

Housing and Land Use Committee (2023-2025) on 2023-02-28 9:00 AM

Meeting Time: 02-28-23 09:00

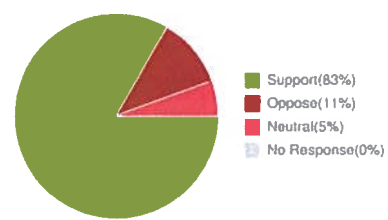
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2023-02-28 9:00 AM	02-28-23 09:00	3	18	15	2	1

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



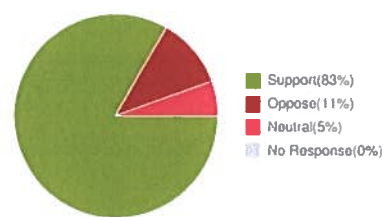
Housing and Land Use Committee (2023-2025) on 2023-02-28 9:00 AM
02-28-23 09:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	1	1	0	0
HLU-2(1) Direct Referral HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE: RESOLUTIONS 23-78, 23-79, AND 23-80, RELATING TO THE HALE MAHAOLU KE KAHUA RENTAL HOUSING PROJECT (WAILUKU) (HLU-2(1))	17	14	2	1

Sentiments for All Agenda Items

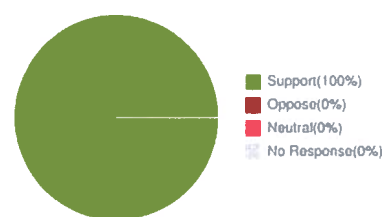
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Madge Schaefer

Location:
Submitted At: 11:25am 02-26-23

HLU-2. Hale Mahaolu Ke Kahua deserves to be given full support of this committee. It is well designed, sorely needed and will have little impact to the neighborhood. The impact to the lives of the families who move into this mini neighborhood will be immense.

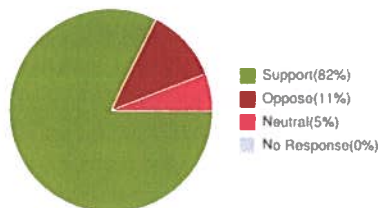
The design of this project provide play space for the children, an assembly room for meetings and celebrations, and energy efficient units.

There are many waivers for county fees which will help toward affordability. May I suggest that a pullout space be created for a bus stop in front of the project.

Many years of effort by MEO and their partners are coming to fruition. I urge the committee to approve Hale Mahaolu and send it to Council.

Thank you for this opportunity to comment.

Overall Sentiment



Keith Regan

Location:

Submitted At: 12:07pm 02-28-23

Supporting much needed affordable housing for the people of Maui County is necessary if we are to address this ongoing social issue that impacts the most vulnerable in our community. The Hale Mahaolu Ke Kahua project will increase the affordable housing supply for Maui County residents. This project is an excellent example of how collaboration and cooperation is how we will find sensible solutions that move the needle in the right direction. Mahalo, Keith Regan

Guest User

Location:

Submitted At: 10:43am 02-28-23

I am writing in support of this project. The recent increases in rent are creating a growing population who can't make ends meet and pay rent. Increased supply of lower priced rentals is the only answer.

Joseph "Pete" Jalbert
Makawao

Pamela Tumpap

Location:

Submitted At: 9:35am 02-28-23

Please see attached testimony in support of the project.

Deborah Alamillo

Location:

Submitted At: 9:08am 02-28-23

Aloha,

Please see the attached letter in support of the Hale Mahaolu Ke Kahua Rental Housing Project.

Mahalo,

Deborah Alamillo

Guest User

Location:

Submitted At: 8:53am 02-28-23

Aloha Council. My name is Gail Nagasako a long-time resident of Waiehu.

I am opposed to this development and the other one planned across the road. The developers submitted a Final

Environmental Assessment saying there would be no impact because of the development. This is not true. There will be major impacts that in the end taxpayers will have to pay for. The roads are inadequate and traffic is already horrendous for the to work and to school people in the area. The road becomes a debris-filled river during increasingly-frequent heavy rains. The schools in the area are already at capacity. It makes no sense to take prime agricultural lands and build houses and retail space on them. Please read the EAS for both properties to see the other substantial impacts the developers are ignoring. Some of us have formed a non-profit group: PWAMaui.org and are suing the developer of the property across the road to insist on a full Environmental Impact Statement. This is needed for both properties. Otherwise, when the developer goes back to wherever they came from, we taxpayers will be stuck with the bill for all the impacts from the problems they ignored. Please do not approve this project unless you as a Council and the State build out the proper infrastructure. Without that, it should not go forward.

Todd Apo

Location:

Submitted At: 8:51am 02-28-23

On behalf of Hawaii Community Foundation (HCF) , we support the Hale Mahaolu Ke Kahua project. As we continue our work with out House Maui Initiative, we will continue to support the increase in housing supply for Maui county residents - both for sale and rental, especially at affordable rates. We believe this project will provide much needed housing for an important sector of the community. Mahalo for this opportunity to support this housing project.

Guest User

Location:

Submitted At: 8:51am 02-28-23

I support the growth of affordable rentals in our community. Clearly, not everyone can be or wants to be Homeowner but as we know there are very limited options available for the local residents that are not only central but also within financial reach. I am local, born and raised and yes- I have reserves but I, like so many others are affected by being in the rental pool.

