

AH Committee

From: David Dorn <daviddorn808@gmail.com>
Sent: Saturday, June 4, 2022 12:24 PM
To: AH Committee; Alice L. Lee; Keani N. Rawlins; Tasha A. Kama; Gabe Johnson; Kelly King; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Affordable-Housing-Committee_6-6-2022_Testimony-against-Hale-Waipuilani (AH-17)
Attachments: Affordable-Housing-Committee_6-6-2022_Testimony-against-Hale-Waipuilani.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Date: Monday, June 6, 2022
AFFORDABLE HOUSING COMMITTEE (2021) 1:30 p.m.

Dear Committee Members,
Please see my attached testimony against
the Hale-Waipuilani Project (AH-17)
Regards,
David Dorn

Date: Monday, June 6, 2022

AFFORDABLE HOUSING COMMITTEE (2021) 1:30 p.m.

<https://mauicounty.legistar.com/Calendar.aspx>,

AH.committee@mauicounty.us
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Dear Council persons and Committee members, my name is David Dorn, and I am testifying against the approval of the Hale Waipuilani project. I am one of the immediate neighbors of this property, and I am negatively impacted by this proposed project. I have lived here for about 25 years and have first-hand knowledge of the neighborhood and its challenges.

The builder has not delivered a factual, accurate, or complete application for this Committee. It should be noted that traffic data was either 5 years out of date or collected during the Covid Shutdown. Such figures are inaccurate and do not reflect the current state of traffic. The application and its reports are filled with many inaccuracies, and assumptions based on flawed data. Example, Traffic Data was collected on just a few dates, and the general level of information given in the report is superficial, and or irrelevant to the site in question. Due to the sensitive nature of SMA areas, and the close proximity to cultural and archeological assets this decision should not be taken lightly. There are also open questions of the area's wetland status and unaddressed flooding issues. This application is inadequate and incomplete, and should not be accepted by the committee.

I recommend that the committee reject this application. There needs to be a proper investigation into the impacts that this project will have on the ecology, hydrology, archeology, traffic, and residential infrastructure of this area. This site being located in the SMA (Special Management area) and CMZ (Coastal Zone management), should automatically trigger the need for an EIS (Environmental Impact Statement) so that no harm comes to important natural and cultural assets. The needs of the environment and

the community outweigh the needs to fast-track this project. No waivers or rezoning should be considered for this project until the impacts have been properly studied, assessed, and understood.

Additional Problems with the application/report: The cultural report was superficial and incomplete, and it also failed to interview key neighbors that were former property owners. The cultural report failed to accurately characterize the site, its climate, history, or hydrology. The cultural report did not list all of the cultural assets of the area, and underplayed the possibility of finding iwi kupuna (bones) on the site, saying “the area was too dry for iwi”. The report failed to mention the contiguous sand dune (Pu’uone sand dune complex) that connects Wailuku to Wailea which is a feature known to have a large number of burials. As well as the site's proximity to multiple areas wetlands and pools that have historical links to settlements and pre-contact agriculture. The report failed to describe the important nature of mauka-to-makai ahupua’a, and the communication of mauka agricultural sites to makai aquatic resources.

The Flora and Fauna report was also superficial, was dateless, and failed to list many known species on the site. And at times contradictory, the builders report also failed to assess and address the flooding issues.

Other problems with the application: It did not offer any flood-mitigation solutions or determine the impacts of runoff flowing onto and flowing from this site. The report did not address the impacts of converting an open space site with exposed soil to a 68 percent impermeable surface. The report also did not attempt to describe the many known flooding issues, and many flooding events that have been experienced here over the years.

Here is a brief summary of my objections and concerns regarding this Project:

- New Housing should not be located in high-risk areas, such as flood zones
- This oversized development is poorly placed in a flood plain and notorious flood zone.
- The area in particular has an aging infrastructure, no sidewalks, and no stormwater management system.
- This high-density project will increase traffic problems for local residents and South Maui.

- Local residents have informed the Builders about the potential harm to Archeological Sites (including nearshore fishponds) etc. Residents have repeatedly informed Builders about flooding issues, traffic problems, and pedestrian safety issues.
- Traffic problems decrease area safety, by increasing the number of residents needing evacuation during natural hazards, tsunamis, etc.
- Increased Traffic reduces the ability of EMS to access these areas and reduces their ability to provide timely responses.
- This project is asking for exemptions to Zoning laws and SMA requirements.
- Each exemption (see complete exemption list on Page 37/577) either costs the taxpayers money or compromises community standards. This leads to a degradation of the infrastructure and living conditions in the neighborhood.
- The project does not solve housing problems for local people (50 percent or more could be sold to new residents from the mainland etc).
- This Affordable Housing is not affordable. County Rules describes Affordable as being 50 percent AMI to 120 percent AMI, however this project does not include the lowest group and pushes the maximum allowable limit in the upper group.
- Houses will be bought by House-flippers that will flip them as soon as they are able, and this will add to the rising housing prices, instead of solving the housing crisis. House flipping affordable homes will actually drive up housing prices, keeping home ownership farther out of reach for local families.
- The Developer's representative has been disingenuous with the local residents at several meetings and has repeatedly failed to provide meeting minutes and reports that were requested and promised to the residents.
- Documents that were not shared by the Developer with residents include Traffic reports, Cultural Reports, Meeting Minutes, etc.
- Approx 200 local residents signed a petition against this project, but the developers have now created a "counter-petition".
- This Developer has a long history of building in wetlands, and flood zones, and degrading the watershed.

Maui Workforce and Affordable Housing going to mainland Investors:

- Mainlanders and international travelers can qualify for an Affordable or Workforce Home on Maui in just 2 years. Or immediately?
- Buying a workforce or subsidized home on Maui is a financial investment and vehicle for wealth acquisition, according to Lawrence Carnicelli.
- People buy these homes with the intention of flipping them for resale after a few years,
- All former affordable housing projects in Kihei are now market priced.

- Residents are concerned that these homes will be rented out as TVRs and transient rentals.
- Despite the fact that they were built with exemptions usually making them sub-standard according to normal building codes.
- If you build a sub-standard “affordable or workforce” home, then it should remain affordable in perpetuity, and not be allowed to be resold at market price.
- Affordable housing or workforce housing is a burden on the community infrastructure.
- Affordable housing or workforce housing degrades the neighborhood’s Quality of Life.

16E Waipuilani Road is built in a Wetland: This area has had a network of wetlands for hundreds or maybe thousands of years. Early Hawaiians lived with these conditions and capitalized on them. Modern development came here more recently post WW2 with most early homes being built around the 1960’s. Grandma Betty’s home was put there in 1957. Some of the wetlands were filled, and some were not. Regardless of the degree of development, the underlying wetland hydrology remains. The geology and topography of the area continues to bring water to these places, and the lower elevations of the flood plain act as a catch-all. Flooding happened here historically, and it keeps on happening. No matter what short-term, cleverly-engineered, systems that people put in place, you will always be working against nature to try to stop the flooding. You can however make it worse, by continuing to build into the wetlands, and by putting more people in harm’s way. Kihei has a bad track record of filling wetlands and building in gulches and flood zones, and this has lead to regular flooding in surrounding neighborhoods.

Marsh Migration and the reemergence of Ancient Wetlands: Many of the wetlands of Kula kai are episodic and ephemeral. They come and go depending on weather and they are also affected by human factors and climate. It is expected that wetlands that were previously built on will become wetter again with effects if Climate Change, and Sea Level Rise. In a process called “Marsh Migration”, caused by sea level rise and rising water tables, we could see old wetlands reestablishing themselves, and we might even see new wetlands appearing mauka of their original positions.

Road closures and delays create a public safety hazard: One of the biggest problems with this site is the lack of adequate drainage infrastructure and poor roads. This combined with the flooding issues causes situations where the road is regularly closed because of flooding and ponding. This can be from storms, flash floods, or even from water main breaks. Roads cannot drain and water often pools and accumulates. This causes traffic to slow down or stop completely. This creates a hazard for evacuations,

and reduced access to emergency vehicles such as ambulances, and this also creates a danger to people driving or attempting to leave or return to their homes. Adding more people into this mix before you fix the underlying problems is an accident waiting to happen. More people jammed together make for longer evacuation times.

Kihei Emergency Evacuations: many local residents are concerned that evacuations from Kihei are slow, difficult, and might become impossible if more development is done ahead of improving roads and infrastructure. It only takes a few cars stalling out to block South Kihei road, and make it impassable. We have seen this time and again. Narrow side streets too cannot handle a sudden rush of traffic that an emergency evacuation would require.

Delayed evacuations: As an example, A locally-generated tsunami from Big Island or Molokai could get here in under 15 minutes. How long would it take to evacuate Kula Kai (Kihei) to higher ground? Kihei already has substandard roads and known traffic bottlenecks. You wouldn't put 20,000 people into a sports arena with just one emergency exit. Because of the bottleneck it creates in an emergency.

Traffic Jams are a regular occurrence: Traffic delays have a chain reaction and a cumulative effect. Traffic Slowdowns are compounding. Traffic entering South Kihei Road during peak hours will delay traffic along the entire route. Maui's north-to-south traffic is linear, and served primarily by 2 main roads, Piilani Hwy and South Kihei Road. Example, when a car enters South Kihei Road at the Waipuilani Road intersection, it can easily take a minute or 2 to get through. This 2-minute delay affects not only that vehicle, it also affects all the traffic behind the vehicle, and along the entire route. Each 2-minute delay created by a Resident entering traffic in North Kihei will also create a 2-minute delay for someone traveling from Kahului to Wailea along the same route.

Workforce Housing is not located where the work is:

- Workforce Housing is not provided in the Areas where the need was generated. These houses are not where the jobs are, and create a commuting problem and people are commuting to their workplaces to and from this area.
- The majority of people who would live in this workforce housing will most probably NOT be working in North Kihei. They will be commuting across the island, and adding to already congested traffic.
- Grouping all the workforce Housing in one place increases traffic congestion along the entire worker's commute. Not just at the point of origin.
- Affordable housing Credit trading allows for all the workforce housing to be lumped together, and located in cheaper neighborhoods and on cheapest land

available. This creates segregated communities, and does not realize the original intention of having integrated workforce housing.

Affordable Housing Credit Trading causes segregation, inequity, and risk:

- Credit-trading creates the opportunity for unscrupulous developers to target high-risk/low-cost land to develop. This is resulting in these types of housing being located in flood zones, and wetlands and gulches.
- This tendency to group affordable and workforce housing in lowest cost land creates an inequity, where poorer people are relegated to high-risk areas.
- Lower income people are also the least able to afford flood insurance, and are least likely to be able to bounce back from a flood resulting in property loss, injury or property damage.

Affordable Housing Rules create a loophole that allows builders to bypass Environmental protections: By allowing builders to fast-track projects, and cut through red tape, certain environmental protections are circumvented. Zoning Laws, SMA requirements, CZM rules and proper reporting are compromised under the affordable housing rules. These protections are meant to protect the environment, culture and community from harm.

Affordable Housing is being used to exploit vulnerable lands: Developers are able to use Affordable Housing rules and “Pro affordable housing sentiment”, are being used as tools to exploit vulnerable and environmentally sensitive lands. Kihei’s last remaining open spaces have remained untouched until now because they were the most challenging and least desirable lands to develop. For example, lands on streamways, gulches, flood zones, and wetlands. These lands had the SMA, CZM, and other Zoning protections, etc. This made them more difficult and expensive to develop. However, by waiving all of the requirements such as completing Environmental Impact Statements etc. using Affordable housing rules, developers can now request to waive/bypass most of these protections, requirements, limitations and fees. Affordable Housing rules are being abused and overused, and the Planning department is being overly lenient on affordable projects, so the most sensitive lands are being compromised. There are affordable housing developments pending for all of Kihei’s Gulches, streambeds, and remaining wetlands. All of these sensitive lands are being accessed through the affordable housing process. And it is contributing to the rapid loss of Kihei’s last remaining open spaces and natural areas.

Builder’s representatives told us at the resident meeting that “This is NOT Affordable Housing. this is workforce Housing”:

Either way, these homes are not affordable or achievable for the majority of Maui residents. These homes will be purchased by mainland investors and recent immigrants, and new residents. Maui has become the destination for silicon valley's and california's expatriates, and is now becoming the home to an increasing community of billionaires, millionaires, and affluent middle classes. Regular Maui Residents cannot compete and many cannot simply even qualify for a loan. According to Keaka Aumua at Hawaii Community Assets, only 28 percent of local families will qualify for a mortgage.

Projects like this do not protect the local residents from being displaced from their land. These types of projects actually help to displace local families and dispossess Hawaiians from their land. Local families are being priced out of the Housing market. The builders have no obligation to sell these homes to local people, they can sell to anyone who is a resident of maui County, no matter how long you have been here. We have heard of many examples of newly-arrived mainlanders scooping up Maui's affordable homes. And another loophole for builders is that if these affordable units are not sold within one hundred twenty days they can then be sold to the next group for more money, up to 140% AMI. This is a financial windfall for the builders, and they don't even have to return the waived fees and financial incentives back to the County. It is free County money going into their pockets. And under these conditions they are financially better off not selling these homes in the first round.

Affordable Housing Deed restrictions create short/medium term investment opportunities: The deed restrictions have a time limit; Below Moderate Income 10 years, Moderate income 8 years, and above moderate income is just 5 years. This means that all of the housing in this development could convert to market-priced in 10 years. And some in just 5, this is a short window for real estate flippers to get a financial windfall. The deed restrictions are not restrictive enough. Affordable housing should stay affordable in perpetuity. This is the only way that we can expect to catch up on our backlog. The builders rep, Carnicelli told the resident group that "the main purpose for real estate is to create wealth". And Carnicelli said that this was a way for people to "get in the game". We assume he meant "get in the game of house flipping".

Changed Zoning is a long-term alteration to the neighborhood: Long after these affordable homes are converted to market price, they will still be below the community standards set out for the neighborhoods. Builders are shoehorning their way into these neighborhoods and getting past zoning rules and restrictions by creating a short "window of affordability". This is not a solution to the affordable housing crisis. From a community standpoint, it would be better to build affordable rentals that stayed affordable in perpetuity. This would address the lack of affordable housing. Building affordable houses that do not conform to the neighborhood zoning standards is a long

term problem. Affordable housing should NOT be allowed to change the local zoning. The zoning is designed to protect the area from overdevelopment and inappropriate projects, such as very-high density, cramped, living conditions.

Financial Disincentive to sell to Locals: This rule creates a financial disincentive for the builders to allow locals with lower credit scores to qualify for their homes. As their mortgages may be of lower quality. The builder has the discretion to set rules for which types of loans and mortgages they will accept. Under these conditions, homes will ultimately be sold to persons who have access to better class mortgages, and they are usually the ones who have the better credit scores. These homes are not being built for locals. And most of these homes will not be sold to locals.

Affordable Housing is degrading underserved neighborhoods (even further): Because of waived conditions, requirements and fees, Money from developments such as this is not being spent on Infrastructure; such as sewer, stormwater, sidewalks, traffic lights, parks, and roads. "The county is trying to raise 58 million for a fund to do this", meanwhile all projects like this will be overburdening aging infrastructure, and degrading these already underserved neighborhoods.

County needs to invest in infrastructure before development: North Kihei needs its infrastructure brought up to standard before any more construction is allowed. Many sections of South Kihei Road have been waiting for sidewalks since the 1960's. These same streets need stormwater drains, curbs, and gutters. This major roadway has no way to manage stormwater or flooding and regularly becomes a safety hazard to transport and to residents. Normal rainfall can quickly cause ponding, and heavy rains can cause ponding deep enough to stall out cars and even float them away.

