

Affordable Housing Committee (2021) on 2022-06-06 1:30 PM

Meeting Time: 06-06-22 13:30

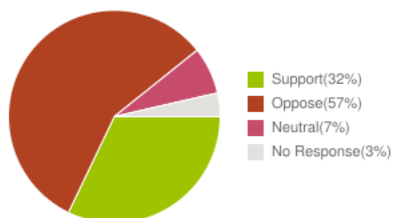
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Affordable Housing Committee (2021) on 2022-06-06 1:30 PM	06-06-22 13:30	2	28	9	16	2

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Affordable Housing Committee (2021) on 2022-06-06 1:30 PM

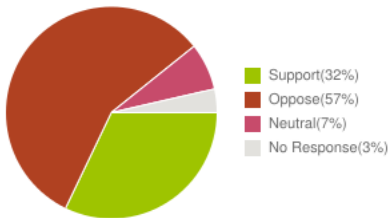
06-06-22 13:30

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	17	9	6	2
AH-17 RESO 22-130 HALE WAIPU?ILANI WORKFORCE HOUSING PROJECT (K?HEI) (AH-17)	11	0	10	0

Sentiments for All Agenda Items

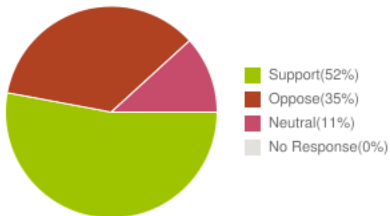
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User

Location:

Submitted At: 12:09pm 06-06-22

Maui County continues to approve and build housing for everyone outside of Hawaii and ignores the housing issue we have had for years for our own locals that have lived here for all their lives. I drive to Wailea and see more development but us locals that have lived here all our lives still cannot afford our own home to raise our families. We're forced to live multiple families and generations under one roof. Who here can afford a home that is 1.2 million? I think our County Council needs to shift their focus to the full time residents here on Maui and do something about the housing crisis here. I support all affordable housing on our island. We need more housing for our residents and enough housing and development for the mainlanders!! Unfortunately we continue to beat the same dead horse with this issue and I really have no faith in our County Council.

Guest User

Location:

Submitted At: 11:34am 06-06-22

100% in support of affordable housing. However, I am concerned about the flood zoning of this particular project and that not all of the homes are for local people at affordable rates. 50% affordable projects are still feeding the bigger problem we face in our market. BUT the people who live here are desperate for homes they can afford and we need more fully SAFE, fully affordable homes.

AH Committee

Location:

Submitted At: 11:29am 06-06-22

Born and raised on the island of Maui I've lived the majority of my life on South Kihei Road.

I agree with many of the topics regarding the development And why it is a bad location and poor planning.

Many of the traffic issues is a very big concern. I live just a few houses down the road. I experience firsthand every day how dangerous the conditions can be at Waipuilani intersection .

It is clear to me that the infrastructure in place is not adequate to allow such a development to function properly.

There are many arguments .

I feel that safety is the most important . And if this development is allowed to proceed without proper infrastructure it is blatantly clear that the people approving this development does not care about the safety of the local people in the area.

Ian P. Padilla

Guest User

Location:

Submitted At: 11:26am 06-06-22

Please don't call this project "affordable" housing or workforce housing at a median income of \$96K to qualify. Whoever came up with that number is not realistic. There are lots of single-parents who need a home for their kids who will not get in this project. Even as a bachelor I would need to get a second or third job to make the monthly mortgage.

I'm all for affordable housing but make it affordable.

I was looking forward to get in the lottery for the workforce at Hale Kailoa but when I saw the income bracket to qualify at lowest income of \$76K I was crushed. I would have to live on Ramen Soup. At least I'll be able to afford the soup, maybe.

These projects are more force-to-work and dream crushers than affordable.

I should mention, like everyone mentioned, bad traffic in Kihei and we pay hundreds of dollars at DMV to maintain the roads, I mean to keep the potholes and cracks on the road, let alone congested traffic.

Guest User

Location:

Submitted At: 11:03am 06-06-22

I do not believe the terms of the affordable housing program that is proposed or have been proposed are in favor of the local persons who need housing.