Guest User

Location:

Submitted At: 8:05am 02-28-23

My name is Stan Franco, a long-time housing advocate. I believe this proposed project is needed to house our residents. However, it is confusing with the claim of land ownership by a Hawaiian family. So to move this project forward what if MEO and the Hawaiian family could work together to develop this project. For example, MEO could agree to reserve some of the units to be built for housing this Hawaiian family members and to preserve all sites that contained i'wi and/or cultural artifacts and the Hawaiian family to agree not to continue to contest ownership. It is important for us to work together to solve our community problems.

Tamzen Lovejoy

Location:

Submitted At: 7:43am 02-28-23

Dorvin D. Leis Co., Inc. supports Hale Maha'olu Ke Kahua affordable housing initiative! We believe this measure will help to alleviate some of the stress and pressure employers are facing due to workplace shortages caused in part by astronomical housing costs. Providing affordable housing will hopefully insure a happier, healthier workforce in Maui by giving its residents real solutions and options to stay here instead of moving to the mainland.

Kathren Rosales

Location:

Submitted At: 8:32pm 02-27-23

Please see attached summary comments.

Jessica Gazmen

Location:

Submitted At: 4:09pm 02-27-23

Aloha, Please see the attached document in support of this project. Mahalo!

Monique Ibarra

Location:

Submitted At: 3:02pm 02-27-23

Please see my letter in support of the Hale Mahaolu Ke Kahua Housing project as presented by MEO, Inc.
Thank you!

Sandy Baz

Location:

Submitted At: 12:03pm 02-27-23

Aloha, please see the attached support letter for this project from former MEO executive directors Gladys Baisa and I.

Mahalo!

Eleni Valan

Location:

Submitted At: 10:26am 02-27-23

Please see attached Honolulu Community Action Program, Inc. ("HCAP") testimony from Executive Director Robert N.E. Piper, Esq., MBA.

Alan Burdick

Location:

Submitted At: 10:02am 02-27-23

Please see attachment. Mr. Dela Cruz is testifying only via the written statement. No oral testimony.

Thank you!!!

William Kamai

Location:

Submitted At: 8:49am 02-27-23

See Attached File

Christopher Delaunay

Location:

Submitted At: 10:35am 02-23-23

See Pacific Resource Partnership's testimony as an attachment.

**Testimony of
Honolulu Community Action Program, Inc.**

**Council of the County of Maui
Housing and Land Use Committee
Tasha Kama, Chair and Tom Cook, Vice Chair**

**RESOLUTIONS 23-78, 23-79, AND 23-80
RELATING TO THE HALE MAHAOLU KE KAHUA RENTAL HOUSING PROJECT**

**Tuesday, February 28, 2023
9:00 a.m.**

IN SUPPORT

Aloha kākou,

Honolulu Community Action Program, Inc. (“HCAP”) is a private 501(c)(3) nonprofit organization delivering need-based human services on the island of O‘ahu since 1965. As a Community Action Agency, HCAP is committed to alleviating the impacts of poverty through a range of programs and services designed to promote self-sufficiency. Our mission is “POI: Providing Opportunities and Inspiration to enable low-income individuals or families to achieve self-reliance.” HCAP programs serve 20,000 people annually in the areas of early childhood; employment; education; economic development; emergency and transitional programs; community development; and advocacy.

On behalf of HCAP, I am testifying in support of the Hale Mahaolu Ke Kahua Rental Housing Project. While housing is a foundational piece of economic independence and mobility, finding safe and affordable housing continues to be one of the biggest challenges Hawai‘i residents face today. The development of 120 affordable housing units on Maui will provide an invaluable resource for low-income residents to attain, and maintain, self-sufficiency.

I humbly request your support of Resolutions 23-78, 23-79, and 23-80, in favor of the Hale Mahaolu Ke Kahua Rental Housing Project.

**Me ka ha‘aha‘a,
Robert N.E. Piper, Esq., MBA
Executive Director, Honolulu Community Action Program, Inc.**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LIEUTENANT GOVERNOR



STATE OF HAWAII
KA MOKU'ĀINA O HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
KA 'ŌIHANA PONO LIMAHANA
OFFICE OF COMMUNITY SERVICES
830 PUNCHBOWL STREET, ROOM 420
HONOLULU, HAWAII 96813
www.hawaii.gov/labor
Phone: (808) 586-8675 / Fax: (808) 586-8685
Email: dlir.ocs@hawaii.gov

JADE T. BUTAY
DIRECTOR

WILLIAM G. KUNTSMAN
DEPUTY DIRECTOR

JOVANIE DOMINGO DELA CRUZ
EXECUTIVE DIRECTOR

IN REPLY, REFER TO:
OCS 23.1091

February 27, 2023

To: The Honorable Tasha Kama, Chair,
The Honorable Tom Cook, Vice Chair, and
Members of the Council of the County of Maui Housing and Land Use Committee

Date: Tuesday, February 28, 2023

Time: 9:00 a.m.

Place: Council Chamber, Kalana O Maui Building, 8th Floor, 200 South High St., Wailuku, HI.