South Kihei road is frequently shut down by flooding and ponding: Flash floods, stormwater runoff, and ponding water can close the roads in Kihei. South Kihei Road has a number of trouble spots, namely at all of the stream crossings, and in areas with no stormwater drainage. These sections of road can be cut off, disrupting traffic, for hours or even days. When the road is blocked it creates a public safety hazard as it impedes the progress or eliminates access for ambulances and emergency vehicles. It also creates a safety hazard as residents attempt to cross flooded roadways, and/or wade through floodwaters to get home.

Waipuilani Road functions as a bypass:

Waipuilani Road is one of the area's major bypass roads. Whenever there are delays on Piilani Highway or SKR. Whenever there is a traffic delay caused by a road closure, construction, fire, or vehicular collision, traffic in this area is diverted along Waipuilani

Road. This road is already heavily used during rush hour, and during a traffic diversion, the traffic along Waipuilani Road slows to a crawl and is sometimes nearly gridlocked.

Kauhaa Street is narrow:

Kauhaa Street is a residential street. The traffic along the secondary road Kauhaa St is severely limited by the street's narrow nature and residential street parking. Kauhaa Street is so narrow that it can only allow the passage of one vehicle at a time in either direction. Children play here. In the narrow sections, Cars park along on the curbs with two wheels on the roadway. This makes just enough space for one car to pass at a time, and cars have to wait for the oncoming traffic to pass through the narrow sections. This project, if completed, would increase the number of cars using this street, and parking on this street. This road, if overused, could also become a hazard to residents as its narrowness might restrict the access of emergency vehicles, especially fire engines.

Traffic Delays and Traffic congestion impede the progress of Emergency vehicles:

Even a delay as small as 3-minutes in traffic that affects an emergency vehicle, can make the difference between life and death. Emergency vehicles already have to deal with slow traffic, especially during rush hour and during times of road closures and traffic diversions. Adding more traffic at these known traffic bottlenecks will increase the response time of emergency vehicles, which will in turn reduce the survivability of critical patients and victims.

PROPOSED LIST OF EXEMPTIONS AND FEE WAIVERS MAUI COUNTY CODE

CHAPTER 2.97.120 AND 2.97.150 (Page 37/577):

1. See the complete List Of Exemptions and compromise on page 37.
2. The waived fees for this project total \$435,000 dollars. This is money that is not going into the budget for infrastructure improvements and public assets.

ERRORS AND MISLEADING INFORMATION: Correspondence from County Clerk 05-27-2022.pdf (577 pages): Discrepancies, Errors, and omissions in the Application for Proposed Waipuilani Workforce Housing Project:

Page 164/577, Study methodology, based on assessing traffic conditions at key intersections during peak hours. (There were only 2 days studied; One day in 2017 (data already 5 years old), and on date during the Covid shutdowns in 2021. All data collected and used in the Study Area Intersection Analysis was either outdated or erroneous.

Page 165/577, Description of East Waipuilani Road intersection is incomplete. It fails to mention that the Westbound Intersection with South Kihei Road is a single lane that has to accommodate left turn, through, and right turn traffic. This single row of traffic is delayed by the vehicle ahead as only one vehicle can enter at a time. This causes long delays when vehicles are turning left or going straight through, even for “right turners”.

Page 165/577, Existing Traffic Volumes. This report admits that data used was “The hourly traffic volume data utilized in this report was collected on Thursday, February 9, 2017 and April 2021”.

Page 166/577, The report states, “In addition, based on the Manual on Uniform Traffic Control Devices (MUTCD), Federal Highway Administration, dated 2009, a signal is currently not warranted at the South Kihei Road/East Waipuilani Road intersection based on the 4-hour and 8-hour warrants. A percentage of westbound right-turn volumes were removed from the warrant since the majority of westbound approach vehicles are right-turners that are not blocked by leading left-turn vehicles. See Appendix D for the signal warrant”. (This statement is erroneous, “that right-turners are unaffected by left turners” as there is only one lane here).

Page 166/577, Table 3.1: Existing Conditions Level of Service Summary, (is based on old and erroneous data).

Page 172/577, statements' ' As discussed in Section 3.3, no significant existing queuing was observed at both South Kihei Road intersections during the peak hours of traffic due gaps in through traffic along South Kihei Road. Existing eastbound and westbound approach queues ranged from only 1-3 vehicles long, with occasional 5 vehicle queues. Majority of delays will stem from left-turning vehicles which are relatively low at both intersections, ranging from only 4-16 vehicles, so the heavier right-turn traffic should continue to flow adequately through the intersection, limiting lengthy queues”, are based on old and erroneous data and misleading observations.

Page 173/577 **Nearby Developments**, (3) MAUI BAY VILLAS, built in a flood zone, wetland and impacts Kulanihakoi Gulch, and regularly floods. (6) WALANI VILLAGE, is being built on a Waipuilani gulch, wetland, streambed, and floodway. (7) KRAUZ DOWNTOWN KIHEI, impacts 2 wetlands at Piikea (aka “Longs & Azekas wetlands”). (8) WELAKAHAO VILLAGE RESIDENTIAL SUBDIVISION, is located on an extensive wetland system and the Keokea stream which is a wetland and central Kihei’s major floodway/drainageway. (12) ALAHELE SUBDIVISION, affects the Kihei Gulch Stream, and floodway and the Kalama park wetlands downstream. (14) MAUI COAST EXPANSION, impacts the local streambed and floodway.

Page 179/577, LEVEL OF SERVICE SUMMARY Table 4.3, (is based on old and erroneous data).

Page 184/577, Table 5.3: Existing, Base Year 2023 and Future Year (is based on old and erroneous data).

Page 185/577, The hourly traffic volume data utilized in this report were collected on February 2017 and April 2021 (this 2017 data sample was 5 years old, and the 2021 sample was taken during Covid shutdowns) so any conclusions based on these samples are not reliable and likely far less than current levels. The statement that "All movements operate below capacity, with no significant delays" is not based on typical traffic and does not reflect current conditions.

Page 190-577, Traffic Study, Waipuilani Road and South Kihei Road intersection ("S. Kihei Rd - Waipuilani St" sic), were conducted during Covid shutdowns (4/22/2021) and do not reflect typical numbers.

Page 191-577, Traffic Study, Waipuilani Road and South Kihei Road intersection ("S. Kihei Rd - Waipuilani St" sic), were conducted during Covid shutdowns (4/22/2021) and do not reflect typical numbers.

Page 192-577, Traffic Study, Waipuilani Road and South Kihei Road intersection ("S. Kihei Rd - Waipuilani St" sic), were conducted during Covid shutdowns (4/22/2021) and do not reflect typical numbers.

Page 193-577, Traffic Study, was conducted during Covid shutdowns (4/22/2021) and does not reflect typical numbers.

Page 194/577, Traffic Report (AM_Liloa Dr - Waipuilani Rd) from 2017 (5 year old data) shows 258 left turns Waipuilani to Liloa, and 50 straight through in the AM, and 52 pedestrians.

Page 195/577, Traffic Report (AM_Liloa Dr - Waipuilani Rd) from 2017 (5-year old data).

Page 196/577, Traffic Report (PM_Liloa Dr - Waipuilani Rd) from 2017 (5-year old data).

Page 197/577, Traffic Report (PM_Liloa Dr - Waipuilani Rd) from 2/9/2017 (5-year old data).

Page 198/577, Traffic Report (AM_Piilani Hwy - Waipuilani Rd) from 2/9/2017 (5-year old data).

Page 199/577, Traffic Report (AM Piilani Hwy - Waipuilani Rd) from 2/9/2017 (5-year old data).

Page 200/577 (PM Piilani Hwy - Waipuilani Rd) from 2/9/2017 (5-year old data).

Page 201/577, Traffic Report (PM Piilani Hwy - Waipuilani Rd) from 2/9/2017 (5-year old data).

Page 202-577, Traffic Study of (Liloa Dr - Kauhaa St) was conducted during Covid (4/22/2021)

Page 203-577, Traffic Study of (Liloa Dr - Kauhaa St) was conducted during Covid (4/22/2021)

Page 204-577, Traffic Study of (Liloa Dr - Kauhaa St) was conducted during Covid (4/22/2021).

Page 205-577, Traffic Study of (Liloa Dr - Kauhaa St) was conducted during Covid (4/22/2021)

Page 206-577, Traffic Study of (Liloa Dr - Kauhaa St) was conducted during Covid (4/22/2021)

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Page 207-577, Traffic Study of (S. Kihei Rd - Kauhaa St) was conducted during Covid (4/22/2021)

Page 208-577, Traffic Study of (S. Kihei Rd - Kauhaa St) was conducted during Covid (4/22/2021)

Page 209-577, Traffic Study of (S. Kihei Rd - Kauhaa St) was conducted during Covid (4/22/2021)

Page 214/577, Project Traffic Chart (S Kihei Rd & W Waipuilani Rd/E Waipuilani Rd) appears to grossly underestimate Hourly Traffic slows. Example WBL (Westbound Left turns) and 15 per hour. *This chart is based on old or erroneous data.

Page 209-577, Appendix c, level of service calculations, are all based on old data or unreliable Covid data.

Page 253/577, Weekday South Kihei Road/Waipuilani Road 8-Hour Signal Warrant Wednesday, August 19, 2020 (No data for Waipuilani Road Reported).

Page 254/577, Weekday South Kihei Road/Waipuilani Road 4-Hour Signal Warrant Wednesday, August 19, 2020 (No data for Waipuilani Road Reported).

Page 255/577, Weekday South Kihei Road/Waipuilani Road 8-Hour Signal Warrant Wednesday, August 19, 2020 (No data for Waipuilani Road Reported).

Page 256/577, Weekday South Kihei Road/Waipuilani Road 4-Hour Signal Warrant Wednesday, August 19, 2020 (No data for Waipuilani Road Reported).

Page 262/577 Flora Study: Flora Study reports the rare endemic plant *Heliotropium curassavicum* (Nena, seaside heliotrope, salt heliotrope, kipukai, lau poopoochina) on the site. *Heliotropium curassavicum* is an endemic plant that can colonize new areas, in particular on disturbed saline soils and coastal areas.

*Residents say that this endemic plant is actually abundant on this site and is uniquely suited to the site's sandy and saline soils. This plant has also been identified as a useful indicator species for coastal wetland hydrology due to its salt-tolerant nature. Kipukai flowers are also used in making lei. This plant and the 'Ākulikuli plant (*Sesuvium portulacastrum*) and other flowering natives such as Ilima Papa (*Sida fallax*) also at this site are a habitat to a variety of insects including native bees and moths. Flowering plants include the non-native, naturalized *Nicotiana glauca* (Tree tobacco) plant is the host of or the native Blackburn's Sphinx Moth (*Manduca blackburni*).

Page 264/577 Report said the Hawaiian hoary bat was not detected" (but local residents have seen Hoary bats at this location on multiple occasions). Report also states that "No native birds would be expected to occur in this urban habitat" However local residents have confirmed sightings of numerous bird species including Pueo, Nene, Pacific Golden Plover. And regular (daily) overflights of Ae'o and other natives.

Page 280/577. Historical House and Memorial Marker:

The existing residential structure is over 50 years old and was relocated from NASKA - Naval Air Station Kahului (a historical preservation site) in 1957. The house has been in this current location for over 50 years and is one of the oldest homes in the area and reflects the WW2 era housing typical of the area. The home is one of the last remaining examples of this type of structure still standing in Kihei, as such it should be preserved for historical purposes. The northern residential complex also contains a "Memorial Marker" adjacent to this residential dwelling. The "Memorial Marker" consists of a large, upright basalt boulder bisected along the long axis and is inscribed with Japanese characters.

Page 281/577, Report States that, "The North Kihei area contains disparate wetland areas situated both mauka and makai of South Kihei Road. Due to this circumstance, a wetland study was conducted by Maui Environmental Consulting, LLC, and included the excavation of five shovel pits (P1 -P5) in the undeveloped southern section (Figure 31) (Reyes 2020).

Page 282/577, Additionally, directly west of the subject parcel along the shoreline is a fishpond designated as Keokea-Kai but may actually be an unnamed fishpond (McDermott 2001:76) (see Figures 34-35 and Table I).

Page 354/577, Soil Pit 5 (Photo shows weatertable close to Surface).



Page 387/577 Meeting With Residents March 1, 2021, 5PM:
Concerns of residents communicated to Developer is as follows.

- Drainage/Flooding: There were a lot of concerns and questions regarding the drainage plan for the proposed project and what is the plan to handle the additional runoff that will be generated by the project.
- Also concerned about the lack of adequate retention basins within the project, this may exacerbate flooding problems in the area and South Kihei Road. Regional flooding is a constant problem in South Kihei Road when it rains and the proposed project will add to the flooding problem.
- Traffic: There were a lot of concerns/questions raised from the neighbors regarding additional traffic from the proposed workforce housing development, thus, create safety concerns for the residents in the area and especially the children in the neighborhood.
- Access: One of the residents suggested the need for additional access on Kauhaa Street to relieve some traffic at E. Waipu'ilani Road.
- Project Density: Concern about the project density was also raised by the neighbors. It was thought that the proposed 31 units is too many on a small property.
- Safety: As noted above, the additional traffic generated from the proposed project, several concerns were raised regarding safety for the area and lack of pedestrian sidewalks and adequate lights on E. Waipu'ilani Road fronting the project and neighboring residential development; unsafe for residents in the area.
- Project Affordability: Proposed sales prices not affordable to Maui's working families.
- Loss of Privacy: A property owner adjacent to the proposed project is concerned about the loss of privacy due to the development of the workforce housing project.
- Traffic Light: One resident asked if a traffic light will be installed on the intersection of South Kihei/Waipu'ilani Roads.
- Property Values: A concern was raised from one of the residents that their property will be devalued because of the "low-income housing" being proposed in the neighborhood.
- Cultural Impact Assessment: A request from one of the meeting attendees for a copy of the cultural impact assessment for the project to review and provide comments as appropriate.
- Easement: Question was asked why the owner/developer is requesting that existing recorded easement on subject property to be released.

Page 528/577, DEPT OF PLANNING, Request for Comments:

"Drainage: Through public engagement for the community plan update, neighbors of this project have expressed their concerns that this project will increase runoff on adjacent properties.

Wetlands: We noticed reference to a wetlands study done by Michael Reyes in 2020 (Figure 32 in the Cultural Impacts Assessment), but did not see that report in the submittal package. We could not confirm the presence or absence of wetlands on the site. If there are wetlands identified on this site, they should be avoided”.

Neighborhood Character: We understand that the Applicant wishes to be exempt from the requirements of the Kihei-Makena Community Plan, including the designation of Single-Family Residential that is applied to this property. We have some concerns, however, about the proposed structures not fitting in with the surrounding neighborhood.

Landscaping: “we oppose the Applicant's request to be exempted from landscaping requirements”.

Page 530/577, Concerns of South Maui Planning Dept (Missing Risk Mitigation and missing Archaeological Inventory (AIS):

- “The property is located within a special flood hazard area but the preliminary plans do not provide specificity of how the development will adhere to the standards of development in accordance with MCC 19.62 to mitigate risk to residents and the surrounding neighborhoods”.
- Cultural Resources: “While it appears that a Cultural Impact Assessment was completed for this project, we did not see an Archeological Inventory Survey (AIS)”.
- SMA checklist is answered incorrectly, property is located within the tsunami evacuation zone.

Page 531/577, Planning Dept Comments, Parking Inadequate:

Three guest parking spaces for 28 units is inadequate, even if conforming to MCC Chapter 19.36B.

Page 535/577, Bagayo Response to Planning (alteration of drainage patterns):

Bagoyo claims that “According to the project's PER, the drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff and reduce the quantity of runoff sheet flowing from the project to the downstream properties”, However this is not the case as the plans call for multiple driveways that will require backfill to match different elevations from the roadway and the driveway and parking areas, as well as the displacement caused by various engineered drainage swales to be dug out, as well as artificial stormwater retention devices (tanks and pipes) in addition to converting to 68 percent of the site’s surface to an impervious surface. There is no way to approximate the existing drainage patterns existing on the site with this amount of alteration.

