

# Housing and Land Use Committee (2023-2025) on 2024-02-21 9:00 AM

Meeting Time: 02-21-24 09:00

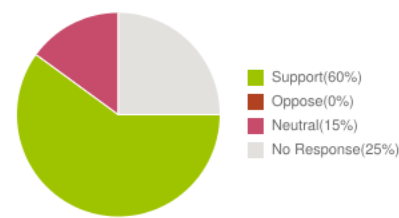
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2024-02-21 9:00 AM	02-21-24 09:00	3	20	12	0	3

### 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



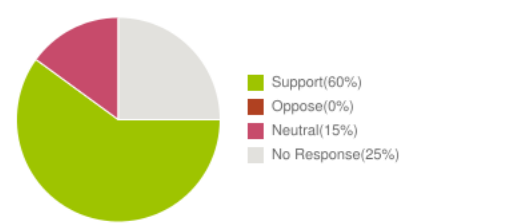
Housing and Land Use Committee (2023-2025) on 2024-02-21 9:00 AM  
02-21-24 09:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	1	1	0	0
HLU-3(14) EXPEDITING HOUSING WITH PREAPPROVED PLANS (HLU-3(14))	3	0	0	3
HLU-11 CC 21-286 DISTRICT BOUNDARY AMENDMENT AND CHANGE IN ZONING FOR THE MOLOKAI EDUCATION CENTER (KAUNAKAKAI) (HLU-11)	16	11	0	0

Sentiments for All Agenda Items

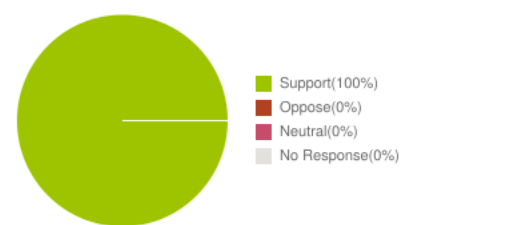
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Cassandra Abdul

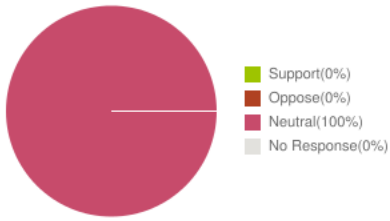
Location:  
Submitted At: 11:50am 02-20-24

Na Hale O Maui supports streamlining the process of rebuilding homes destroyed by wildfires in Lahaina and Up-Country. One effective way to streamline the process for the permitting and construction of affordable housing is design registering plans. GYA Architects created custom designs for our 12-home Kahoma project in Lahaina. Once approved, the design-registered plans were plotted on the appropriate house lots, and building permits were issued.

Sadly, 14 of our 15 Community Land Trust 'ohana lost their Lahaina homes to the wildfires. We hope to be able to reuse the previously approved, design-registered plan to expedite the rebuilding of these homes.

Mahalo for continuing to explore and support the rebuilding of our community.

## Overall Sentiment



### Guest User

Location:

Submitted At: 12:36pm 02-21-24

Faith Chase

faith@planetserver.com

February 21, 2024

Aloha Housing and Land Use Committee,

As always I extend my sincere and heartfelt condolences to Lahaina 'ohana. I feel dtrongly hat you all have the right to make decisions for your place.

I am taking this opportunity to testify on this agenda item because it relates to Lahaina housing in relation to the tragedy. I believe it may be best be brought up in the DRIP Committee but I don't see a relative item on the next Committee meeting agenda.

I watched the State legislative hearing yesterday and, like you, learned a lot of new information. One thing that I learned and that alarmed me was the apparent lack of fluid communication between the Joint Housing Task Force and this council body. I am stating for the record that if there, in fact, is a knot to untie with respect to improving communication with this body and the mayor's administration and the work within the Joint Housing Task Force, please make a concerted effort to do so.

If this piece expedited housing topic today is in fact a piece of a housing plan, I support having a representative from this Council be included in the Joint Housing Task Force. I believe that this Council body has heard extensive testimonies and contributions from the public, perhaps even more so than the Mayor's office, even with the monthly meetings.

Again, I support having a representative from this Council be included in the Joint Housing Task Force.

Thank you for your time and attention today.

Sincerely,  
Faith Chase

### Mark Deakos

Location:

Submitted At: 9:36pm 02-20-24

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

The necessity for affordable housing is undisputed. However, the question remains: should we build homes at any cost?

