trying to access Launiupoko beach and other beaches south from it). **Adding additional higher density developments to access Kaihele Ku**

on top of expected additional traffic from the bypass would be disastrous and would increase car accidents and potential fatalities as well.

5. Evacuation Route: Prior point ties into this issues, evacuations would be complete chaos, and as I hear from our neighbors in the past during evacuation we already had a serious car accident on the same road (remember this was prior to all new developments and bypass exit/entry). Currently may be about 30% of Launiupoko is inhabited by full time residents, proposing higher density development with all full time residents would impact traffic and evacuation in unimaginable ways. **Even today the roads and evacuation options are inadequate.**

6. Access Roads Issues:

On May 5th '17 Makila Planation owners had a meeting with Brown development to give him opportunity to present his development. He was asked how would Makila Kai residents exit and enter their development. He stated that they would use Waiyanukole Place road (newly built road by West Maui Land, parallel to Honoapillani HW). He was reminded that that road will most likely be gated off for future Makila Ranches exclusive use (as per Maui News Jan 26th '17 article: developer requested that this road would not be public road and could be gated off, as county failed to purchase overpriced non buildable land bellow it). Than Brown proceeded to say that they would use emergency dirt road as an alternative. Brown did not say at any point that they would come up to Punakea loop or Haniu St. In his current proposal and on the Makila Kai web site only direct access is from Haniu and Punakea Loop. **Currently there is ongoing litigation affecting potential use of Haniu and Punakea Loop by the proposed development.**

It is not clear why Brown made these miss-leading statements about road use, are there other inaccurate statements people and county officials are not aware of. May be water usage is one of them.

7. Water: Developer's application has 2 different water usage numbers? Independent estimates of potential use are needed. Water issues are having major impact on all residents of Maui. Launiupoko had its fair share of warnings of inadequate water supply and to conserve water. By drilling more wells close to the shore, aren't we introducing more salinity into entire island's main water supply? On May 5th, Makila Plantation Owners meeting, Brown stated that he would drill his own water well, "as there were some issues with new well currently being drilled by the Launiupoko Water Company" This new well currently being drilled by Launiupoko Water Company, is digging for additional water that will be needed for planned Makila Ranchers-another higher density non-Ag. development by West Maui Land.

In April '17 Annual Makila Plantations meeting, Peter Brown-owner of West Maui Land and Launiupoko Water Company stated that he is planning on adding another 210 parcels with same purpose as Makila Kai and plans to use fast track 201H process as well.

In summary: Why would county allow land classified as B (The LSB soil survey classifies the majority of the soils of the Property as "B" (Good)) and under juristicition of

state of Hawaii mandate to preserve such land for intended agricultural use—allow it to be re-zoned, when **there are plenty other developable parcels in already existing and zoned rural/urban/industrial areas of Lahaina, that can be developed at much lower cost, with minimal impact on the environment, and with existing utilities, sewer and water systems.** Not to mention that those areas would not impose association fees which are burden for real work housing owners and are closer (walking distance) to schools, public transport, medical, fire, police etc... (All unavailable in agricultural zones). This project would add unnecessary strain to our already strained traffic, water and environment. It is public knowledge that the owners of remaining parcels of land adjacent to proposed Makila Kai are preparing to apply for same 201H application for additional 210 plus dwellings.

This is a bad idea and County should do the right thing and only fast track these projects in appropriate non Ag zoned areas and not create a precedent that would open the doors for other developments to take away from precious and declining agricultural land. Remember that this would be just a tip of the iceberg that would allow other developments to follow the suite with disregard for the environment. This project can not be viewed independently from other projects that are already in planning phases and will follow suite and potentially miss-use 201H to avoid due diligence that ensures our environment and agricultural land are protected for generations to come.

Thank you and let's hope that common sense will prevail, this project or any other higher density project on Ag quality land, will not be approved and that County and Community will put their focus on utilizing non ag. lands with minimal environmental impact for 201H projects and any other higher density projects. Let's make sure 201H is not used as a loophole to fast track projects and circumvent environmental studies, allow for market priced lots in Ag. areas to be bundled as part of 201H just to allow for higher density housing. In pursuit of higher profits? At expense of Ag land and environment?

We don't have to make compromises, just because this proposal is on your table with an opportunity to provide affordable housing, it does not mean you should rush to approve it. There is plenty non-Ag land in Lahaina that can be developed for this purpose and these fine developers can do everybody a service and develop those into affordable housing and still make money.

Keep up the good work of protecting these lands on which we are just temporary stewards.

**Aloha and God bless you
Vera Sredanovic**

LU Committee

From: Marty Cooper <marty.cdb@gmail.com>
Sent: Monday, May 15, 2017 11:36 AM
To: LU Committee
Subject: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) Makila Kai

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes)
(Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Vice-Chair Carroll,

I have had an ongoing working relationship with Brown Development, and Greg Brown, for the past 15 years.

Greg has always been honest and ethical in his dealings with me and all other business that I have been aware of.

Greg is a superior builder and can easily handle this project. In our opinion Greg is taking the community into consideration, with his Rural Development; much more than other potential developers have in the past.

I ask that you support this Makila Kai project.

I have been living on Maui for 26 years and I feel we desperately need this work force housing project on Maui.

Respectfully Submitted and with Best Regards,

Marty Cooper

CWA Ventures, LLC - License 7350-A, Principal Architect
Cooper Design Build, Inc. - License BC 27530, RME / General Contractor
Cooper & Cooper, Inc. - Real Estate Solutions / Maui Director

PO Box 1062, Puunene, Hawaii 96784
Fax: 808 877 7119
Cell: 808 870 3274

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LU Committee

From: Cassandra Hastu <casshas2@gmail.com>
Sent: Monday, May 15, 2017 12:21 PM
To: LU Committee
Subject: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons.

Maui's housing market for the average family has become a goal that is near impossible to achieve. The West side of Maui is increasingly becoming a luxury market. My fiancée was born and raised on the west side of Maui and it is our hopes to now raise our 14month old daughter on the same beautiful beaches that he was. With their Hawaiian culture behind them, we hope to raise our daughter with a love and respect for her heritage.