The terms create an indentured mortgage system that only seems to benefit the developers who profit from the homes sold at market value. If you review and evaluate the terms of purchase for those qualified ID they stay qualified, it's not in the favor of the underprivileged local or working community. I strongly oppose. Our land shouldn't be used to develop for profit but should be used to close the variance between local land being owned by local people as opposed to foreign investors and the wealthy.

Guest User

Location:

Submitted At: 11:02am 06-06-22

I, too, support Hale Waipulani and all affordable housing. My only addition is that I oppose ANY race or language-based requirements to apply. Those who oppose affordable housing are either unrealistic or "NIMBY" folks who don't care about others. Maui NEEDS more housing like this!

Guest User

Location:

Aloha,

My name is Gabriel E Krueger resident of 36 E waipuilani rd.

Here are some talking points with my additional comments. My perspective is coming from a contractor, which is what I do for a living and as a resident.

- New Housing should not be located in high-risk areas, such as flood zones (Why is the county considering this project when other residents have to abide by the county laws with no exceptions)
- This oversized development is poorly placed in a flood plain and notorious flood zone. (The lot should be 4-5 single-family dwelling with ohanas, like the adjacent neighborhood)
- The area in particular has an aging infrastructure, no sidewalks, and no stormwater management system. (During the day Waipuilani rd has already way to much traffic and walking /biking pedestrians have nowhere to go except the middle of the road.) (pets/children are high risk for accidents)
- This high-density project will increase traffic problems for local residents and South Maui. (These intersections are already maxed out and added 28 units and the people associated to that is way too much....more people more cars more accidents)
- This Developer has a long history of building in wetlands, and flood zones, and degrading the watershed. (When my house was built around 1991 the FEMA maps were not updated as they are now. Kihei is already a disaster when it comes to excess rain as we found out on December 12th 2021...mud slides)
- Approx 200 local residents signed a petition against this project, but the developers have now created a "counter-petition". (The counter-petition if signed by someone who has no clue about this area, we do need more affordable housing...100% but not here.)
- Local residents have informed the Builder 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. (This proposed development needs to live somewhere where it would fit into the community)
- 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. (Red flag)
- Documents not shared by the Developer with residents include Traffic reports, Cultural Reports, Meeting Minutes, etc. (Red flag)
- Traffic problems decrease area safety, by increasing the number of residents needing evacuation during natural hazards, tsunamis, etc. (Again 4-5 homes not 28)
- Increased Traffic reduces the ability of EMS to access these areas and reduces their ability to provide timely responses. (More traffic more problems, thinking we have a lot of issues to deal with before we add more problems with no solution)
- This project is asking for exemptions to Zoning laws and SMA requirements.(Why do we give exemptions to something that clearly shouldn't be there, please use common sense)
- The project does not solve housing problems for local people (50 percent or more could be sold to new residents from the mainland etc). (Red flag)

My biggest red flag is the fact that Dwayne Betsill was walking the neighborhood asking my neighbors to give up the right to their easement. Asking them to sign paperwork they had no clue as to what it was regarding. This tells me that they needed more square footage to get more buildings approved. Luckily, the neighbor came to their senses before signing this over, which is why the proposed development is smaller now. This tells me that this deal, from the beginning, was and is wrong. Unfortunately, the original buyer of the lot was going to build 4-5 homes with ohanas and was outbid at the last minute by the current group. It hasn't been right from the beginning and never will be. If this goes through this area of Kihei will be forever affected negatively. The trickle-down effect will affect other areas as well.

As our county representatives, please use common sense, Yes, we need more housing in Maui that may be priority #1. However, it needs to be built in the correct area where it fits into the local surroundings. I challenge you as our county leaders to imagine what this project would do to this area.

Please use common sense, we are counting on you to do the right thing.

Gabriel E Krueger

Guest User

Location:

Submitted At: 10:56am 06-06-22

To: Maui County Council and Planning Commission

From: Scott Martin

Subject: Waipuilani Hale 16 East Waipuilani, Kihei, HI 96753

To all those willing to read and listen to the concerns of the community immediately impacted by a development in a single family residential neighbor hood,

Aloha,

My name is Scott Martin, I grew up in Kihei and still live in Kihei. The development and the changes are astronomically crazy. Development is inevitable, but smart development is what is needed. I am writing to you to Oppose the development of Waipuilani Hale.

