

Housing and Land Use Committee (2023-2025) on 2024-03-06 9:00 AM

Meeting Time: 03-06-24 09:00

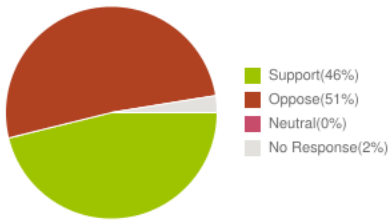
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Housing and Land Use Committee (2023-2025) on 2024-03-06 9:00 AM	03-06-24 09:00	3	39	18	20	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 2024-03-06 9:00 AM

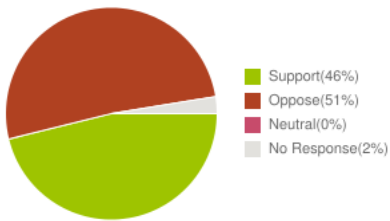
03-06-24 09:00

Agenda Name	Comments	Support	Oppose	Neutral
HLU-26 Bill 28 (2024) BILL 28 (2024), DISTRICT BOUNDARY AMENDMENT FOR HALE MAHAOLU KE KAHUA PROJECT (WAILUKU) (HLU-26)	39	18	20	0

Sentiments for All Agenda Items

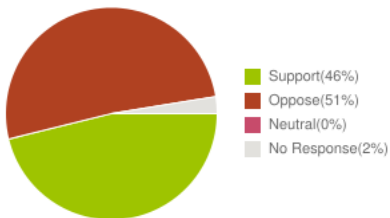
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for HLU-26 Bill 28 (2024) BILL 28 (2024), DISTRICT BOUNDARY AMENDMENT FOR HALE MAHAOLU KE KAHUA PROJECT (WAILUKU) (HLU-26)

Overall Sentiment



Guest User

Location:

Submitted At: 9:44am 03-06-24

County of Maui

Housing and Land Use Committee

Wednesday, March 6, 2024

9:00 a.m.

TO: The Honorable Tasha Kama, Chair

FROM: Keali'i Lopez, State Director, AARP Hawai'i

RE: Support for Bill 28 -Ordinance To Amend The State Land Use District Classification From Agricultural To Urban For Property Situated At Wailuku, Maui, Hawai'i Tax Map Key (2) 3-3-001:106

Aloha Chair Kama, and Members of the Committee:

My name is Keali'i Lopez, and I am the State Director for AARP Hawai'i. AARP is a nonpartisan, social impact organization that advocates for individuals age 50 and older. We have a membership of nearly 38 million nationwide and nearly 140,000 in Hawai'i. We advocate at the state and federal level for the issues that matter most to older adults and their families.

AARP Hawai'i strongly supports Bill 28 which amends the State Land Use District Classification from Agricultural to Urban for property situated at Wailuku, Maui, Hawai'i Tax Map Key (2) 33-001:106.

This measure helps the development of more affordable homes as proposed by the Hale Mahaolu Ke Kahua Project for Maui's residents. This greatly needed project will potentially house more than 300 individuals. The acute housing shortage and the high cost of living are particularly challenging for those at low or fixed income and increase their vulnerability of becoming dependent on other family members for shelter, or face homelessness. AARP is keenly concerned about Hawai'i's older residents. According to AARP/Statista analysis, close to 970 older adults (age 55+) are expected to be evicted in 2024 and more than 1500 older (55+) may experience homelessness in Hawai'i this year. This projection does not include Maui's older residents already displaced by last year's fire. More than ever, there is an urgency to develop more projects such as the Ke Kahua proposal so that our k_puna can afford to live independently, as well as keep younger local families in Maui. They are Maui's current and future workforce, and family caregivers.

Thank you very much for the opportunity to testify in support Bill 28.