Local residents living in this area have many decades of personal, lived experiences, and knowledge about weather, storms, and flooding events. They have lived with flooding and lived through flooding and other natural disasters. Local residents have lived through Storms, Hurricanes, Tsunamis, Earthquakes, Floods, and Fires. They know about traffic patterns, and the challenges of aging infrastructure, and overdevelopment. This kilo and manao has been shared with the builders, but unfortunately it has not been properly understood or integrated into their plans. During Several Meetings between the residents and the builders; Local residents have informed the Builders of the following:

1. About the possibility of Human Remains at the site (reported by residents of the property).
2. The historical nature of the house.
3. The wishes of Grandma Betty, the former owner for this property to be used for local families.
4. About persistent flooding problems at the site.
5. How even small amounts of rain creates ponding and local flooding.
6. How flooding can cause ponding and moving water up to 3-4 feet deep.
7. About the area's already high water table.
8. How groundwater water rises up through the soil when there is heavy rainfall.
9. About the extensive salt deposits on the site indicating a connection to the ocean.
10. About the possibility of an ancient trail (mauka to makai) going through the site.
11. About the extensive salt deposits across the site and possible connection to the ocean via underground nexus of waterways.
12. About the history of the site as a documented wetland, and its connection to other wetlands in the area.
13. About the hydrological connection between this site and the ocean.
14. About the existence of significant archaeological sites, such as the nearshore royal fishponds (Loko Kuapa) immediately west (mauka of the site).
15. About the flooding problems caused by builder's Meadowlands development and the altered stream flows it caused.
16. About the lack of area stormwater drainage infrastructure.
17. No gutters, curbs, or stormwater drains in the area. (Stormwater flows across SKR).
18. Stormwater from Waipuilani Road and South Kihei Road flows back onto this property.
19. The 2x2ft, Stormwater drain at the corner of Kauhaa St and South Kihei Road does not connect to anything.
20. About the site's function as the neighborhood's detention basin for floodwaters, with no outlet to the ocean.

21. About how floodwaters need to be pumped out of this area, or weeks may be needed for water levels to drop after flooding.
22. About how flood water and mud from heavy storms can close the roadway for days at a time.
23. There are flooding sources north and south of the site that affect this area, Waipuilani Gulch flooding, and also flooding from the Yee's Orchard and Meadowlands side.
24. About how the area needs to be evacuated during floods, and tsunami events.
25. About the traffic problems at the intersection.
26. About the lack of sidewalks and lack of pedestrian safety.
27. About the frequent accidents at this intersection.
28. About the low elevation of the site.
29. About the area being in a tsunami evacuation zone.
30. About the area being in the 3.2ft SLR Coastal Hazard Zone.
31. The dangers to pedestrians walking along SKR, and the accidents where pedestrians have been hit by cars. Between Waipuilani Road and Azekas.
32. Incidents of people waiting at the bus stop being hit by cars.
33. How pedestrian access during floods is dangerous and entails wading through contaminated floodwaters.
34. How the area has frequent tsunami warnings, and several small 6ft tsunamis have breached the shoreline here.
35. How flooding is often silent and frequently comes in the middle of the night without warning.
36. Evacuation during and after a flood is time-consuming and difficult.
37. About the area's particular vulnerability to Sea Level Rise.

After reviewing the plans, residents gave the following feedback to builders:

- The project does not fit the site.
- Housing should not be located in flood zones, especially affordable housing.
- This project puts a lot of people in harm's way.
- There are too many people packed in a high-risk area.
- The plans make the site and surrounding area difficult to evacuate.
- Undersized Internal roads may be too narrow for emergency vehicles.
- Development at the site will increase stormwater production.
- Underground stormwater storage will not work because of the high water table, and rising groundwater, and also that the site could itself be underwater.
- There is a lack of onsite parking, which will lead to overflow street parking.
- Traffic problems will get worse when the new high school opens.
- The lack of pedestrian access, in and around this site.

- The dangers of attempting to access this property during a flood.
- During floods, residents can either be trapped inside the property or trapped outside.
- Flooding causes people to take risks getting to their family members or attempting to save personal items and they will attempt to cross floodwaters.
- The residents recommended that this project would be better sited, on higher ground, for example near the new High School mauka of the Hwy.
- Residents informed the builders that after floods the water and mud is contaminated and presents a serious health risk.
- Residents are concerned that underground stormwater storage tanks will not work, as the water table is high here, and a foot or so below the surface. And floodwater usually results in rising groundwater. Flood Water also comes up through the ground causing ponding. And the projects proposed " subsurface storage system consists of small diameter perforated drain lines that will store the runoff and allow it to percolate into the substrata" will not be effective when the water table has risen or groundwater is rising, or when flood waters cover the ground to a depth of 1-3 feet.
- Residents also explained that the project's proposed drainage swales proposed to be dug underneath the houses or next to driveways will also not work when groundwater rises, or ponding covers the ground.
- After floods, the Redcross comes through providing gloves and bleach, recommending disinfecting all floors and walls.
- The residents also informed the builders that the local people living in this community will not be able to qualify for these mortgages or be able to afford these prices, and that it will be mainlanders and new residents who will be buying these properties.
- Residents told builders that local residents needed financial assistance to be able to qualify for loans, and that there should be a way to ensure that the locals who have been here the longest are the ones who qualify for these homes first.
- Residents suggested that the builders should offer assistance to local families who are struggling to find a down payment, or qualify for a loan, to have special assistance getting into these homes, as there was no benefit for the community having this project built unless it was achievable for local people to buy them.
- Residents were concerned that similar affordable properties in this area that were affordable were quickly turned over to market price and resold.
- Residents are concerned that these properties will be used for investments, and not occupied by the owners.
- The residents are concerned that these properties will be sublet for high rents, even long term.

- Other housing projects in this area have a problem with overflow parking going out onto local roads, from residents and their guests that causes parking and traffic problems.
- A recently permitted B&B in Waipuilani Rd, regularly clogs the street whenever the guests have a party or invite guests. Their vehicles fill up the local streets, blocking driveways and mailboxes, and cause traffic problems.
- The residents informed the builders that the local residents did not want this type of high-density development in this area.
- And they informed the builders that approximately 200 local residents have signed a petition against it.
- In response to claims made by the builder, the Residents told Builder that this site was indeed a wetland under various criteria and definition systems, and there were many definitions of wetlands not just the ACE definition, including the Ramsar definitions, FWS definitions, and the Erickson and Puttock definition (Source Hawaiian Wetland Field Guide). And that this site has been identified as a wetland in several previous wetland studies including the recent South Maui Wetland Study 2021.
- Residents responded to builders, that the area was in fact in the Coastal hazard zone with Sea Level Rise,
- Residents responded to Builder that the area was in the tsunami evacuation zone.

Dubious Comments from the Builders to Residents:

- "These are not affordable homes, they are workforce homes" (Carnicelli).
- "We cannot reduce the floodwater we create, but it will be better quality floodwater" (Carnicelli).
- "It would cost us the same to build this mauka of the Hwy on new lots" (Betsill).
- The average AMI Area Median Income is based on the income of three or more working adults.
- "We could just as easily build a lesser number of market-priced homes at this site" (Betsill).
- "This area is not a wetland" (Carnicelli).
- The salt deposits on site were due to "salt spray" (Betsill).
- "The site is not in the tsunami zone". (Carnicelli).
- "There are no flooding problems here". (Bagoyo).
- "Area not affected by Sea Level Rise" (Betsill).
- Carnicelli told the resident group that "the main purpose for real estate is to create wealth".

Other Concerns of residents:

- The drainage issue has not been addressed, Drainage and flooding can negatively impact neighboring houses.
- Builder said they would raise their homes on "Post and Pier", but they did not mention how landfill and displaced water from this site would impact neighbors.
- Rock Walls and cinder block walls are not a barrier to floodwater as flood water can (and does) rise up from underground through sandy soils.
- Trash Collection will all the trash cans be lined up along the public street at Waipuilani? Currently all the trash cans from the cul de sac are collected from the street at Waipuilani.
- There is inadequate parking for residents. Only 3 guest parking spots planned, Will this be enough for deliveries, workmen, and guests?
- Loss of privacy, views and security. Homeowners fronting the project are concerned with the loss of views and privacy from the project's poor design. Excessively high buildings will be built close to the walls. Putting new residents looking into the homes and properties of the current residents.
- Missing Archeological Inventory Survey (AIS).
- HOA fees and Flood Insurance could affect the affordability of these Homes.
- No assurances that these affordable homes would not be rented to third parties for high rents. There should be no short-term or long-term rental allowed during the period of affordability.
- Builder is claiming that this is a "locals only" development but they have not said how that can ensure this.

Exemptions Requested by Builder:

- The Applicant wishes to be exempt from the requirements of the Kihei-Makena Community Plan, including the designation of Single-Family Residential that is applied to this property.
- The Applicant's have requested to be exempted from landscaping requirements.

References:

Kihei Wants Long-Term Solutions To Chronic Flooding: One of the major reasons Kihei and its nearshore waters suffer serious flooding is because less than 50% of the area's original wetlands are left, Knox said. With climate change fueling more powerful

storms like December's, combined with wetlands' loss and degraded watersheds, "it's a formula for disaster," Knox said. Unless action is taken, the community can expect a lot more "mudfloods," as she describes them.

<https://www.civilbeat.org/2022/02/kihei-wants-long-term-solutions-to-chronic-flooding/>

Wetlands of Kula Kai: <https://savethewetlands.org/>

Hawaii Wetland Field Guide: Terrell A. Erickson, Christopher F. Puttock.
ISBN:I-57306-268-5

Sea Level Rise and the Dynamics of the Marsh-Upland Boundary:
<https://www.frontiersin.org/articles/10.3389/fenvs.2019.00025/full>

A brief history of wetlands in Kihei:
<https://savethewetlands.org/a-brief-history-of-wetlands-in-kihei/>

Fishponds of Kula Kai: <https://savethewetlands.org/fishponds-of-kula-kai/>

LOKO I'A A Manual on Hawaiian Fishpond Restoration and Management:
<https://www.ctahr.hawaii.edu/oc/freepubs/pdf/Loko%20I'a%20Full%20Publication.pdf>

Interest in restoring Fishponds: Statewide there is an interest in restoring fishponds, both as archeological sites, but also as living laboratories where cultural activities can be taught and shared, as well as natural ecosystems can be created. Preservation of Fishponds and their adjacent lands is vital, so that their supporting ecosystems and water sources can also be restored.

Fishponds are often associated with freshwater or brackish water sources, and inshore aquaculture: All fishponds of the Loko Kuapa style are associated with freshwater sources on land and sometimes off shore. The land mauka of these fishponds should be evaluated for their contributions to the freshwater matrix and their part in the hydrological ecosystem. <https://savekihei.org/tradition-and-culture/>

The Return of Kū'ula: Restoration of Hawaiian Fishponds.
<https://seagrant.soest.hawaii.edu/the-return-of-kuula/>

“There is an expanding movement to restore fishponds as a way to grow food and educate communities about culture and History”.

<https://seagrant.soest.hawaii.edu/the-return-of-kuula/>

A growing network of fishpond practitioners and organizations from across ka pae‘āina o Hawai‘i (the Hawaiian archipelago) are restoring the region's traditional aquaculture ponds. Community members come together to restore the walls of a traditional Hawaiian fishpond.

<https://www.fisheries.noaa.gov/feature-story/hawaiian-fishponds-providing-physical-and-cultural-sustenance>

PACIFIC COAST JOINT VENTURE HAWAII STRATEGIC PLAN FOR WETLAND CONSERVATION IN HAWAII:

<https://www.pacificbirds.org/wp-content/uploads/2014/12/HWJVStrategicPlan-3.pdf>

A race against time: Resilient roads for effective emergency response:

Medical emergencies are often a race against time. For instance, cases of severe trauma require rapid treatment in order to ensure a realistic chance of survival. An efficient ambulance service can ensure that patients receive rapid on-site treatment or are taken quickly to the nearest hospital. As roads are flooded, road users have to find alternative routes. This will inevitably increase travel times and cause significant delays in some cases. When such delays affect emergency response services, even moderate flooding can become a matter of life and death. Indeed, a network analysis shows that the consequences of flooded roads can be severe even in neighborhoods that are not directly affected by the flood.

<https://blogs.worldbank.org/transport/race-against-time-resilient-roads-effective-emergency-response>

Time-dependent resilience assessment and improvement of urban infrastructure systems: <https://doi.org/10.1063/1.4737204>

Kihei roundabout sparks Maui residents' traffic, project concerns:

<https://mauiNOW.com/2022/04/07/kihei-roundabout-construction-fuels-traffic-project-concerns/>

Traffic Congestion Around Schools: More traffic will be added when the Kihei High School is completed. Traffic Congestion will increase around the high school. Especially during mornings and afternoons. School traffic congestion is just one aspect of a larger set of problems related to school traffic. Related problems not also include the following:

Speeding in residential areas. Sometimes school congestion creates speeding in the larger vicinity, as frustrated parents and commuters try to make up for lost time associated with the congestion. Reckless driving, speeding, and traffic violations associated with high school students driving themselves to and from school.

<https://popcenter.asu.edu/content/traffic-congestion-around-schools-0>

Maui Is Reconsidering What Constitutes 'Affordable' When It Comes To Housing

Maui County's housing crisis is so acute that even homes deemed "affordable" are often out of families' financial reach, spurring a group of elected officials to look into ways to change how the government decides sales prices. "We've all heard from residents over and over again — and justifiably — that even Maui's affordable homes are not affordable to them," Council member Gabe Johnson, chair of the county's affordable housing committee, told colleagues during a Monday meeting. Maui County, however, has a different way of deciding what fits into family budgets — it only accounts for monthly mortgage principal and interest. For a family earning around \$140,000 per year, for example, the county says a three-bedroom home is affordable at around \$700,000, with a 5% down payment and 5% mortgage interest rate.

<https://www.civilbeat.org/2022/05/maui-is-reconsidering-what-constitutes-affordable-when-it-comes-to-housing/>

Average home prices in Maui County

A surge of out-of-state buyers during the pandemic fueled soaring home prices.

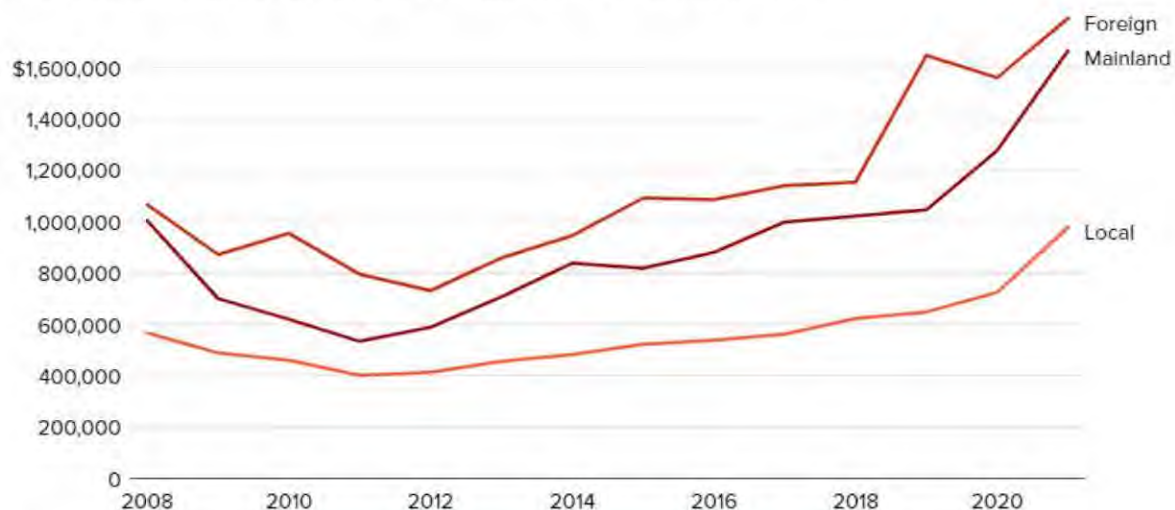


Chart: Marina Starleaf Riker • Source: [Hawaii Department of Business, Economic Development & Tourism](#)

According to the Correspondence from the Developer: "The proposed project consists of 28 for-sale multi-family workforce residential housing units. All units will be 100 percent affordable to households earning between 80 percent to 140 percent of the

County of Maui's area median income", as set forth by the County of Maui, Department of Housing and Human Concerns' Affordable Sales Price Guidelines.

