

# Affordable Housing Committee (2021) on 2022-06-13 9:00 AM - Reconvened from 06/06/2022 at 1:30 p.m.

Meeting Time: 06-13-22 09:00

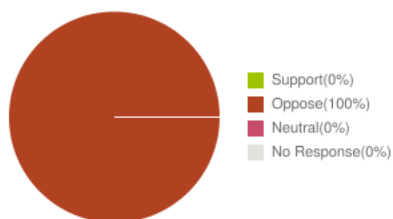
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Affordable Housing Committee (2021) on 2022-06-13 9:00 AM - Reconvened from 06/06/2022 at 1:30 p.m.	06-13-22 09:00	2	37	0	37	0

### 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



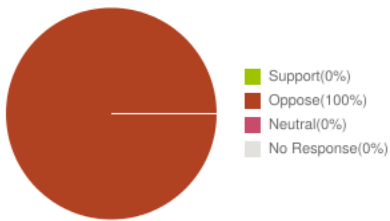
**Affordable Housing Committee (2021) on 2022-06-13 9:00 AM - Reconvened from 06/06/2022 at 1:30 p.m.**  
**06-13-22 09:00**

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	37	0	37	0

### Sentiments for All Agenda Items

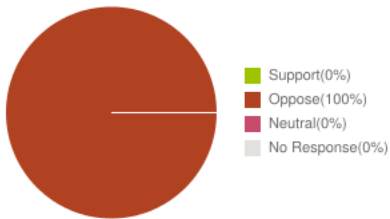
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



#### Agenda Item: eComments for A G E N D A

#### Overall Sentiment



### Guest User

Location:

Submitted At: 1:30pm 06-13-22

Aloha no e AH committee,

As a recognized Cultural descendant to the Honua\_ula area by the MLIBC, I know all too well the desecration of Archaeological, Historical and Cultural sites as well as our iwi kupuna of this \_\_ina. I have consistently advocated to a TCP (traditional Cultural property), the connectivity between Moku o Keawe and Mauinuiakama from the shores of the \_Ahihi Kinau Preserve all the way up to Ma\_alaea and into the Central Pu\_uone extending through Waikapu, Wailuku, Waiehu and Waihe\_e. The famous battle of Kakanilua took place in that entire area so for a report to state the land was too dry for there to be iwi....I totally disagree. Our kupuna are buried in that dry land. In the pu\_uone.

Please do not allow the Hale Waipuilani project to go through without a complete EIS being done as this project is located in an SMA and CZM zoned area.

I am in total opposition of any building in the pu\_uone or wetlands. Our fragile ecosystem needs to be protected through the mauka makai concept.

Mahalo nui!  
Carol Lee Kamekona

Sent from my iPhone

**Guest User**

Location:  
Submitted At: 9:23am 06-13-22

It is the policy of Sierra Club Hawaii to support protection of areas that are officially classified as wetlands or function as wetlands during storm events. The proposed Waipuilani project is situated in an area that had been impacted by stormwaters in the past. Please listen to the residents of the general area who are giving a truthful accounting of the property's flood prone history.

Building affordable housing in areas with high risk of flooding impacts simply shifts that burden of responsibility to the future homeowners who may be investing their life savings while worsening conditions for the surrounding area as floodwaters from larger storm events have less area to be absorbed.

Mahalo for denying this project  
Lucienne de Naie

Chair Sierra Club Maui

**Guest User**

Location:  
Submitted At: 8:59am 06-13-22

Strongly Oppose...we just went through serious Kihei flooding this past year...we know it's going to happen again and again...please do not approve building in a flood zone...especially affordable...it's cruel to get people's hopes up in the face of such need when what is being offered will result in very high flood insurance costs (if they can get insurance after the 1st event) or it will cost Maui County millions to redirect water...which never works...Opposed