First and foremost who is really going to be able to afford what is being proposed. With the cost of building materials going up and interest rates going up, I know for myself I can not, and neither will my kids be able to. As A Fireman working two jobs, there is no way I can afford this place. The developer talks about the median income family being able to buy these units. Median income for them is \$96,000. I can show you my federal income taxes and I don't make that. According to the developer, both parents and a working child would make enough to purchase a 3 bedroom unit. Show me a working child that gives there income to their parents for a house.

This complex will be over shadowing existing single family homes. Families that have lived in their homes from the 1970's will be giving up their privacy. We all know what happens when it rains in Kihei. This area is famous for flooding. All of the existing resident can attest to that. The developer states they will not be building in and existing wetland area. All of Kihei is a wetland area. Waipuilani road has standing water after every rain, and this particular parcel has standing water on it after every rain. The developer will have to raise the grade of their property to avoid any flooding of their development. Guess where that water will go, to all the existing residents. Is it fair to punish those that have lived there going on 50 years to appease this developer?

Waipuilani and South Kihei road intersection is a high traffic area, Especially after opening it up to Piilani. This development will only put more stress on this area. More traffic means more accidents. This part of South Kihei Road is very narrow, there are no sidewalks, no storm drains, and Utility poles very close to the traffic lanes. I have a bright idea lets put a round a bout, how about raised curbs in the median, how about another traffic light. Sorry for the sarcasm, but all bad ideas. A good idea is to put lighted cross walks, either with street lights on both sides of the road, or Yellow flashing cross walks. Which leads to the next point, infrastructure.

The infrastructure of Kihei is aging. We have foul smelling pump stations, corroded water valves that can not be turned off, an unfinished north south collector road, and all the things mentioned above. Unsafe cross walks, lack of sidewalks, flooding issues. How will this development help any of these problems? It wont it will only contribute to making more problems.

There is no doubt we need affordable housing for the local people. When asked what happens if the locals can't afford these units what would happen, the developer could not answer. We all know what that means, more affordable housing for the malihini, or sold for market priced not to the local people that it is intended for. If the county truly wants to put locals in houses, build houses. Why do keep wanting to put our local families in apartments? Why would the council and whoever decide to change the zoning from single family to multi family? I am pretty sure the developer could put this same project in a different area. 5 – 7 single family homes could be comfortably built on this lot and the developer could still make a profit. It is time the county start putting our locals in truly affordable houses not housing units.

When the developer was asked how many parking stalls per unit, they said 1 or 2. So where will all the cars be parked? On Waipuilani next to our existing houses? Wait didn't they say to meet median income there needs to be 3 incomes per household to afford these? The developer stated people can walk to work or catch the bus. Kihei villages, South pointe, Kenolio apartments, all good examples of not enough parking per unit. If 3 incomes are really needed there should be enough parking for 3 cars per unit.

If I have not made a clear and concise argument as to why this development should not go forward please call me and we can discuss this further. I can be reached by phone 808-264-1395. I apologize for not being present in the zoom meeting, but I will be working my second job so I can afford to still live in Maui.

May god be with you and help and guide you to make the right and just decision for the residents of Waipuilani and South Kihei Road.

Me Ke Aloha,
Scott Martin

Guest User

Location:

Submitted At: 10:55am 06-06-22

I AM TOTALLY IN SUPPORT OF AFFORDABLE HOUSING!!!

MY ONLY CONCERN IS SOUTH KIHEI ROAD TRAFFIC AND FLOODING ISSUES IN THAT AREA :(

Guest User

Location:

Submitted At: 10:42am 06-06-22

We need affordable homes and there needs to be more rules about who can apply. Affordable housing should be for those born and raised here in Hawai'i. Stop giving it to those "residents" that have been living here in hawaii for a couple of years. Priority should also go to those who either are of Hawaiian descent or those who are fluent or learning ' _lelo Hawai'i. How much people in Hawaii overall speak ' _lelo? Not much! The language was oppressed and now the very ones who speak it and or keep the culture alive are been driven out because it's just not affordable!!