Maui Sales Price Guidelines	USDA	FHA financing
Limits homebuyer's monthly payment to 28% of gross monthly income Includes only Mortgage principal payment Mortgage interest payment	Limits homebuyer's monthly payment to 29% of their gross monthly income Includes Mortgage principal payment Mortgage interest payment Taxes Insurance Homeowner association fees	Limits homebuyer's monthly payment to 31% of their gross monthly income Includes Mortgage principal payment Mortgage interest payment Taxes Insurance PMI (mortgage insurance) homeowner association fees

A screenshot of Council member Gabe Johnson's presentation during Monday's affordable housing committee meeting. A Federal Housing Administration loan is a government-backed mortgage.

More Maui homes bought by offshore buyers last year than in recent times:

- Mainland and international residents purchased 1,124 homes in Maui County last year, compared with 689 units in 2020 and 760 units in 2019, a recent fourth quarter report from the state Department of Business, Economic Development and Tourism showed.
- "Out-of-state buyers drove the demand up and thus increased the housing price," he told Maui Now via email. "We don't know how much of the price increase was due to the out-of-state buyers, it needs sophisticated analysis by separating all the influencing factors."
- A total of 3,099 units, including condos and single-family homes, was purchased last year in Maui County, with out-of-state buyers representing about 36 percent of the sales.
- Maui County for the first time surpassed the \$1 million threshold for single-family home median sale price in May. It remained over that mark for six months of last year, and went on to set a new historic high of \$1.16 million in January.

<https://mauinow.com/2022/03/06/more-maui-homes-bought-by-offshore-buyers-last-year-than-in-recent-times/>

Out-of-state buyers scoop up 30 percent of Maui home sales: For more than a decade, out-of-state residents have made up nearly half of Maui homebuyers.

<https://www.mauinews.com/news/local-news/2021/01/out-of-state-buyers-scoop-up-30-percent-of-maui-home-sales/>

New High school will increase traffic, and decrease pedestrian safety: It is anticipated that the new Kihei High School will have about 800 students, and will also have a staff of teachers, custodians, maintenance workers etc. This will create a huge increase in area traffic as staff and students commute to and from work and to school, Two trips per day per person. The ones not traveling

by car or bus will be pedestrians and bicyclists. The state has decided to build a 4-lane roundabout at the intersection, The future students at the new school will have to navigate through this roundabout to cross the four-lane highway. "The roundabout will be a wonderful tool to keep Kihei commuters moving as long as the requisite pedestrian-separated underpass the community has been asking for is included," state Rep. Tina Wildberger, whose district covers South Maui, said Wednesday via text. "Without that, it will be a regular mess, and eventually pedestrians are going to be injured though not likely killed (because roundabouts slow traffic)."

Kihei Wants Long-Term Solutions To Chronic Flooding: One of the major reasons Kihei and its nearshore waters suffer serious flooding is because less than 50% of the area's original wetlands are left, Knox said. With climate change fueling more powerful storms like December's, combined with wetlands' loss and degraded watersheds, "it's a formula for disaster," Knox said. Unless action is taken, the community can expect a lot more "mudfloods," as she describes them.
<https://www.civilbeat.org/2022/02/kihei-wants-long-term-solutions-to-chronic-flooding/>

SaveKihei.org - High-density development threatens Kihei neighborhood:

There is a development in the planning stages that could threaten the safety of local residents in north Kihei. "Hale Waipuilani", is a very high-density project that was designed by mainland architects, and it is badly designed, and poorly planned.
<https://savekihei.org/high-density-development-threatens-kihei-neighborhood/>

SavetheWetlands.org - 16E Waipuilani Rd: The wetland study site at 16 E Waipuilani Road is located within Kihei's Wetland District. This site was mapped during the 1965 Wetlands survey (Kolb), and included in the 1991 Erickson wetlands survey, and is part of a large grouping of local wetlands. <https://savethewetlands.org/waipuilani-16e/>

Community Solutions for Flooding Issues:

<https://savekihei.org/community-solutions-for-flooding-issues/>

What is passive flooding? Passive flooding includes areas that are hydrologically connected to the ocean (marine flooding) and low-lying areas that are not hydrologically

connected to the ocean (groundwater).

https://files.hawaii.gov/dbedt/op/gis/data/slr_passive_fld_2_pt_0_ft.html

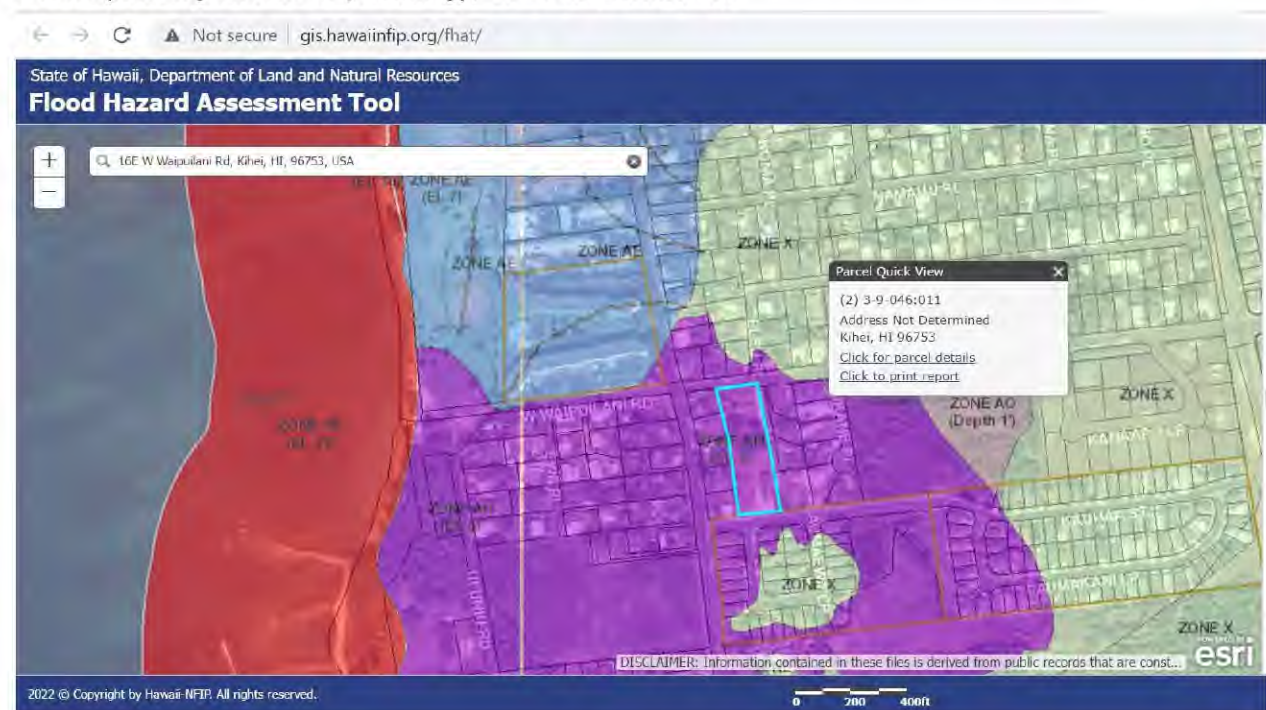
Hawai'i Sea Level Rise Vulnerability and Adaptation Report:

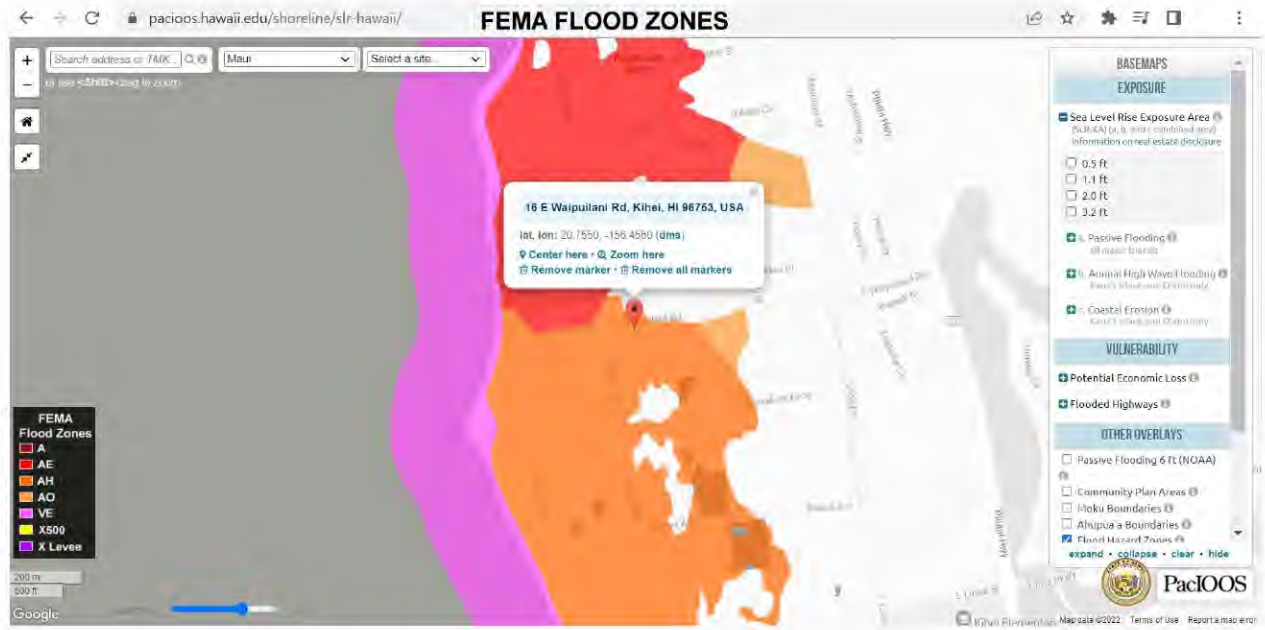
https://climateadaptation.hawaii.gov/wp-content/uploads/2018/01/SLR-Report_-January-2018.pdf

Sea Level Rise : State of Hawai'i Sea Level Rise Viewer:

<https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

Flood Insurance Map: Flood Hazard Assessment Report, Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.







Flood damage to Vehicles South Kihei Road

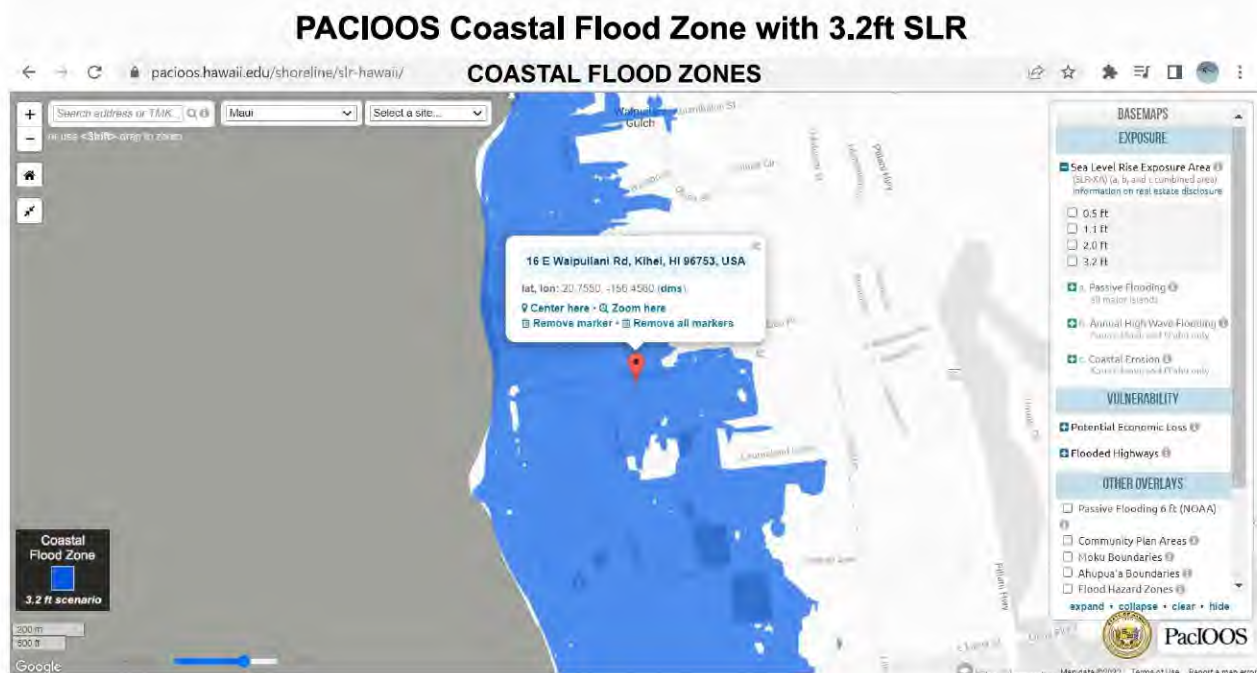
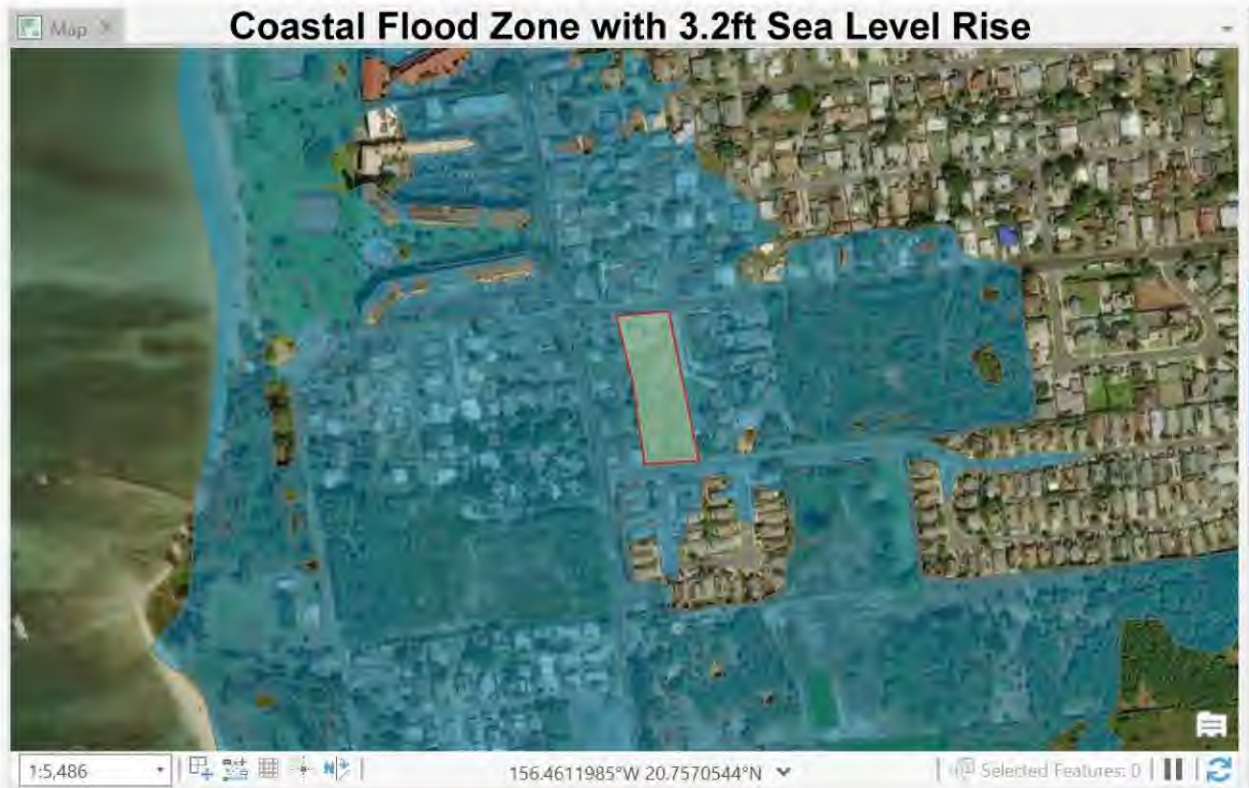