**Guest User**

Location:  
Submitted At: 8:58am 06-13-22

This is outrageous. Less than 50% of important waterflow wetland zones remain. They need more protection not less. Zoning is in place and should remain so. If we keep covering these gulchs and removing streambed rock by demolishing boulders that took millions of years to form our island ecosystem, to be covered with housing, we will see worse flooding on the coast in the future downstream. Worse than the last storm. This should be illegal considering the insurance alone that it would cost in damages to any infrastructure that is built on this area. It is the last remaining open area in this neighborhood where water can be properly absorbed back to the land before hitting the ocean. We have collected so much data showing why it's detrimentally important to protect these areas. Considering the island's unique ecosystem to this globe developments like these show complete lack of consideration as to where housing should be properly placed. This gulch is off limits to be developed for the safety reasons and to change the zoning and develop this area or any areas like it would be failing to protect what we have left to save of South Maui's extremely important wetland systems. The globe only has one Kihei Maui and it should be protected not destroyed further. Please kokua our warning. Zoning to protect the island's waterfowl areas.

**Guest User**

Location:  
Submitted At: 7:12am 06-13-22

1st of all these kinds of Projects don't belong in a regular type of Subdivision of which the Area was designed for. 2nd the prices are not affordable 3rd these new quick Permitting leads to lots of Illegal Dealings which will effect the Ownership and The Community as well 4th Find somewhere else there's a lot of Empty Cane Fields \_ Mahalo

## Concerned MAUI RESIDENT IN THE AREA

### Guest User

Location:

Submitted At: 6:25am 06-13-22

Why would you want to build these in a flood zone? the traffic is terrible and these houses are way too expensive for locals. I am concerned that these will just become second homes for Canadians and Californians like the rest of Kihei.

### Guest User

Location:

Submitted At: 12:32am 06-13-22

I oppose this project. As a property owner near this area, I have not seen the infrastructure upgrades that have been needed since 1975 - why should we develop now when traffic is worse and the threat of floods are imminent? This proposal area for project is in a flood zone and access roads to development will cut thru an existing flood wall threatening the safety and well being of local families. I'm all for progress but not at the cost & detriment to fellow neighbors & the environment. As a side note, ever since the developer, Savio, has been clearing the property, tearing down more than enough huge kiawe trees for a "fire break" the wind and dust has been the worst I've seen since the 1970. Kiawe forests are becoming a thing of the past and it's honestly sad to watch them tear huge swaths of them down. Mahalo for your consideration.

Noelani Vicente

### Trinette Furtado

Location:

Submitted At: 9:35pm 06-12-22

Aloha Mai K\_kou!

Mahalo Councilmembers for allowing testimony for the proposed development at Waipuilani.

I absolutely OPPOSE the development of "affordable" housing in this known flood zone and wetland.

Exponentially, the project could end up being quite costly for those residents that would be severely impacted by flooding and possibly NOT have insurance coverage (or pay a steep premium).

There are several reasons why I think the way we think about affordable housing and how that is constructed and fast tracked (in some cases) need to have more serious consideration than leaving it up to developers and investors to determine HOW our housing is going to look.

Development in this particular area could exacerbate flooding and attendant impacts during storm events experienced by the immediately surrounding neighborhoods, due to redirection of flood channels and "armoring" that oft times speeds up the flow of water, creating various flooding issues further downslope. As everything flows to the sea, having the County dredge muliwai downslope, to receive water and minimize flooding and possible fanning out of flood waters, is only a temporary mitigation and actually does increasingly more damage to the entire system with each alteration.

I am acutely aware of the need for affordable units, but development without putting protocols into place that would ensure these units do not "graduate" into market priced units once the deed restrictions period is over. Our inventory will never catch up with our need if we don't stop the bleed into market priced housing by lucky lottery winners who decide to sell at UNaffordable prices.

(Just because some "got theirs" doesn't mean they should get to take advantage of the situation to keep other local families from getting a start just like they did.)

First, applications should and can be restricted to residents by using the same kind of guidelines used to determine residency so homeowners can take advantage of different Real Property Tax rates. The County has been doing that without much detriment for years.

