

# Housing and Land Use Committee (2023-2025) on 2023-03-02 9:00 AM - Reconvened from 02/28/2023 at 9:00 a.m.

Meeting Time: 03-02-23 09:00

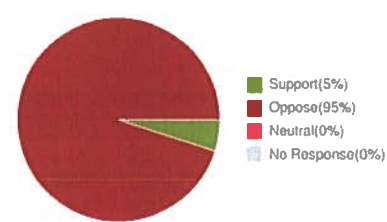
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2023-03-02 9:00 AM - Reconvened from 02/28/2023 at 9:00 a.m.	03-02-23 09:00	3	20	1	19	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



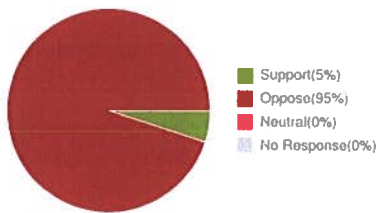
**Housing and Land Use Committee (2023-2025) on 2023-03-02 9:00 AM - Reconvened from 02/28/2023 at 9:00 a.m.**  
**03-02-23 09:00**

Agenda Name	Comments	Support	Oppose	Neutral
<b>A G E N D A</b>	4	0	4	0
HLU-3(1) Rule 7(B) MATTERS WITHIN THE COMMITTEE'S SUBJECT-MATTER JURISDICTION: HOUSING INITIATIVE UPDATE PRESENTATIONS INCLUDING HAWAII COMMUNITY FOUNDATION AND HAWAIIAN COMMUNITY ASSETS (HLU-3(1))	3	0	3	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))	13	1	12	0

### Sentiments for All Agenda Items

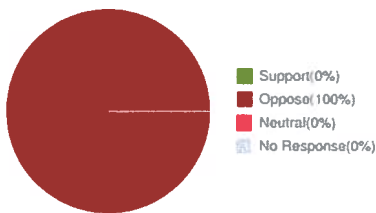
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



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

#### Overall Sentiment



### Guest User

Location:

Submitted At: 8:40am 03-02-23

Ann Pitcaithley. although we desperately need low income housing, I am opposed to the Hale Mahaolu Ke Kahua Affordable Housing Community. The title for the land is not clear, there are wetlands and incidents of flooding. It is located on a dangerous highway Kahekili highway where it intersects Waiehu Beach road that is near overcapacity of traffic. It lacks infrastructure. That area has only one evacuation route. It is also a known site of ancient burial grounds, which are protected by the Hawaii constitution.

**Deleted User**

Location:

Submitted At: 8:27am 03-02-23

Maria Scafidi. I oppose affordable housing or any development in this location . It is in a wetland and there is not adequate infrastructure for roads or wastewater

**Joelle LaMer**

Location:

Submitted At: 8:18am 03-02-23

This location will expose residents to too much highway noise and air pollution. I currently suffer these same conditions that affect my health. My apartment in senior housing is only 40 feet from the Piilani Highway. RESidents in Affordable housing should have safe and healthy housing

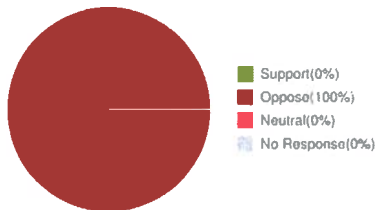
**Robin Knox**

Location:

Submitted At: 8:07am 03-02-23

I oppose this project. Please see attached comments

Agenda Item: eComments for HLU-3(1) Rule 7(B) MATTERS WITHIN THE COMMITTEE'S SUBJECT-MATTER JURISDICTION: HOUSING INITIATIVE UPDATE PRESENTATIONS INCLUDING HAWAII COMMUNITY FOUNDATION AND HAWAIIAN COMMUNITY ASSETS (HLU-3(1))

**Overall Sentiment****Guest User**

Location:

Submitted At: 11:37am 03-02-23

Affordable housing is extremely essential. I apples the proposed area of development

**Guest User**

Location:

Submitted At: 9:12am 03-02-23

This area is a cultural site, a Hawaiian Hale was built there by students and the people of Maui, and the surrounding area should not be disturbed. In this area, there is frequent flooding, inadequate roads, and inadequate wastewater treatment.

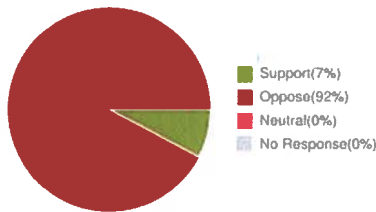
**Guest User**

Location:

Submitted At: 8:33am 03-02-23

Please do not vote for this project.

### Overall Sentiment



### Kahu Mahu

Location:

Submitted At: 4:49pm 03-02-23

I oppose this project.