Guest User

Location:

Submitted At: 10:14am 06-06-22

Affordable housing is in crisis mode on Maui. What happens when the working class cannot afford to live here? Properties like Kahana Manor have recently allowed vacation rentals after years of not being legal? How can this be? One of the few properties locals could afford now over run with investors driving up the price and displacing long term renters who lived there for years. This property has become a budget hotel further taxing the infrastructure and attracting the vacation clientele that does not spends \$

Guest User

Location:

Submitted At: 10:14am 06-06-22

Aloha my name is Brandi Corpuz and I am from the wetlands of Kihei. I am writing to you today to oppose the Hale-Waipuilani Project in Kihei. This project is not a truly affordable housing project yet it has been given special streamlined permitting. It is actually too expensive for the average local person to afford. There seems to be a surge in Kihei for developers to claim that their developments are affordable or workforce housing but this is a sales pitch not a reality.

We need real affordable houses for our local community now. Even if its affordable rentals rather than to buy. This type of project only sets our economy up for more "gold prospecting" of our land. I call it a gold rush! Developers and real estate people are buying up all of our affordable or semi affordable houses and either flipping them or renting them for double what their mortgages are! This has to stop immediately before we tip to a side where there is no return. Our island cant afford to lose anymore of our local workforce to mainland workers and our local workforce cant afford to pay these prices.

Giving these developers tax breaks and incentives does not make sense either? Why dont you give homeowners tax breaks to rent to local people? Why dont you give local people those incentives to buy their own home? These developers are making double profit by having the tax breaks and selling the homes for top dollar.

This project and the other one on Hoonani are proposed to be built on top of our wetlands and will destroy our natural resources that we are trying to protect. They are using some of our oldest communities' infrastructure to

save on that part of their development cost too. They are getting a free pass by being able to bypass EIS and CIS because of special permitting and it is all against our existing communities wishes. This project will cause catastrophic consequences for all of the local people who already live in these areas.

This project and the Hoonani project will cause worse flooding for homeowners in this area because they will be built on top of a natural water retention and filtration system that exist in our wetlands. They will add to the infrastructure problems on South Kihei Road, that allows for flooding and major traffic problems in the areas they are proposed to be built.

We live on the street next to this proposed project and we only have 1 way in/out through South Kihei Road. Our traffic getting out of our road is already super bad so putting hundreds of more cars in this area will add to our continuous problems with traffic on South Kihei Road. It is a problem that can not be helped until major infrastructure is done on our roads.

No large or small housing projects should be built in this area for any reason at this time. Flood mitigation and Road upgrades must be done before anything more is ever built in these communities. Waipuilani, Namaau and Hoonani streets are already overly populated and they should not be taken advantage of by predatory developers looking to make millions during one of the hardest times in our history.

Our Kihei Community Vision plan calls for open spaces and I propose that this area and Hoonani project areas be bought by the county or state so that they can remain open spaces and protect our natural resources. The value of this land is for it to remain a wetland so that it can help us, rather than hurt our existing community members and other natural resources. No developer should be allowed to go forward with a project that will hurt the communities that it is proposed to be built in. Once this is allowed to go forward there is no turning back and WE will be left to deal with the aftermath of poor decisions and planning. Developers only care about their bottom line and the money that will be made. They have no regard for our local community and should not be allowed to ruin our way of life to make more money.

There are many empty buildings that could be turned into affordable rentals and lots of land in North Kihei that could be used to build affordable homes on. Please look into more appropriate and realistic housing projects so that it can be truly affordable without costing the rest of us so much. The value of our wetlands and way of life is more precious than anything. We look to you for protection. Please say no to this devastating project and any others of its kind.

Sincerely, Brandi Corpuz
Namaau Place homeowner
808-357-9170

Guest User

Location:
Submitted At: 10:05am 06-06-22

I 100% support Hale Waipulani. All our Maui ohana need affordable homes.

Guest User

Location:
Submitted At: 9:09am 06-06-22

I support Hale Waipulani. Let us this project built quickly because our people need homes.

Guest User

Location:
Submitted At: 7:59am 06-06-22

EAH Housing supports the Hale Waipuilani for-sale housing project which will provide more housing opportunities for residents of Maui to remain on Maui.

Respectfully submitted,
Kevin Carney
Vice President, EAH Housing

Guest User

Location:

Submitted At: 7:19am 06-06-22

The Hale Waipuilani Workforce Housing neighborhood is
100% workforce housing
100% owner occupied
100% local Maui Residents
100% priced by County
0% vacation rentals
0% investor owned

It is for these reasons that I support this project.