Second, most "affordable" developments are often proposed in areas that are infill, somewhat problematic and leave little choice but to construct apartments instead of homes with small yards, like new families would rather have.

Third, traffic is becoming more and more of a problem as the County neglects to do more to restrict the amount of rental vehicles on the road from large rental companies that have overrun the airport ConRac and no one can deny that the South Maui area suffers from heavy traffic on small roads connected to ONE lifeline: Pi'ilani-Mokulele (Veterans Hwy). Developments that are high density like apartment complexes have MORE people

parking than in developments with home/yard units. Traffic from this development would absolutely impact traffic as it is currently.

Fourth, wetlands are invaluable parts of a larger system that not only mitigates flooding and drainage, but also provides critical habitat for native species that are necessary parts of the brackish and salt water biota. To develop further in a wetland, destroys the ability of that area to adequately and competently serve its purpose and carry out its function.

Finally, though cultural and historical connections make very little difference when it comes to money and the way housing is framed so that it is a "this or that" kind of choice where we all DO end up feeling the negative/ill effects of short-sightedness or reluctance to consider all factors when looking at the bottom financial line, I feel the need to remind this Council that the area was historically revered fishponds and areas where our Mā`ali`i: Pī`ilani and his pī`o wahine Lū`ielohelohe frequented with their hoaaloha and other important ali`i and konohiki of Maui. There were large loko i`a (the remnants of some still visible today) and some areas were so special that they were gifted to or named after a special person (like another wetland in Kula Kai next to the MediSpa, gifted to and named after Lū`ielohelohe. These facts are important and should be considered seriously, along with the "bottom line" of any forecasted or anticipated profit.

Again, I OPPOSE this project and hope that you will do so also.

Mahalo for your time,

Trinette Furtado

**Guest User**

Location:

Submitted At: 10:57am 06-12-22

I oppose, as this is not the right type of build for our neighborhood. I live across the street from the proposed property. The area is not setup to accommodate this type and amount of housing. The area does not have the infrastructure. These apartments would be better received in a neighborhood with the same type of construction. If it were multiple single family homes that matched the area I would not be opposed.

**Guest User**

Location:

Submitted At: 7:03am 06-12-22

Aloha,

I am Rebecca Kaneapua Alexander,  
an owner and resident at 15 East

Waipuilani directly across the street of

this project on topic. I agree we need affordable housing located elsewhere but NOT here on Waipuilani road! I strongly OPPOSE!!!

**Guest User**

Location:

Submitted At: 6:45am 06-12-22

Robert Aldrich

I OPPOSE the Hale Waipuilani Project (AH-17) located at 16 Waipuilani Road, Kihei.

The property is a wetland, is in an AH flood zone and an Extreme Tsunami Evacuation Zone. It would be amoral to allow a development here.

**Guest User**

Location:

Submitted At: 8:00pm 06-11-22

I oppose this project. I question how affordable this will be for homeowners and the quality of the subdivision.

Will the subdivision have County maintained sewer, water, roads, and of course flood prevention such as swale, not to mention requiring elevated housing? If not, no!

The starting HOA fees are too high to just be for common grounds maintenance. Will this affordable housing require residents to maintain roads, water, and/or sewer lines as they age? Is everything in the plans to modern code, including width of roads? If not, no!

How will traffic be introduced into an already crowded area? Just one street in and out, no!

Please find a better location for the builder and use County money or incentives to cover any increase in land costs.

Frankly, to build in a flood zone is taking advantage of your citizens. Require flood resistant homes with all county amenities provided and built in every way to modern Maui construction codes or build it elsewhere.

Mahalo,  
L Gyori  
Kihei

**Guest User**

Location:

Submitted At: 7:47pm 06-11-22

so if no action is taken on this issue of approve or not approve it's considered approved when the time limit is reached. so that means for what ever reason it is delayed or STALLED it's still ???approved so what your saying you can stall this vote and it will be approved no matter what WHAT?