South Kihei Road Flooding (Photo: <https://savekihei.org/drainage/>)

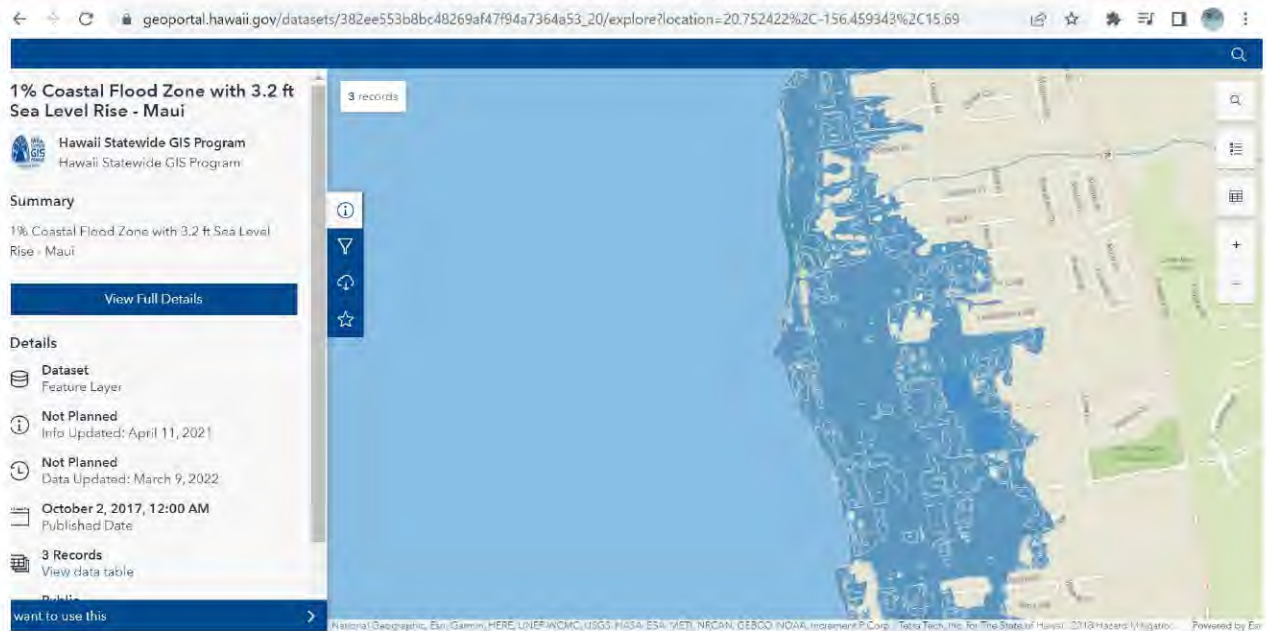


Frequent Ponding at South Kihei Road Waipuilani Road Intersection (Photo: <https://savekihei.org/drainage/>)

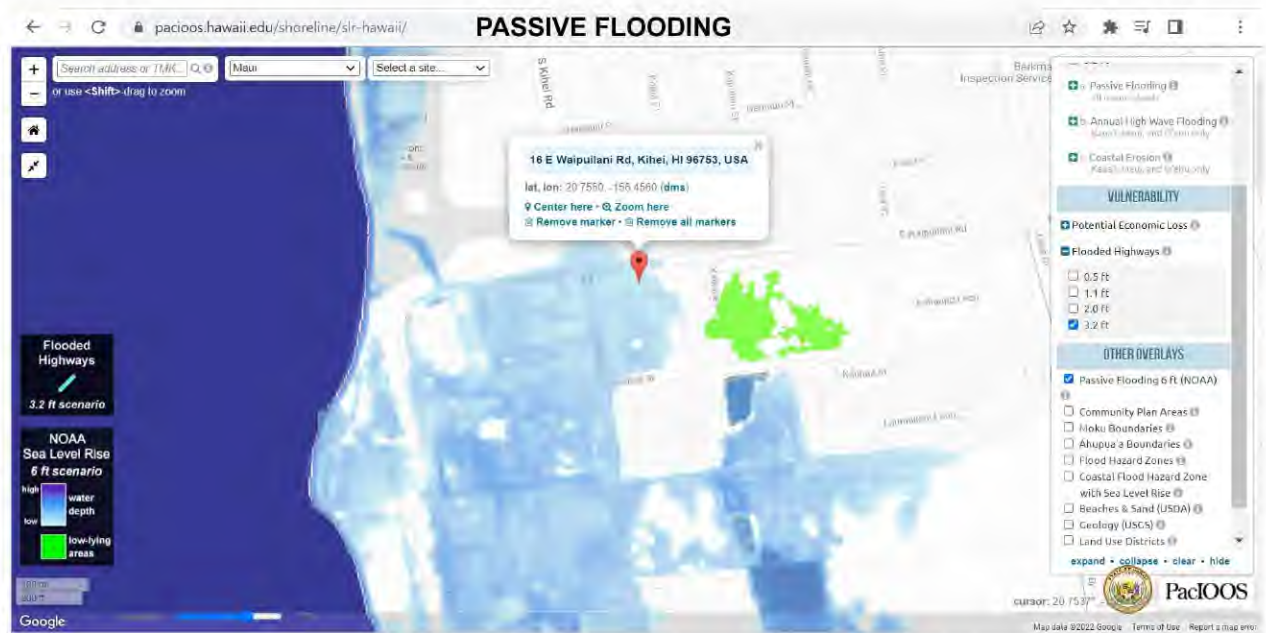




Geoportal Hawaii.Gov 3-2ft SLR



PACIOOS-Hawaii-Edu-Passive-Flooding



No Curbs, Gutters, or Drainage along SKR near Kauhaa St.:



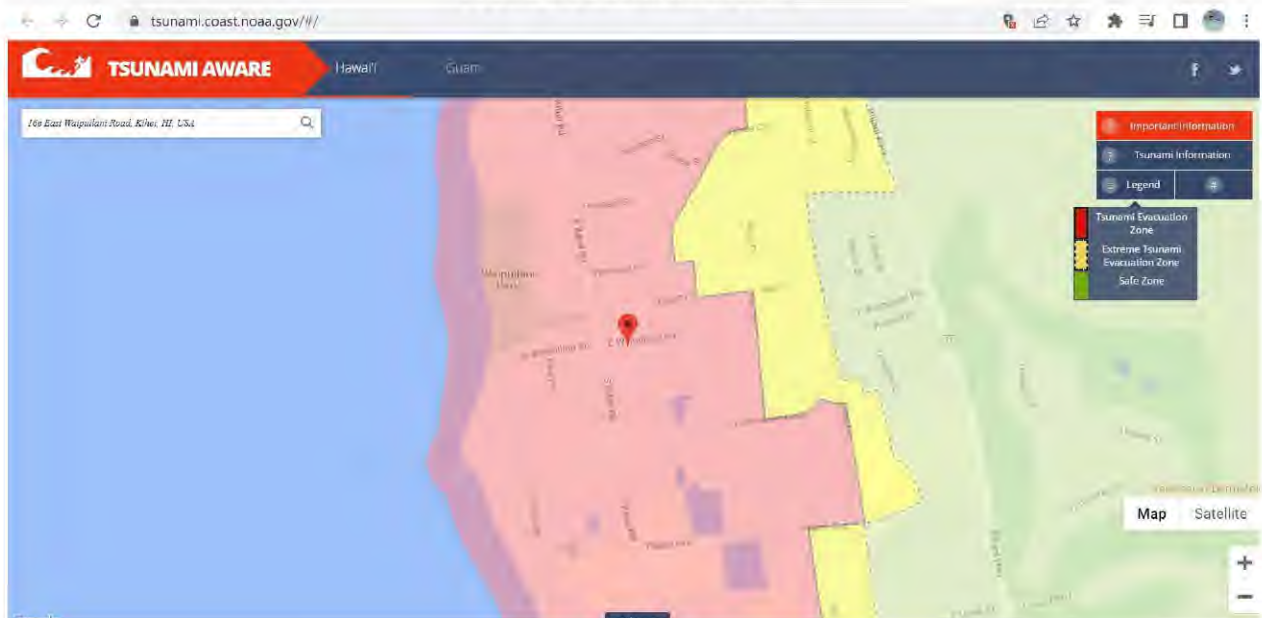
**Corner of Kauhaa Street
and South Kihei Road**



Waipuilani Wetlands Group (savethewetlands.org)



NOAA Tsunami Viewer



Flooding from Water Main break 7/25/2021

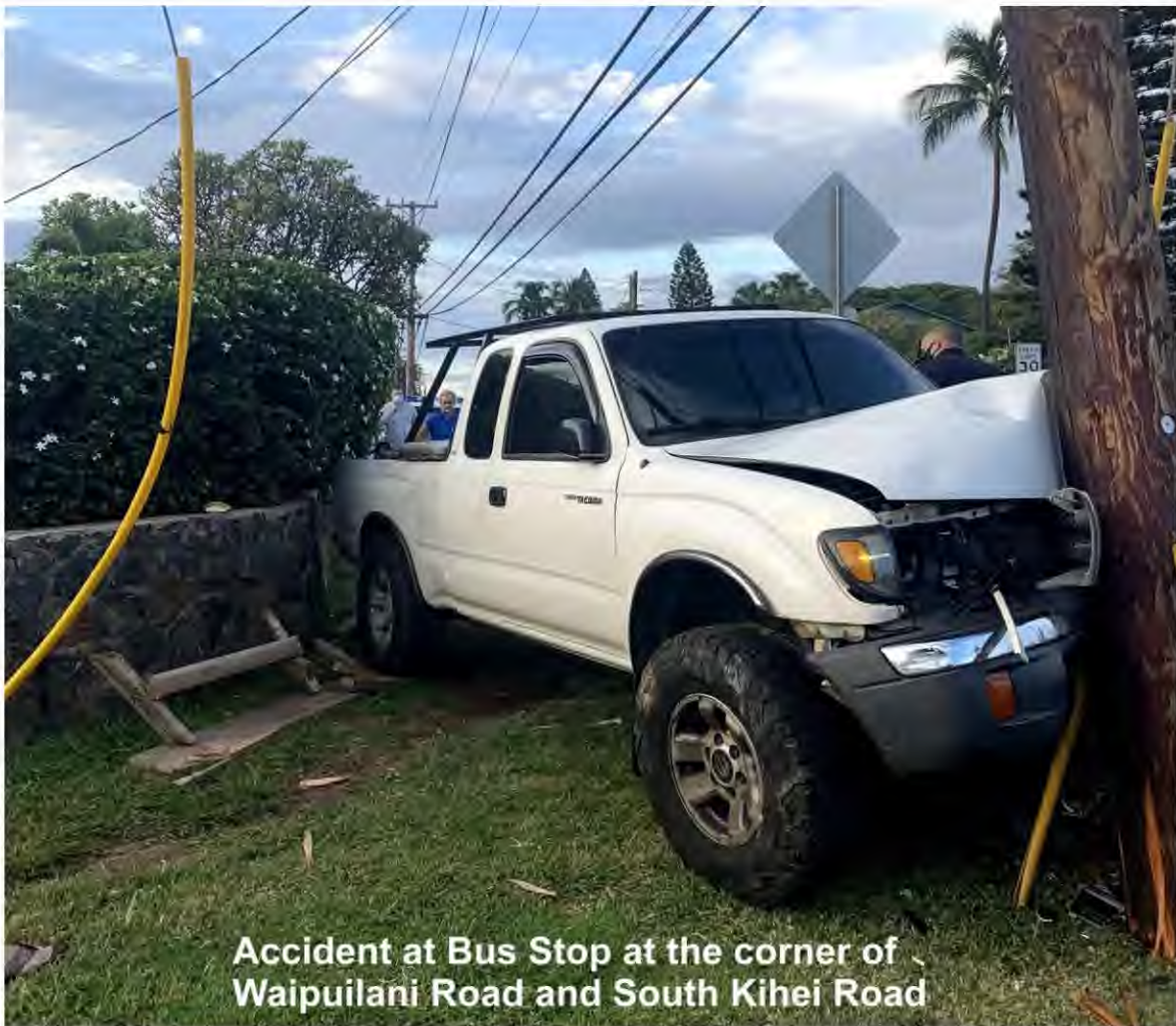


Waipuilani Rd Intersection March 13, 2021



Waipuilani Road and South Kihei Road

**Waipuilani Rd and South Kihei Road
Intersection Flooded December 5, 2021**



**Accident at Bus Stop at the corner of
Waipuilani Road and South Kihei Road**

**East Waipuilani Rd
closed for power pole repair**



**Waipuilani Road Intersection
Traffic Accident 12/18/2021**



WAIPUILANI ROAD SOUTH KIHEI ROAD INTERSECTION
Traffic Accident 4/4/2022



Gridlock Traffic South Kihei Road



**W. Waipuilani Road Flooding
stormwater ponding with no outlet**



STORMWATER POLLUTION





Failed attempt at engineered drainage - Maui Sunset



**16E Waipuilani Rd Kihei
Flooded December 6, 2021**



AH Committee

From: mmmmahalo2000@aol.com
Sent: Saturday, June 4, 2022 3:31 PM
To: AH Committee
Cc: Kelly King
Subject: KCA testimony to AH committee for 6/6/22, 130 PM item AH 17
Attachments: Comments on 16 Waipuilani Development (2).docx; 21-10-29 Waipuilani Response (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from mmmmahalo2000@aol.com. [Learn why this is important](#)

Aloha Chair Johnson and committee members

Mike Moran for KCA.

When we testified live at the Council meeting, Member Sugimura asked if we had submitted written testimony to illustrate why we advised the developer we were not supporting this project. As we plan to testify Monday afternoon on this project, anticipating a similar request, we have attached our letter to the developer explaining our reasoning.

We also include written comments submitted to our KCA Design Review Committee (DRC) from KCA member and environmental scientist Robin Knox, which is referenced in our letter, as it entered into the committee decision.

We do not reject potential housing projects directed to our lower income residents lightly. Our KCA DRC members include 2 architects, a major Maui developer, a realtor and a accredited Civil Engineer, as well as other So Maui residents like me. Together the group can reach a balanced analysis.

While we strongly and continuously supported this builder's project on Kaiola, which shares so positive aspects of the Waipuilani one today, the location was the major factor as is explained in these documents.

Mahalo,

Mike

To: Kihei Community Association Design Committee

From Robin Knox

Date: 10/28/21

Re: Waipuilani Hale Project, 16 E. Waipuilani Road

On behalf of the Save the Wetlands Hui, I am providing the following comments on the Waipuilani Hale Project

The subject property is a wetland, meaning it has wetland characteristics and functions, and is valued by our community due to its wetland functions.