### Guest User

Location:

Submitted At: 1:47pm 03-02-23

Aloha Council. My name is Gail Nagasako a 40 year resident of Waiehu and my husband was born and raised in Lahaina. We are 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 ridiculous. 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 I am the President of the group. We do not endorse any development or developer. We 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, this project should not go forward.

### Noe Ahia

Location:

Submitted At: 1:13pm 03-02-23

I strongly oppose this project.

### Guest User

Location:

Submitted At: 11:39am 03-02-23

Although we all support the dire need for low income affordable housing, the location of this project is inappropriate along with other issues: There is no clear title to this land, challenged by Native Hawaiian heirs. It is designated as agricultural land. There is known flooding, with wetlands, a site of known ancient burial grounds (iwi kupuna), a lack of infrastructure, it is located on the intersection of a dangerous highway where Kahekili Highway intersects Waiehu beach road, traffic congestion already at capacity, only one evacuation. It's just not a good spot for fairly dense housing, especially with more proposed on the mauka side of Kahekili Hwy along that stretch of road.

### Guest User

Location:  
Submitted At: 11:15am 03-02-23

March 1, 2023

Aloha Council Members,

My name is JD Wyatt, and I'm the Executive Director at Ka Lima O Maui. As our agency is a partner with MEO, and many of our clients benefit from MEO services, I'm writing this letter of support in favor of the Hale Mahaolu Ke Kahua Affordable Housing Community plan.

As you already know, Debbie Cabebe and her team at MEO provide a range of services that benefit and touch so many people in our community. MEO through the years has made a tremendous impact on the lives of those they've served. As I hear from many of my staff, affordable housing on Maui is non-existent. Many of my staff need to have multiple roommates just to be able to afford a safe environment to live in. Unfortunately, others have no option but to live off the kindness of family and friends. For the adults with disabilities we serve at Ka Lima, a safe, affordable living situation is critical to their mental health and quality of life. Sadly, most do not live in those conditions. I fear what I see here at work is just a microcosm of the community at large.

I do understand some of the challenges MEO has faced in putting this plan together, and I can appreciate the point of view of those that are not in favor of it. But I wonder, is anyone really against a 100% affordable housing community here on island? We've all seen the mass exodus of youth going off to college and not coming back due to high cost of living and affordable housing. I've personally seen multiple families living in one small home in cramped and unhealthy conditions due to not being able to afford anything else. I've seen domestic situations develop with multiple clients of ours living together because there is no other alternative but the streets. Affordable housing is something we must be able to provide for those in the community less fortunate. The Hale Mahaolu Ke Kahua Affordable Housing Community plan would provide 120 1,2 and 3 bedroom rental units for low income individuals and families earning from 30% to 60% of the Area Median Income. This would be a tremendous start to addressing the affordable housing equation. This site would also include an onsite clubhouse for residents to gather and engage in social activities, and it would include space for a local non-profit to occupy in order to provide a variety of services important to the residents of the property. In essence, it would become an incubator of safety, security and services that would benefit those less fortunate. A sense of pride and family can be attained with just a few simple gestures and opportunities for those willing to improve their situation. It's ok if they aren't able to earn higher incomes, what's important is that if they can live in a safe, supportive environment if they're willing to do their best and earn what they can. Ever since I moved to the island in 2001, I've felt the warmth of our community and tried to give back as much as I can for the opportunity to live in happiness here. I think everyone deserves the same opportunity, particularly for those that are doing the best they can and have families to feed.

I am saddened by the volatile nature this proposal is surrounded by, and I've personally heard about some of the threats aimed at Debbie and her team. MEO stands to gain nothing from this project; all they want to do is be part of the solution to the challenge of affordable housing in our community. Unfortunately, there are being labeled as the problem. MEO is an exemplary non-profit that deserves better.

I urge you all to support the Hale Mahaolu Ke Kahua Affordable Housing Community plan, and thank you for your service to our community.

Respectfully,

JD Wyatt

**Guest User**

Location:  
Submitted At: 10:28am 03-02-23

I strongly oppose the location of this development. It is ag land wetland and land code needs to be adhered to. Meo plans for this campus to have a head start program daycare facility and there are no sidewalks or other infrastructure in place. I mostly oppose this project location as there are an unknown amount of Puheino heirs that have interest to this property. I'm sure that number succeeds 250 which is the number of residents that MEO

to house on this ohana's land.

**Guest User**

Location:

Submitted At: 9:21am 03-02-23

I am opposed to this project's location. How can you consciously evict Kuleana land owners (indigenous peoples of this \_\_ina) to house possible non Kanaka?!? Yes we need AFFORDABLE housing! Council provided an alternate site with MORE acreage to build MORE units. Why isn't MEO not looking into this?!?

The current project's location has many issues. As a kia\_i for Iwi Kupuna, lineal descendants have testified to their ancestors being on \_\_ina. Contrary to what archaeologist report states. Next biggest is the flooding. Followed by traffic.