**Guest User**

Location:

Submitted At: 3:46pm 06-11-22

Please oppose

**Guest User**

Location:

Submitted At: 2:24pm 06-11-22

To Our Maui County Council Members,

This letter is in regards to the proposed Hale Wiapuilani project for 16 E. Waipuilani Road in Kihei Hawaii.

To be clear I am NOT opposed to affordable housing, on the other hand I AM opposed to poor planning for these type of developments. Poor planning stems from the Maui county leaving the planning to the developers. No development would happen if profit was not the main factor in their decisions. It may be good business for the developers, but poor planning is problematic for the residents. While developers will walk with their profit, they leave the neighborhood with the poor planning problems. My concern is when these foreseen problems surface, who is held responsible and by what ways and means will these problems be addressed.

I can understand why the Mayor and or the Governor of this great state would pass or approve such an endeavor, more taxes for the state more feathers for their political career, but you, our the Maui County Council members are the ones that recommend approval, without a whisper of accountability and mostly just finger pointing in the end. So what I am saying is, to have a successful affordable housing project it needs a good foundation which begins with ACCOUNTABILITY. At this meeting Yay or Nay, who amongst the county council will raise their hand accepting the responsibility of this development and the problems that will need to be addressed when the developers disappear.

To start with, what needs to be in place first hand is we need a safe escape route for natural disasters, development or no development. We need pedestrian safe passage along Waipuilani Rd. One selling point for these developers is this development is within walking distance to Safeway and a nice ocean front park. What they don't say is you will need to take your guardian angel with you when crossing So Kihei Rd. or walking along Wiapuilani Rd to Safeway. We need alternative routes to get to work or out of harm's way, being hampered daily by ongoing road construction and or accidents. The list goes on and on.

Again I ask who is going to raise their hand accepting responsibility for good or bad planning. Approval takes a majority, a good foundation is to see a majority of hands taking responsibility for this "Um" affordable housing

development. I am humbly asking, "Please do what you are hired for" , "Pay attention to your community, and do good planning". This neighborhood is not ready for this development by any means.

Sincerely,

Larry Padilla  
Founder and Owner  
Padilla Designs LLC  
1087 S Kihei Rd.  
Kihei, HI. 96753  
(808) 268-7789

**Guest User**

Location:

Submitted At: 1:16pm 06-11-22

To Our Maui County Council Members,

This letter is in regards to the proposed Hale Wiapuilani project for 16 E. Waipuilani Road in Kihei Hawaii.

To be clear I am NOT opposed to affordable housing, on the other hand I AM opposed to poor planning for these type of developments. Poor planning stems from the Maui county leaving the planning to the developers. No development would happen if profit was not the main factor in their decisions. It may be good business for the developers, but poor planning is problematic for the residents. While developers will walk with their profit, they leave the neighborhood with the poor planning problems. My concern is when these foreseen problems surface, who is held responsible and by what ways and means will these problems be addressed.

I can understand why the Mayor and or the Governor of this great state would pass or approve such an endeavor, more taxes for the state more feathers for their political career, but you, our the Maui County Council members are the ones that recommend approval, without a whisper of accountability and mostly just finger pointing in the end. So what I am saying is, to have a successful affordable housing project it needs a good foundation which begins with ACCOUNTABILITY. At this meeting Yay or Nay, who amongst the county council will raise their hand accepting the responsibility of this development and the problems that will need to be addressed when the developers disappear.

To start with, what needs to be in place first hand is we need a safe escape route for natural disasters, development or no development. We need pedestrian safe passage along Waipuilani Rd. One selling point for these developers is this development is within walking distance to Safeway and a nice ocean front park. What they don't say is you will need to take your guardian angel with you when crossing So Kihei Rd. or walking along Waipuilani Rd to Safeway. We need alternative routes to get to work or out of harm's way, being hampered daily by ongoing road construction and or accidents. The list goes on and on.