We are hard working young parents who currently reside in 2 bedroom 1 bath apartment for \$2300/month, and that is pretty fair for the West side, but we would love to be putting our money towards a home and neighborhood where our daughter can grow up and create her own roots.

The **Makila Kai** community seemed to good to be true at first. I, like many others I'm sure, was skeptical of the possibility of owning an affordable home in a nice community on Maui. However, I put my affairs in order, took the first time home buyers course, and pushed forward to get my application in on time for this wonderful opportunity with the Makila Kai community.

Even if I do not win the lottery, I would be very happy for any of the 25 families on Maui who fit the criteria to qualify, to achieve their dream home. With the large lots for homeowner gardens, Makila Kai is a dream neighborhood to help raise our children to be self sufficient on their own land.

Please allow this community to go forward so Maui can still give hope to their citizens and children.

Mahalo

Cassandra Hastu and Gavin Otsuka

LU Committee

From: Mark Claydon <mauiwings@aol.com>
Sent: Monday, May 15, 2017 12:28 PM
To: LU Committee
Subject: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Vice-Chair Carroll,

I have lived on Maui since 1999, and have been a home owner at 155 Awaiku Street, Lahaina, Hi 96761 (Launiupoko) since 2003.

I support Makila Kai because I believe it will be good for the community. I believe there is a shortage of homes on Maui for "workforce" buyers.

The single story residences will not block views. The walking jogging trail will be a plus to the area. I like the idea of providing larger (rural size lots) lots.

I have known Greg Brown for more than 10 years. We attend the same church. He is man a great character. He builds good quality homes.

I support this project.

Thank you.

Mark O Claydon
155 Awaiku Street
Lahaina HI96761

(808) 385-2360

LU Committee

From: Stephanie Shoemaker <stephmaui@live.com>
Sent: Monday, May 15, 2017 2:32 PM
To: LU Committee
Subject: Makila Kai support letter
Attachments: Makila Kai Support Letter .docx

Please see attached support letter,
Stephanie Shoemaker

May 15, 2017

Via email to: lu.committee@mauicounty.us

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Vice-Chair Carroll,

I Stephanie Shoemaker have owned property at 80 Piaia Phokau Street in Launiupoko, above the proposed site of the affordable housing project, since 2001. I have taught and worked as a special education teacher and student services coordinator at the schools in Lahaina since 1991. I am fortunate to have this home, but many of my co-workers cannot afford a home in Lahaina and are forced to find homes that are more affordable on the other side. I have heard many of my colleagues are applying to buy a home at this affordable housing project. This will prevent them from driving from the other side of the island and could help to reduce traffic and to keep teachers employed in Lahaina. There is a shortage of homes on Maui priced for workforce buyers. Makila Kai will provide opportunities for people who work in West Maui to own a home there.

I have seen Brown Developments work in our neighborhood and it is of very high standards. I believe that BD has taken the area residents into consideration. This is a rural area and Greg Brown has done a rural concept and reached out to many of the owners to explain this. The large lots will maintain the rural character of the area. Brown Development is a qualified builder and I believe Greg Brown is ethical and of good character.

Sincerely,

Stephanie Shoemaker
Student Services Coordinator
Princess Nahienaena Elementary School
816 Niheu St.
Lahaina HI, 96761

RECEIVED

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

2017 MAY 15 PM 2: 54

OFFICE OF THE
COUNTY COUNCIL

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

My name is Brandt Bennett, Maui Resident and Residential Manager at Montage Kapalua Bay. I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons:

Location - I support the creation of housing on Maui which is located near community facilities and important services (Civic Center, Aquatic Center, Fire Department & Police Station). Makila Kai residents would be able to commute to Lahaina Town, Kaanapali, & Kapalua easily from this location, and eventually take the bus, since the project is located along the future Lahaina Bypass Highway. This will be a great home base for many professionals serving the growing hospitality industry as well as the proposed west side hospital facility.

Community design - Makila Kai is located in an area designated for rural growth by the Maui Island plan. Given this designation and the existing agricultural (large) lots outside the Rural Growth Boundary, Makila Kai's design (mauka agricultural lots, makai rural lots) provides a thoughtful compromise between what exists and what is allowed by the Maui Island Plan. The large lots provide space for homeowner gardens for self-sufficiency and sustainability.

In addition, I support this project because about 50% (41 acres) of Makila Kai will be open space, and buildings will be limited to a single story to protect views. Most of the open space will be occupied by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

Affordable homes - Makila Kai will provide a rare opportunity for Maui residents to purchase an affordable first home on a large lot which is usually attainable only by buyers who can afford to purchase a home at market rates. I commend the developer for providing the opportunity for working families to purchase a workforce home in this desirable area of West Maui.

The fact that Makila Kai plans to offer a financial gift to each workforce home buyer further emphasizes the developer's commitment to the idea of truly "affordable" housing.

I ask and strongly encourage the Maui County Council to support Makila Kai.

Sincerely,



Brandt J. Bennett

Stacey Kenney
80 Paia Pohaku St.
Lahaina, HI 96761
(808) 269-0009
May 15, 2017

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eighth Floor
200 South High Street
Wailuku, Hawaii 96793

2017 MAY 15 PM 2: 57
OFFICE OF THE
COUNTY COUNCIL

RECEIVED

Dear Mr. Carroll:

I am writing in support of the Makila Kai development. My family has lived on and owned agricultural property in Launiupoko since 2001. We look down over the future Makila Kai development. I spend time there every year and jog on the path through the neighborhood.

Greg Brown has been very active in the community explaining what he is doing there. I am confident that he will build a neighborhood that will fit within the Launiupoko community. We need this for our working teachers, fireman and others in this income range. Thirty percent of the people that have been pre-approved are teachers who live on the other side and can't afford to live on the West side where they work.

I have been a teacher for twenty-five years and look forward to retiring at my family home in Launiupoko. I feel that it is important for people at my income range be given the opportunity to buy affordable homes in the community.

Please consider my support of the Makila Kai development.