Guest User

Location:

Submitted At: 9:31am 03-06-24

Aloha and on behalf of Hawaii Community Foundation, mahalo for the opportunity to voice our support for Bill 28 and the district boundary amendment for Hale Mahaolu Ke Kahua. At Hawaii Community Foundation, our House Maui Initiative (HMI) has been working with Maui County to lower the housing cost burden of Maui residents. The development of the entire spectrum of housing, especially affordable housing is key to the long term future of housing opportunities to Maui residents. We believe that these housing solutions bring necessary infrastructure and community development to the region. HMI is focused on aligning resources, with a priority on infrastructure development where the cost burden is not placed on the cost of the housing being developed. We also have funded a Financial Opportunity Center to help Maui residents prepare for and avail themselves to these types of affordable housing opportunities. The data shows that families who are eligible for the housing being proposed are in need of both the housing opportunity and the financial assistance we seek to provide to Maui residents.

Guest User

Location:

Submitted At: 8:55am 03-06-24

The infrastructure, engineering of the intersection of Kahekili Hwy and Waiehu Beach Road is a disaster and an engineering nightmare. The roads cannot handle increased traffic that would come with increased housing. And there needs more thought about the density of the school grounds, classrooms and traffic that this development would impact. More thinking needed on this project.

Guest User

Location:

Submitted At: 8:36am 03-06-24

Please do not grant a District Boundary Amendment from Agricultural to Urban for 9.798 acres of an 11.476-acre property located at the corner of Kahekili Highway and Waiehu Beach Road, Waiehu, Wailuku, Maui. I am vehemently in opposition to this bill. The infrastructure is lacking resulting in gridlock traffic and its location is dangerous due to difficult access as it is located near the junction of Kahekili and Lower Waiehu beach road. That area is known for flooding. There was an opportunity in the past to do a land swap for Puunene area which would have been more appropriate. In addition, Waiehu lacks agricultural lands. There is a lack of services nearby also. I commend MEO for all its major contributions to Maui, but this is an exception.

Guest User

Location:

Submitted At: 8:35am 03-06-24

We are opposed to Bill 28! Waiehu does not have the infrastructure to support more housing and traffic. Build new housing in Kihei where the jobs are. Keep Waiehu zoning agricultural please!

Gay Sibonga

Location:

Submitted At: 8:18am 03-06-24

Aloha Committee Chair and Council Members,

I am writing in support of HLU-26 Bill 28 (2024) BILL 28 (2024), DISTRICT BOUNDARY AMENDMENT FOR HALE MAHAOLU KE KAHUA Project

Maui needs affordable housing, and the Hale Mahaolu Ke Kahua Housing Community will provide this need. In the last eight months Maui Economic Opportunity has assisted over 930 citizen and non-citizen households with more than 7.8 million dollars in housing assistance. These funds were distributed through the County of Maui Rental Assistance Program, The Maui Fires Relief Program funded through MEO's private donations, Hawaii Community Foundation and CVS Health, and the State of Hawaii Department of Human Services Maui Relief TANF (Temporary Assistance for Needy Families) Program.

In July 2023 the Maui News reported over 28% of renters in Maui County are "severely rent burdened" spending more than 50% of their income for housing. (<https://www.maui.news.com/news/local-news/2023/07/maui-county-has-highest-share-of-severely-rent-burdened-households/>)

The Hale Mahaolu Ke Kahua Housing Community will provide 120 affordable housing units to individuals at 60% or less of the area median income. Units will have rent as low as \$595 for one bedroom and \$825 for three bedroom units. RentHop shows the average rent in March 2024 for a studio on Maui at \$2100 and three bedroom at \$7900. (<https://www.renthop.com/average-rent-in/maui-hi#:~:text=The%20average%20rent%20in%20Maui,average%20rent%20lower%20than%20that>)

The Hale Mahaolu Ke Kahua Housing Community will provide much needed affordable housing units for Maui. Please support the Hale Mahaolu Ke Kahua Housing Community and other affordable housing projects.