Again I ask who is going to raise their hand accepting responsibility for good or bad planning. Approval takes a majority, a good foundation is to see a majority of hands taking responsibility for this "Um" affordable housing development. I am humbly asking, "Please do what you are hired for" , "Pay attention to your community, and do good planning". This neighborhood is not ready for this development by any means.

Sincerely,

Larry Padilla  
Founder and Owner  
Padilla Designs LLC  
1087 S Kihei Rd.  
Kihei, HI. 96753  
(808) 268-7789

**Guest User**

Location:

Submitted At: 12:55pm 06-11-22

Aloha .. i humbly ask you to OPPOSE this project .. i live in the area .. there are no sidewalks .. no lighting .. no drainage .. only a one-lane dead-end road for this project .. this is a wetlands area and a flood zone .. when it rains .. knee-deep mud (i have walked in the mud-filled streets) .. would recommend the council have a 'site inspection' so that you can see how this area is not suitable for this project .. mahalo .. adele rugg

### Guest User

Location:

Submitted At: 10:56am 06-11-22

Aloha, I live on Hoonani street, a neighborhood that is dealing with the same issues. I oppose this due to the fact that it is a flood zone and a wetland acting as a natural flood retention basin. If you remove this area for building hardscape you will only negatively impact the surrounding homes and ocean. I have lived in this area for over 45 years and have seen the flooding damage first hand, it will only get worse if this land gets developed. There are more appropriate areas to create affordable homes. I hope that you can make decisions that put people, their lives, homes and safety before any profits. Thank you

### Guest User

Location:

Submitted At: 7:55am 06-11-22

First of all my Name is Rick Alexander and I've lived there through all sorts of Tsunamis, Rains, Floods Etc. There's no way that this or any type of Development can be done in this area that will not EFFECT the COMMUNITY in this AREA. As My Neighbor David Wrote In His 40 plus Letter With Pictures Of Proof \_\_\_ And Documentation. We've known GRAMA BETTY who OWNED this Property and also who Moved That House From PUUNENE Also where I was BORN AND RAISED and Her Dieing Wishes were for Her OHANA Generations to come. Unfortunately like Lots of LOCAL BORN Her Granddaughter Brooke had to move to TENNESSEE along with her 2 Girls who now can only come to Visit Their Father \_ When I Met Lawrence Carnicelli and Doyle Betsill along with David and Susie and others from our IMMEDIATE NEIGHBORS He seemed to Understand the Importance Not to PROCEED WITH THIS PROJECT But Doyle with His Sassy Attitude was just Laughing and said No Matter What We Think Or Say it will go through \_\_\_\_ I Looked At DOYLE BETSILL and Said Your Still A PILGRIM HAOLE And LAWRENCE CARNICELLI Just Looked At Me At The Time in AGREEMENT. After that I talked with Lawrence about it and he said it's his Job but knows how the Community Feels but it's BUSINESS and then I Started To See The True Colors of LAWRENCE CARNICELLI and Found Out He was Actually the CONTRACTOR \_\_\_\_ Then when OHUKAI Project Started and all of a Sudden the OBLIGATIONS Of Sidewalks and other Improvements of which They were to do According to Submittal the County Has To Do It Of Which Is TAXES FROM LOCAL RESIDENTS \_ Anyway Back To WAIPUILANI PROJECT. If This PROJECT Goes Through \_ This Will Prove That LOCAL RESIDENTS Have No Say In This \*CORRUPT DEMOCRATIC SOCIETY\* Of Which \*\*\*\*MAUI LOCALS\*\*\*\* Have Been VICTIMS Of For Years Pass. By The Way If You Dig Up The Corner Of W WAIPUILANI Maui Sunset Side You Will Find A DRAINAGE CULVERT That Was Placed In Order For That Project To Be Built Years Ago But Because It Flowed Between The COUNTY PARK And MAUI SUNSET They COVERED IT UP OVER THE YEARS. Infact When The COUNTY Dug It Up Years Ago They Eventually Covered It Up Again and Also COVERED The Outlet As Well. MY POINT TO THIS WHOLE ORDEAL IS THAT SADLY ENOUGH SOME OF YOU TAKE BRIBES JUST LIKE PLANNING, PERMITTING, DEPARTMENT HEADS ETC. Yes Look At The NAPILI/KAPALUA PROJECT Another \*\*PILGRIM HAOLE\*\* Taking Advantage Of LOCAL PEOPLE\_\_\_\_\_ REALLY IF YOU CARE ABOUT YOUR ISLAND MAUI YOU WOULD RECONSIDER THIS PROJECT AND OTHERS LIKE IT \_ And Remember What I've Been Saying To You All\_In Order To QUALIFY For \*\*\*\*AFFORDABLE HOUSING\*\*\*\* You Should Be A Full Time RESIDENT Of MAUI at TEN YEARS Or More To Even QUALIFY and Then Another TEN YEARS To Sell \_ Then Options One Sell To Next Person In Line Then Pass On To LOCAL RESIDENTS. I Know None Of You Will Read This But If You Do I Would Appreciate Your Feedback On My Feeling About MY ISLAND MAUI \_ \_ MAHALO And ALOHA \_\_\_\_\_