Mahalo

John A. H. Tomoso+

51 Ku'ula Street, Kahului, HI 96732-2906

808-280-1749

john.a.h.tomoso@gmail.com

Guest User

Location:

Submitted At: 7:17am 06-06-22

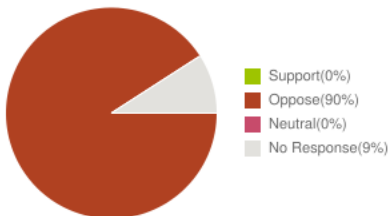
Aloha. I support Hale Waipulani workforce housing.

Alan Lloyd

Wailuku resident

Agenda Item: eComments for AH-17 RESO 22-130 HALE WAIPU?ILANI WORKFORCE HOUSING PROJECT (K?HEI) (AH-17)

Overall Sentiment



Guest User

Location:

Submitted At: 12:12pm 06-06-22

We do need workforce housing. We do not need to sell them property with frequent flooding. This site floods often. I know. Overflow from South Kihei Road runs through my yard into this site. It takes days, sometimes weeks to absorb.

Guest User

Location:

Submitted At: 11:41am 06-06-22

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

Guest User

Location:

Submitted At: 11:21am 06-06-22

David Dorn testimony Regarding Hale Waipuilani Project (AH-17)

E-Comment version page2 / 2:

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.

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.

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.

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.

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.

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.

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.

AH Committee

Location:

Submitted At: 11:19am 06-06-22

Testimonies received by AH Committee

Guest User

David Dorn testimony Regarding Hale Waipuilani Project (AH-17)

E-Comment version page1 / 2:

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 Management Zone), 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.

See page 2.

Guest User

Location:

Submitted At: 10:49am 06-06-22

Aloha

My name is Jennifer Chapman and my husband and I own a house at the address of 36 e Waipuilani rd. Directly across from the proposed new development. I'd like to first say that we in this neighborhood have never said we don't want work force housing or affordable housing for other local working class residents. We are

WORKFORCE working class residents !!! I work in hospitality as a waitress and my husband is in construction, and many others in the neighborhood are also in the tourism industry.

I feel the developers have twisted a lot of our concerns to fit the narrative for them to move forward with a project that as they call it is a "fill-in" we do not want a "fill-in" condominium because let's be honest 28 units is not a single family structure in a multi single family neighborhood.

We do however support building another 4 single family homes with Ohanas that would be 8 buildings verses the proposed 28 units... this would allow actual room for the workforce families and other places for local to live or rent. It is my opinion the developers don't like this idea because it's not as profitable with 20 units less to sell then they are proposing... But they keep saying they are doing this for the community?!

Some of my/ our biggest concerns for something that large are:

- There are no lights here in the evenings it's black as can be and no sidewalks. I personally and a few other wear LED vests when walking in evenings early mornings. I've had 2 pets run over by cars. People speed down this road all the time, yes even with the speed bumps. Ask the police how many tickets they write for not stopping at a stop sign right up the road.

- People have been hit by cars right in this area and on south kihei rd. There aren't well marked crossing areas, and no one really ever stops day or night unless you are the pediatrician and get a little aggressive to cross, and again no side walks. Adding 28 units on a crowded road with speeding and small Intersection with no traffic lights in a family neighborhood sets people up for more accidents and traffic issues ect. Not to mention back up traffic when piilani highway is shut down or south kihei rd....

- Flooding is real here look what happened in December 2021 as 1 example the damage is mostly from all the "fill-in" development that didn't allow the water to navigate appropriately or naturally, damaging many peoples homes, condos, cars ect.... It may not happen all The time but it WILL and DOES happen.

- Parking: There is very limited off road parking; this project is projecting 3 guest parking spots? 28 units 2 cars per unit with 60 parking spots is going to end up just like Kihei villages where people have to park on other roads, and neighborhoods and walk home in the dark, this is not well Thought out cramming as much as possible into a small space for profit and again no side walks!!!

- In one of our zoom meetings when we asked the developers where they got their average family income numbers from they said it was based off a mother and father working 2 JOBS! And a child of age to work a small job to contribute to paying the mortgage.... I'm sorry WHAT?! Does that seem like any type of life for anyone? The average maui house hold income as of 2020 is 72k on the high end 36k lower end. How about the mother with a new born, how does she work 2 jobs pay child support and dad do the same? Seems like a fantasy on someone else's end who doesn't really have a family structure to base facts off of. Even with a income of 72k the families they are proposing to, at 20% down will need 140k as a down payment for a house at 700k that's "affordable" especially In the market now....