Traditional building designs often come with significant drawbacks. Instead, imagine supporting projects that seek to minimize such negative effects. Envision projects that:

1. Factor in the community's desires and necessities during the design stage.
2. Implement vegetative swales to manage stormwater completely, recycle graywater, revive native ecosystems, provide local produce, create firebreaks, and alleviate urban heat islands.
3. Design for various modes of transport, reducing dependence on cars.
4. Utilize passive solar strategies to cut energy demand, such that 105% of energy needs are supplied from the sun, thus eliminating utility costs.
5. Harvest rainwater, enhance water efficiency, and process all wastewater on-site to replenish rather than diminish aquifers.
6. Introduce natural light and ventilation across all areas, creating cheerful and healthful interiors for living and working.
7. Employ non-toxic, sustainably harvested materials to ensure superior indoor air quality.
8. Divert 95% of construction waste from landfills.
9. Create public spaces for communal use and maintain open access to all beaches and waterways.
10. Integrate nature-centric designs (biophilia) to foster beautiful, inspiring spaces that reconnect occupants with nature.

These principles are the foundation of Living Building Challenge-certified projects, which are already being incentivized and constructed nationally and globally, often at costs comparable to conventional construction. Living Buildings could be a reality in Maui if we promote and reward these design practices, but they will never materialize if better designs are not requested.

I propose implementing a scorecard (see attached) to evaluate all development projects. Challenge projects to explain their approach to stormwater, wastewater, habitat restoration, food production, renewable energy, carbon sequestration, eliminating toxicity and waste, and occupant health and well-being. Many will initially resist, citing high costs or impracticality. Yet, for those few pioneering the transition towards regenerative design, make them a priority and provide incentives for projects that refuse to compromise. It's time to redefine our standards for responsible design.

Regulations are not hindering our ability to build homes. The real challenge is the scarcity of projects embracing regenerative design that contribute positively to our environment and our planet.

Mahalo,

Mark Deakos  
Napili

**Mark Deakos**

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Submitted At: 9:36pm 02-20-24

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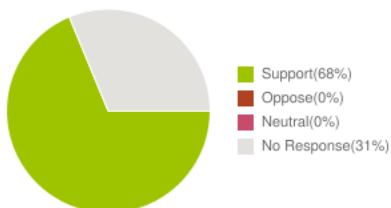
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Mahalo,

Mark Deakos  
Napili

Agenda Item: eComments for HLU-11 CC 21-286 DISTRICT BOUNDARY AMENDMENT AND CHANGE IN ZONING FOR THE MOLOKAI EDUCATION CENTER (KAUNAKAKAI) (HLU-11)

#### Overall Sentiment



#### Guest User

Location:

Submitted At: 10:25am 02-21-24

Aloha Housing and Land Use Committee,

As a supporter of the district boundary amendment and change in zoning for the Molokai Education Center, I stand firmly behind this initiative. The establishment of the Early College High School (ECHS) Hookele, Hookui, and Molokai High School (MHS) self-own is essential to offset the student-weighted formula. The partnership between the University of Hawaii Maui College (UHMC) and Maui Community College (MCC) has served as the stepping stone for MHS students, preparing them for colleges across the nation, including Ivy League institutions.

Through programs like mechanics, engineering, electrical work, and many more from UTI institutions, students are equipped with vocational skills that open doors to various career paths.

It's crucial to recognize the success of MHS students and the pivotal role MCC plays in their preparation. I can personally attest to this, as I've witnessed numerous individuals, such as Marion Powell, Momi Afelin, Eric Svetin, Michael Kikukawa, Keaa Davis, Sabrina Curtis-Carnegie Mellon, and Alex Simon, who went on to graduate programs from prestigious universities. Not to mention students who, in addition, graduated with their associate degrees from MCC before graduating high school, like Maria Angst, who was able to graduate early from college and is now pursuing graduate studies as well.

Moreover, there has been a notable increase in students pursuing health programs like nursing, with the introduction of expansion initiatives such as Intro to Nursing 100. These expansions enhance academic opportunities and bolster vocational prospects for MHS students.

Mahalo,  
Earl Nakamura  
Retired MHS Educator, Part-time worker for UH Manoa Ho'oku'i 2010-present

**Guest User**

Location:  
Submitted At: 8:58am 02-21-24

I am an adjunct faculty member at Molokai Education Center. I have been teaching both Sociology and Psychology courses for the past 18 years. I am of full support of the the expansion. A new facility would allow students to conduct behavioral observation and to conduct in class behavioral modification experiments. Please vote in favor of rezoning the land, in order to build an expansion to the present campus facility, which is over 20 years old and has reached its capacity. Mahalo, Dr. Richard A. Rodriguez (808) 658 9553 or email: richardr@hawaii.edu

**Guest User**

Location:  
Submitted At: 8:28am 02-21-24

Aloha Housing and Land Use Committee,

I support the HLU-11 CC 21-286 District Boundary Amendment and Change in Zoning for the Molokai Education Center (Kaunakakai).