From: Jovanie Domingo Dela Cruz, Executive Director
DLIR – Office of Community Services

**Re: Housing Projects Under Chapter 2.97, Maui County Code: Resolutions 23-78, 23- 79,
And 23-80, relating to the Hale Mahaolu Ke Kahua Rental Housing Project (Wailuku),
HLU-2(1)**

Aloha, Chair Kama, Vice Chair Cook, and Members of the Housing and Land Use Committee:

The Hawaii State Office of Community Services (OCS) is pleased to comment in support of the application of Maui Economic Opportunity (MEO) for County approval of its plan to create the Hale Mahaolu Ke Kahua Rental Housing Project.

OCS has worked with MEO ever since OCS was created in 1985 by the Hawaii State Legislature. We have worked with MEO on multiple services and grants for the purpose of assisting low-income and underserved residents of the County of Maui through annual grants under the federal Community Services Block Grant program, the Weatherization Assistance Program, the Low-Income Housing Energy Assistance program, the Senior Farmers' Market Nutrition Program, the State-supported Employment Services program, plus numerous Grants-in-Aid financed by the State Legislature under HRS Chapter 42F.

OCS has consistently been pleased by the very high quality of MEO's work and the knowledge, competence, and sense of mission of MEO's leadership and staff.

We see the proposal as well-aligned with the mission of MEO and as a valuable step toward alleviating the housing crisis that low-income residents of Maui experience. It is refreshing to see that the proposal aims toward true affordability by focusing on low-income individuals whose income is in the range of 30% to 60% of AMI.

Thank you for the opportunity to comment on this proposal.



HAWAII REGIONAL COUNCIL OF CARPENTERS

Testimony of

Hawaii Regional Council of Carpenters

Maui County Council

Housing and Land Use Committee

Aloha! Chair Tasha Kama and Committee Members,

I am writing you in strong support of The Hale Mahaolu Ke Kahua Rental Housing Project. This Project addresses the need of affordable rentals for income brackets earning 30 to 60 percent Area Median Income (AMI). Projects like Ke Kahua assures that 120 residents don't need to compete against household incomes earning twice as much in today's rental market. The current asking prices for rentals are both outrageous and unregulated. The Final Environmental Assessment, for Ke Kahua, was completed in 2022 and included a range of technical studies, environmental impacts and identified mitigating measures. The EA was prepared with updates based on agency and community comments. The EA also supports MEO's application for 2.97 fast tracked affordable housing application. MEO's mission has always been to strengthen the community and help people in need, especially now during Maui's housing crisis.

I humbly ask for your support in Resolutions; 23-78, 23-79, 23-80 The Hale Mahaolu Ke Kahua Rental Housing Project.

In Solidarity,

William "Bill" Kama

Senior Service Representative

Hawaii Regional Council of Carpenters

Maui Office

STATE HEADQUARTERS & BUSINESS OFFICES

OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188

HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576

KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376

MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961

KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911



Testimony of
Pacific Resource Partnership

Council of the County of Maui
Housing And Land Use Committee
Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Vice Chair

Resolutions 23-78, 23-79, and 23-80—The Hale Mahaolu Ke Kahua Rental Housing Project

Tuesday, February 28, 2023
9:00 A.M.

Aloha Chair Kama, Vice Chair Cook and Members of the Committee.

Pacific Resource Partnership (PRP) is a non-profit market recovery trust fund which represents approximately 7,000 men and women union carpenters and 240 large and small contractors. With our expertise in research, compliance, marketing, and project advocacy, we are committed to building a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents of Hawaii.

PRP writes in **strong support** of the Hale Mahaolu Ke Kahua Rental Housing Project (Project).

The "Hawaii Housing Planning Study, 2019" ("Study") found that the County of Maui will need 10,404 more housing units between 2020 and 2025, of which 1,269 units are needed for households earning 30 percent to 60 percent AMI. This project will help towards satisfying this demand by providing 120 multi-family rental apartment homes for households earning 30 percent to 60 percent of the Area Median Income (AMI). The rents for households earning 30 percent AMI and 60 percent AMI will be \$569 - \$789 per month and \$1,137 - \$1,365 per month respectively.

Moreover, the Project will provide Maui residents with an opportunity to earn a living wage with benefits to keep up with the Island's high cost of living. These types of jobs help to stimulate the economy and provide economic stability for workers and their families.

Given the above, we respectfully request your favorable decision on the Project.

Thank you for this opportunity to submit written testimony.





Ka Hale A Ke Ola
Homeless Resource Centers, Inc.

CENTRAL
670 Waiale Road
Wailuku, HI 96793
(808) 242-7600

WESTSIDE
15 Ipu Au'makua Lane
Lahaina, HI 96761
(808) 662-0076

February 27, 2023

HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE: RESOLUTIONS 23-78, 23-79, AND 23-80, RELATING TO THE HALE MAHAOLU KE KAHUA RENTAL HOUSING PROJECT (WAILUKU) (HLU-2(1))

Honorable Tasha M. Kama, Chair
Housing and Land Use Committee
Maui County Council

Re: In Support

Aloha Chair Kama, Vice-Chair Cook, and members of the Housing and Land Use Committee:

It is with much enthusiasm that I share my support for Maui Economic Opportunity, Inc.'s application for County approval to create the Hale Mahaolu Ke Kahua Rental Housing Project.