The determination by the US Army Corps of Engineers (USACE) that the site is not a jurisdictional wetland has no relevance to our concerns. The Corps of Engineers determination does not define what is a wetland. The only purpose of that determination is to discern whether the wetland is a Water of the US (WOTUS) subject to Clean Water Act jurisdiction. If the wetland is a WOTUS, then it is a jurisdictional wetland requiring a CWA Section 404 permit from USACE to dredge or fill the wetland.

USACE, and the sources of information they cite (USGS, NRCS, National Wetland Inventory) each define wetlands a different way depending upon the programmatic purpose of defining a wetland. These surveys and the Google Earth imagery are at temporal and spatial scales that are not fine enough to conclusively characterize the property at the 1.5 acre scale. A one time evaluation during a drought is not sufficient time scale to determine if the property functions as a wetland or has wetland characteristics.

Wetlands are defined by characteristics, indicators and functions. We have requested but not been provided a copy of the report cited by the Corps of Engineers entitled "Wetland Survey Report" by Maui Environmental Consulting, LLC (MEC), dated 24 MAR 2020. This report may provide information regarding the wetland characteristics (such as soils, plants, and hydrology). We are aware of wetland indicators and functions of the subject property. The readily apparent indicators are salt deposits, cracks on the surface of soils, debris drift lines, and high water marks on adjacent walls and fences. The southwest corner of the property is spongy and bouncy. The property is known to flood as is the entire surrounding area. The property has wetland functions the most important of which is storage and infiltration of flood waters, and slowing the water to allow sediment to drop out before entering the ocean..

This wetland is in the Kihei Floodplain, a FEMA flood zone, a special management area under the Coastal Zone Management program, in a Tsunami inundation zone, and an area subject to inundation due to sea level rise.

density residential projects safely. Putting a new project in this already flood-prone area puts more people in harm's way. Flooding in this area prohibits safe ingress and egress to area residents during storm events. The site is near an intersection at S. Kihei Road the floods frequently, even during the small localized storm events in Kihei. There will be no place for the water from the development to drain to.



1. Loko Kuapa (Fish Pond)
2. Ewa Wetland
3. Kawililipoa Wetland
4. Yee's Wetland
5. Pi'ikea Wetland (north)
6. Pi'ikea Wetland (south)
7. Waipuilani Mauka
8. 16 E. Waipuilani
9. Pi'ikea Park detention basin
10. Meadowlands mitigation (stormwater dumping)



From the Photo above you can see the surrounding wetlands, and you can also see the other Betsill Development at “Meadowlands” that was built into the wetlands. That project was placed on a raised grade to mitigate flooding risks, but future development on this 16 E. Waipuilani site will not have the possibility to raise the grade due to new building requirements.



October 29, 2021

Lawrence Carnicelli lawrencecarnicelli@gmail.com

Aloha Lawrence,

Thank you for presenting your Waipuilani Affordable Housing project to the Kihei Community Design Review committee again. We appreciate the effort that you are making towards offering affordable condominiums to our local families. It is a goal that the KCA supports as we are very aware of the need within our community.

It is our opinion that the proposed location is not suited for this project. We believe the existing infrastructure does not support the proposed development and would be further degraded by increased density usage. This applies to both drainage, runoff and traffic.

As we have discussed in meetings, this location is in an AH flood zone. We have received much communication from the neighbors regarding the de facto flooding that occurs on the land when it rains, even when the storms are not extreme. They are united and clear in their opposition to this project.

Currently there is a bill before council that addresses the definition of the unique wetland areas in Maui. Although the Army Corp has determined this is not a wetland based on their limited criteria, experts have expressed to KCA that this land has many wetland indicators that imply the land has an important function as part of a larger wetland system in the area.

The pervious concrete and storage unit drainage retention system you have proposed requires regular maintenance to keep the system working properly. This area is not high above the water table and is prone to silt infiltration in wet and dry weather. It would be difficult to maintain such a system affordably and likely become a future financial burden to the residents. Since the water table is shallow the ground is prone to saturation during storms. The additional hardscape will increase runoff causing more flooding in the area.

In 2010 after the last major flood, the Director of Public Works stated that it would be better to relocate residents away from this area than to try to remedy the flooding issues Kihei was dealing with at this location. It has been 11 years since, so it's only a matter of time before the situation occurs again.

The traffic study shows that the 2 intersections coming onto South Kihei Road are already at "unaccepted levels of service". While the project would add slightly more traffic it would nevertheless, increase the problem with no mitigation proposed.

Please find attached an analysis that KCA has done of the engineering documents you shared with us. Based on our findings we cannot support an exemption from the existing R-3 zoning.

We very much value you coming to KCA for our input at this early stage in the project. Thank you for your vision to provide affordable homes in Kihei.

Mahalo,

Mike Moran, President
Kihei Community Association

AH Committee

From: Suzie Dorn <suziedorn@gmail.com>
Sent: Sunday, June 5, 2022 8:39 PM
To: AH Committee
Cc: Alice L. Lee; Keani N. Rawlins; Tasha A. Kama; Gabe Johnson; Kelly King; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: I strongly oppose the Waipuilani Hale Affordable Housing proposal for 16 E. Waipuilani Road. (AH-17)
Attachments: waipuilani road closed-IMG_0402.jpg; waipuilani road - 16E. 20210313_064918 (1).jpg; waipuilani-neighborhood-petition-map2 (1).jpg; Hale Waipuilani Housing Petition-oppose (1).pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from suziedorn@gmail.com. [Learn why this is important](#)

Aloha,

I strongly oppose the Waipuilani Hale Affordable Housing proposal for 16 E. Waipuilani Road. (AH-17)

My name is Suzanne Dorn and I live at 6 E. Waipuilani Road and I OPPOSE the proposed Waipuilani development at 16 E. Waipuilani Road.

Allowing 28 residences/townhomes (with one, two, and 3 bedrooms totaling 72 bedrooms) and 59 parking spaces to be built in this location is unsafe and totally irresponsible of any builder/developer to even consider this location for such a dense project. This property is located in a FEMA flood zone, tsunami zone, tsunami evacuation area and is in a SMA area. Waipuilani Road is the tsunami evacuation street for the area. I have witnessed major flooding in this area over the years. Waipuilani to Kauha'a Street is one of (or is) the area with the most flooding in all of South Maui.

Betsill/Alaula Builders are calling this an "in-fill" project. This development is far from an in-fill project. Betsill has asked for an exemption in zoning to allow multi-family - duplex units. **Please DO NOT allow this zoning exemption.** All the homes in this area are zoned R-3, which is a lot area of 10,000sq foot with an accessory dwelling of up to 720 square feet. Allowing a zoning exemption to 28 duplex units and 59 parking spaces on a 1.53 acre lot will drastically change and have a negative impact on our neighborhood.

Waipuilani Road acts as the secondary (main) road when there are accidents near Lipoa or on the Highway, the traffic/gridlock down Waipuilani Road can be backed up at times all the way to Liloa Street. When we get our heavy rains from Kona storms or the runoff flooding from Upcounty Kauha'a and Waipuilani Road intersections become undrivable. You can not even pass a car when driving up Kauha'a to Liloa. Kauha'a street is so narrow and filled with street parking I doubt a fire truck could even drive down this street. This small lot at 16 E Waipuilani Road can not handle this project.

On page 6 of the proposed Waipuilani Workforce housing project proposal it reads:

B. Conceptual Housing Models

"Fifty nine (59) parking spaces will be provided for the project (see Appendix L, conceptual house model). Per Planning Department recommendations the Applicant will consider additional parking space for guests."

D. Roadways and Access

No parking will be allowed on east Waipuilani Road fronting the project. All parking for the project will be on the project site with 59 parking spaces (56 for residents and 3 spaces for guests)

I am asking the Council to **NOT APPROVE THIS PROPOSAL** until the developer can submit a new plan with appropriate parking for guests/residents. I know this property and have studied their design and I do not see how they can add any parking to their existing plans, so please defer this project. This housing project will create a huge amount of street/overflow parking. "The consideration" of the developer to adjust the parking designs is not sufficient and we should see the final designs before asking for any approvals.

Page 10 of the proposed Waipuilani Workforce housing project proposal it reads.

H. Zoning and Related Standards

The applicant intends to use the standards found for the MCC 19.08 zoning district, including limiting the height to 30 feet as defined in MCC 19.04.040, and setbacks of 15 feet in the front along E. Waipuilani Road) and Six feet on the sides and rear of the property.

The developers are using the Workforce housing code to jam as many duplexes into this small area of land. We have all respectfully asked Betsill on numerous occasions to downsize this project and to push this project back from the neighboring properties. Standard building code is 10ft back from the neighboring properties. This project will be 30 feet high NOT INCLUDING their post and pier because the duplexes have to be raised due to flooding. This will have an extreme negative effect on the surrounding neighbors and will bring a complete invasion of privacy. Just because something can be done "legally" does not make it morally ok to do so.

I am also asking for the traffic study/analysis to be reconsidered and redone. The traffic information/analysis information being used is from 2017 (over 5 years old) and with East Waipuilani intersection analysis being used from April 2021. April 2021 was during Covid, most people were still working from home, tourist numbers were still low. This information is not accurate

I have seen 16 E. Waipuilani Road and the surrounding area completely flooded and access cut off to the property all the way down to South Kihei Road, this property acts as de facto detention basin for stormwater . Allowing this dense project to be built **WILL** create additional flooding to the neighbors properties and this already flood sensitive area.

Please read this article from Hawaii News Now 05/23/2011 - The article talks about this exact area with statements from former Planning Director David Goode. In this article Goode talks about "moving people out" of this area. David Goode is now a Planning Consultant for Alaua/Betsill Brothers and was at our first Zoom meeting March 01, 2021. David Goode suggested in 2011 that some people in this exact area be moved out. How can this Waipuilani Hale project be supported by anyone knowing how bad the flooding is in this exact area and suggest that the residents/homes be located?

<https://www.hawaiinewsnow.com/story/14702361/special-report-kihei-underwater/>

Quote from David Goode; There is an Option B that's much easier and much cheaper, but perhaps not as realistic.

"The least costly thing might be to move people out. Has that ever been seriously considered? Well, there are instances of complete towns along the Missouri River that were removed," said Goode. "That's not gonna happen in Kihei, but there might be a few where it doesn't make sense to have a structure right in the middle."

I was surprised to see some of the original homeowners living in the neighborhood not interviewed. These old-timers are a great asset to our neighborhood and know the Rokutas who owned 16 E Waipuilani Road. **These residents should be interviewed;**

- Jimmy Gomes - 15 W. Waipuilani Road - (his family had a goat and pig farm on Waipuilani (before Maui Sunset was built, one of the first families in the area)
- Aileen Lin Kee - 9 Elua - Lives across from 16 E Waipuilani Road (original homeowner)
- Walter and Opuulani Kuluhiwa - 75 E. Waipuilani Road (original homeowner)

These duplex units are starting at 450 sq feet at \$400,000 with units going up to \$667,000, plus a \$340. monthly homeowner dues. I am not sure if flood insurance is included in the HOA dues? Our mandatory flood insurance is extremely expensive so why build affordable/workforce homes in vulnerable areas with added costs to homeowners? I do not know any "local" person who would want to be tied to a 10 year deed restriction in a small duplex unit with no garage, etc. I also do not see any specifications about being a resident of Maui County for any period of time? Can this be clarified? The workforce housing code only says "a resident of Maui County" I do not believe this duplex project will benefit any true local housing needs. Who will really be buying these units?

Attached is a petition started by local Waipuilani residents and signed by over 200 residents living in 100 homes in the immediate area. I am aware of an "on-line counter petition" started by Betsill to support their Waipuilani project. We chose to not start an on-line petition and went door to door to speak to all the neighbors and everyone that will be affected by this development. We could have easily gathered many more signatures if we chose to do an online sponsored petition like Betsill. Our petition is signed by local residents/homeowners who are very concerned about this devastating project in our Waipuilani community.

Please listen to the local residents/neighbors, some who have lived in this area for 60 plus years. We all know this area, the land, the neighborhood, the roads, the flood issues, the safety concerns, etc and WE ALL suggest this project be relocated to a more suitable area.

I am respectfully asking the Maui County Council to not approve the 16 E. Waipuilani Road housing project for all the above reasons.

Mahalo,

Suzanne Dorn

808-283-7913

attached:

Waipuilani Hale signed petition

Waipuilani petition map

photo: flooding 16 E. Waipuilani Road

photo: road closed 16 E. Waipuilani Road



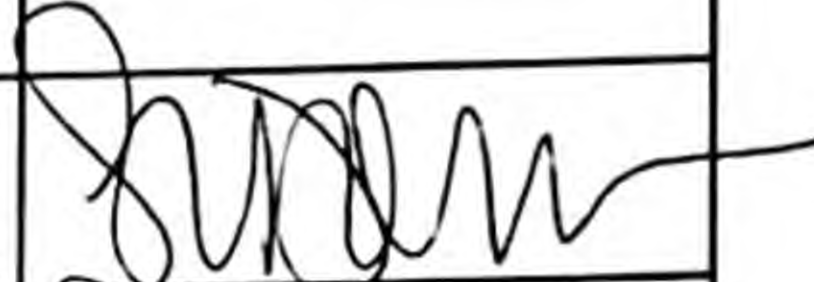





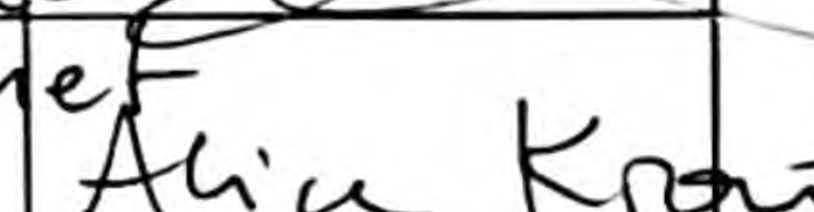


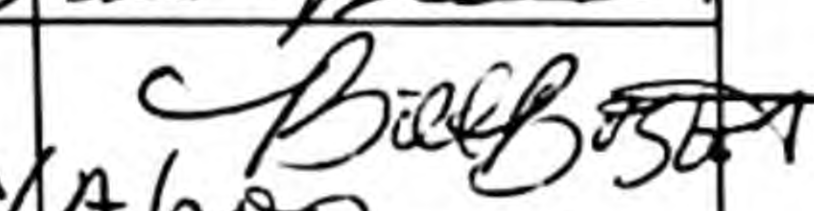
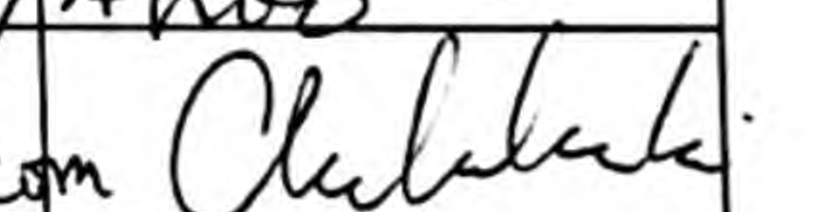
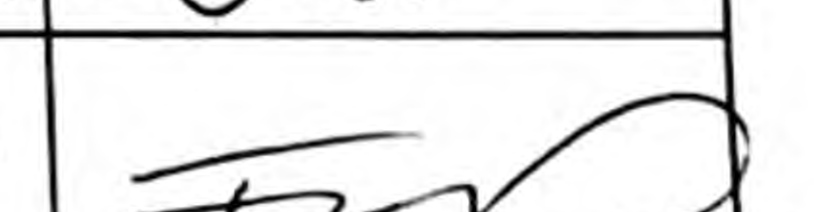