I am the Executive Director of Molokai Child Abuse Prevention Pathways (MCAPP), whose mission is to keep children safe and promote 'ohana well-being by preventing sexual violence and building healthy relationships on Molokai. Financial security remains a crucial prevention strategy that helps reduce stress in the home.

The Molokai Education Center is an invaluable resource providing quality, on-island, in-person education, training, and technical skills to help students find gainful employment. It is exciting that there continues to be growing interest in students accessing credit and non-credit programs. We are hopeful that the Molokai Education Center can move forward with the campus expansion project.

Mahalo for this opportunity to provide testimony.

Mahalo,  
Talia Cardines, Executive Director  
Molokai Child Abuse Prevention Pathways (MCAPP)

**Donna Haytko-Paoa**

Location:  
Submitted At: 7:37pm 02-20-24

I am in support of the HLU-11 CC 21-286 District Boundary Amendment and Change in Zoning for the Molokai Education Center. As a 50 year Molokai resident, with over 30 years as Professor/Coordinator of the UH Maui Molokai Education Center, it bothers me that our community has to speak out again and again to justify higher

education on Molokai. We matter. Our voices matter. Please hear us.

Some history: in 1993 when the search for a permanent site for the college was undertaken, the directive was to find 3-5 acres to start with an equal amount for expansion. The current location was chosen by carving out 5 acres in an undeveloped 15 acre corn field. Long range planning was done. The existing facility opened in 1999, but our vision of building out what was identified as needed in the 1990's has been met with struggles at every step of the way. The existing facility was built on only 2 acres and the community was told that this was "Phase 1" of the project. Some 10 years later, the 3 acre parcel was finally purchased so that "Phase 2" could begin. In 2014-2015, \$2.25M was released to start the project. And now in 2024, hundreds of thousands of dollars have been spent on design and other requirements and yet we still have nothing to show for it. To be clear, this isn't really an expansion project, but rather the build out of the original project from 30 years ago.

It is now up to you to grant the district boundary amendment and change in zoning so the vision becomes reality. I humbly ask for your approval.

Mahalo and aloha,

Donna Haytko-Paoa  
Professor Emerita, UH Maui College Molokai

**Guest User**

Location:

Submitted At: 4:44pm 02-20-24

Aloha Housing and Land Use Committee.

I support the HLU-11 CC 21-286 District Boundary Amendment and Change in Zoning for the Molokai Education Center in Kaunakakai. I have served as the Academic Counselor at UHMC - Molokai for over 20 years and through my interaction with prospective applicants and continuing students, it is clear that this expansion is needed and overdue.

Post-secondary education and training are critical for the health of our community. Our island loses so many of our young adults when they leave Molokai for their education/training, and few ever return home. Those who are willing to remain look to the college to provide certificates and degrees for meaningful employment on their beloved Molokai. It is wonderful to see our residents achieve their education goals and choose to remain to serve in their community. So many are unable to make sacrifices to complete their education on another island, choosing between their family and a much-needed education.

An expansion of the college would contribute to the pathway of our residents without leaving. A larger facility would contribute greatly not just in terms of more classrooms, but in the advancement of our island residents by providing meaningful value of self-identity and self-worth.

I humbly ask for your support in approving the district boundary amendment.

Mahalo nui,  
Susan Nartatez, Academic Counselor  
Molokai Education Center

**Guest User**

Location:

Submitted At: 3:57pm 02-20-24

Aloha Housing & Land Use Committee,

My name is Kilia Purdy-Avelino from Ho'olehua, Moloka'i. I have been a lecturer under UHMC at the Molokai Education Center since 2011. I am in support of rezoning the land where the college is situated on from agriculture to urban so that our college can make the necessary expansions that we have been waiting on for many years! It's as if we've been stagnant since the plans had started and without growth and innovation, we lose excitement and purpose for higher education. We feel unvalued; forgotten. We see new structures and programs being developed on other campuses all the time, while we wait patiently for our next steps. By designating these lands as urban and allowing us to start on our expansion plans, I believe we will also attract more students into our college. "Build it and they will come." This is why I urge you to give us this opportunity to grow, give our

community the opportunities that many other college campuses have that can impact their futures and the future of our island's economy, and please support the rezoning.