### Guest User

Location:

Submitted At: 6:28pm 06-10-22

Aloha, I oppose this project because it is inappropriate to place "affordable housing" in a location that floods and will cause environment damage by creating more hardscape where we need ground percolation. It is a very bad idea. Thank you for understanding this and for trying to protect the aina.

**George Rixey**

Location:

Submitted At: 4:37pm 06-10-22

I oppose this project on the grounds that it is not a sustainable use at this location due to the fact that it is in an existing area of flood crisis.

This site is typical of many other previously developed areas in Kihei that have exacerbated severe flooding and storm runoff that ultimately floods neighborhoods and damages our beaches and reefs. Low lying areas such as this project site are essential to remain open space to help mitigate flooding as they can hold storm water and allow it to percolate naturally, which gives them great value. For this purpose, these types of low-lying open space sites should be protected by the County of Maui.

Building homes that are truly affordable is good, however not if in the wrong place. Sometimes the best planning is what is not done.

**Guest User**

Location:

Submitted At: 4:09pm 06-10-22

Oppose

**Guest User**

Location:

Submitted At: 3:22pm 06-10-22

Aloha,

I am a resident of Kihei and live on Uluniu Road. Although I fervently agree it is imperative we need additional affordable housing, this is simply not the location. The lot in question along with the lot between S. Kihei and Uluniu are wetlands/flood zone. The water from upcountry floods into these areas and causes a large amount of standing water. The properties basically turn into a catch basin for the rain waters. IF either of these lots were paved and built upon, this would allow all of the water from upcountry to pour through the neighborhood, flooding the neighborhood and polluting our coastal waters and damaging the sensitive coastal habitat (dunes) the neighborhood has been working so hard to restore. In addition, if you are ever to drive down Waipuilani in the evening, you will note that there is a huge parking problem in this area already. Adding hundreds of new residents in this small area would make both the parking and the already almost impossible traffic (crossing S. Kihei Road on Waipuilani) pretty much impossible. You would 100% have to put a light in at this intersection and no one wants that.... Please reconsider the location of this MUCH NEEDED housing project and consider the impact to the surrounding area. I feel that, if the county moves forward at this particular location knowing it is what is keeping the neighborhood from flooding each time it rains, the county would be financially liable for any homes flooding when it inevitably occurs.

Respectfully,

Jamie-Sue West

**Guest User**

Location:

Submitted At: 2:07pm 06-10-22

Guest user

**Guest User**

Location:

Submitted At: 1:59pm 06-10-22

Main reason for my opposition, Affordable Homes should NOT BE BUILT IN A FLOOD ZONE! What is so hard to understand about this?