Sincerely,

Stacey Kenney

RECEIVED

2017 MAY 15 PM 3: 03

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

OFFICE OF THE
COUNTY COUNCIL

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes)
(Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

I am writing this letter to show my support for the Makila Kai project and support for future projects with similar formats.

With current median housing prices in the \$700,000, and median family income in the \$60,000, it is pretty obvious that there is a serious housing crisis for locally born families. There have been several projects in the past few years that say they're affordable, and then I say affordable to whom? Definitely not the local families! Makila Kai is the first project that I have seen where they're actually making a great effort to make owning a new home for local families a reality. To show how serious the developer is about helping our community is the fact of the extra financial gift they are giving to each buyer.

I was born and raised on Maui, work very hard in a career I truly love. I have a fiancé that means the world to me. She is also born and raised on Maui. We both work in public service, giving back to the community we love. And we are at the point in our lives that we want to start a family and we are not even close to being able to afford a home on the market.

The location of Makila Kai is pretty unreal. To even think that an average family could live in a location like Makila Kai really shows the good intentions of the developer. The location, the amount of open space, the neighborhood park, pedestrian trails, and the nice green set back from the bypass. All these perks seem to be restricted to the rich, and Makila Kai is making it happen for the hard working locals. Other than the developer making this project affordable for locals, is that they were very mindful in maintaining that rural living. Also having a ½ acre lot allows enough space for families to potentially grow their own food and be more self-sustaining.

I highly support this project and I highly encourage the Maui County Council to do what is right and support Makila Kai and support future affordable home projects of similar format.

Mahalo,
Lee Moyers



5/15/2017

LU Committee

From: Jon <soseasick@yahoo.com>
Sent: Monday, May 15, 2017 3:05 PM
To: LU Committee
Subject: Support Letter
Attachments: Makila Kai Support Letter .docx

May 15, 2017

Via email to: lu.committee@mauicounty.us

1
Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Vice-Chair Carroll,

My name is John Massa and I have been a working class resident on the island of Maui for 27 years. I presently live at the Front Street Apartments. In two years I will be forced out due to the complex opting out of the affordable housing program. I thought I had a home here but once again I am being forced out of my home by the up trending real estate market fueled by the greed of the community. I have struggled in the past while homeless and yet still continued to work and support myself despite the lack of rentals and absence of a safe dwelling. Residing in my car and being harassed by the police was very unfavorable but I endured to at last find a residence here at the Front Street Apartments. Unfortunately that to will succumb to extraordinary high rental prices in the near future and inevitably force me from my home.

I have very little hope in the future and Makila Kai in Lahaina is one of them. I understand that there are only 25 units and it is a lottery but at least it gives me and others a chance and a little hope for the future. Please permit this project and do not take away the little hope that I and others have for a home.

Most Sincerely,

John Massa
101 Kenui Circle
Lahaina, Hawaii 96761

LU Committee

From: pam english <penglish757@gmail.com>
Sent: Monday, May 15, 2017 3:56 PM
To: LU Committee
Subject: LU-2(1) Makila Kai Lahaina
Attachments: 20170515 Makila Kai Letter.pdf

Please see attached SUPPORT letter

--

Pam English

808-757-0510

penglish757@gmail.com



Virus-free. www.avast.com

May 15, 2017

Via email to: lu.committee@mauicounty.us

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Vice-Chair Carroll,

I am one of the original owners in the Laniupoko subdivision. I purchased expecting a diverse farming community. Development has progressed away from this original intention. The Makila Kai development will begin to add the diversity to the neighborhood with the intention to provide affordable homes.

We are in a crisis with lack of affordable options for our workforce. Each and every small affordable home community that we can provide will help our workforce with permanent housing solutions. Our society offers no other choice for our workforce but to strive for home ownership so they may take control of their financial future.

I ask that you support the approval of the Makila Kai affordable housing development, understanding that market rate homes are also included. Combining market rate with affordable is one way our developers might be able to subsidize affordable workforce housing. This small development is a start to help West Maui as we continue to look for solutions to permanently house our workforce.

Mahalo,

Pam English
206 Awaiku Street
Lahaina, HI 96761

LU Committee

From: Cymon G. <cy.gabourie@gmail.com>
Sent: Monday, May 15, 2017 4:07 PM
To: LU Committee
Subject: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)
(INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))
Attachments: Approve Makila Kai.pdf

Aloha,

I am writing to gain the support of Council Members for our desperate need of affordable housing on West Maui and to approve the Makila Kai Project.

Please see the attached.

Mahalo nui,

Cy

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons.

Location. I support the creation of housing on Maui which is located near community facilities and important services. Makila Kai residents would be able to drive to Lahaina Town in five minutes or could eventually take the bus, since the project is located along the future Lahaina Bypass Highway.

Community design. Makila Kai is located in an area designated for rural growth by the Maui Island plan. Given this designation and the existing agricultural (large) lots outside the Rural Growth Boundary, Makila Kai's design (mauka agricultural lots, makai rural lots) provides a thoughtful compromise between what exists and what is allowed by the Maui Island Plan.

In addition, I support this project because about 50% (41 acres) of Makila Kai will be open space, and buildings will be limited to a single story to protect views. Most of the open space will be taken up by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

Affordable homes. Makila Kai will provide a rare opportunity for Maui residents to purchase an affordable first home on a large lot which is usually attainable only by buyers who can afford to purchase a home at market rates. I commend the developer for providing the opportunity for working families to purchase a workforce home in this desirable area of West Maui.

The fact that Makila Kai plans to offer a financial gift to each workforce home buyer further emphasizes the developer's commitment to the idea of truly "affordable" housing.

I ask and strongly encourage the Maui County Council to support Makila Kai.

Sincerely,


Cy Grabourie

LU Committee

From: john fujikawa <jhfuji@yahoo.com>
Sent: Monday, May 15, 2017 5:35 PM
To: LU Committee
Cc: Nahal Ashouri
Subject: Makila Kai
Attachments: Makila Kai.pdf

Dear Councilmembers,

Please find attached a letter written in support of Greg Brown and the proposed Makila Kai project. Please contact me should you need any further input.