We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
RAYNARD OSHIRO	69 E. Waipuilani Rd Kihei	rayosh957@gmail.com	Raynard Oshiro
Noah Hamman	65 E. Waipuilani	Noah Hamman	Noah Hamman
Paula Dowling	47 E. Waipuilani	popcarts@AOL.COM	Paula Dowling
Leslie Armstrong	47 E Waipuilani Road	LeslieArmstrong@gmail.com	Leslie Armstrong
Jenny Yost	14 B Kai Kanani Pl Kihei	JennyYost75@gmail.com	Jenny Yost
Donald Marceaux	14 B Kai Kanani Pl Kihei	JennyYost75@gmail.com	Donald Marceaux
Kevin Amma	14 Kai Kanani Pl Kihei	Kjamma81@gmail.com	Kevin Amma
Cassie Paci	42 Kai Kanani Pl	Pellynn@yahoo.com	Cassie Paci
Dorel 2 Kado 20620	42 Kai Kanani Pl		Dorel 2 Kado 20620
Gerald Kaya	1077 Sr. Kihei Rd	G KAYA@HAWAII.ER.COM	Gerald Kaya
Jimmy Gomes	15 W Waipuilani	879 1122	Jimmy Gomes
Beck Alexander	15 EAST Waipuilani	269.0928	Beck Alexander
Debra Thiel	20 Kai Kanani Place	419-6467	Debra Thiel

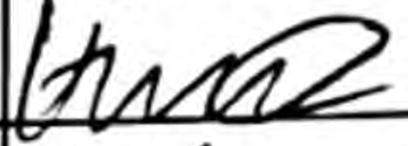



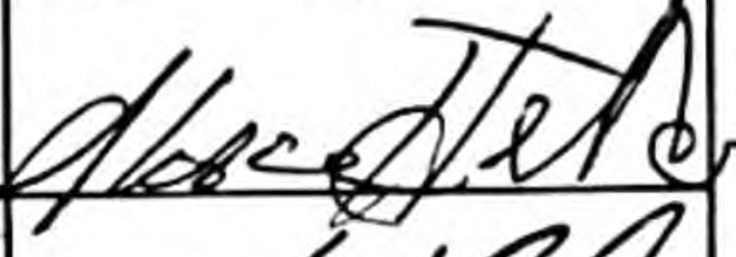



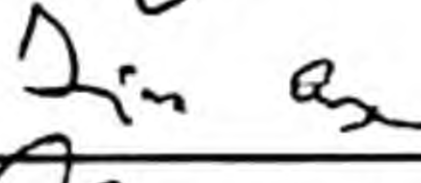

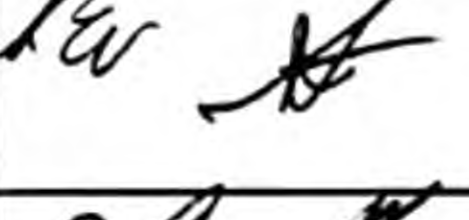

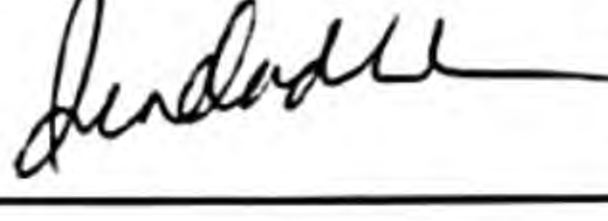
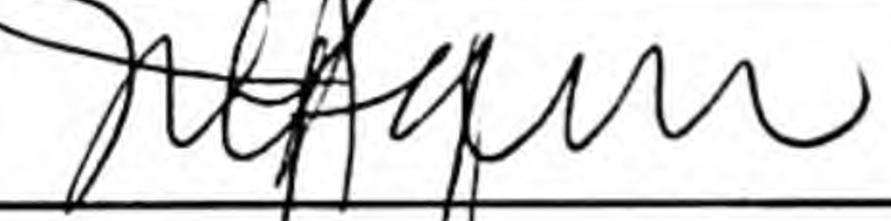
We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
Suzanne DORN	6 E. Waipuilani RD KIHEI HI 96753	SUZIE DORN @ gmail.com	
DAVID DORN	6 E WAIPUILANI RD. KIHEI HI 96753	DAVID DORN 808 @ GMAIL.COM	
Jenn Chapman	36 E. Waipuilani rd. KIHEI HI 96753	Chapman 81810 hotmail.com	
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Tess Leach	1129 Kahaapo Loop KIHEI HI	jcustom760@Hotmail.com	
Tom ALMEIDA	1133 KAHAAPO LOOP 96753	ALMEIDA53@AOL.COM	
Bill Boston	31 W. Waipuilani Rd.	BillBoston03@yahoo	
Chad Kaulukukui	31 B West Waipuilani Rd	chadkaulukukui@yahoo.com	
Travis Ross	31 D West Waipuilani Rd	TRAVIS A. ROSS @gmail.com	

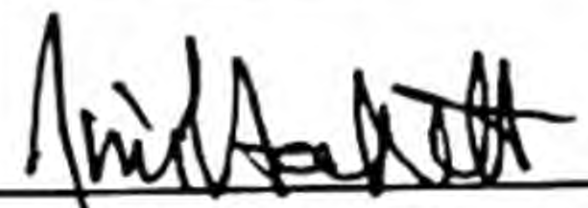
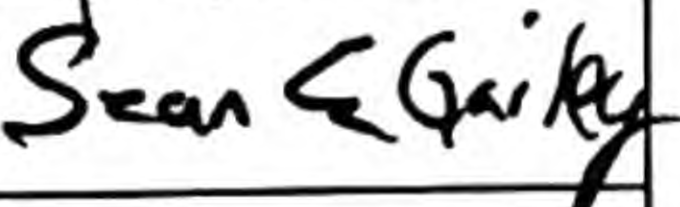

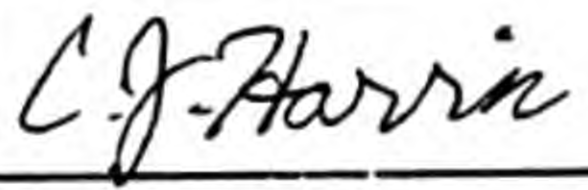



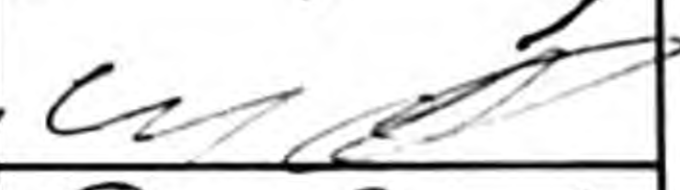
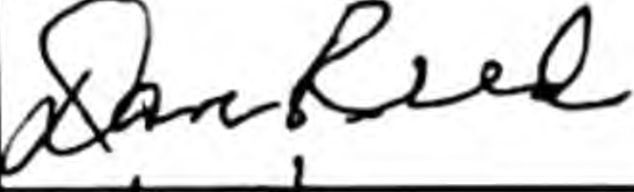

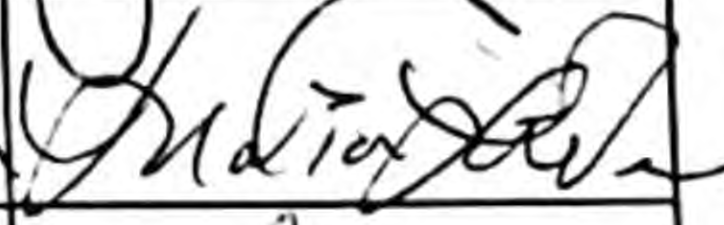

We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
22 Jo-Ann Gurule	195 E Waipuilani	nedandjo@hawaii.ente.net	John Gurule
78 C Roy	189 E Waipuilani	c105Roy@hotmail.com	C Roy
Lorna Bautista	183 E. Waipuilani Rd	lornajeonbautista@gmail.com	L.B.
Laura Longi	177 E. Waipuilani Rd	Ltavar2007@ paraga live.com	Laura Longi
16 Mark Kume	171 E Waipuilani Rd	Heatwave808@aol.com	Mark Kume
Faith Corrales	165 E Waipuilani Rd	corrales@hawaii.rr.com	Corrales
Helen Wheatley	159 E Waipuilani Rd Apt A	hwheatley1344@gmail.com	Helen Wheatley
LINDA D'AVELLA	159 E. WAIPUILANI RD		L. d'Avella
Christine Pineski	104B Hwy 5E		Christine Pineski
Nellie MARTIN	125 WAIPUILANI RD	NA	Nellie Martin
Jimmy Mijangos	119 Waipuilani Rd		Jimmy Mijangos
Georgette Hernandez	115 East Waipuilani Rd	hernandez808@gmail.com	Georgette Hernandez





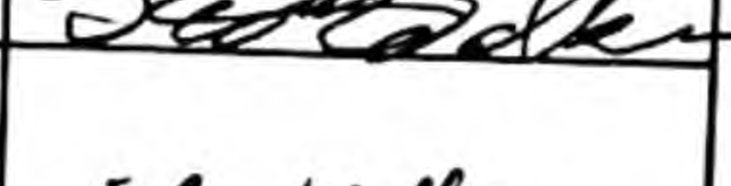
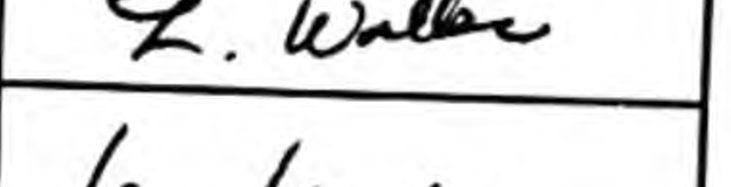





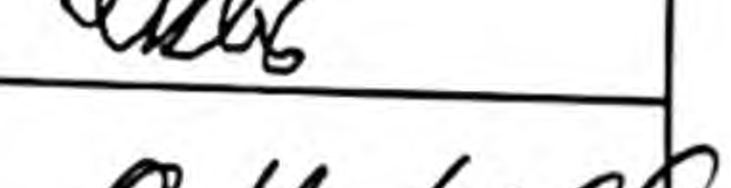
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Name	Address	Email	Signature
He gar Vergara	113 Waipuilani		
Laila L. Vergara	113. E. WAIPUILANI RD	laila.gomez.lhs@gmail.com	
IUAN VERGARA	113. E WAIPUILANI RD	NO email	
Amanda AC	113. E-Waipuilani Rd		
Atison Hethcoat	107 E. Waipuilani Rd	stanie80@yahoo.com	
	107 E Waipuilani	Hethcoat@gmail.com	
GREGORY STARKER	107 E. WAIPUILANI		
LIXO ASUNCION	101 WAIPUILANI RD.		
Ann Asuncion	On 101 Waipulai	Ann Asuncion	
Ryan Smith	95. E. waipuilani st,	ryan.smith094@gmail.com	
Dan Cordell	87 E waipuilani R	Cordell@maui.net	
Irene Cordell	87 E. Waipuilani Rd	Cordell@maui.net	
Martha	81 E. Waipuilani		

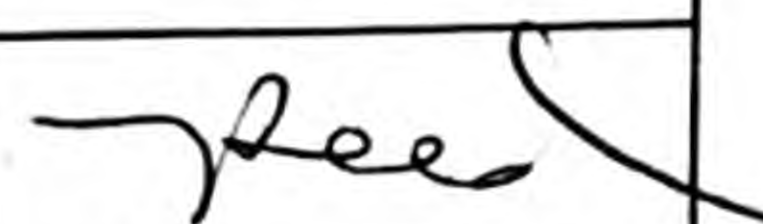
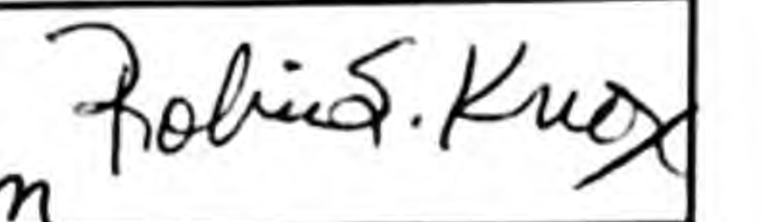
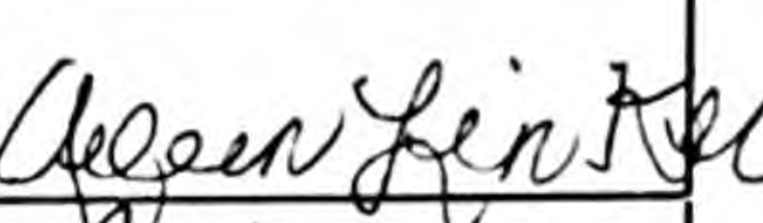



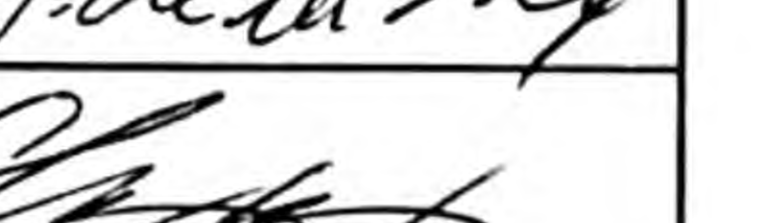
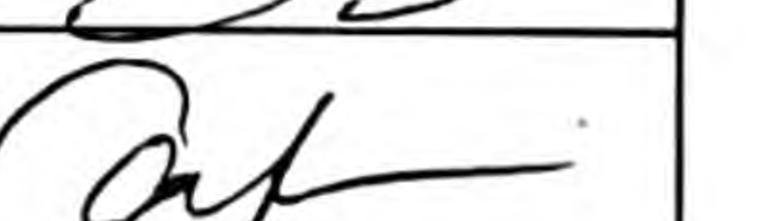
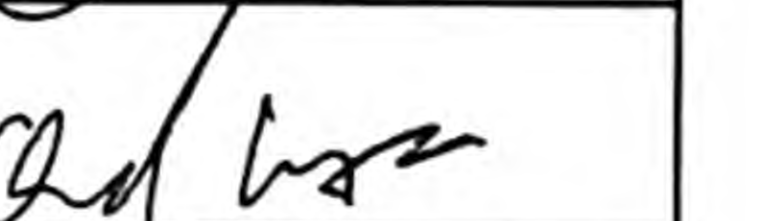
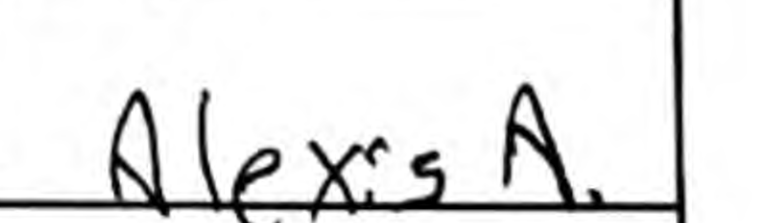

We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
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PAT GAILLY	1135 KAHAKAO LOOP	" "	
Chris Harris	1133 A Kahaapo Loop	StationAloha3@gmail.com	
MICHELLE ALMEIDA	1133 KAHAAPO LP	TALMEIDA53@AOL.COM	
FALESEUGA OLO	165 ELEU PL.	Oldfaleseuga@yahoo.com	
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CHARLES EWE	178 ELEU PL	BLACH-STAR-1@HOTMAIL.COM	
DAN REED	178 ELEU PL	619-913-3764	
Terime Stony	183 Eleu PL	ystony25@gmail.com	
Malia Miranda	183 Eleu Pl.	miranda.malia@yahoo.com	
Stephen Rivers	194 Eleu Place	monkeypod194@gmail.com	