me ka mahalo palena 'ole,  
Kilia Purdy-Avelino

**Guest User**

Location:

Submitted At: 1:22pm 02-20-24

Aloha

My name is Patricia Pali, I am a science lecturer at Molokai Education Center writing in support of rezoning the Education Center land from Agriculture to Urban for the purpose building and adding much needed space and classrooms to the college. As an instructor at the center who shares classrooms and space with other instructors and students I can confidently say we have overgrown our area for years now and it is well overdue in time to provide adequate space for our students, faculty, staff and lecturers. As a lecturer, our class scheduling depends on the availability of a classroom and not on when it is advantageous to the students or class curriculum. That one reason alone, eliminates opportunity to provide the student with the best possible education because of lack of facility space and possible support, and by possible support I mean providing adequate office space for lectures, storage space for classroom lectures and activities as some examples. If the Center was able to expand I know we would be able to accommodate and provide to the students and community of Molokai quality services and the ability to participate in academia and workforce development without having to move off island.

Mahalo,  
Patricia Pali

**Guest User**

Location:

Submitted At: 10:49am 02-20-24

Aloha House and Land Use Committee,

Molokai High School and UHMC Molokai Education Center are partners in Early College and Career Academies. Our partnership for sheltered (on-campus) high school Early College courses started 10 years ago, and off-campus college classes started long before that. As the high school transitioned to the Career Academy model last year and continues to align with career academy standards, our partnership has become even more invaluable. We have been working hard to integrate career pathway college courses and supplement professional certifications such as CPR and OSHA.

Basically, the more that the Education Center can provide a variety of college classes for high school students (both on and off campus), career-related certification opportunities, and events like career day and other orientations for high school students, the more our students will benefit as they situate themselves for post-high school education and careers.

The more our high school students benefit, the stronger our community will be with adults that either stay after high school graduation or leave and return and either way have the training and expertise needed to get high paying employment. This trickles out and down to family members, and results in a strengthened community that can afford to live and work on Molokai and maintain and preserve the culture and lifestyle.

We are firm believers in the mission of the Molokai Education Center. "E ho\_onau\_ao honua \_oi ai ma ka hale. A world of knowledge here at home." Please honor original commitments and support creating equitable facilities and therefore opportunities for the island of Molokai.

Thank you,  
Laura Peterson  
Student Services Coordinator  
Molokai High School

**Guest User**

Location:



Submitted At: 10:49am 02-20-24

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Thank you,  
Laura Peterson  
Student Services Coordinator  
Molokai High School

**Courtney DiMaggio**

Location:

Submitted At: 9:55am 02-20-24

Aloha Members of the Maui County Housing and Land Use Committee,

I am in support of the HLU-11 CC 21-286 District Boundary Amendment and Change in Zoning for the Molokai Education Center. The expansion is critical in providing the necessary education and training for our residents. I am a registered nurse that was born and raised on Molokai. I have the privilege of working and serving the community that helped to raise me. 20+ years ago I needed to move from Molokai to obtain my Associates in Degree in Nursing. I am one of many that needed to relocate off island to obtain a degree and a professional license. Some of us took a little longer to return after obtaining our degree and professional license.

The cost for someone to relocate off-island is extremely costly, IF an individual has a family the cost is tripled. On Oahu, Kaua'i, Maui, and Hawaii Island, if an individual wanted to become a Registered Nurse, they have the ability to do so without having to relocate. Molokai and Lanai residents need to relocate to get a higher education and obtain professional degrees. A survey was conducted in 2022 with 96 opio with ages that range from 10-18 years of age. The biggest challenge in obtaining healthcare as a career pathway for 37% of the respondents was moving off island and 31% chose limited options on Molokai.

In 2022 the island experienced a medical crisis after the passing of our two beloved Kauka. Queen's Medical Center provided doctors to fill in a gap after the passing of Kauka Aluli. Those in the medical field searched and asked for doctors to come as we were in a crisis. The question is why, why did we need to beg people to come to Molokai, why did we not have our own providers on island. Molokai has medical providers that have graduated were born and raised on Molokai, however, once we step off island to pursue our degrees, we end up working in the place we earned our degrees and professional licenses.

This expansion will give Molokai an opportunity to build our own health care work force capacity. The Molokai Education Center has been supportive of addressing the needs of the community by providing and offering classes for all areas of the workforce, not just health.