As the Executive Director for Maui's largest homeless shelter agency, I see hundreds of people in our shelters who are struggling to find housing. Once these community members come into the shelter they obtain or increase their employment and work to get out of poverty but if there is no housing for them, then the cycle of homelessness and poverty will continue. MEO's plan for this housing project is a perfect solution to house Maui's beloved community members and keep them out of poverty and homelessness.

I hope you will join me in this support as I know you care very much for our community members as well!

Mahalo,

DocuSigned by:
Monique R. Ibarra
CA076F8E1F814E1...

Monique R. Ibarra
Executive Director

"Breaking the cycle of homelessness"

HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE: RESOLUTIONS
23-78, 23-79, AND 23-80, RELATING TO THE HALE MAHAOLU KE KAHUA RENTAL
HOUSING PROJECT (WAILUKU) (HLU-2(1))

February 27, 2023

Honorable Tasha M. Kama, Chair
Housing and Land Use Committee
Maui County Council

Aloha Chair Kama and members of the Housing and Land Use Committee:

As former directors of Maui Economic Opportunity we, Gladys Baisa and Sandy Baz, write in strong support of the passage of Resolution 23-78, approving the development of the 100% affordable rental housing project by Hale Mahaolu at MEO's Ke Kahua site in Wai'ehu.

In 2003 MEO convened a what would become the Maui Nui Housing Task Force to find answers to the problem of the lack of affordable housing, what's causing the problem and what can be done to fix it. The task force included dozens of residents of Maui County. These included residents looking for housing, land owners and developers who build housing, environmental groups concerned with the impacts of development and others interested in resolving housing issues. The 10 point plan agreed upon by all these residents and presented to the County provided real solutions. Some were adopted, like creation of the affordable housing fund, some were adopted in the 20 years since, and some were not adopted at all. The need is the same now as it was when the task force made its recommendations.

One undeniable issue is the lack of housing for lower income residents and housing for residents that have income and other barriers to housing. At the time, MEO was also working with supporting residents that were reentering society after incarceration. The need and challenges for them to get safe and affordable housing was greater than most. Working with then DHHC Director Alice Lee we were given 11.5 acres of land in Wai'ehu by Stanford Carr of Hawaii Land and Farming for housing and to develop a holistic approach to successful reentry, loosely modeled after the Delancy Street program in San Francisco. While going through subdivision, well drilling, and planning and design for the housing portion we started a farm. The site was named Ke Kahua, the foundation, to provide the mindset that if given a solid foundation of housing and job skills those residents would be successful in reentry and stop the revolving door of recidivism. There were unforeseen barriers that prevented MEO from moving forward with the original vision but MEO has found another way to provide housing on the land.

The need for housing is probably even greater now and the joint venture with Hale Mahaolu to build and operate rental housing is the top priority and best use of this property. The opportunity to add 120 affordable rentals, a Head Start preschool center and amenities in Wai'ehu is now. There is such a scarcity of affordable rentals in the Wai'ehu area that it is preventing local homeless families in the area from safe and affordable shelter.

Please not only pass this resolution to approve the project but help it along the way to completion.

Mahalo for your time and your dedication to providing housing for our local families.

Me ka ha'aha'a,

Gladys Baisa and Sandy Baz

February 27, 2023

Dear Maui County Counsel,

I am strongly opposed to approving the HALE MAHAOLU KE KAHUA RENTAL HOUSING PROJECT for the following reasons:

1. The project is seeking an exemption from infrastructure such as curbs and sidewalks. I drive on Kahekili highway every day and feel uneasy driving past pedestrians, pets and children on bicycles who have no designated sidewalks, bike paths to commute on. Approving this project will only put additional persons and children at risk of being hit by traffic and the county and our taxpayers at risk of having to pay a high payout for lawsuits against the county for approving this project without proper infrastructure being put in place.
2. This parcel of land has a stream running through it and it is flooding as recently as just a few weeks ago with normal trade wind rains, let alone heavy rain bombs or tropical storms or hurricane rains. Without adding proper on-site drainage, highway drainage, and preventive storm drainage on both the highway and the subject parcel, the county will be putting people's and children's lives at risk when commuting on Kahekili highway or on the subject parcel itself should the county council approve this project. This will also set the county up for additional lawsuits at tax-payer expense
3. Should the county council approve this project, it is acting in direct violation of the Maui County Island Plan and the Wailuku-Kahului Community plan which directly states to limit further urban sprawl into prime agricultural lands, which is EXACTLY where the subject parcel is located, on PRIME AGRICULTURAL LANDS. Should the council approve this development, it would be ignoring prudent community planning and design for our limited resources on this island:
4. I oppose this project being approved because this parcel is owned by Native Hawaiians and just because a US Government led court decided to ignore their ownership documents and deem them null and void does not mean these Natives do not own or have the rights to this land. How can our county counsel go along with stealing land from indigenous persons and further add insult to injury to this community. It is shameful.
5. Finally from the Maui Island Plans and Wailuku-Kahului Community plans are the following excerpts that the county council would be ignoring and breaching should they approve this development.