Gay Sibonga, Chief Operating Officer, Maui Economic Opportunity

Guest User

Location:

Submitted At: 10:15pm 03-05-24

Aloha County Council,

I am writing in opposition to Bill no. 28 for an ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT WAIEHU. I encourage the County Council to advise dismissal of the requested change for the following reasons:

1. Traffic – The development of the Hale Mahaolu project for housing from turning it urban will have a negative impact on traffic that cannot be mitigated at the project level. Study shows that in six years 2030, the project could generate a total of 587+ trips during the AM peak hours and 743+ during the PM peak hours. This means from now until then the traffic in the area will have to be tolerated by residents with this additional housing if it turns urban from ag. Development of further infrastructure on the roadway of imi kala is not guaranteeing the rightful flow of the traffic we presently experience. It only allows the community to pay more tax dollars into the project for such infrastructure of such growth in the area.
2. Flooding – The 11-acre property is currently undeveloped and presently covered in silt on the right side of the property shown in exhibit "B" which is marked as urban. Just recently, at the end of January, it flooded in that area. Global warming has been and will be an issue obviously for the future. The state came in to clear the debris from the tiny culvert that is situated in that area piling up the silt that gathered from the flood from the mauka side of the ahupua'a. It'll take another rainfall to flood and the silt will overflow onto the roadway that leads into our river nearby and then into the ocean causing irreparable damage to our wai and kai. Under the conditions shown in the Bill 28 for the State DOT, clearing the blockage everytime there's a flood is only a band aid solution. The current

County and State requirements for stormwater management in that area are insufficient to address peak storm events. They should first update the rural stormwater regulations to address large scale urban development or leave it alone to the Kuleana ohana who know this place to care for it.

3. Water – By changing this area urban it requires a large amount of water to sustain this development they wish for. It's going to take over 127 gallons per day to sustain the residents that would live there. We already see the deprivation of water in our rivers and the erosion in our mountains that holds our aquifer. Being that this is a place where our ancestors and presently ohana resides as Kuleana, we can see the changes in our water that's already being diverted to other urban areas. So in other words, leave it not just agriculture but as Kuleana land as it's been centuries ago. Our eco system in that ahupua'a has been affected through the stealing of the water from corporations presently and in the past.

The property provides an area for agriculture or as we call it kuleana life.

The habitat includes the grains of our iwi (bones) which would be removed by the development because of this amendment to change it urban is a means of gentrification.

Mahalo for considering my reasons for opposing this Bill.

Lala Johnson

Guest User

Location:

Submitted At: 10:15pm 03-05-24

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Kuleana, we can see the changes in our water that's already being diverted to other urban areas. So in other words, leave it not just agriculture but as Kuleana land as it's been centuries ago. Our eco system in that ahupua'a has been affected through the stealing of the water from corporations presently and in the past.

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The habitat includes the grains of our iwi (bones) which would be removed by the development because of this amendment to change it urban is a means of gentrification.

Mahalo for considering my reasons for opposing this Bill.

Lala Johnson

Guest User

Location:

Submitted At: 2:38pm 03-05-24

From David Hoffman: Waiehu resident 26 years. Keep it ag and make it easier to farm it. This area was identified as highly prized ag land to feed the people of Maui hundreds of years ago. Who are you to go against a strong desire throughout the state to maintain sustainability? You had a chance at a land swap with County owned land and did not approve it. Now you have stupid huts no one from Lahaina wants to live in on that property. Reconsider it and build it out properly as Archie Kalepa says, with common areas and a buffer from the Highway, to meet the "emergency housing needs" of central Maui residents.

Additionally, the planning commission ignored the obvious failure to properly drain the property in case of flooding which occurs regularly on that parcel. If we get a "rain bomb" in that area, the cost to repair the damage to the roadway and apartments will astronomical and you will be to blame. Vote no, keep Waiehu ag.

Guest User

Location:

Submitted At: 12:33pm 03-05-24

Aloha, I oppose changing this area from agricultural to urban. Waiehu/Waihe'e cannot handle this. Waihe'e school is full, the roads cannot handle the traffic already, and I don't want to see this area turned into a place where agricultural cannot happen. It is vital that we be allowed to grow food and have animals for sustainability. Mahalo

Guest User

Location:

Submitted At: 12:12pm 03-05-24

Seriously, was Lahaina not a lesson? Too much density, no way out and a shortage of water, sewer and roadways. Please vote NO!.

Pamela Tumpap

Location:

Submitted At: 10:06am 03-05-24

Please see attached testimony from the Maui Chamber of Commerce in support of HLU-26 Bill 28.

