

County Clerk

From: kuniz kunimitsu <kuniz4lyph@gmail.com>
Sent: Monday, August 30, 2021 1:32 PM
To: County Clerk
Subject: Testimony

 You don't often get email from kuniz4lyph@gmail.com. [Learn why this is important](#)

If it still means anything. As a resident of Lana'i it is currently a struggle with housing and we as (locals) are in need of housing! I'm tired of seeing people move here and get housing that is family sized and family's that are already here long time don't get a spot to increase in house size. I myself have a one bedroom apartment and have a family of 4 in one bedroom. It's very difficult. So please let's get to building.

Mahalo!

Shayne Kunimitsu 

RECEIVED
2021 AUG 30 PM 2:27
OFFICE OF THE
COUNTY CLERK



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2021 AUG 31 PM 4:19

OFFICE OF THE
COUNTY CLERK

August 31, 2021

Maui County Council
county.clerk@mauicounty.us

Dear Chair Lee, Vice-Chair Rawlins-Fernandez and members of the Maui County Council:

I am writing today in support of the proposed Hōkūao 201H Residential Project, which will provide affordable workforce housing for the residents in our community who choose to call Maui County home as they work, live and even raise families.

Please accept my testimony as a current Lānaʻi City resident and General Manager of Four Seasons Resorts Lanai. Tourism is an integral part of Lānaʻi's economy and our two properties - Four Seasons Resort Lānaʻi and Sensei Lānaʻi, A Four Seasons Resort - directly employ over 800 people, a significantly large segment of the local community. The vast majority of our workforce lives on Lānaʻi. This number does not include the supporting elements of local business owners and tour operators that play an active role as ambassadors to everyone that visits our beautiful island as well as the many other members of the community that choose to make Lānaʻi home.

It is vital for projects like this to move forward, so our residents, and those who would like the opportunity to live in the community, have access to a choice of available housing.

The proposed development would add 150 new single-family homes for lease with just over half the units set aside as affordable units, allowing for a variety of pricing options to accommodate a range of residents, no matter where they are on their life path. The additional elements of a Community center with parking, a park, and pocket parks along the south border will serve to enhance the overall project.

I thank you for the opportunity to share my perspective as you gather the viewpoints of the various stakeholders - from county officials, community members, neighborhood homeowner's associations, local business and immediate neighbors and know that we all are working towards making Maui County, our home, the best it can be for us all.

Once again, please accept this letter in support for the Hōkūao 201H Residential Project.

Alastair McAlpine



RECEIVED

2021 SEP -1 PM 12: 43

September 1, 2021

OFFICE OF THE
COUNTY CLERK

By e-mail

Re: CR 21-69 Version 1
Testimony in support, clarifications for consideration
Maui County Council Meeting September 3, 2021

Aloha Council Chair Lee and Councilmembers:

We would like to acknowledge all of your sincere efforts in the review process of our 201H Hōkūao Housing Project in Lānaʻi City. We understand that the expedited process of a 201H application is a burden on all of your time and resources. We appreciate the diligence that you have put into the evaluation of our application and the many discussions we have had over the last several weeks at the three Affordable Housing Committee meetings on the topic.¹

After the review of Committee Report 21-69 Version 1 (CR 21-69), there is an item that we would like to bring to your attention that was discussed at the August 16th and most recently at the August 25th Affordable Housing Committee meetings.

CR 21-69 Page 9 of 56

On page 9 there are three bullets at the top of the page, the last bullet discusses the “for sale” option. We believe CR 21-69 is missing a key component, which is the County’s Affordable Housing project. During the discussion on August 25, Councilmember Johnson started the discussion at 2:23:00 and it was clear that the County’s Affordable Housing project was included in this discussion. Further in the conversation, there was a specific exchange where Councilmember Johnson reiterated the order of events, see the exchange transcribed here for convenience:

Councilmember Gabe Johnson: What I heard, was after Phase 2 of the County project, with a survey done, then Pūlama would be willing to sell some of its old plantation homes, 235 of.