Sincerely,

John Fujikawa
415 728 7768

May 15, 2017

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes)
(Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

We are sending this letter in support of the proposed Makila Kai project. Our home is in the Makila Plantation subdivision just hundreds of feet right above this development.

Greg Brown and Brown Development recently built a home and a cottage for us over the past two years on our Makila lot. We dealt directly with Greg and found him and his crew and staff to be honest, ethical and of good character. Greg builds to a very high standard, is very involved and cares about this community. We spent 3.8 million dollars on our home and cottage recently and we could easily recommend Brown Development to a family member, a friend, the community or the county of Maui. We are very happy. Brown and his crew are honest, they care and they do a great Job. We know many others he has built for feel the same.

We understand that many of the work force homes built below us may be for teachers, fireman and local folks in a similar income range. This is wonderful! We support this!

We also understand that Greg is proposing to keep his 24 market lots in the 1.5 to 2 acre range in agriculture. He has done this because he is taking the neighborhood into consideration. He is not allowing CPR or further subdivision. We support this!

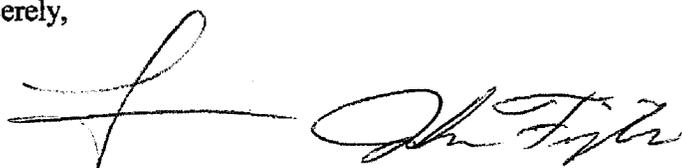
Do not believe individuals who say Greg or Brown Development have a bad reputation. They do not know Greg. We do, Greg has worked for us and we have paid his company a lot of money to work for us recently. We are extremely happy with Greg and Brown Development. We support whatever he does in this community.

Greg has provided a thoughtful compromise between what exists and what is allowed by the Maui Island Plan as he is including agriculture and rural.

In addition, we support this project because buildings will be limited to a single story to protect views. Most of the open space will be taken up by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

We ask and strongly encourage the Maui County Council to support Makila Kai.

Sincerely,

Handwritten signatures of Nahal Ashouri and John Fujikawa. The signature on the left is a stylized 'N' with a long horizontal stroke. The signature on the right is a cursive 'John Fujikawa'.

Nahal Ashouri
John Fujikawa

LU Committee

From: Gigi Gaea <gigi.gaea@gmail.com>
Sent: Monday, May 15, 2017 6:01 PM
To: LU Committee
Subject: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))
Attachments: Please Approve Makila Kai.pdf; AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (IND....pdf

May 15, 2017

Council Vice-Chair Robert Carroll
Chair – Land Use Committee Maui County
Council Kalana O Maui Building,
Eight Floor 200 South High Street
Wailuku, Hawaii 96793

Gigi Gaea
PO Box 11274
Lahaina, Hawaii 96761

SUBJECT:

Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Aloha kakou Council members, I am sending this letter in support of the proposed Makila Kai project.

A wise man once said he had a dream and I too have a dream. I have a dream that one day I will live in a permanent home and feel stable and safe and live in a society where I and future generations will not be judged by our social economic status, but by the content of our character.

Council members, please take into consideration what a home means to so many of us that have never had one. You hold my future and fate in your hands, as well as for so many in your decision, so please choose to approve Makila Kai. Those that are fighting against Affordable Housing are those that own one or more houses and/or charge exorbitant rents or just let houses sit empty. They don't understand how hard it is for the workforce driving this island to come up with a down payment due to the cost of rent and the serious housing crisis in Maui. They are so focused on the egocentric impact this project has, they have lost focus on what is pono and are opposing the project irrationally. Ultimately, its class discrimination and discrimination is not just unconstitutional and unlawful but also against every value Hawaii stands for. Ohana is family whether blood, hanai or other and ohana means never leaving anyone behind which is what will happen if this project is denied. Those opposing the project are predominantly from the mainland and don't seem to understand our values here. Where is the aloha in taking care of each other? Denying Makila Kai denies the very fabric of true Hawaiian values of Kōkua, Kuleana, Kūpono, Lōkahi and Laulima. If those opposing the project would just work together, we can achieve the goal of offering affordable housing while keeping those dwelling in the area content. But it doesn't appear the that those dwelling in the area want to share everyone's rightful resources and are pushing to ensure they monopolize those resources and any future development in Launiupoko which is already in the Maui Plan and against Hawaiian values.

Mr. Brown has already addressed the issues of ag water usage, wastewater systems, occupancy to coincide with bypass for traffic, single story homes to protect views, deed/CPR restrictions, trails, parks and all the other previous complaints for Makila Kai so there is nothing that should stop this project from moving forward.

More than anything, Council Members, please remember how important having a stable and permanent home means to humans. It's the foundation of the Maslow's Hierarchy for a reason, because without it, you can't ever reach self-actualization.

For me, owning a home is not something I would ever think I could ever experience, not without affordable projects like Makila Kai. I grew up through foster homes and moved 72 times by the time I turned 13 which is when I left the last foster home to fend for myself ever since. I graduated from high school, and college and worked full time since I was 13. Even though I work non-stop, I could never save enough for a down payment on a home but with Makila Kai, I finally stand a chance to have my dream come true. As outstanding members of society who contribute to the health of our island and sustainable tourism and for those of us who applied and were approved, we deserve a chance to own a home and Makila Kai is a project that will give us that chance which ultimately contributes to a healthier society overall.

Personally, the impact it will have for my husband and I is tremendous as we have been on the waiting list to be a foster parent since 2011. Foster homes are desperately needed for our keiki's in Hawaii and we are more than anxious to offer a home, but we can't afford the rent on anything but a one bedroom as the rents are so high. Having a home means we finally can foster. It means we can finally feel stable for the first time in our lives and share that stability with foster keikis, our future generations. Living in rentals is a gamble. In the last 10 years, we have moved over a dozen times in Lahaina due to landlords selling, once with just 6 days' notice and we even ended up living in an office space because we couldn't find a place to live.