Guest User

Location:

Submitted At: 10:56pm 03-04-24

Aloha Housing and Land Use Committee,

As a resident of Wailuku for most of my life, and currently living in Waihe'e, I strongly oppose the change of land use for the following reasons:

-The location could be catastrophic for all residents. In addition to the lack of infrastructure to support 100+ new families in rural Waiehu ; no capacity in schools, no sidewalks roads, no new firehouse or police force, nor sewers, building in this area exposes the residents to a huge evacuation risk.

Fires will come to the other side of West Maui at some point, and there is only a single lane in each direction on the Kahekili. To build in this area without considering these impacts, after what happened in Lahaina last year, is a complete failure of forward thinking.

- Keep ag lands, Ag. We only have so much lands that are healthy and untouched by pollution (aka Bayer, Mahi Pono, and other big farm/pharm). Waiehu is PRIME farming land due to its location near the mountains and waterways.

-There is still uncertainty as to if there is clear title.

-The developers are not from here. How can we guarantee that they will employ and ultimately house kanaka?

-Lack of infrastructure in the way of another safe bridge, safety such as police and firehouses, and schools.

Again, I strongly oppose Bill 28.

Mahalo for taking the time to read this,
Maile Atay

Miyo Miyasaki-Kim

Location:

Submitted At: 10:40pm 03-04-24

Aloha, our names are Duane Kim and Miyo Miyasaki Kim and we have been living in the Waiehu Heights subdivision for 30 years. We moved to this neighborhood because we loved the feeling of living in a quiet neighborhood in a country-like setting.

Over the years we have seen significant growth with developments occurring in Waiehu Kou, Waihee and the Kahakuloa areas. Traffic has become so busy in the morning that there is consistently a line of cars waiting to exit from our subdivision on school mornings. Traffic continues at a snail's pace all the way out to Kahului. We hate to imagine the impact more development will have on our traffic woes.

We live on the hillside above the proposed development. We can clearly hear people talking as they walk or bike along Kahekili highway. We dread the noise we will have to listen to if this development takes place.

Our back yard is separated by a dry stream bed from the area to be developed. We are concerned with the possibility of people easily having access to our backyards and ultimately our homes without being noticed due to the heavy vegetation we enjoy behind our house.

Please hear our plea and keep our Waiehu the beautiful country setting it is. While we appreciate the importance of affordable housing, there are many other more appropriate areas that can support this development. Thank you for your consideration.

Mahalo, Miyo and Duane Kim

Guest User

Location:

Submitted At: 6:08pm 03-04-24

I am strongly opposed to Bill 28 because it builds sorely needed housing in the a place that could be catastrophic for all residents. In addition to the lack of infrastructure to support 100+ new families in rural Waiehu ; no capacity in schools, no sidewalks roads, nor sewers, building in this area exposes the residents to a huge evacuation risk.

Fires will come to the other side of West Maui at some point, and there is only a single lane in each direction on the Kahekili. To build in this area without considering these impacts, after what happened in Lahaina last year, is a complete failure of pono thinking and oversight. I urge the council to not approve this bill and the zoning change and to promote sorely needed workforce housing in the central Maui locations that already have the appropriate infrastructure and multiple evacuation routes.

Guest User

Location:

Submitted At: 5:18pm 03-04-24

I do not believe that a young family could possibly afford one of the proposed homes. I do believe that someone from the mainland can. What is needed in my opinion are rent controlled apartment buildings close to and within walking distance of stores and restaurants and also public transportation. You can place buildings in many locations, but once you take away ag land, you can never get it back.

Guest User

Location:

Submitted At: 5:01pm 03-04-24

I'm Stephen Kealoha and I testify on Bill 28 for an ordinance to amend the State Land Use District Classification

from Agricultural to Urban for property situated at Wailuku, Maui, Hawai'i Tax Map Key (2) 3-3-001:106. I unquestionably support the proposed Hale Mahaolu Ke Kahua project and therefore support Bill 28 before you. This requirement to change the classification from Agricultural to Urban provides the ability to move this project forward in a timely manner as delays result in increased costs. This development is one that supports this effort to construct much needed affordable homes. This 120 multi-family, residential rental units will be provided as 100% affordable for residents earning 60% or less of the Area Median Income. This is a very significant factor in the calculation of affordability. The need to provide long term housing for Lahaina wildfire victims adds to this dilemma we have of supply under normal conditions. Lastly, I firmly believe that Hale Mahaolu and Maui Economic Opportunity have proven track records of sound community engagement and assistance ... key indicators of reliability to make this project successful and provide stability for some of our residents. I sincerely thank you for your review of Bill 28 and again humbly ask for your favorable consideration. Mahalo.
Stephen B. Kealoha