For reference my husband and I in 2016 bought our house it was a bank owned at 570k we were only able to do this because at the time there was a deal for 3% down and no PMI insurance. That was 19k down we at that time as things have changed over the past 2 years with Covid made 140k combined (and this is what we could afford) I'm curious how the work force the developers keep trying to "help" are going to do 140k down when we are workforce and barely had 19k?...

Another question How long on the market will this be open to locals before they open it up to anyone on the market to buy? Last I heard from them it was 90days.... how about we wait 1 year giving the local work force time to gather that down payment?

Lastly the part that really upset us the most was when Doyal Betsil basically tried to talk my neighbor into signing over his easement with out explaining why.. SUPER SHADY. Hank was told it's just protocol but when he went to get it signed at the notary she asked why would you sign his rights away to his Property??? Good question how much integrity do these guys actually have in helping the community.. And again he tried to strong arm Hank to do it after Hank said no, at that Point we all said no don't do that... Hank is a older gentleman who really believes

that people are out to help him and do things out of kindness and integrity this was from a place of greed and deceit.

This is not the right project for this area but this project is needed just not in this small space.... Sticking to the original plan that this neighborhood was developed as, 4 single family homes and a few ohanas can still be affordable and help other work force residents... squeezing as many units as you can to make profit when it's not safe or even zoned for is unreasonable and that's what the 200 signatures were for...

Mahalo for your time
Jennifer Chapman

Guest User

Location:

Submitted At: 10:48am 06-06-22

Aloha my name is Brandi Corpuz and I am from the wetlands of Kihei. I am writing to you today to oppose the Hale-Waipuilani Project in Kihei. This project is not a truly affordable housing project, yet it has been given special streamlined permitting. It is actually too expensive for the average local person to afford. There seems to be a surge in Kihei for developers to claim that their developments are affordable or workforce housing but this is a sales pitch not a reality.

We need real affordable houses for our local community now. Even if its affordable rentals rather than to buy. This type of project only sets our economy up for more "gold prospecting" of our land. I call it a gold rush! Developers and real estate people are buying up all of our affordable or semi affordable houses and either flipping them or renting them for double what their mortgages are! This has to stop immediately before we tip to a side where there is no return. Our island cant afford to lose anymore of our local workforce to mainland workers and our local workforce cant afford to pay these prices.

Giving these developers tax breaks and incentives does not make sense either? Why dont you give homeowners tax breaks to rent to local people? Why dont you give local people those incentives to buy their own home? These developers are making double profit by having the tax breaks and selling the homes for top dollar.

This project and the other one on Hoonani are proposed to be built on top of our wetlands and will destroy our natural resources that we are trying to protect. They are using some of our oldest communities' infrastructure to save on that part of their development cost too. They are getting a free pass by being able to bypass EIS and CIS because of special permitting and it is all against our existing communities wishes. This project will cause catastrophic consequences for all of the local people who already live in these areas.

This project and the Hoonani project will cause worse flooding for homeowners in this area because they will be built on top of a natural water retention and filtration system that exist in our wetlands. They will add to the infrastructure problems on South Kihei Road, that allows for flooding and major traffic problems in the areas they are proposed to be built.

We live on the street next to this proposed project and we only have 1 way in/out through South Kihei Road. Our traffic getting out of our road is already super bad so putting hundreds of more cars in this area will add to our continuous problems with traffic on South Kihei Road. It is a problem that can not be helped until major infrastructure is done on our roads.

No large or small housing projects should be built in this area for any reason at this time. Flood mitigation and Road upgrades must be done before anything more is ever built in these communities. Waipuilani, Namauu and Hoonani streets are already overly populated and they should not be taken advantage of by predatory developers looking to make millions during one of the hardest times in our history.

Our Kihei Community Vision plan calls for open spaces and I propose that this area and Hoonani project areas be bought by the county or state so that they can remain open spaces and protect our natural resources. The value of this land is for it to remain a wetland so that it can help us, rather than hurt our existing community members and other natural resources. No developer should be allowed to go forward with a project that will hurt the communities that it is proposed to be built in. Once this is allowed to go forward there is no turning back and WE

will be left to deal with the aftermath of poor decisions and planning. Developers only care about their bottom line and the money that will be made. They have no regard for our local community and should not be allowed to ruin our way of life to make more money.