Please, ho`ohiki and keep your promises of following the Maui plan and allow Makila Kai to proceed. Your decision holds the fate of our future so please choose to allow affordable housing so those of us who don't have the means to buy a home at current rates, have the privilege to feel safe, stable and secure. Ohana is family whether blood, hanai or other and ohana means never leaving anyone behind which is what will happen if this project is denied. Please don't leave us behind. Please don't deny us this opportunity with Makila Kai and approve this project.

Mahalo nui loa,

Gigi Gaea

Encl.: Letter Request for Makila Kai Approval, Personal Letter Request and Reasoning for Affordable Housing

May 15, 2017

Council Vice-Chair Robert Carroll
Chair – Land Use Committee Maui County
Council Kalana O Maui Building,
Eight Floor 200 South High Street
Wailuku, Hawaii 96793

Gigi Gaea
PO Box 11274
Lahaina, Hawaii 96761

SUBJECT:

Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Aloha kakou Council members, I am sending this letter in support of the proposed Makila Kai project.

A wise man once said he had a dream and I too have a dream. I have a dream that one day I will live in a permanent home and feel stable and safe and live in a society where I and future generations will not be judged by our social economic status, but by the content of our character.

Council members, please take into consideration what owning a home means to so many of us that have never had the opportunity. You hold my future and fate in your hands, as well as for so many in your decision, so please choose to approve Makila Kai. Those that are fighting against Affordable Housing are those that own one or more houses and/or charge exorbitant rents or just let houses sit empty. They don't understand how hard it is for the workforce driving this island to come up with a down payment due to the cost of rent and housing crisis in Maui. They are so focused on the egocentric impact this project has, they have lost focus on what is pono and are opposing the project irrationally. Ultimately, its class discrimination and discrimination is not just unconstitutional and unlawful but also against every value Hawaii stands for. Ohana is family whether blood, hanai or other and ohana means never leaving anyone behind which is what will happen if this project is denied. Those opposing the project are predominantly from the mainland and don't seem to understand our values here. Where is the aloha in taking care of each other? Denying Makila Kai denies the very fabric of true Hawaiian values of Kōkua, Kuleana, Kūpono, Lōkahi and Laulima. If those opposing the project would just work together, we can achieve the goal of offering affordable housing while keeping those dwelling in the area content. But it doesn't appear the that those dwelling in the area want to share everyone's rightful resources and are pushing to ensure they monopolize those resources and any future development in Launiupoko which is already in the Maui Plan and against Hawaiian values.

Mr. Brown has already addressed the issues of ag water usage, wastewater systems, occupancy to coincide with bypass for traffic, single story homes to protect views, deed/CPR restrictions, trails, parks and all the other previous complaints for Makila Kai so there is nothing that should stop this project form moving forward.

More than anything, Council Members, please remember how important having a stable and permanent home means to humans. It's the foundation of the Maslow's Hierarchy for a reason, because without it, you can't ever reach self-actualization.

For me, owning a home is not something I would ever think I could ever experience, not without affordable projects like Makila Kai. I grew up through foster homes and moved 72 times by the time I turned 13 which is when I left the last foster home to fend for myself ever since. I graduated from high school, and college and worked full time since I was 13. Even though I work non-stop, I could never save enough for a down payment on a home but with Makila Kai, I finally stand a chance to have my dream come true. As outstanding members of society who contribute to the health of our island and sustainable tourism and for those of us who applied and were approved, we deserve a chance to own a home and Makila Kai is a project that will give us that chance which ultimately contributes to a healthier society overall.

Personally, the impact it will have for my husband and I is tremendous as we have been on the waiting list to be a foster parent since 2011. Foster homes are desperately needed for our keiki's in Hawaii and we are more than anxious to offer a home, but we can't afford the rent on anything but a one bedroom as the rents are so high. Having a home means we finally can foster. It means we can finally feel stable for the first time in our lives and share that stability with foster keikis, our future generations. Living in rentals is a gamble. In the last 10 years, we have moved over a dozen times in Lahaina due to landlords selling, once with just 6 days' notice and we even ended up living in an office space because we couldn't find a place to live.

What homes mean to humans according numerous case studies through Psychology Today:

First is the **emotional attachment** that is formed when you own a home. It contributes to emotional well-being, self-esteem, and confidence about doing things.

Second is **familiarity with physical surroundings**. This is particularly important if a person has lost some physical and cognitive abilities. Knowing their way around their home helps compensate, and being comfortable in their living space reduces stress and helps well-being.

The third factor is **knowing the neighborhood and being comfortable there** and with people that are familiar. Losing that comfort can contribute to alienation and isolation, which have strong adverse health effects on all age groups, physically and mentally, leading to higher rates of crime.

Fourth is more **conceptual. It has to do with their sense of identity**. The sense of attachment to a home becomes part of the emotional identity. It can help people compensate for other losses in their lives," such as the death of a spouse, end of a career, or contraction of their circle of friends. Home becomes an emotional refuge—a place where one still have control.

Harvard conducted a case study to discuss both the individual and societal social impacts housing has and concluded that home ownership improves both psychological and physical health as well as creating neighborhood stability, increasing society's members in social involvement and more than anything allowing positive social development in our keiki's future and their behaviors.

These are direct quotes from that case study as well as Habitat for Humanity:

References

HUD Report: archives.hud.gov/news/2000/pr00-311.html.

Health references:

U.S. Congressional testimony of Megan Sandel, MD (Boston University School of Medicine), in support of HR 2895, the National Affordable Housing Trust Fund Bill of 2007.

Lubell, J., and Brennan, M. "Framing the Issues: The Positive Impacts of Affordable Housing on Education," Center for Housing Policy: July 2007.

www.nhc.org/media/documents/FramingIssues_Education1.pdf

"Impact of Homeownership and Affiliate Experiences," a survey by the University of Southern Indiana conducted for Habitat for Humanity International Women Build and Whirlpool Corp. habitat.org/newsroom/2012archive/03_08_2012_wb_survey.aspx.

Education references:

Green, R. K., and White, M. J. (1997). "Measuring the Benefits of Homeowning: Effects on Children." *Journal of Urban Economics*, 41, 441-461. (1997).