Guest User

Location:

Submitted At: 4:57pm 03-04-24

I would like to speak in favor of Bill 28 (2024) that would amend the state Land Use District classification from Agricultural to Urban for the Hale Mahaolu Ke Kahua Project in Waiehu. As someone who lost a home in the Lahaina wildfires, I am intimately aware of the critical need for affordable housing. There was an affordable housing crisis before the wildfires, and the thousands of us who tragically lost homes have compounded the problem. The Ke Kahua project, a partnership involving two of the island's most respected nonprofits, Hale Mahaolu and Maui Economic Opportunity, will make a dent in this housing crisis. All of the 120 one-, two-, and three-bedroom units will be affordable, available to residents earning 60% or less of the area median income – or \$30,330 to \$60,660 for a family of four. Units will go for as low as \$570 a month. The County Council's approval of this state Land Use District classification will be the final land use entitlement for the project, putting the 120 new units already 3 years in the works closer to fruition. In casting your vote, please remember the survivors of Lahaina and the many families in the county struggling to find a home in an even tighter housing market with rents skyrocketing way beyond their reach. Speed this project to reality.
Roz Baker
Lahaina resident
Former state senator and MEO Board member

Guest User

Location:

Submitted At: 4:50pm 03-04-24

I would like to speak in favor of Bill 28 (2024) that would amend the state Land Use District classification from Agricultural to Urban for the Hale Mahaolu Ke Kahua Project in Waiehu. As someone who lost a home in the Lahaina wildfires, I am intimately aware of the critical need for affordable housing. There was an affordable housing crisis before the wildfires, and the thousands of us who tragically lost homes have compounded the problem. The Ke Kahua project, a partnership involving two of the island's most respected nonprofits, Hale Mahaolu and Maui Economic Opportunity, will make a dent in this housing crisis. All of the 120 one-, two-, and three-bedroom units will be affordable, available to residents earning 60% or less of the area median income – or \$30,330 to \$60,660 for a family of four. Units will go for as low as \$570 a month. The County Council's approval of this state Land Use District classification will be the final land use entitlement for the project, putting the 120 new units already 3 years in the works closer to fruition. In casting your vote, please remember the survivors of Lahaina and the many families in the county struggling to find a home in an even tighter housing market with rents skyrocketing way beyond their reach. Speed this project to reality.

Guest User

Location:

Submitted At: 4:15pm 03-04-24

we definitely oppose. mahalo

Guest User

Location:

Submitted At: 3:03pm 03-04-24

I am writing in opposition to Bill 28 (2024) due to the following concerns:

1. The land parcel sits on land that native Hawaiian's are disputing legal title to as well as contains known burial sites.
2. Overcapacity of Waihe'e elementary school.
3. Lack of infrastructure such as no sidewalks are being built on Kahekili Highway and Waiehu Beach Roads, the current lack of capacity for sewer lines,
4. Current lack of enough water for units.
5. Contamination of the known water table & aquifers near the site as well as toxic chemical run off to the nearby ocean and reef system.
6. Removal of productive food crops to provide urbanization.
7. Closure of roads due to flooding during mild rain storms.

The MEO and the county are NOT providing any additional infrastructure to alleviate these serious problems and protect residents.

Thank you for your attention and consideration.

Joy Kaaz
Maui Resident

Guest User

Location:

Submitted At: 1:45pm 03-04-24

I oppose this bill/project. I'm born and raised in Waiehu & to see the road on Kahekili Hwy & Waiehu Beach road when it rains in dangerous. Water floods the roads and brings along debris. The traffic & car congestion is already a problem and the community doesn't need another housing development right there. Keep the land for agriculture. #keep the country country!