From the Maui Island Plan

7.1.1.c Discourage developing or subdividing productive agricultural lands for residential uses in which the residents would be the primary use and any agricultural activities would be secondary uses.

7.1.1.e Focus urban growth, to the extent practicable, away from productive and important agricultural lands.

7.1.1.f Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.

7.1.1.g Further develop the requirements for agricultural assessments found under Section 19.510, MCC.

7.1.1.h Provide incentives for landowners to preserve and protect agricultural lands from development through the use of TDR/PDR, tax credits, easement programs, or similar means.

7.1.1.i Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.

- 7.1.1.j Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.
- 7.1.1.k Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.
- 7.1.1.l Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and
 - a. consider such lands for reclassification to an appropriate County Rural zone.

Regarding bullet points 7.1.1.e and 7.1.1f, the county council most recently last week had the opportunity to land swap this prime agricultural land for a more prudent, centrally zoned parcel in Kahului, with appropriate infrastructure in place and within closer proximity to the islands employment centers. Yet the council voted AGAINST this in direct opposition to the two plans for our island and subject communities.

From the Wailuku-Kahului Community Plan:

- **preservation of scenic vistas and shoreline resources** and the expansion of public recreational opportunities is also emphasized in the Wailuku-Kahului Community Plan.

The protection and recognition of historic, archaeological and cultural resources in the region is another intended effect of the plan. And, the protection of agricultural lands is an inherent part of the plan.

Finally, public facility and infrastructure improvements should not lag behind development in the region. Upon adoption of this plan, ***it shall be required that adequate facilities and infrastructure will be concurrent with future development.*** The land use designations on the community plan land use map are not an assertion that infrastructure will be provided to these areas, but merely that it would be appropriate to develop these areas as designated on the maps--if the necessary infrastructure and services are available.

- **Economic activity**

Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within larger unsubdivided agricultural parcels and in locations that are compatible with residential uses.

- **Environment**

1. Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.
2. Protect nearshore waters by ensuring that discharges from waste disposal meet water quality standards. Continuous monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation.
3. Protect shoreline wetland resources and flood plain areas as valuable natural systems and open space resources. These natural systems are important for flood control, as habitat area for wildlife, and for various forms of recreation. Future development actions should emphasize flood prevention and protection of the natural landscape.

Land Use

1. Ensure that adequate lands are available to support the region's present and future agricultural activities.
 2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.
-
14. Maintain physical separation between traditional towns and villages in the region. Where possible, provide specific design or landscape elements, such as open space buffers or changes in streetscape, to clearly delineate the boundary between Kahului and Wailuku. Maintain open space around traditional rural areas, such as Waikapu and Waihe'e, to provide a sense of community **and to prevent envelopment of these areas by urban expansion.**

15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapu, and between Waikapu and Ma'alaea, **in order to prevent the continuation of urban sprawl**. Changes in streetscapes could include landscaping and agricultural planting materials that reflect the character of each community, and are utilized to delineate a substantial boundary between Kahului and Wailuku.

INFRASTRUCTURE

Timely and environmentally **sound planning, development** and maintenance of infrastructure systems **which serve to protect and preserve the safety and health of the region's residents**, commuters and visitors through the **provision of clean water, effective waste disposal and drainage systems**, and efficient transportation systems which meet the needs of the community.

WATER AND UTILITIES

1. Coordinate water system improvement plans with growth areas to ensure adequate supply and a program to replace deteriorating portions of the distribution system. Future growth should be phased to be in concert with the service capacity of the water system.
3. Promote water conservation and education programs.
4. Protect water resources in the region from contamination, including protecting ground water recharge areas, and wellhead protection areas within a 1.25-mile radius from the wells.
5. Coordinate the construction of all water and public roadway and utility improvements to minimize construction impacts and inconveniences to the public.
6. Coordinate expansion of and improvements to the water system to coincide with the development of residential expansion areas.
1. Update the County's Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.

There are additional reasons why I oppose this development and wish the county council would have land swapped this parcel for the Kahului parcel last week. However, I have listed my major concerns above and with sincerity request that you take these points into consideration.

Sincerely,



Digitally signed by Kathren Rosales
DN: cn=Kathren Rosales, gn=Kathren Rosales,
c=US, o=United States, ou=US, email=kathrenbade@gmail.com
Reason: I have reviewed this document
Date: 2023-02-27 20:32-10:00

Kathren Rosales



Ka Hale A Ke Ola
Homeless Resource Centers, Inc.

CENTRAL
670 Waiale Road
Wailuku, HI 96793
(808) 242-7600

WESTSIDE
15 Ipu Aumakua Lane
Lahaina, HI 96761
(808) 662-0076

**Maui County Council
Honorable Tasha M. Kama, Chair
Housing and Land Use Committee**

**HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE:
RESOLUTIONS 23-78, 23-79, AND 23-80, RELATING TO THE HALE MAHAOLU KE
KAHUA RENTAL HOUSING PROJECT (WAILUKU) (HLU-2(1))**

Tuesday, February 28, 2023 9:00 a.m.

Aloha Chair Tasha Kama and honorable committee members,

I am in SUPPORT of the application for the development of the proposed Hale Mahaolu Ke Kahua Rental Housing Project in Wailuku, Maui, Hawai'i.