As a Certified Nurse's Aide clinical instructor, the expansion will greatly improve the educational experience of the

students. Certified Nurse's Aides (CNAs) are in great demand as our aging kupuna are in need of care in their home. With no long term care facility on Molokai, the clinical experiences are limited. The Molokai Education Center is accommodating as much as it can to provide a "lab". As a clinical instructor, my job is to provide the students the necessary skills to care for people. I turn the classroom into a clinical "lab". Tables are folded and moved, chairs are stacked, tables are turned into beds for the manikins, a coffee percolator is used for warm water, the bathroom sinks are used to fill wash basins. Students are not part of the setting up the classroom as I choose for the students time to be used to get the necessary skills to learn how to properly care for others. Molokai General Hospital has been a great partner and have been accommodating to the CNA class. The class does utilize the rooms, however that requires the supplies (including but not limited to; manikins, towels, wash cloths, bath basins, soaps, and etc. in several large storage totes) to be transported to Molokai General Hospital from Molokai Education Center. I am truly grateful for the partnership with Molokai General Hospital, however the expansion will provide the necessary space for the training without having to relocate supplies. The expansion is essential for the growth of learners wanting to learn and building our own workforce capacity. The expansion will be an encouragement to our residents wanting to continue their education, be part of the workforce, and provide them with the skills in taking care of themselves, their 'ohana, and the community.

Me ka 'oia'i'o,

Courtney-Paige K. DiMaggio, RN, BSN

### **Guest User**

Location:

Submitted At: 9:42am 02-20-24

Aloha!

I am in support of approving the district boundary amendment and change in zoning for the Molokai Education Center. I am the current CTE Coordinator for the Molokai Education Center and I have experienced first hand the struggle to provide hands on education and training for vocational and trades pathways in our current space. The need for this multipurpose expansion is evident from the increase in enrollment in these pathways and will allow our students to accomplish the necessary learning opportunities right here at home. We must be able to ensure our community can continue to learn and grow our own workforce. In order to develop a diverse and skilled workforce, students and learners alike must have opportunities to acquire in-demand skills and credentials locally.

Mahalo!

Olelo Schonely Spencer

Molokai Education Center

CTE Program Coordinator

### **Theresa Tamanaha**

Location:

Submitted At: 9:26am 02-20-24

Aloha Members of the Housing & Land Use Committee:

I am in support of approving the district boundary amendment and change in zoning for the Molokai Education Center in Kaunakakai. Education is a vital component that supports our survival here on Molokai. The Molokai Education Center provides a location where our people can come to learn and develop new skill sets. From health exploration for our youth, job readiness and advanced career skills, college and career exploration, or simply just learning something new and fun ~ the Molokai Education Center is the hub. The need for a multi-purpose expansion is evident. It will allow our community to grow and be able to experience education in many forms.

In my own personal experience, the Molokai Education Center allowed me to reside here on Molokai while earning a Master's Degree. I returned to college after decades in the workforce. One of my prior positions was an Unemployment Specialist. I know first hand the hardship and lack of employment opportunity in our community. I can attest that my educational opportunity benefited me in many ways. It not only increased my financial stability, it also allowed me to continue being a fulltime mom without having to leave my home. More importantly, it provided me with a growth mindset that anything is possible. Today, I find myself supporting and encouraging others to help make a better tomorrow for all of us!

As a Distance Education Specialist here at the college, I've witnessed and shared in the advancement of many other local residents that utilize our facility. It is refreshing to know that we can grow our very own talent right here on Molokai. Please allow us to continue by supporting this zoning change. We have so much more to accomplish and this space will help us to develop and grow together with our community.

I understand that the land we reside on faces barriers of sea level rise. We need to have open discussion with our community on how to best address this forthcoming issue. Most of our local businesses and lifeline support services are housed in the same area. We have done our due process and deserve the opportunity to move forward with our expansion. We humbly ask for your support by approving the district boundary amendment.

Mahalo nui loa,

Theresa Tamanaha  
Molokai Education Center  
Distance Education Specialist

**Guest User**

Location:  
Submitted At: 4:49pm 02-17-24

Cheryl Corbiell  
Molokai Resident  
College Instructor

February 17, 2024

Dear Members of the Housing and Land Use Committee:

I am in support of approving the district boundary amendment and the Molokai Education Center proceeding to execute the original plan, which was carefully crafted and vetted in the community in the late 1990s and early 2000s. A parcel of land was identified up the slope for the expansion. The college had drawings, dealt with ocean rise issues, chose floor coverings, and the community discussed how to make the expansion multi-use for the credit and noncredit courses and to also be another facility for special programs. Then the covid pandemic hit and plans came to a speedy halt. We understood life changed and education changed. However, today does the Molokai Education Center need an expansion. Yes and more so with the advent of technology being a critical part of all classes, the increased course diversity of both credit and non credit courses.