Guest User

Location:

Submitted At: 12:27pm 03-04-24

I have lived along Kahekili Highway in the Waiehu Heights Subdivision for over forty years. I live along the gulch that will be on the backside of this development. I have seen the water forcibly moving down the gulch and then backing up by the culvert that is under Waiehu Beach Road. This has continuously happened every time there is heavy rains! Water also backs up under the culvert on Kahekili Highway. Then the road closes for debris cleaning. The gulch has been getting deeper and deeper over the years, and will continue to get deeper, with more rains, with our unstable weather.

A development with limited parking for residents and guests is a concern, Will they park on Kahekili Hwy? Traffic is horrendous before school and after work. You say a traffic study showed no problem with additional cars, I say you're wrong!

This development is in the wrong location. The district school is over populated. There are no stores in walking distance. No parks allocated for this project. Where is the open space for them. Waihee and Waiehu parks are for their communities. You are building a clubhouse in this development, where are all those guests going to park? You have the wrong development in the wrong place. This should be built in an urban area next to schools, parks and stores. An area that can handle the growth.

We need to hang on to our agricultural lands and stop turning them into housing developments. We need agricultural lands, we need to work these lands and start working to grow our own food and feed the people of Maui. PLEASE vote NO!! on this development. Mahalo, Rene Long

Guest User

Location:

Submitted At: 12:19pm 03-04-24

I feel the land that Hale Makua is developing should be zoned/stay Agriculture. There are other areas that are more suitable for housing. Also the area is prone to flooding and back up of traffic during rush hour. The Hale Makua project will add to the stress of our infrastructure.

Guest User

Location:

Submitted At: 12:07pm 03-04-24

This area is not suitable for more traffic at 6.30 am backed up over a mile. Egress out closes due to fires, flooding and traffic accidents and the shoulders cannot accommodate emergency services which makes additional traffic a high risk For more Lahaina scenarios. No more dumped housing without full eps please!!!!

Guest User

Location:

Submitted At: 9:34am 03-04-24

Aloha HLU Committee,

My name is Jeb Kaneshiro and I am born and raised in Hawaii and a longtime resident of Maui. I am in support of Bill 28. I have been on the side of trying to find an affordable rental before (it's not easy). Rentals are scares and the prices for rentals that are available are hard to afford for most residents. This project targets the biggest population of Maui residences that are in desperate need of affordable rentals more so now after the wildfire disaster in Lahaina and Kula. This is a big step in the right direction to give local families the opportunity to stay here on Maui. It is a blessing to have Organizations like MEO and Hale Mahaolu that give the families of Maui opportunities to call Maui home. Not only will this project give local families a place to live, but it will also provide a job for families to make a living. Mahalo for your time and consideration

Guest User

Location:

Submitted At: 9:01am 03-04-24

Aloha my name is Ray Shimabuku, a lifelong resident of Maui County.

I am in support of the Hale Mahaolu Ke Kahua Affordable Housing Community in Waiehu. This particular project addresses the need for affordable housing here on Maui. Thanks to organizations like the Maui Economic Opportunity and Hale Mahaolu that are able to provide services for the people of Maui.

Affordable housing has always been in demand, more so now after the disastrous fire in Lahaina. So many families lost their homes, and are now in search of a place to live and call home.

Please grant the District Boundary Amendment from Agriculture to Urban for this much needed housing project.. Mahalo!

Guest User

Location:

Submitted At: 8:54am 03-04-24

Yes, we need affordable housing. But once gone, good ag land will be gone forever. Urbanization also threatens our water supply by causing more run-off and the aquifer in Iao Valley is vital to our survival here on Maui.

Houses without protecting our water will be fatal to life here. Please keep Waiehu in ag and let's use this vital resource to feed our island people. I have lived in the Waiehu area for nearly 40 years and my husband was born and raised on Maui. We feel we can speak for the '_ina. Please protect it.