There are many empty buildings that could be turned into affordable rentals and lots of land in North Kihei that could be used to build affordable homes on. Please look into more appropriate and realistic housing projects so that it can be truly affordable without costing the rest of us so much. The value of our wetlands and way of life is more precious than anything. We look to you for protection. Please say no to this devastating project and any others of its kind.

Sincerely, Brandi Corpuz
Namu Place homeowner

Guest User

Location:

Submitted At: 10:42am 06-06-22

I am writing to **STRONGLY OPPOSE** the Waipuilani Hale Affordable Housing proposal for 16 E. Waipuilani Road in Kihei (AH-17)

My name is Mary Jo Padilla and I live at 1087 S. Kihei Rd. Our property is adjacent to this proposed project at 16 E Waipuilani Rd. I have lived in this home since 1995. Over the course of these years our neighborhood has been subjected to numerous floodings, evacuation orders, automobile accidents, pedestrian injuries and fatalities and traffic congestion. There have been times we could not even leave our property due to flooding. We have had water up to our front door!!! It is a fact that not only is this a high risk flood zone but it is a **NOTORIOUS** flood zone area. Our neighborhood has aging infrastructure and this property at 16 E. Waipuilani Rd. acts as a de facto detention basin for stormwater for this area. Allowing this dense project will create additional flooding to neighboring properties. We have no sidewalks and no stormwater management system. 16 E. Waipuilani St. is located in a FEMA flood zone, a tsunami evacuation zone and is in an SMA area. Waipuilani Rd. is the tsunami evacuation street for the area!

I walked my neighborhood. I spoke with my neighbors and helped to collect over 200 signatures for the submitted petition opposing this proposed development. **NO ONE**, not one single person I spoke with was in favor of this project. Many people were not even aware of this proposed development. To allow 28 residences/townhomes (with one, two, and 3 bedrooms totaling 72 bedrooms) and 59 parking spaces to be built in this location, on only a 1.53 acre space, is not only unsafe but totally irresponsible of any builder/developer to even consider this location for such a dense project. There are two proposed entry/exits for this housing development. One on E. Waipuilani Rd. and one on Kauha'a St. Both streets are so narrow and there are so many cars parked on both sides of both streets daily that there is barely room for one car to drive through. The developer of this project is offering 59 parking spaces for residents of this project. Three (3) of these are for guests. Three parking spaces for guests of 28 homes! This is ludicrous! Guests will be parking on the street. Worse, what will happen in a fire, in an evacuation? It is likely a fire truck or ambulance would not even be able to access this development safely. People will be trapped. Please **DO NOT APPROVE THIS PROPOSAL!**

The developer created a "counter -petition" on-line where they stated that the infrastructure for this project **IS IN**. What infrastructure are they referring to? Currently there is no infrastructure to handle even the existing residences in our neighborhood and now they want to add 28 townhomes to it!

The developer promised to share documents with residents including traffic reports, cultural reports and meeting minutes. None of these promises were kept. The developer is asking for exemptions to zoning laws and SMA requirements.

I am asking you, our elected council members, to please listen to us, the residents of this neighborhood who have lived here for years and know the impact of development in this highly sensitive area. Please do not approve the 16 E. Waipuilani Road housing project. It should be relocated to a sustainable and suitable area.

Mahalo,

Mary Jo Padilla

Guest User

Location:

Submitted At: 10:00am 06-06-22

Testimony against the:

HALE WAIPUILANI project at 16 E. Waipuilani Road

Kihei, Hi. 96753

Attn: Affordable Housing Committee

June 4th, 2022

Submitted by: Don Gerry, resident at 1114 South Kihei Road, Kihei, Hawaii, 96753 and have lived in Kihei for over 41 years. A majority of this time at the above address as well as properties next door to 1114 SKR.

I am very much against developing this area of Kihei due to the infrastructure problems I have experienced for over 4 decades now.