I was shocked about a year ago, when I attended a state meeting via zoom and what was being discussed was moving the college expansion out of Kaunakakai, to some unknown and not identified parcel of land to be leased from Kam Schools. I was horrified and began asking neighbors if they had heard of this suggestion. No. Once again people think they know what Molokai wants or needs and instead of vetting the idea in the community in full transparency, a decision is made behind closed doors. It is one reason among many why agencies are not trusted on Molokai.

For example, I am a member of a Molokai committee drafting a 50-year plan for renewable energy on Molokai. This was a direct result of HECO and the PUC making plans and not vetting them in the community. Showing the community a plan once it is completed is not transparent, and not surprisingly, the community trashed the plans, and projects did not proceed. Therefore, Molokai ended up having no grid renewable energy except some rooftop solar, which the community brought the solar developers to the community at three energy festivals to start the rerooftop renewable process. The community was promised grid renewables starting in 2015 and then 2030 and there still was not a community vetted plan. Two community groups formed and today are planning renewable energy that is appropriate for Molokai and a non profit entity to be the renewable energy developer to implement plans. The PUC has approved the plan and the grassroots renewable community developer is in the process of building its first community solar facility. The above was possible because we had dozens of meetings, surveys, and outreach to ensure the community gets the renewable energy it needs and where it wants it through transparency. Their input is what drives the plans. To not have transparency and surprise the community is the

type of development which is hated and fought over and most times the unvetted plan fails on Molokai.

I would venture to say most Molokai residents do not know that the college expansion plans changed and the land up the hill is not where the college expansion is going to be built. They expect it will be in Kaunakakai because that is what the original plan.

Time has moved on since the 1990s and early 2000 and there is still a need for a multi-purpose, high technology college expansion for increased allied health programs, agriculture, creative media, renewable energy, distance education and in-person with both credit and non credit options. Maui college is floating the idea of micro courses to shorten course times and be even more flexible for traditional and non traditional students. The current college has six classrooms. More space is needed. When budget allows, some retrofitting of classrooms is completed. How does a teacher teach in a classroom built to be in -person only, when today the classroom needs to be hybrid and the instructor is teaching students on zoom and in-person at the same time. As usual, Molokai uses what it has available, and we get creative, and slowly, the college has retrofitted two rooms. Do we actually have a fully equipped Zoom room? No, but as an instructor, I know we will never have the same opportunities as the rest of Maui College, and so we have to be creative to meet the student needs. I have been teaching at the college for close to 30 years, and that is my slogan. We get creative.

The community was involved in the initial expansion plans, and I am quite appalled that the community has not been involved in the changes to the plan such as in the location and other alterations going on behind closed doors. Lack of transparency will create new problems and challenges to the only advanced education facility on Molokai. There is a vetted plan in existence for the college expansion. It should be moving forward and tweaked as time moves on to ensure it captures all the new technology.

Approve the district boundary amendment so the Molokai Education Center can proceed to execute the original plan

Your truly,  
Cheryl Corbiell  
808-553-9009

**Guest User**

Location:  
Submitted At: 2:41pm 02-16-24

I support the change in zoning for the Molokai Education Center. The expansion is much needed and it's been a dream a long long time ago. Education is needed for our young children to succeed and survive. Cost of living is rising. Rent is outrageous. With the option to stay home and further your education is crucial. We've outgrown our current facility (built in 1999), CTE classes interest is rising now. For some students they only want short courses. Now we have both CREDIT and Non-Credit courses taught simultaneously, we need more space. Sometimes it's a pick and choose situation. I've since generations of the ohana go through our doors. We shouldn't deny education to the Molokai Community. It has to be now and not later.

Stephanie Dudoit  
Staff since 1987

**Guest User**

Location:  
Submitted At: 10:32am 02-16-24

Housing and Land Use Committee: Re DBA and CIZ for Molokai Education Center  
Testimony in Favor of the College Expansion (see also Special Report on MEC):

Education is the key that opens the door to a better future. It provides opportunities for everyone, but especially our youth, to learn from the wisdom of the kupuna; how to live by the cultural values of this aina and how to care for this special and unique place.

I whole heartedly support the expansion of the Molokai College. For the last fourteen years I have written grants

that were funded by the US DOE Native Hawaiian Education Program. These Project Ho'oku'i funds have supported many Molokai students with mentors and role models, removing financial barriers (tuition, books, transportation) that prevent access to higher education through Early College and the dream of a professional career. Molokai NEEDS so many more professionals especially in the fields of health care, education, and the CTE trades (mechanics, electricians, plumbers, carpenters).