¹ See AH-1(1) Direct Referral created on July 21, 2021 on Granicus:
<https://mauicounty.legistar.com/LegislationDetail.aspx?ID=5082254&GUID=9666216E-1425-461E-A4C6-040546F80CE2> . Meeting dates were August 2, 16, and 25, 2021.

Kurt Matsumoto: That is correct Chair, we would want to assess the housing needs at that point, and then be able to make a decision about whether there was enough breathing room on the rental demand that we could sell some homes. So you can imagine we see Hōkūao developed, we see phase 1, 2, at the County level developed, and there will probably be some movement within the rentals. In order for us to sell any of the older homes, we would first need to have accommodations for those residents in place. So just to paint the picture of what we're envisioning – what could happen in the future – it is not a quick trigger. It would take some time, but depending on how it looks.

Councilmember Gabe Johnson: I want to get specifics, I want to get it in writing. So, that is why I'm doing active listening for you Kurt Matsumoto. I want to make sure that what I'm hearing and I say it back to you and we put it on record and we'll get that. So after Phase 2, after housing study, you would be willing to sell some of your single family homes, some of your single family rental units in Lānaʻi City as workforce housing ownership. 20 homes? What are we talking? You mentioned you had 235.

Kurt Matsumoto: I can't commit to a number tonight. I can't commit to a number Chair, but we would sell homes and would look at what the demand is at that time.

Gabe Johnson: How about a minimum number of homes, or a percentage of homes. We have to have something where we can have – I need a bone. I need to have something. I can't just say we'll look into it, that doesn't work for the County.

Kurt Matsumoto: If you are saying I have to give you a number in order to get this approved, I can't do that. Like I said, it, I think it really depends on what the conditions are when we get there. How long is it gonna take the county to start the project? How many people pick up and qualify for those homes? You've seen the data and you've seen the rents that we have on those older homes. And in a lot of cases some people may not want to leave those rentals because the rentals are gonna be less than even living in the County affordable project. The dynamics are so hard to imagine in the future we have to play it out. But yeah, you have our commitment that there will be a point where we will sell some homes, but I'm not gonna give you a number tonight.

Gabe Johnson: I'll let you know that we have programs that are setting up for first-time home owner buyers. They've got 30,000 that they can apply for. I believe that the people of Lānaʻi deserve affordable homes and I believe that they would apply and they would be in there. That being said, you made your point. I think that is all I have for you. If any other members have any questions, thank you for that response.

The third bullet does not make any mention of the County's Affordable Housing Project, here is the excerpt from page 9 of CR 21-69:

- After completing this Project and fulfilling Pūlama Lānaʻi's rental needs, if an assessment demonstrates the need for workforce housing ownership units, the Developer will consider offering existing homes in its rental inventory for sale to income-qualified residents.

The County was deeded 115 acres to develop affordable housing in 1992, to date that condition by the County has not been met. Councilmember Johnson has been advocating for the County's Affordable Housing project since January 2021.

We would like this Council to consider adding in the following (underlined/bold) verbiage to reflect the record of the exchange that took place during the August 25th Affordable Housing Committee:

- After completing this Project, **Phase 1 and 2 of the County's Affordable Housing Project**, and fulfilling Pūlama Lānaʻi's rental needs, if an assessment demonstrates the need for workforce housing ownership units, the Developer will consider offering existing homes in its rental inventory for sale to income-qualified residents.

Again, we want sincerely mahalo the Council for their support of our project over the last few weeks and look forward to our continued efforts to bring much needed housing for the residents of Lānaʻi.

Mahalo for your service to our community and for your consideration of our request for clarification.

Mahalo,

Keiki-Pua S. Dancil, Ph.D.
Senior Vice President, Government Affairs & Strategic Planning

cc: AH.Committee@mauicounty.us (via email)
Mimi DesJardins, Maui County Department of the Corporation Counsel (via email)
Karlynn Fukuda, Munekiyo Hiraga (via email)

September 2, 2021

Aloha, Maui County council members. Thank you for the opportunity to provide written testimony.