**Brandon Holmes**

Location:

Submitted At: 1:53pm 06-10-22

Due to the flooding in this area, building out this project with no improvements of new or existing storm drains will make the flooding for the surrounding homes substantially worse. This project would be like putting gasoline in an

already suffering flood area. Mahalo

**Patricia Stillwell**

Location:

Submitted At: 1:38pm 06-10-22

This proposed project is in a flood zone area and is part of a vital wetlands for South Maui. During regular heavy rains, not even 50 or 100 year rains, the entire surrounding area becomes a lake necessitating road closures and remediation measure to clean up the mud and water damage to public and private property. For years, Kihei residents have been seeking assistance from the county to find measures to control the flooding. Professionals hired by the county have recommended, among other things, the need to maintain and restore area wetlands to help with retention. Due to excessive building, Kihei has very few acres of wetlands left. You have the ability with this project to stop this irresponsible practice and protect what remains and prevent further damage to existing property and to protect the ocean quality and reefs that suffer due to mud floods flowing directly to the sea. A project of this scale will add extra burden to the already insufficient drainage system in the area. Why is it ok to sell the concept of "affordable housing" to low-income families who can ill-afford the unexpected cost of maintenance and repair for damage caused by recurring flooding and water intrusion. Affordable or not, this is the wrong project in the wrong area.

Thank you for your concern and attention.

Patricia Stillwell

**Guest User**

Location:

Submitted At: 12:52pm 06-10-22

We need to keep water retention areas for seasonal flooding and storm runoff.

County should offer land swap or buy back at original cost plus appreciation.

**Thomas Mellin**

Location:

Submitted At: 11:58am 06-10-22

It is in a flood zone. It is in a flood zone. It is in a flood zone. And for the icing on that mud cake, it is not "affordable" either.

**Guest User**

Location:

Submitted At: 10:35am 06-10-22

Hale Waipulani is work force housing - units cost between \$299,000 for a 450 sq-ft unit to \$571,000 for 900 sq ft unit; and \$667,000 for 1360sq.ft. townhouse. (page 6 and 7 of their proposal)

This is a fairly high cost for small units (14 of the 28 units are 3 bedroom -900sq.ft designed for families with very little shared space-kitchen/living room costing upwards of \$440,000 to \$667,000); 8 of the 28 are 2 bedroom 731sq.ft. ranking from\$404,000 -\$571,000. 2 of the 28 are 450sq.ft. and 4 of the 28 are townhouses ranging from \$618,000 - \$667,000. (see pages 6 and 7 of the developers proposal.

Besides being quite expensive for affordable housing there are major other problems see below:

1. no side walks surrounding the project
2. the property is in a flood zone and the area consistently floods even with the smallest of rain events
3. the property is part of the wetlands network and should not be developed
4. currently this empty land serves as a catch basin to prevent flooding to the surrounding homes when there is a small rain event, developing this land will remove that ability to retain flood water and mud in the area. Thus these homes and the surrounding homes as well, will see more mud and flooding.
5. during the recent Dec Kona Low, South Kihei Road was inundated with mud and flood waters specifically in this area of South Kihei Road. The road was impassable for a few days in this area.
6. The project design does not conform to the current zoning and to the surrounding 1 family homes; and the density of units leave little outdoor space.

My question to the council, why would you put such expensive homes in this area?

I said it before and I repeat it again, our Maui Workforce community - teachers, rescue workers, medical staff, and tourist industry workers deserve better - a better quality of life. This project does not provide it.

**Guest User**

Location:

Submitted At: 10:27am 06-10-22

I am against the Hale Waipuilani Project for a number of reasons. Most importantly it is located in one of the last remaining wetland areas in Kihei. Long after the developers are gone the residents will have to maintain and upgrade land drainage, grounds, driveways, and other infrastructure on the lot. A flood earlier this year near that land closed South Kihei Road for at least six days due to mud and debris which flooded the entire area. Development of this lot could exacerbate flooding like this in the future. This is a poorly planned development which has no right to be placed in a highly sensitive eco-system.