If there is no place dedicated to learn these skills, where will we be?

Caryl Hitchcock-Sprinzel

Project Ho'oku'i (2010 – present)

Former Chair, Maui County Urban Design Review Board (Mar. 2023).

**Chelseamay Pupuhi**

Location:

Submitted At: 10:14am 02-16-24

Aloha House and Land Use Committee,

My name is Chelseamay Pupuhi and I am a registered nurse who resides and practices on Molokai. Thank you for allowing me to provide testimony in strong support of the District Boundary Amendment and Change in Zoning For The Molokai Education Center in Kaunakakai. I believe that the change in zoning will allow for the necessary expansion of the Molokai Education Center. As a college student, I was unable to stay on Molokai to further my education. I had to move to a different island to pursue my education. I was not afforded the opportunity to stay on Molokai, where I had support. It took me five years to obtain my degree after which I was able to move back and serve my community. But while I was in school, my whole family had to relocate for those five years. If there are more programs offered at UHMC, more people may end up staying on island and helping to build the workforce. Most people who leave the island to pursue their education do not return. UHMC has been offering some very important programs to our community that will ultimately assist in the lessening the unemployment rate and help our community to be successful in remaining on island. UHMC is a very important part of our community as they provide a positive learning space. The expansion is very necessary to ensure our community can continue to learn and grow our own workforce. Being that we are such a rural island, the more opportunities that UHMC can provide for our community, the more successful we will all be. In order for our island to build capacity, we will need the room to grow. We, the people of Molokai, deserve as much opportunities as our neighboring islands to be educated and successful. Mahalo for your allowing me to provide testimony.

February 20, 2024

**Subject: Testimony related to Expediting Housing With Preapproved Plans (HLU-3(14))**

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

The necessity for affordable housing is undisputed. However, the question remains: should we build homes at any cost?

Traditional building designs often come with significant drawbacks. Instead, imagine supporting projects that seek to minimize such negative effects. Envision projects that:

1. Factor in the community's desires and necessities during the design stage.
2. Implement vegetative swales to manage stormwater completely, recycle graywater, revive native ecosystems, provide local produce, create firebreaks, and alleviate urban heat islands.
3. Design for various modes of transport, reducing dependence on cars.
4. Utilize passive solar strategies to cut energy demand, such that 105% of energy needs are supplied from the sun, thus eliminating utility costs.
5. Harvest rainwater, enhance water efficiency, and process all wastewater on-site to replenish rather than diminish aquifers.
6. Introduce natural light and ventilation across all areas, creating cheerful and healthful interiors for living and working.
7. Employ non-toxic, sustainably harvested materials to ensure superior indoor air quality.
8. Divert 95% of construction waste from landfills.
9. Create public spaces for communal use and maintain open access to all beaches and waterways.
10. Integrate nature-centric designs (biophilia) to foster beautiful, inspiring spaces that reconnect occupants with nature.

These principles are the foundation of Living Building Challenge-certified projects, which are already being incentivized and constructed nationally and globally, often at costs comparable to conventional construction. Living Buildings could be a reality in Maui if we promote and reward these design practices, but they will never materialize if better designs are not requested.

I propose implementing a scorecard (see attached) to evaluate all development projects. Challenge projects to explain their approach to stormwater, wastewater, habitat restoration, food production, renewable energy, carbon sequestration, eliminating toxicity and waste, and occupant health and well-being. Many will initially resist, citing high costs or impracticality. Yet, for those few pioneering the transition towards regenerative design, make them a priority and provide incentives for projects that refuse to compromise. It's time to redefine our standards for responsible design.

Regulations are not hindering our ability to build homes. The real challenge is the scarcity of projects embracing regenerative design that contribute positively to our environment and our planet.