This is a flood zone area which is impacted often due to drainage that is non-existent. When the flood area here happens, it comes at a cleanup cost to the County of Maui as well as residence here at tax payer dollars and also personal cleanup expenses for the residents. The developer shows us some parking surfaces of grass block which is to be designed to allow rain runoff to soak in. Because the water table is so high here due to underground existing brackish water I feel it is not adequate to control this projects sheet off water making it flow downhill to neighboring low lying areas. This neighborhood has no existing storm water management system in place and am not seeing anything in the future plan.

Traffic will increase immensely even in consideration of the plan and any reviews you have seen. Parking on site never becomes enough as seen in other apartment projects where the streets become lined up with curb parking. Many of these cars on the street become abandoned, unregistered, and just adding to the unsafe conditions to the roads in this area. Even in housing neighborhoods recently developed, the formulas used for adequate parking are never enough per residence who will be staying in the individual units. Many driveways allow for 2 cars only on concrete in front of the garage. The owners often add to the driveway by widening the concrete for more than 2 cars for parking. If they can't park on site then the next best thing is the street if they can.

I understand the 200 LOCAL residence petitions signed against the project is being countered with another petition in favor of the project.

Please do not disregard the Archeological Sites as in the near shoreline ponds which are in the area. The builder has been told of these potential flooding, traffic, as well as the pedestrian safety in this area.

The developer at several meetings has not given minutes of the meeting as he has said he will do. His communication and sharing reports which he says he would do were candid and frustrating for someone who should be a tune to the area and it's concerns.

Traffic problems in this are already a concern and this in no way or how it is planned be resolved.

Safety for pedestrians and vehicles will not get better.

Asking for exemptions to Zoning Laws and SMA requirements is going against the reasons these Zoning Laws and SMA's are required.

Building in an area further from the already densely populated area where there is less concerns and all the previously mentioned problems.

I don't feel this problem solves the housing needs for the local people. I understand 50% or more could still be sold to individuals from the mainland.

Please hear the people of Maui. Listen to what they have to say. Stop building in areas already with a high density of people. Stay away from areas where flooding already exists. We have a lot of room on this island, let's use it instead.

Mahalo for your time,
Don Gerry

Christopher Harris

Location:

Submitted At: 1:41pm 06-04-22

Affordable Housing Committee
Council of the County of Maui

Re: Hale Waipu'ilani Workforce Housing Project (Kihei) (AH-17)

Dear Councilmembers:

Kihei is asking you to oppose Resolution 22-130 & 22-131, and to support Resolution 22-132, DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE HALE WAIPU_ILANI WORKFORCE HOUSING PROJECT UNDER CHAPTER 2.97, MAUI COUNTY CODE, for the following reasons:

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 Developer has a long history of building in wetlands, and flood zones, and degrading the watershed.

Approx 200 local residents signed a petition against this project, but the developers have now created a "counter-petition".

Local residents have informed the Builder 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.

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 not shared by the Developer with residents include Traffic reports, Cultural Reports, Meeting Minutes, etc.

This project is asking for exemptions to Zoning laws and SMA requirements.

The project does not solve housing problems for local people (50 percent or more could be sold to new residents from the mainland etc).

Without adequate infrastructure to handle parking for new owners/tenants and with flooding issues this project places the burden of solving these problems after-the-fact on the community and the County. Unacceptable.

Guest User

Location:

Submitted At: 9:55am 06-02-22

Affordable Housing Committee
Council of the County of Maui

Re: Hale Waipu'ilani Workforce Housing Project (Kihei) (AH-17)

Dear Councilmembers:

The severe flooding in South Maui in December of last year demonstrated the problems of poor planning decisions in the past. South Maui is the drainage basin for the southwest slopes of Haleakala, but its function to absorb flood waters has been drastically impaired by impermeable surfaces.

Homeowners and businesses elsewhere have sued local regulatory agencies for permitting construction in vulnerable locations, that were then damaged by storm and flood activity. Given what we know of climate change and more severe weather events, it is risky, if not criminal, to build in the path of stormwaters. Even if measures are taken to limit flooding in subject areas, the waters will be shunted to adjacent properties. Anyone building in wetlands and on shorelines is working on the "greater fool" principle that they can sell before the next disaster. Do not put the County in jeopardy of lawsuits from outraged homeowners and businesses that have been impacted by unsound planning decisions.

Thank you,

Diane E Shepherd DVM
3329 Kehala Dr., Kihei, HI 96753