My name is Nelinia Cabiles. I'm not a paid lobbyist; I am testifying on my own behalf as a resident of Lānaʻi. I am writing to give my full support for the Hōkūau housing project.

If you lived on Lānaʻi, you would know that the housing situation is dire. Two to three families with children under one roof. Little to no inventory of homes for incoming teachers, new hires at the Four Seasons' resorts, Sensei Farms. What is available to buy is, as other properties for sale across the state, slightly out of reach for a typical working family. And that describes only the situation of homes that are for sale. Units available for rent are rare.

I received an email from a new hire with Hawaiian Electric a few months ago, who asked me if I could help him find housing. I put him into contact with a few realtors I knew, and after a few weeks, he wrote to tell me that, beyond all odds, he was able to secure a rental. He is on the island now, working as a journeyman for the utility company. He is one of extremely lucky ones. Many people have not fared so well.

The Hōkūau housing project would help increase the inventory of homes here, while simultaneously free up other rental properties.

I support Hōkūau because I know first-hand what it's like to live with another family, waiting for a rental home to become available. That was the situation some fifty years ago, and as many of you have learned, little has changed since then. There have been housing development projects over the years, with the last one, Olopua Woods, completed twenty-five to thirty years ago.

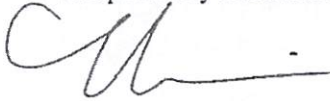
Hōkūao is an important major project that affects not just a growing demographic of families coming to the island, but also potential hires in education, agriculture, health, and the service industries. How can we possibly attract workers to our island if there is no housing to offer them as part of the recruitment package?

I support Hōkūau because it would add to the inventory of homes. It would mean homes to rent for a growing workforce. Our community needs this. It would be one of the most important housing projects Lānaʻi has seen in decades and would improve the quality of life for countless hundreds of people on our island.

I don't need a place to rent. Hōkūau would not be for me. I'm one of the rare few to have a place on Lānaʻi, for which I'm so grateful. But just because I don't need housing doesn't lessen my support for Hokuao. In fact, it only increases my support for it and my empathy for those who do need housing. I was that child whose family needed a place when we moved here from the Philippines some forty-plus years ago. I was part of that

family who had to rely on the kindness of strangers to take us in. I have empathy for all the families and kids and new teachers and nurses and workers sharing a small space. Our housing shortage on Lānaʻi is why I'm throwing my full support for Hōkūau.

Respectfully submitted, and with kind regards,

A handwritten signature in black ink, appearing to be 'Nelina Cabiles', with a stylized, cursive script.

Nelina Cabiles

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2021 SEP -2 AM 8:35

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Date: September 2nd, 2021.

2021 SEP -2 AM 8:35

To: Maui County Council

Re: CR 21-69 Hokuao

OFFICE OF THE
COUNTY CLERK

Dear Council Members,

Thank you for your service and your commitment to make Maui County a better place to live. I work for Pulamalanai but I am not a paid lobbyist. I am writing this letter on behalf of myself. Please support the Hokuao Housing project on Lana'i. I am born and raised on the island and last time there was any housing development was when I graduated High School, that was 30 years ago. Now that I have my own family, housing on Lana'i is very difficult for my fellow Lāna'ians. Personally, my family and I are fortunate that we have a family home to live in. We moved back to the island from Montana, knowing that we had a place to stay. Unfortunately, not many can do that now a days. There are so many Lana'ians and people who move to Lana'i to make a better life for themselves and their families but have no place for rent that is affordable. With the limited available rentals on island, the rent for these families or individuals are so ridiculously high that I feel so bad for them. Please support this project so that the prices on rental on Lana'i will come down so that people who need a place will be able to find a place that they can afford. Thank you again for your time and your continued dedication to make Maui County a better place. Stay Safe and Healthy during this difficult time.

Sincerely,



Roger Alconcel