Guest User

Location:

Submitted At: 11:50pm 03-03-24

It's crowded enough

Kathren Rosales

Location:

Submitted At: 8:43pm 03-03-24

Maui needs affordable housing for its Kanaka and local families that have lived here for generations and have contributed to the county; the county DOES NOT need to provide affordable housing to the billions of people that want to move here to live in Maui to escape their problems and make their problems the county taxpayers problems. From what I can see from quite a few of the positive comments for this project from the guest users who do not want to show their real names and where they live because they most likely do not live in this agricultural area and their comments do not address the utter lack of planning this project will impose on this agricultural area and current residents. This project is more suitable in the central Valley of Maui where there are roads, sewage, water, multiple parks, schools and already urban zoned lands. The MEO can easily swap this parcel out for another central parcel where the following list of issues with this parcel would provide less impact to the surrounding area:

The land parcel sits on land that native Hawaiians are disputing legal title. Please do not be on the wrong side of US History by harming our native Kanaka's and their ancestral lands they have claim to.

This land contains known burial sites.

The area school is currently and has been at overcapacity, Waihe'e elementary school.

This project lacks infrastructure such as sidewalks that should be but are not going to be built on Kahekili Highway and Waiehu Beach Roads.

The location and area are known to have a current lack of capacity for sewer lines, lack of enough water for units and contamination of the known water table & aquifers near the site. The additional use of water will generate toxic chemical run-off to the nearby ocean and reef system, which is already fragile.

The site will remove productive food crops to provide urbanization, increase heat and pollution to the environment.

The exact site location is known for the closure of roads due to flooding during mild rainstorms. The MEO and County are not adding any additional drainage lines or flood control channels to alleviate this dangerous condition while increasing the amount of traffic and density in the area and protecting not only the current residents but also the new residents.

Please, I am asking you to contract urban planners, who can smartly identify proper areas to build additional housing without jeopardizing lives and destroy current highly productive ag lands with 9" of pristine topsoil found in very few areas of Maui.

Guest User

Location:

Submitted At: 5:11pm 03-03-24

Dear Housing and Land Use Committee,

My family strongly supports Bill 28 which amends the State Land Use District Classification from Agricultural to Urban for property situated at Wailuku, Hawai'i Tax Map Key (2) 3-3-001:106.

This is a positive step in addressing the housing crisis on Maui. Locals need to feel that home ownership is within reach otherwise they will continue to leave, changing this islands beautiful culture.

We need more projects like this.

Mahalo!

Audrey Suga-Nakagawa

Location:

Submitted At: 3:32pm 03-03-24

AARP Hawai'i strongly supports Bill 28 which amends the State Land Use District Classification from Agricultural to Urban for property situated at Wailuku, Maui, Hawai'i Tax Map Key (2) 3-3-001:106

This measure helps the development of more affordable homes as proposed by the Hale Mahaolu Ke Kahua Project for Maui's residents. This greatly needed project will potentially house more than 300 individuals. The acute housing shortage and the high cost of living are particularly challenging for those at low or fixed income and increase their vulnerability of becoming dependent on other family members for shelter, or face homelessness. AARP is keenly concerned about Hawai'i's older residents. According to AARP/Statista analysis, close to 970 older adults (age 55+) are expected to be evicted in 2024 and more than 1500 older (55+) may experience homelessness in Hawai'i this year. This projection does not include Maui's older residents already displaced by last year's fire. More than ever, there is an urgency to develop more projects such as the Ke Kahua

proposal so that our k_puna can afford to live independently, as well as keep younger local families in Maui. They are Maui's current and future workforce, and family caregivers.

Audrey Suga-Nakagawa

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Guest User

Location:

Submitted At: 4:37am 03-03-24

Dear Housing and Land Use Committee,

I fully support Bill 28. I think it is wonderful that my family and friends that live on Maui will have a truly affordable housing project to help address that critical need. It is sad to see how costly housing needs are, please help the partners in this project to continue to move forward in providing this much needed housing project.

Mahalo!

Guest User

Location:

Submitted At: 9:14am 03-02-24

Every resident likely believes their morning and afternoon rush-hour traffic is the worst - South Kihei Road, Old Haleakala Highway, Hana Highway in Paia. I think my drive from Waikapu along Honoapiilani Highway to Kuikahi Drive to Waiale Road to work in Wailuku during morning rush hour is pretty bad. It could take 20-25 minutes to drive 3 miles if I miss the window.