Again! I oppose this project utilizing 2.97 to PUSH this project through!

**Guest User**

Location:

Submitted At: 9:19am 03-02-23

My name is Trinette Furtado and I oppose the approval of this MEO project on contentious land.

MEO had (and may still have) an opportunity to develop an affordable housing project on lands that aren't contentious, yet continues to push the narrative that THIS spot is the only spot.

The affected `ohana, neighbors and other concerned community members have all pointed out what a terrible location this is for so many reasons and it has fallen on deaf ears.

K\_naka are always asked to "consider the greater good" while those who really should consider the greater good are too busy taking advantage of that.

For numerous reasons, I OPPOSE this project proposal.

**Guest User**

Location:

Submitted At: 9:12am 03-02-23

This area is in a wetland, there is flooding, inadequate roads and no wastewater treatment.

**Guest User**

Location:

Submitted At: 9:06am 03-02-23

Jordan Hocker. I oppose the location of this development due to culturally sensitive areas, lack of adequate traffic impact information, title issues and congestion concerns for neighboring residents.

**Guest User**

Location:

Submitted At: 8:50am 03-02-23

Joelle LaMer This location will expose residents to too much highway noise and air pollution. I currently suffer these same conditions that affect my health. My apartment in senior housing is only 50 feet from the Piilani Highway. Residents in Affordable housing should have safe and healthy housing

**Robin Knox**

Location:

Submitted At: 8:44am 03-02-23

I am opposed to this project location due to inadequate infrastructure, presence of iwi kupuna, and concerns for the well being of the residents due to noise, air pollution, no access to bus line, no grocery stores or other services nearby. Please see my attached testimony

**Joelle LaMer**

Location:

Submitted At: 8:38am 03-02-23

Maria Scafidi. I am opposed to the location of this housing project due to inadequate infrastructure and concerns for health and safety of residents

## Robin Knox attachment:

### Waiehu Project

Overall project does not provide infrastructure prior to development, proposed infrastructure does not account for the anticipated impacts of climate change or address serious issues with the proposed site location, and does not adequately address health, safety, and quality of life to residents

Disapprove unless relocated. There are modifications needed to increase comfort, health and safety for residents of the project without regard to the location and should be required if you approve with modification.

1. change site location to Kahului/Puunene area using the land swap offered by the County of Maui
2. Current location disadvantages include
  - a. Inadequate transportation infrastructure,
    - i. TRAFFIC
      1. adding 3 driveways trying to exit the development onto already inadequate 2 lane highway where traffic loads is already over capacity and backups occur on a daily basis
      2. Traffic Impact Analysis Report assumes that only 53 % of units would have 1 person commuting to Wailuku or Kahului in the am peak hours. No basis is given and this seems unrealistically low
      3. Allowing left turn onto busy highway without signal is not safe; northbound traffic anticipated 4-5 vehicles per minute during rush hour makes left run hazardous
      4. Building housing before building infrastructure of roads and wastewater treatment; proposed imi kala extension will only exacerbate existing traffic issues in Wailuku at Mill Street
    - ii. Water and Wastewater Drainage
      1. Use of rainwater, captured stormwater runoff and recycled wastewater should be a MUST not an "if feasible" item. Require that R-1
      2. Proposing to use the Kahului Wastewater Reclamation Facility. While this treatment plant may have adequate hydraulic capacity, it does not have adequate capacity for the treatment of effluent to a quality that does not cause of contribute to violations of state water quality standards. Water is a public trust and the County is a trustee with Kuleana to protect water quality. Treatment plant is in a Tsunami Zone and will need to be relocated
      3. Drainage will increase 50 yr 1 hour runoff flow by 64%. Design should be based on 100 year storm, not 50 year. The stormwater runoff volume will increase 53%
      4. Onsite basins are proposed to accommodate the increased runoff volume but does not address current offsite runoff which floods the site nor the increased stormwater flows and volumes expected due to climate change. Debris blocking a culvert has been blamed for the flooding

- b. Building too close to a major traffic thoroughfare exposing residents of the project to unacceptable level of traffic noise and air pollution that can affect their health. The project will also remove the green buffer that currently mitigates highway traffic noise for residents of the existing Waiehu Heights subdivision
  - i. I sold a house due to health impacts of being too near a highway, am currently impacted by highway noise, and have a friend who lives in senior housing in Kihei having health impacts due to noise and odors
- c. Building in a wetland and flood plain that would better serve our community as natural stormwater infrastructure – currently and historically provides drainage way for water flows from Waiehu stream, and is known to flood in wet weather

Without regard to location modifications as follows

- 3. Laundry in every building on every floor ventrally located; loading parking spot for each building
- 4. Bus stop and lighted crosswalk are a MUST, not “if feasible item”. If transportation and pedestrian safety cannot be provided then it is not a feasible location.