**Rob Weltman**

Location:

Submitted At: 10:17am 06-10-22

We need to stop building in wetlands and flood zones. Justifying the practice by saying it is for low-income people is immoral - just because someone has low income does not mean we should put them in a situation where their health and safety are in jeopardy.

**Genesis S young**

Location:

Submitted At: 10:16am 06-10-22

Aloha, I oppose this development Hale Waipuilani Project (AH-17) and believe that all the wetlands should be bought by the county to protect them and allow regeneration of the wetlands and restoration of their function. Wetlands are basically flood zones they also are environmentally important places where the floodwaters or intermittent storms bring water that is then held and allowed to percolate into the ground and drop the sediment before the water enters the ocean. Currently the water is entering the ocean with too much sediment because the wetlands have been significantly degraded as most of Kihei used to be a wetland. This development should not be placed in a flood zone or in a wetland because the wetland function is important and because affordable housing should be put in a place that anyone would want to live in and where anyone would be safe to live and that is not this location. All of the wetlands in South Kihei that we still have should be preserved and I believe bought by the county and if that means use of eminent domain I think that that should be done sooner rather than later so that we stop this development and relieve the developers of the financial burden of trying to develop where development should not and cannot safely happen. Genesis Young MD

**Randy Wagner**

Location:

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

This project is poor planning and is not sustainable land use. There is a flooding crisis that exists in this area already. This project is the exact opposite of what is needed to help mitigate our existing flood problem. The ocean will suffer. Residents will suffer. Please oppose this project. Work with the developer to find an alternate location that will provide quality life and sustainability to affordable housing in South Maui.

**Guest User**

Location:

Submitted At: 9:35am 06-10-22

I oppose this project for multiple reasons, and I think the developer and the county would be better served with a land swap. Why build a high density development in an area unsuited to it? In a wetland? At a price tag most people on the affordable housing wait-list don't qualify for? In an area with no infrastructure, storm water drainage, curbs, etc.? The builder is calling this affordable, but that is just a marketing term. These are not affordable, they are not going to go to the people the developer pretends to be serving ... They will almost certainly be sold to mainlanders who don't know better than to buy in a dry riverbed. And when they see the flood zone insurance bill ... And the first big flood ... They will be angry and possibly, vengeful. They will go after the county for issuing these permits to begin with, despite public opposition from folks who live in the area warning about the consequences of going ahead. Please, do not allow this to go ahead. Have the builder build these units in a safe place, out of a wetland, for all our sales. If you want to see the kind of damage these units will sustain, just go behind ABC store just down skr and look at the wetland piled up against their fence in back. 4 feet of mud in your living room is no joke, and I urge you to visit the area before making your decision and really think about this from

a common sense perspective. Molly Jacobson, Kihei.

**Guest User**

Location:

Submitted At: 7:18am 06-10-22

No housing should be built in a wetland/flood zone and - this project is not TRULY affordable for local residents.

**Guest User**

Location:

Submitted At: 1:53pm 06-09-22

I live in this neighborhood and I oppose this project, the high density issue is mainly the one I will address first. This project is proposing to put a multi-family condo project onto a wetland, our infrastructure utilities will not be able to accommodate 100 plus people on 1.50 acres of land, the parking and traffic alone would be a HUGE problem, also mentioning the water and sewage issues. Zoning is not for multi-family only for single family dwellings. This developer has no interest in our community except for the \$\$\$\$\$ that they will glean from this poorly planned development. Workforce housing is NOT affordable housing, the cost of one small 400 square foot unit is over a quarter of a Million dollars and then they will also be tagged for flood zone insurance and a high priced homeowners maintenance fee. I would not be happy if I was duped into this deal. This is just wrong and mean, I want Happy neighbors not neighbors that have been tricked and downtrodden. Keep the project within the zoning and only allow the (mainland) developers to build single family "affordable" homes. Thank-you if you are taking the time to read this. Cordially, Wendy Tuomela Kihei Waipuilani Resident.