Mahalo,

Mark Deakos  
Napili

*Project Scorecard*

## Living Communities: Net Positive Regenerative Design Project Score Card

Petal	Imperative	Question
<b>PLACE -</b> Restoring a Healthy Relationship Between Nature, Place and Community	<b>1 Ecology of Place -</b> <i>protect and regenerate wild places</i>	<i>What are you doing to restore the native habitat and pre-existing ecological functions?</i> <i>Are you avoiding pristine greenfields, wilderness, prime farmland and floodplain areas?</i> <i>What are you doing to eliminate petrochemical fertilizers or pesticides?</i> <i>Are you eliminating petrochemical fertilizers or pesticides for on-site landscaping and urban agriculture?</i> <i>What are you doing to incorporate cultural needs that relate to place into your design?</i>
	<b>2 Urban Agriculture -</b> <i>connect community to locally grown fresh food</i>	<i>What are you doing to dedicate a portion of the project to growing food?</i>
	<b>3 Habitat Exchange -</b> protect land for other species	<i>What are you doing to offset your footprint to preserve wild-lands for other species (approved Land Trust support)?</i>
	<b>4 Human-Scaled Living -</b> walkable, reduce fossil fuel vehicles	<i>What are you doing to provide spaces for community gatherings?</i> <i>What are you doing to minimize impervious surfaces?</i> <i>What are you doing to provide EV charging for human powered vehicles?</i>
<b>WATER -</b> Creating Developments that Operate within the Water Balance of a Given Place	<b>5 Responsible Water Use -</b> minimize waste, avoid pollution	<i>What are you doing to reduce potable water use through improved efficiencies?</i> <i>What are you doing to eliminate potable water for irrigation?</i> <i>What are you doing to manage and treat stormwater on site?</i>
	<b>6 Net Positive Water -</b> water use in harmony with natural water flows	<i>What are you doing to capture 100% of the water on site?</i> <i>What are you doing to treat 100% of the water on site (gray and blackwater)?</i> <i>What are you doing to store a week's worth of drinking water?</i>
<b>ENERGY -</b> Relying on Renewable Resources	<b>7 Energy + Carbon Reduction -</b> minimize energy related carbon emissions	<i>What are you doing to reduce your Energy Use Intensity (EUI) by 75%?</i> <i>What are you doing to eliminate combustion as an energy source?</i> <i>What are you doing to select primary materials that have low embodied carbon?</i>
	<b>8 Net Positive Carbon -</b> use of carbon-free renewable energy	<i>What are you doing to supply 105% of the project's energy through on-site renewables on an annual basis?</i> <i>What are you doing to offset the total embodied carbon emissions from project construction?</i>
<b>HEALTH &amp; HAPPINESS</b> Fostering Environments that Optimize Physical and Psychological Health and Well Being	<b>9 Healthy Interior Environment -</b> good indoor air quality for occupants	<i>What are you doing to prevent smoking 25 feet from any opening?</i> <i>What are you doing to provide 75% of occupants with access to natural daylight?</i> <i>What are you doing to provide a direct exhaust to the outside for kitchens, bathrooms and janitorial areas?</i>
	<b>10 Healthy Interior Performance -</b> demonstrate ongoing high-quality indoor environment	<i>What are you doing to test for indoor air quality after occupancy?</i>
	<b>11 Access to Nature -</b> provide occupants with direct connection to nature	<i>What are you doing to insure occupants have access access to nature?</i>
<b>MATERIALS -</b> Building with Products that are Safe for All Species Through Time	<b>12 Responsible Materials -</b> meet transparency, sustainable extraction, local industry, waste diversion	<i>What are you doing to insure 50% of wood materials are from the Forest Stewardship Council (FSC), salvaged or harvested on site?</i> <i>What are you doing to insure the remainder of wood materials are from low-risk resources?</i>
	<b>13 Red-List -</b> materials free of toxins and harmful chemicals	<i>What are you doing to insure 90% of your materials Red List free materials?</i>
	<b>14 Responsible Sourcing -</b> support sustainable extraction of materials and labeling	<i>Are you including two products with Declare labels per 2000 square feet?</i>
	<b>15 Living Economy Sourcing -</b> support local businesses	<i>Are 20% of your materials coming from within 500 km?</i>
	<b>16 Net Positive Waste -</b> minimize waste and encourage reuse of salvaged materials	<i>How are you diverting 80% of your landfill materials?</i>
<b>EQUITY -</b> Supporting a Just, Equitable World	<b>17 Universal Access -</b> allow equitable access and protect from negative impacts	<i>What are you doing to insure open spaces are accessible to everyone (including fresh air, sunlight and natural waterways)?</i>
	<b>18 Inclusion -</b> create good jobs and support diverse businesses	<i>Do at least two companies involved with development have Just labels?</i>
<b>BEAUTY -</b> Celebrating Design that Uplifts the Human Spirit	<b>19 Beauty and Biophilia -</b> embracing our connection with nature	<i>How are you incorporating nature, biophilic design and art into the interior and exterior spaces?</i>
	<b>20 Education and Inspiration -</b> share successful solutions to catalyze change	<i>Are you providing an annual open day to the public to share the project design innovations and project operations?</i>