As a Housing Navigator I have seen many families and individuals come through our program with income, however, access to affordable housing is very limited. At times, increasing income is not an option for participants, and they rely on fixed income. The average waitlist for affordable housing is 2-5 years, and with our program being short-term, participants do not have the luxury of remaining in our program until affordable housing comes available. The development of another affordable housing such as Hale Mahaolu Ke Kahua creates another option in housing inventory and can help shorten the waitlist time, putting an end to someone's period of homelessness.

Mahalo for the opportunity to testify,

Jessica Gazmen
District 5

"Breaking the cycle of homelessness"



Ka Hale A Ke Ola
Homeless Resource Centers, Inc.

CENTRAL
670 Waiale Road
Wailuku, HI 96793
(808) 242-7600

WESTSIDE
15 Ipu Aumakua Lane
Lahaina, HI 96761
(808) 662-0076

February 28, 2023

HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE: RESOLUTIONS 23-78, 23-79, AND 23-80, RELATING TO THE HALE MAHAOLU KE KAHUA RENTAL HOUSING PROJECT (WAILUKU) (HLU-2(1))

Honorable Tasha M. Kama, Chair
Housing and Land Use Committee
Maui County Council

Re: In Support

Aloha Chair Kama, Vice-Chair Cook, and members of the Housing and Land Use Committee:

As the Rental Assistance Coordinator for Ka Hale A Ke Ola Homeless Resource Centers, Inc., I have seen many families challenged by our rental market. These families meet the qualifications for the KHAKO Rental Assistance Program (RAP), which is a homelessness prevention program; however, because of increased rent prices and a lack of overall inventory, they are often waiting to find housing for unreasonable periods of time, if at all.

In the last three years, I have seen how other housing projects in Maui County, similar to the one proposed have given our community opportunities to become housed within their financial means. These projects have shown to be a success; however, they are clearly not enough.

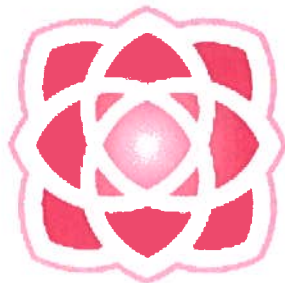
I support this project and look forward to yet another opportunity for our community to find much needed housing.

Sincerely yours,

Deborah L. Alamillo E signed on February 28, 2023

Deborah L. Alamillo

District 5



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

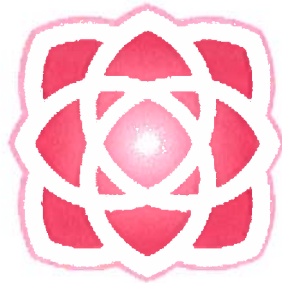
HLU-2(1) - Resolutions 23-78, 23-79, and 23-80
Hale Mahaolu Ke Kahua Rental Housing Project
Tuesday, February 28, 2023

Dear Committee Chair Kama, Committee Vice-Chair Cook, and
Members of the Housing and Land Use Committee,

MEO is a long-standing nonprofit Community Action Partnership agency that has worked across Maui County, creating diverse programs to address some of our most critical social needs. Today they come before you with a valuable affordable housing (rental) project.

Understanding our housing crisis, MEO, who is not a developer, created a program to help. Thus far, they have:

- Offered a valuable land asset to help;
- Partnered with Hale Mahaolu on this project who is known for creating affordable housing;
- Had to address a land title challenge, providing proof to the title challengers that the land they were granted was not within the MEO property area;
- Had to address the issue in court and won with the court determining that the challenger's grants were not within the MEO property;
- Had to remove the challengers from their property and store items that have yet to be claimed;
- Have gone through the development process with approximately \$600K investment to date to bring the project before the Council today;
- Have fulfilled the standard development requirements, with plans in place to address concerns, including any issues with flooding or Iwi Kupuna; and
- Are ready to move forward.



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

HLU-2(1)

Tuesday, February 28, 2023

Page 2.

It is our understanding that Councilmember Rawlins-Fernandez originally reached out to MEO and they were open to hearing her ideas on another parcel, however, she subsequently developed a proposal on her own and took it before the Council without discussing it further with MEO or getting their buy-in. Given the urgency of our housing crisis and concerns over Iwi Kupuna, we feel the MEO property included in this proposal is best given the investment made to date and the shorter timeframe to develop it. Additionally, as an Environment Assessment (EA) was completed with no Iwi Kupuna findings, and a plan should they later be found, this property is well ahead of the other that has not been developed to that point and no EA has been done.

The MEO project before you is 120 multi-family residential units and is a 100% Affordable Housing (Rental) Community, irrevocable for 60+ years in affordability. We see it as phenomenal project and urge your approval to meet the needs of and keep the promises made to our community.

Mahalo for the opportunity to provide testimony on this project.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

HLU Committee

From: County Clerk
Sent: Tuesday, February 28, 2023 7:55 AM
To: HLU Committee
Subject: FW: Resolution 23-78, 23-79, 23-80

Follow Up Flag: Follow up
Flag Status: Flagged

From: carol lee kamekona <hynmahi@yahoo.com>
Sent: Tuesday, February 28, 2023 5:43 AM
To: County Clerk <County.Clerk@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>
Subject: Resolution 23-78, 23-79, 23-80

Aloha!