Haurin, D. R.; Parcel, T. L.; and Haurin, R. J. "The Impact of Home Ownership on Child Outcomes." 2000. papers.ssrn.com/sol3/papers.cfm?abstract_id=218969.

Harkness, J., and Newman, S. "Effects of Homeownership on Children: The Role of Neighborhood Characteristics and Family Income." FRBNY Economic Policy Review. 2003. newyorkfed.org/research/epr/03v09n2/0306hark.pdf.

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Safety references:

Dietz, R.D. "The Social and Private Micro-Level Consequences of Homeownership," *Journal of Urban Economics*, Volume 54, Issue 3, 401-450. 2003.

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"Impact of Homeownership and Affiliate Experiences," University of Southern Indiana.

Wealth references:

Rohe, W. M.; Van Zandt, S.; and McCarthy, G. "Home Ownership and Access to Opportunity." *Housing Studies*, 17(1), 51-61. 2002.

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"Impacts of Habitat for Humanity Homeownership," Habitat for Humanity Minnesota.

Cooper, D., and Luengo-Prado, M. "House Price Growth When Children Are Teenagers: A Path to Higher Earnings?" Federal Reserve Bank of Boston Working Papers, 13-14. 2014. bostonfed.org/economic/wp/2014/wp1413.pdf.

Homeownership leads to better health. "A safe, decent, affordable home is like a vaccine," Dr. Megan Sandel of the Boston University School of Medicine testified to Congress in 2007. "It literally prevents disease. A safe home can prevent mental health and developmental problems, a decent home may prevent asthma or lead poisoning, and an affordable home can prevent stunted growth and unnecessary hospitalizations." Poor housing conditions contribute to asthma and other physical illnesses. Decent, affordable housing can help children with asthma address their health needs, according to a report by the Center for Housing Policy. A national survey of affordable housing homeowners found that 74 percent said their families' overall health had improved since moving into their home.

Homeownership leads to greater educational achievements. Children of homeowners are significantly more likely to stay in school until age 17 than children of renters, especially in low-income households, according to a study in the Journal of Urban Economics. Children in home owning families outperform children in renting families in both math and reading achievement tests, even when other factors are the same. These children will have fewer behavioral problems, higher educational attainment and greater future earnings, according to a study by an Ohio State University economist.

Homeownership provides better security and safety. A study of violent crime in New York City suburbs found that homeownership status significantly reduced a household's incidence of crime. Another study showed that homeowners have significantly less risk of being subject to a violent assault.

Homeownership helps generate wealth building and a pathway out of poverty. "For most buyers, homeownership leads to wealth creation," stated a report in the Journal of Housing Studies. "As home equity increases, some homeowners may decide that they have the financial resources to secure additional education for themselves or their children." "The median net wealth of low-income homeowners is dramatically higher than the median net wealth of low-income renters," according to a 2005 report by the Joint Center for Housing Studies..

Please, ho`ohiki and keep your promises of following the Maui plan and allow Makila Kai to proceed. Your decision holds the fate of our future so please choose to allow affordable housing so those of us who don't have the means to buy a home at current rates, have the privilege to feel safe, stable and secure. Ohana is family whether blood, hanai or other and ohana means never leaving anyone behind which is what will happen if this project is denied.

Mahalo nui loa,



Gigi Gaea

Council Vice-Chair Robert Carroll,
Chair – Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons.

Location. I support the creation of housing on Maui which is located near community facilities and important services. Makila Kai residents would be able to drive to Lahaina Town in five minutes or could eventually take the bus, since the project is located along the future Lahaina Bypass Highway.

Community design. Makila Kai is located in an area designated for rural growth by the Maui Island plan. Given this designation and the existing agricultural (large) lots outside the Rural Growth Boundary, Makila Kai's design (mauka agricultural lots, makai rural lots) provides a thoughtful compromise between what exists and what is allowed by the Maui Island Plan.

In addition, I support this project because about 50% (41 acres) of Makila Kai will be open space, and buildings will be limited to a single story to protect views. Most of the open space will be taken up by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

Affordable homes. Makila Kai will provide a rare opportunity for Maui residents to purchase an affordable first home on a large lot which is usually attainable only by buyers who can afford to purchase a home at market rates. I commend the developer for providing the opportunity for working families to purchase a workforce home in this desirable area of West Maui.

The fact that Makila Kai plans to offer a financial gift to each workforce home buyer further emphasizes the developer's commitment to the idea of truly "affordable" housing.

I ask and strongly encourage the Maui County Council to support Makila Kai.

Sincerely,



Gigi Gaea

LU Committee

From: Pat Mifsud <pat-ee@hotmail.com>
Sent: Monday, May 15, 2017 7:30 PM
To: LU Committee
Subject: LU-2

My name is Patrick Mifsud and my house is at 35 N. Lauhoe place Lahaina and I very concerned with this proposal on new housing is going to create traffic jams and hurt the environment and there may not be enough water for everyone and there is already more homes than what was expected when this neighborhood first got started. When we bought our property in 2007 we were told these lots would stay big agriculture lots and I feel this project is about the developers making the most money than can. So I am against this proposal.

Patrick and Cynthia Mifsud
3134777636

LU Committee

From: Pacific Portables <pacport@maui.net>
Sent: Monday, May 15, 2017 7:35 PM
To: LU Committee
Subject: Makila Kai Subdivision

Aloha to the Land Use Committee,

My name is Howard Pietsch. My wife Veronica and I are residents in the Puunoa subdivision adjacent to the proposed Makila Kai subdivision and we are opposed to it's development. Makila Kai will be the first of three proposed developments adjacent to one another asking for a change in zoning to accommodate the need for affordable housing. Affordable housing is very much needed on the west side and it is being addressed with three projects that are currently under way. The small amount of units offered by the Makila Kai project is an insult to the needs of our community and only reinforces the fact that the developer would like the zoning changed for his own needs. I was told that the lands south of us would be in agriculture and the lot size would be large acreage similar to or larger than ours. This principle has changed to satisfy the pocket books of the developers of the three projects in question. Of the many red flags you need to question, the one that stands out is if Makila Kai and the other two subdivisions are built out, how many cars will be added to Kai Hele Ku to access the Lahaina Bypass or Piilani Highway at Launeopoko which both have or will have traffic lights. I am sorry but Makila Kai and the other two proposed subdivisions were an ill conceived idea formulated to enrich the developer and thumb their nose at the existing community. Thank you for your time.