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 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
Dana Wapner	185 Kaunhaa St. Kihei, HI	danawapner@gmail.com	
W. James O'Brien	181 Kaunhaa St Kihei HI	JoBrien182@yahoo.com	
James Lobendahn	146 Kaunhaa St, Kihei	alex.lobendahn@gmail.com	
Scott Walker	124 Kaunhaa St. Kihei		
Lou Ann Walker	124 Kaunhaa St Kihei	Kinore06@aol.com	
Ken Van Horn	75 Laumakani Loop	cloncfurrow@kawaiir.com	
Jay Whitten	78 Laumakani Loop		
Lisa Whitten	78 Laumakani Loop	Lisa_pca003@gmail.com	
Madison Kidd	91 Laumakani Loop	MadisonKidd@gmail.com	
Issac Bulmer	91 Laumakani Loop	IssacBulmer@gmail.com	
Ellie Kidd	91 Laumakani Loop	ellie@eydesignmari.com	
Ethan Kaahoi	8093 HANA HWY	adairn2000@gmail.com	





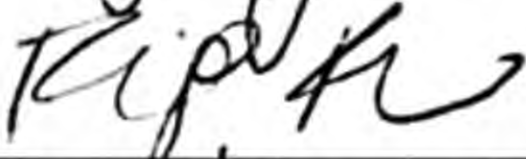

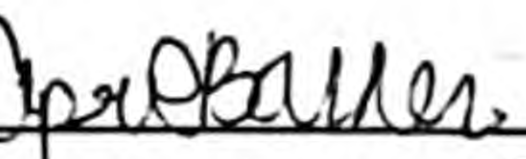
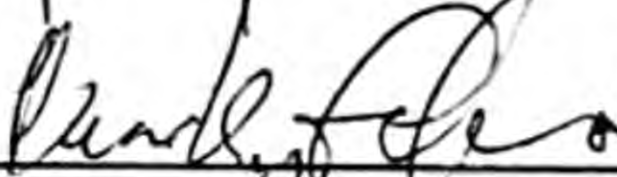





We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
Tara REED	61 E. Waipuilani Rd	tarareed71515@gmail	
Robin Knox	2796 Kauhale St.	robin.s.knox@gmail.com	
Aileen Lin Kell	9 Eleu Pl. Kihei HI 96753	NO email	
Delia Molina	41 Eleu pl Kihei HI 96753	deliamolina78@yahoo.com	
DAN COFFMAN	54 ELEU PL Kihei HI 96753	info@ktpacific.com	
Hilda Wadd	63 Eleu Pl. Kihei HI 96753	hdanday-west@hawaii.rr.com	
Straw de la Nux	62 Eleu Pl. Kihei. HI 96753	lokebnil6@hotmail.com	
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Andrew Malafu	84 ELEU PLACE 96753	andrewmalafu0297@gmail.com	
Chad Roberts	90 ELEU PLACE 96753	CHADR@MAUISBREWING.COM	
Alexis Ayala	91 Eleu Pl 96753	Alexis.Ayala43@icloud	Alexis A.
Julio Portillo	91 Eleu pl 96753	Wailca30@hotmail.com	

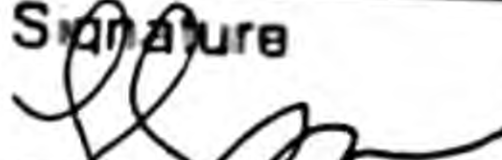



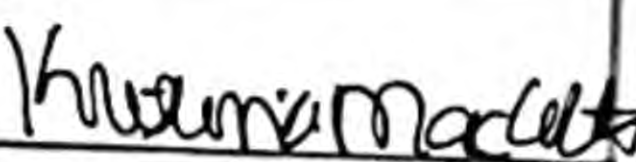


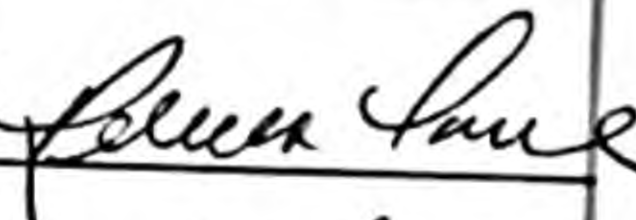


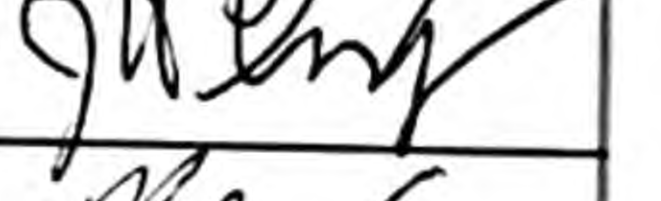


We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
Brandon Holmes	31 D W Waipuilani Rd Kihei	Brandon@HawaiiRealEstateTeam.com	B. Holmes
William I. Mignol	31 C W. Waipuilani Rd Kihei	nativehawaii808@gmail.com	William I. Mignol
Morgan Denneff	31 C W. Waipuilani rd Kihei	morgan.denneff@yahoo.com	Morgan Denneff
Noé Pizano	41 N. Waipuilani Rd, Kihei	pizanonee@outlook.com	Noé Pizano
Stephanie Schauer	1095 Ewa Plac Kihei, HI 96753	stephanics87@gmail.com	Stephanie Schauer
LAURIE BOGART	1091 EWA PL, KIHEI HI 96753	artworkscounseling@gmail	Laurie Bogart
CORINA BOGART	1091 EWA PL, KIHEI HI 96753	cbogartpile@gmail.com	Corina Bogart
Kelly H. Gole	1101 EWA PL KIHEI HI	KellyH7@ArtHub.com	Kelly H. Gole
Kalae Martin	75 E. Waipuilani Rd. Kihei 117 PULAMA PL. Kihei	ikuwa74@gmail.com	Kalae Martin
SCOTT MARTIN	75 E. WAIPUILANI RD. 117 PULAMA PL. KIHEI.	SCOTT.MARTIN@CO.MAUI.HI.US	Scott Martin
Opuulani Kulukuiwa	75 East Waipuilani St. Kihei, Maui, HI. - 96753		Opuulani Kulukuiwa
Walter Kulukuiwa	75 East Waipuilani St. Kihei, Maui HI 96753		Walter Kulukuiwa

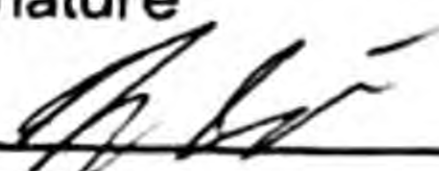


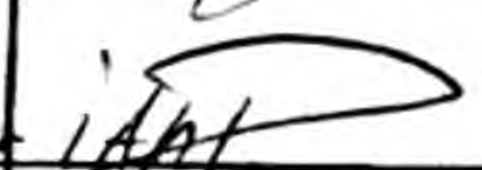
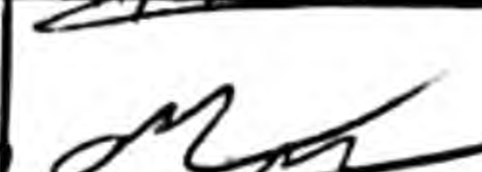
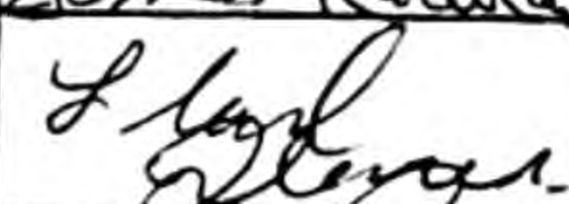




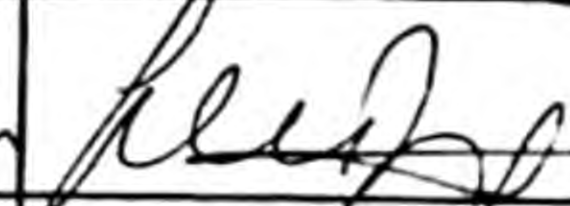
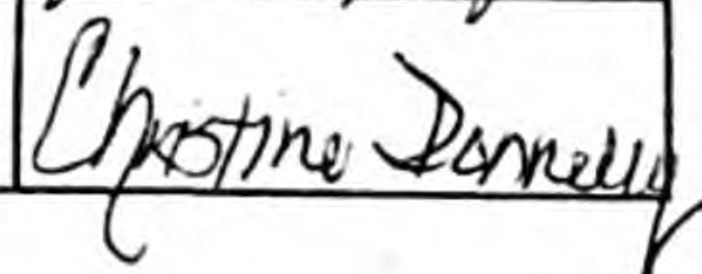
We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
Jennifer Connaughty	96 Eleu Pl. Kihei, HI 96753	JNaughty01@gmail.com	
Bart Muddala	109 Eleu Pl Kihei, HI 96753	SPORTSB008@GMAIL	
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Doreen Mizuki	1931-A Alaloa Rd - Kihei 96753	dmiyagawa@hawaiiantel.net	
Phillip Rye	121 Eleu Pl. - Kihei, HI 96753	PRR9121910@gmail.com	
IRENE K.	126 ELEU PL. - KIHAI, HI 96753		
April Barber	127 Eku Pl. Kihei HI 96753	ba8yphut@gmail.com	
Bradley Fujishiro	127 Eleu Pl kihei HI 96753	fujishiro4.bf@gmail.com	
Paul Samita	139 Eleu Pl Kihei HI 96753	KonatiKing1990@gmail.com	
IRENE PINOMI	124 ELEU PL: A KIHAI, HI 96753	ipinomi@yahoo.com	
Arvin Velasco	147 ELEU PL. Kihei HI 96753	808-344-7136	
ERIC Petersen	154 ELEU PL Kihei 96753	zitty LOL@gmail.com	
CATIE RAYMOND	159 ELEU KIHAI, 96753	gattobol@gmail.com	




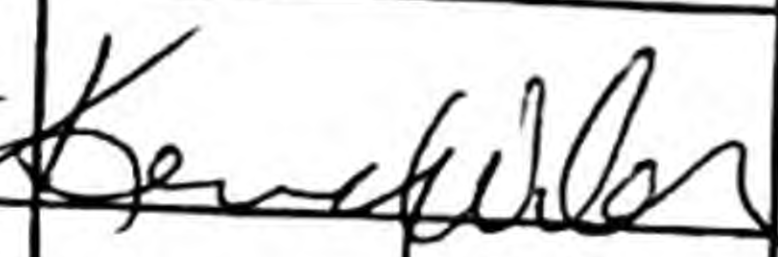




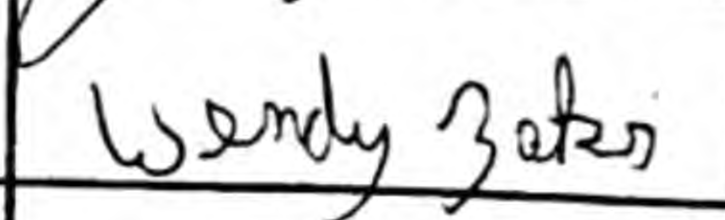




We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, HI. 96753.

Name	Address	Email	Signature
Lori Tezak	255 Wmcke St. Kihei HI 96753	Lori@wildip.com	
Brenna Miles	533 Mi Kioi Pl Kihei 96753		
Annette DeWalt	3310 Akala Uueta Kihei 96753	emailnettie@yahoo.com	
Rachel Baranik	187 Kamakoi Loop, Kihei	rachelbaranik@yahoo.com	
Kristina MacArthur	21 Kai La Place Kihei	Kristinawailea@gmail	
Emily Ranel	24 Ohukai Rd Kihei	ememahonster@gmail	
Pam Rosumny	700 Imihale St. Kihei	pamrosunny@yahoo.com	
REBECCA PAULIN	3343 KUAVA PL. Kihei	RKPAULIN@att.net	
Joy Gerry	1114 S. Kihei Rd	joygerry1@gmail.com	
Don GERRY	1114 S. Kihei Rd., Kihei, HI.	dononmani2@gmail.com	
James Laehy	15 Kulanihako Kihei 96753	JLaehy@yahoo.com	
Martin Noth	281 Kaike St. Kihei 96753	Kiteimarty@gmail.com	
SHARO RAISSI	9 Kai La Pl, Kihei, 96753	SHARORAISSI@ICLOUD.COM	

We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, HI. 96753.

Name	Address	Email	Signature
Paz Padilla	1087 S. Kihei Rd. Kihei HI 96753	Paz Paz Padilla1111@gmail	
MARILYN PARADISO	483 S KIHEI RD KIHEI HI 9675	paradisomau@gmail.com	
Ryan Ryan Edmund	791924 Paia HI 96779	Rreman@gmail	
ian Padilla	56 akumu way 96793	ian8082053009@yahoo	
ariell nash Padilla	56 akumu way 96793	ariell.nash@gmail.com	
Patricia Gomes Kaauwano	1086 S. Kihei Rd Kihei, HI, 96753		Patricia Gomes Kaauwano
Lloyd Johnson	1093 S Kihei Rd	pinklloyd@yahoo.com	
Ryan Marquez	15 Kulanihako, S I. building 2-F Kihei, HI 96753	808marquez@gmail.com	
Shawn Jezerinac	1093 S Kihei Rd	shawn@shawnnyoga.com	
Sharon Woloshen	1093 S Kihei Rd 96753	swoloshenak@gmail.com	
Melissa Padilla	954 Haawi Loop Wailuku HI 96793	melissalrossa@gmail.com	
Lolena Zuluaga	1087 S Kihei Rd, Kihei HI 96753	lolenzulu1@gmail.com	
Christine Donnelly	8 Kaunamakahua Kihei HI 96753	luvyygirl007@yahoo.com	

We the undersigned local residents and community members, OPPOSE the proposed
 "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

Name	Address	Email	Signature
Chase Hollander	50 LAUMAEWA LOOP	Hollander-chase@yahoo.com	
Emily Hollander	50 LAUMAEWA LOOP	↑	
Heather Rhoad	48 LAUMAEWA LOOP, Kihei	manipulad@gmail.com	
Hanny Wilson	44 LAUMAEWA LOOP	kocandy@att.net	
Jodi Riley	42 LAUMAEWA LOOP	Jriley@mwls.k12,hi.us	
Russell Riley	42 LAUMAEWA LOOP	riley575@yahoo.com	
Genevieve Pinkerton	18 LAUMAEWA LOOP	genevieve.ronald@gmail.com	
Wendy Zaker	7 LAUMAEWA LOOP	ZAKER001@hawaii.PR.COM	
JANUS PADILLA	7 LAUMAEWA LOOP	"	
JANUS PADILLA	347 S. ALU RD	JANUS PADILLA@GMAIL.COM	
Ron Chamberlain	1915 KILN RD	MAUI RCH/1796 MAI	
Joy Hosseinian	2545 Omiko Pl, Kihei, HI	joyhosseinian@gmail.com	
BETSY BOWEN	15 KILANI HAKOI ST #7J	LIFEWORKS1001@GMAIL.COM	

We the undersigned local residents and community members,
 OPPOSE the proposed "Hale Waipuilani" housing project" at 16
 E Waipuilani Road, Kihei, HI. 96753

NAME	ADDRESS	EMAIL	SIGNATURE
Ramon Esmele	9 Laumaewa		Ramon Esmele
Celina Moreno	9 Laumaewa		Celina Moreno
Moly Esmele	9 Laumaewa		Moly Esmele
Tim GRIFFIN	30 Laumaewa Loop		Tim Griffin
Naomi Ishikawa	8 Laumekani		Naomi Ishikawa
LYDIA BUNIEL	641 Molokai Ave St. Kahuhi		Lydia Buniel

We the undersigned local residents and community members, OPPOSE the proposed "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

[illegible]

We the undersigned local residents and community members, OPPOSE the proposed "Hale Waipuilani" housing project" at 16 E. Waipuilani Road, Kihei, Hi. 96753.

[illegible]

AH Committee

From: Tamara A. Paltin
Sent: Monday, June 6, 2022 8:52 AM
To: AH Committee
Subject: From Vernon Kalanikau
Attachments: Waipuilani Affordable Housing.jpg

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