With regard to Resolution 23-78 and 23-79, I am in total opposition.

As for Resolution 23-80, I am in total support!

There are many issues with this project being built at the current site being proposed. The most highly contested of course is Title to the 'Āina. Having the palapala of a Land Commission Award and being able to trace the mo'okū'auhau of Pehuino to that palapala is absolute proof of ownership as recognized in the Great Mahele of 1848. This parcel is Kuleana Land which is what the lineal descendants of Pehuino are claiming. So where is that equivalent palapala to which MEO alleges ownership to 'Āina?

Besides the lack of clear title to 'Āina, several other factors to consider with this project:

1. Location
2. Water-where is it coming from
3. Traffic-during peak morning and evening hours, cars are lined up due to there being only one major thoroughfare
4. Flooding-being in a downward slope, this area collects water from all directions with nowhere to go
5. Zoning-this is Agricultural land. What type of agriculture will this project provide? NONE because the developer wants to "hide" behind workforce housing so an exemption can be had to not apply for a change in zoning.

A question comes into play. MEO was provided an alternative parcel of land (larger than the acreage of this current lot) in a more suitable area of town. Closer to transportation and services. Yet this CEO of MEO is adamant in building in this location. Why?!? What does she have to gain from this project on this site? What's the hidden agenda here?

In closing, I will reiterate my support of this Council to DISAPPROVE any further development of this project on this 'Āina. It BELONGS to the lineal descendants! The TRUE Kuleana Land OWNERS!

Mahalo for allowing me this time to provide my concerns.

Me ka ha'aha'a,
Carol Lee Kamekona

Sent from my iPhone

HLU Committee

From: County Clerk
Sent: Tuesday, February 28, 2023 7:55 AM
To: HLU Committee
Subject: FW: Testimony in SUPPORT of Reso 23-80 - Summer Starr
Attachments: Testimony in SUPPORT of Reso 23-80_Summer Starr.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Summer Starr <starr.summer@gmail.com>
Sent: Tuesday, February 28, 2023 12:18 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Testimony in SUPPORT of Reso 23-80 - Summer Starr

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

Please find attached my testimony for the (2/28) Housing and Land Use Committee Meeting.

Mahalo piha,
Summer Starr

February 27, 2023

Delivered via email county.clerk@mauicounty.us

Honorable Tasha Kama, Chair Housing and Land Use Committee
200 South High Street, 8th Floor Wailuku, HI. 96793

**RE: SUPPORT FOR RESOLUTION 23-80, RELATING TO THE HALE
MAHAOLU KE KAHUA RENTAL HOUSING PROJECT (WAILUKU)**

Aloha e Kākou,

My name is Summer Starr and I am writing in Support of Resolution 23-80, speaking today as a Legal Observer. Born and raised Maui, I hold a Master's Degree in Political Science from University of Hawai'i at Mānoa as well as a Master's Degree in Law and Policy from Vermont Law School. I have served as Legal Observer with the National Lawyer's Guild since 2011 across the globe. I have been present as witness at: DKIST 2015, Mauna Kea 2019, 'Āmala Pl. 2021, Pā'ia 2022, Wai'ehu, and Haleakalā, 2023.

During the February 17, 2023 Council Meeting testimony was submitted that made it clear to the Council that the Wai'ehu property in question is undesirable for development for several reasons. I will be reviewing these reasons from several perspectives: **Legal Observer, Financial, Environmental /Flooding Dangers, Traffic Concerns, Political Analysis.**

Legal Observer:

The role of Legal Observers is to document interactions between Law Enforcement and Civilians. Particularly relevant in the context of protests, occupations, encampments, sweeps, and evictions. Legal Observers with the National Lawyer's Guild take notes, video, audio, and observe Front Lines interactions. Their presence is to encourage continued safety for all involved.

I am not pleased to report, but it is important the Council is made aware: There is a clear pattern of abuse from police, and private security, towards our unsheltered, Kanaka, and vulnerable communities here on Maui.

Throughout the course of my observations, I have personally witnessed (with video, photo, and other evidence):

- Police and Private Security make False Accusations and not be reprimanded
- Police and Private Security wrongfully arrest people and not be reprimanded
- Police and Private Security state confusing, conflicting, factually incorrect commands
- Police and Private Security change rules and add new rules with no prior discussion

- Police and Private Security interrogate and harass: Kupuna (Hawaiian elders), Mo'opuna (grandchildren), the Disabled, Native Hawaiian Women and allies all while armed:
- MEO take (steal) the belongings of those in Wai'ehu, including:
 - Homes, Showers, Tents, Barbeques, Mattresses, Furniture, Fresh Water Storage and Supplies, the took Plants, Tables, Clothing, anything you can imagine a person uses to live daily life. The Majority of these items were left outside, by MEO in a large storm and were ruined. All mattresses were rendered useless. Healthy Plants, such as Ulu, when retrieved from MEO were dying, dead, and infested with red ants. Additional belongings were lost altogether.
- MEO engage in tactics of intimidation and surveillance during retrievals
- MEO engage in surveillance & personal information gathering under false premises
- MEO Employees surrounded me (clearly marked with the bright green hat that states "Legal Observer") such that they could monitor what I was filming & writing

Financial Elements:

It would behoove the Council to review how much MEO and the County are spending in their choice to continue on with conflict, rather than find peaceful resolution, Ho'oponopono.