Mahalo, Howard Pietsch

LU Committee

From: Luis Banto <bantomai@gmail.com>
Sent: Monday, May 15, 2017 9:24 PM
To: LU Committee
Subject: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)
(INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))

Council Vice-Chair Robert Carroll,
Chair - Land Use Committee
Maui County Council
Kalana O Maui Building, Eight Floor
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Councilmembers,

I am sending this letter in support of the proposed Makila Kai project. I would like you to know that I support Makila Kai for the following reasons.

Location. I support the creation of housing on Maui which is located near community facilities and important services. Makila Kai residents would be able to drive to Lahaina Town in five minutes or could eventually take the bus, since the project is located along the future Lahaina Bypass Highway.

Community design. Makila Kai is located in an area designated for rural growth by the Maui Island plan. Given this designation and the existing agricultural (large) lots outside the Rural Growth Boundary, Makila Kai's design (mauka agricultural lots, makai rural lots) provides a thoughtful compromise between what exists and what is allowed by the Maui Island Plan.

In addition, I support this project because about 50% (41 acres) of Makila Kai will be open space, and buildings will be limited to a single story to protect views. Most of the open space will be taken up by a neighborhood park, pedestrian trails, and a large greenbelt along the future bypass. These features will directly benefit the neighborhood in terms of well-being and visual impacts.

Affordable homes. Makila Kai will provide a rare opportunity for Maui residents to purchase an affordable first home on a large lot which is usually attainable only by buyers who can afford to purchase a home at market rates. I commend the developer for providing the opportunity for working families to purchase a workforce home in this desirable area of West Maui.

The fact that Makila Kai plans to offer a financial gift to each workforce home buyer further emphasizes the developer's commitment to the idea of truly "affordable" housing.

I ask and strongly encourage the Maui County Council to support Makila Kai.

Sincerely,


KELLIE BANTO


LUIS BANTO

--
Luis Banto

LU Committee

From: mauibob@hawaiiantel.net
Sent: Monday, May 15, 2017 10:06 PM
To: LU Committee
Subject: Makila Kai LU-2

Esteemed Land Use Committee members,

I am writing testimony in opposition to the proposed Makila Kai development. My opposition is based upon the following points:

- If this development is approved with exemptions from eight permitting regulations with which other citizens must comply, a precedent would be set for future developments of this nature to also be fast tracked. So, it is not just 26 workforce and 24 market dwellings, but potentially many more. While the concept of workforce housing is admirable, developments such as these should come under the same regulatory scrutiny as any other development.
- Water is an issue. Residents of Launiupoko and Makila face water shortages periodically. If this development is approved, where will adequate water supplies come from?
- Traffic congestion will increase because Haniu Rd will be the only outlet. Traffic during peak hours will back up at the roundabout as well as the traffic signal at the bypass. This will be exacerbated if more developments of this nature are approved.
- Broadband is already at capacity in this area and the existing infrastructure for this is woefully outdated, With 50 and possible more homes being built, this will slow down internet connectivity even more than exists already.

Thank you for considering my concerns.

Sincerely,

Robert Sternthall

LU Committee

From: Levi Brammer <lbrammer78@yahoo.com>
Sent: Monday, May 15, 2017 10:07 PM
To: LU Committee
Subject: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)
(INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))

Dear Council Members,

I am writing this email to show support for the Makila Kai project. I have lived and worked on the west-side of Maui for 14 years now and have seen how difficult the market is. This project will help so many people be able to afford something they would never be able to normally. Something with so many amazing benefits, such as enough room to have a self sufficient and sustainable garden, parks, and even community walking areas. Maui, especially the west-side needs this. We need affordable housing for our locals to be able to really call this place home. I am in full support of this workforce housing, I have done my research and feel this project is in the best interest of Maui residents who are hard working individuals who could use affordable housing on this beautiful island they call home and have worked so hard to own their home. I truly commend the developer and board member of the Makila Kai Project for giving working class Maui residents and actual chance to purchase a home in this beautiful part of west maui.

I strongly encourage the Maui County Council to please support Makila Kai,

Thank you for your time,

Levi Brammer
808-267-6423
Napili (rental) resident

LU Committee

From: Rebecca Winkie <r_winkie@yahoo.com>
Sent: Monday, May 15, 2017 10:26 PM
To: LU Committee
Subject: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES)
(INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))
Attachments: Testimony for Makila Kai.pdf

Council Vice-Chair Robert Carroll
Chair—Land Use Committee
Maui County Council
Kalana O’Maui Building, Eighth Floor
200 South High Street
Wailuku, HI 96793

RE: Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Kai; Lahaina) (LU-2(1))

Dear Members of the Maui County Budget & Finance Committee:

I strongly support the proposed Makila Kai project, and I do so both professionally and personally.

As a public school administrator in West Maui, I see every day how much our community needs to have homes that local working families can afford. I see this from the perspective of our students’ families and the tremendous workload parents must take on just to provide their children a home. I also see this from an employer perspective, in the number of teachers who commute from the other side of Maui because Lahaina is too expensive and maybe even more so in the number of teachers moving back to the mainland simply because they’ve lost hope of ever affording a single-family home on Maui, much less in the Lahaina area. Even with the maximum educational qualifications and tenure, educators simply cannot qualify for a mortgage based on their salaries alone.

Personally, I commuted from the other side of the island to work at an elementary school in Lahaina for two years. During that time, I aggressively pursued the purchase of a West Maui home and watched with dismay as out-of-state buyers outbid my offers and realtors snapped up moderately priced houses, often before those homes even appeared on market listings. Average working residents are left to pick between overpriced homes we can’t afford or distressed properties that likely won’t pass inspection.