MEO: On the most recent retrieval day, I counted 10+ MEO Employees whose sole purpose during the retrieval process was not to help those who had been stolen from, but rather, they formed a circle around those coming to retrieve their items and filmed everyone the entire time. When the initial sweep took place, there were many MEO employees, and moving truck companies, getting paid to take apart and haul away peoples personal belongings. **The amount of time and energy MEO has chosen to put in to removing lineal descendents from 'āina they are stewarding, should raise concern with those worried about fiscal /budgetary waste.**

MPD: What has it cost the County to send Police to work for days on evicting unsheltered people? There are several Officers that I have witnessed abuse their power, particularly as it pertains to the unsheltered. While I know there must be officers who care about our unsheltered, I have yet to see that conveyed at any of the places I have been called to Observe. Officers have wrongfully arrested multiple individuals, people who were already without a home. Those officers have not faced any disciplinary actions as far as I know. **Based on the observations on the ground, I cannot help but think the official position of the Maui Police Department is to allow Police Officers to abuse those who are unable to defend themselves.** Because these repeat offender Police Officers have made a habit of wrongfully accusing and arresting innocent and

vulnerable people, this also costs the County in: Public Defender costs, Prosecution Costs, Court & other Legal costs.

These are all Costs, and severe traumas, that could have been avoided had those officers, and private security, not chosen to escalate the situation and abuse their power. Or had MEO decided not to escalate or rely on State Violence for business.

Environmental Dangers:

The parcel MEO is proposing to develop on, floods. It floods seasonally. I have attached photographic evidence below. The land there is a basin and it is at the bottom of a large drainageway that originates about Wailuku. Which is to say, there is A LOT of water that comes through that area. It is also adjacent to disintegrating sand dunes. By taking a cursory look at the Geomorphology, it is apparent that the area is, and will be, frequently flooded. For those who may be unaware, that does not bode well for large scale development.

The Sand Dunes are filled with iwi of great cultural significance. Please do refer to the testimonies of the lineal descendents, which includes several cultural experts and educators. They have outlined for the Council, the historical significance of this place we speak of. Since at least the time of Kamehameha, it has been a place of War and Peace. A symbol of Maluhia.

Traffic Concerns:

Testifiers in the Feb.17 Council meeting had mentioned in their oral testimonies that there have NOT been ample traffic studies. The area itself does not lend well to an increase of traffic to the degree that the MEO project would bring. It would negatively impact many residents and commuters through Wailuku, Wai'e, Waihe'e and beyond.

Political Analysis:

MEO and the County have already spent an inordinate amount of money to simply eradicate and traumatize lineal descendents from land that is currently in Legal Dispute. Why?

We have heard in several testimonies from across the community, that should MEO choose to move forward with this location -- that **there will be Direct Action**. That this space will become another anchor and rallying point for the Lāhui as a whole. Is that something the County and MEO are willing to contend with, pay for, and Crisis PR Manage for the foreseeable future? When there are far more suitable parcels available for MEO to develop without reinforcing this kind of colonial conflict, community harm, and fiscal waste.

Does the County want to have to pay every time a Police Officer makes another impulsive, wrongful arrest here? Does the County want to contend with the Wai‘ehu, Waihe‘e, and Wailuku communities opposing the true traffic impacts of the proposed project?

Who will be held liable for the seasonal flooding? Who will be held liable for the culture of Authoritarian Abuse emerging? And the lawsuits that could arise from said abuse, who will be paying for those?

These are questions that MEO, and their Board, should have already considered as a part of their due diligence. Our community, and the Pehuino Heirs, should not be subjected to further traumatization, humiliation, displacement, and abuse due to the lack of foresight by MEO and its partners.

When we review the full scope of the challenges and hurdles facing this project, we see that there will be endless delays, costs, legal battles, compounded trauma, community fracturing, and increasing distrust in systems of Government, Enforcement, and Development.

The Council has had many brilliant minds from several different sectors of society, professions, political backgrounds, genders, races, and classes offer their mana‘o, on their free time. Folks have quite literally mapped out and submitted superior, peaceful alternatives.

I would respectfully implore the Council to ho‘olohe pepeiao the voices of those offering their knowledge towards peaceful solutions. Listening exclusively to revolving door lobbyists for purposes of re-election is a Zero Sum Game & harms our Community.

Mahalo for the opportunity to testify.

Sincere regards from the blustery slopes of Hāleakala,
Summer Starr

(Exhibits may be found below)

Exhibit 1: Flooding of the Parcel, January 26, 2023



Exhibit 2: Hostile Police and Private Security.

Both of these individuals were wrongfully arrested and taken to jail. All Charges were dropped.



Exhibit 3: One of many large trucks hauling away people's personal belongings, most of which were ruined due to MEO's lack of organization.



Exhibit 4: MEO Employees dumping out fresh water and taking water storage tanks while Private Security and Police stand by