The rental situation is not any better. During the same two-year time frame, I sought out every rental home opportunity on the Westside. Virtually all 3 bedroom/2 bath house rentals are listed at approximately \$3,000 (or higher) per month, which is much more than the average working family can afford and much higher than the recommended ratio of housing costs to monthly income. It is very difficult to just survive economically in these market conditions, much less hold on to the dream of purchasing a home in Lahaina.

With family homes in this area starting at over \$700,000, my only hope of home ownership on Maui is to pursue every affordable housing opportunity that comes along – and those are few and far between. The wait is much too long and emotionally exhausting. There are so many ups and downs just hoping the project will get approved. Then, after jumping through all the hoops to become qualified to purchase, it will still come down to the luck of the draw, with all the applicants just hoping they are lucky enough to be selected in the lottery. We need many more affordable homes to become available in our area.

The Makila Kai project has everyone in the community so excited. I personally know of 5 other employees just at my school who are hoping to be selected in the Makila Kai lottery. The Makila Kai developer is providing a rare opportunity for residents to purchase single-family homes on large lots in a very desirable area. The fact that the developer also plans to offer each workforce buyer a financial gift towards the purchase of a home is truly incredible and demonstrates the developer’s commitment to making these homes truly affordable. Please recognize that the Lahaina community desperately needs this project to move forward!

Sincerely,

Rebecca Winkie, PhD

LU Committee

From: judy lauridsen <lauridsen1@yahoo.com>
Sent: Monday, May 15, 2017 11:31 PM
To: LU Committee
Subject: LU-2 Makila Kai Affordable Housing Project Launiupoko Testimony scheduled May 17, 2017

Dear Land Use Committee Members,

As a homeowner in Mahanalua Nui Homeowners Association in Launiupoko, I am deeply concerned and against the negative impact of the proposed Makila Kai Chapter 201H project before the Maui Council's Land Use Committee, and other Launiupoko Chapter 201H project proposals that are being prepared for submission for Maui County land use consideration.

Approximately December 2015, Makila Land Company LLC proposed to build a 271-acre project with 200-225 lots and units. After significant objections from Launiupoko landowners and their representative homeowners associations, Makila Land Company withdrew their proposal. The original Launiupoko landowner objections related to issues with water availability and usage, traffic congestion, safety issues with emergency fire evacuation from the area, construction runoff into the ocean onto a very sensitive coral reef just off shore and the effects on that reef, added local recreational impact upon that reef, endangered

species habitat reduction, sewage problems of treatment, smell and leakage from a proposed treatment plant, potential increased crime, and perhaps among the highest issues was changing the area from agricultural zoning to a rural zoning resulting in permanent loss of valuable Maui farm land for the future.

Since then and based on public presentations put forward by an environmental consultant representing another new Chapter 201H project, Polanui Gardens in the same Launiupoko neighborhood (and to be submitted for Maui County land use consideration later this month), the original 271-acre Makila Land holdings were split up and sold off to a number of other groups of investors. Some of the subsequent investors and developers include original Makila Land Company individuals as well as other combinations of investors and developers. Rather than directly deal with addressing impacts of creating such a large development in an agriculturally zoned land use area, it appears that a new strategy was developed to “divide and conquer.” That is, by making many smaller developments, there are now opportunities to seek exemptions from certain laws relating to planning, zoning, construction and development. By submitting these proposals as smaller Chapter 201H developments, it may be possible to mislead an otherwise well-meaning public as well as

land use planners over the long-term, if impacts from these separate projects are not also considered as a whole.

For example, it is said that the Makila Kai project proposes 25 new workforce homes, 24 agricultural lots up to 2 acres each, a 500-foot-wide greenbelt, parks and setbacks. In reality these new smaller units will all add to stress on the existing, currently challenged Launiupoko community infrastructure, by increasing housing density, water, sewage, roadway access and other impacts. This proposed Makila Kai community by itself would over-burden existing Launiupoko resources. Additionally, there is another similar “small” Chapter 201H project called Polanui Gardens that is currently being presented to the Launiupoko neighborhood that also has been broken off from the original 271-acre Makila Land Company project as was the Makila Kai project. It is highly likely that more of the same will follow. Some or all of these “small” project proposals will be presented to land use planners as benefiting workforce and other future housing needs. Makila Kai is the first. Other similar future projects will follow in this same neighborhood. Makila Kai and subsequent developments will combine into even larger impacts of rezoning, losing agricultural land, depleting water resources, endangering evacuation safety, impacting critical coastal environment, and all of the rest of the existing issues discussed above. While these projects may be approved

individually and built individually because their individual impacts appear small, within the next one to two decades they will have a much larger combined negative impact.

Another example has been suggested that Makila Kai parks and greenbelts will encourage new residents to bike or walk instead of using costly vehicle infrastructure arrangements. This ignores that the workforce occupants will still have the need to commute over roadways in vehicles to get to work in trades, service industries, schools and health care jobs across the island. Families will need to use vehicles and busses to get to schools, health care and shopping. Outside service and trade professional traffic will increase as maintenance needs to the many new homes increase as well. And while bike and walk will be available within the immediate neighborhood of Makila Kai, access outside of the immediate neighborhood, such as to beaches, will be hazardous due to a busy bypass blocking easy, direct and safe access to those beaches. There are no other attractions within easy and safe bike or walk distance from Makila Kai. Additionally, vehicle traffic from many of these new homes and existing homes in Launiupoko must use one and only one roadway out via Kai Hele Ku Street to the point of dangerously blocking emergency escape from a neighborhood that has had a number of life-threatening fires over the past years.

In conclusion, while the Makila Kai project may appear small and beneficial to about 25 workforce families, the negative impacts of this aggressive development will be substantial to the existing land, resources, human safety, coastal environment, and agricultural use potential now and for the future. The negative impacts will be compounded in the coming years as additional divided projects broken off from the original 271-acre Makila Land Company proposal come forward.

Please take these issues under serious consideration before allowing this project to proceed. Respectfully, Judith Lauridsen and Robert Petty, homeowners.