And it is only going to get worse with the 324-unit Kaulana Mahina project, across Foodland, the 161-lot Puunani Hawaiian Homes homestead, mauka of Honoapiilani Highway, and the 212-unit Aikanaha project near the Maui Tropical Plantation in the works - without major improvements to the Kuikahi-Waiale corridor.

The council and mayor gave the green light and their support to these affordable housing projects - accepting the traffic woes - because of the desperate need for more workforce housing. (I'd like to point out that only 60% of the Kaulana Mahina units are affordable, compared to the 100% for Ke Kahua).

As a resident born and raised here, I just don't know how the younger generation can afford housing. For them and others, I am willing to wake up a little earlier to get to work. We live in a community of family, friends, colleagues, acquaintances and this is not the time to be NIMBY or selfish.

Many say "I am for affordable housing . . . But not this one." In most cases, the public does not get to choose where projects are going to be developed for assorted reasons. Each affordable housing project really is an "opportunity."

With 120-units of affordable rentals, which could be built sooner than later and rents as low as \$560 a month for the lowest income individuals, I say we should grab this opportunity.

Guest User

Location:

Submitted At: 9:14am 03-02-24

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With 120-units of affordable rentals, which could be built sooner than later and rents as low as \$560 a month for the lowest income individuals, I say we should grab this opportunity.

Guest User

Location:

Submitted At: 1:13pm 03-01-24

This is Thelma Akita-Kealoha asking for your support of Bill 28. This project will be able to house around 300 individuals at 60% and below AMI. This is the group that is in the highest need right now. Allowing this project to be built will help with our current housing situation. Due to the fires, people are living in hotels, STRs and other are being displaced due to contracts with FEMA to use their rentals for survivors who are in need and we have people who were definitely impacted by the fires and lost work but because they were not living in the impacted areas they are not getting the financial assistance they need to survive and maintain rent.

Guest User

Location:

Submitted At: 10:14am 03-01-24

I'm the President at Maui United Way, reaching out to support the Waiehu affordable housing project, a crucial partnership between MEO, Hale Mahaolu, and Highbridge Costa. This project isn't just about buildings; it's about providing a stable, affordable home for our hardworking community members in the ALICE demographic—those who are Asset Limited, Income Constrained, Employed.

In Maui, where the cost of living keeps climbing, this project is a lifeline. It offers hope and stability for those juggling to pay for essentials on a tight budget. Affordable housing is the foundation for healthier families, better education, and a stronger, more resilient community.

Thanks for considering this call to action. Together, we can build a more inclusive and supportive Maui County.

Guest User

Location:

Submitted At: 9:17am 03-01-24

Maui had a shortage of housing crisis well before the Lahaina and Kula fire. Any means to bridge the gap between houselessness and affordable housing means that we give our community members somewhere to call home. This project means everything to people who have almost nothing. Changing the zoning from Ag to Urban would mean that this project could finally move forward. We shouldn't wait to support projects like this because we can't afford to lose anymore locals to the mainland because they can't find housing. Please join me and my family in supporting this bill and help us build a place for our community to gather and call home. Mahalo for your time and support.

Testimony of
Pacific Resource Partnership

Council of the County of Maui
Housing And Land Use Committee
Tasha Kama, Committee Chair
Tom Cook, Committee Vice-Chair
Wednesday, March 6, 2024
9:00 A.M.

Bill 28 (2024)—District Boundary Amendment For Hale Mahaolu Ke Kahua Project (Wailuku) (HLU-26)

Aloha Committee Chair Kama, Committee Vice-Chair Cook, and Members of the Committee:

Pacific Resource Partnership (PRP) is a nonprofit organization that represents the Hawai'i Regional Council of Carpenters, the largest construction union in the state with approximately 6,000 members, in addition to more than 250 diverse contractors ranging from mom-and-pop owned businesses to national companies.

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

Prior to the Maui wildfires, the 2019 Hawai'i Housing Planning Study found that the County of Maui needs 4,605 ownership units and 5,799 rental units between 2020 and 2025. The Maui County Affordable Housing Plan dated June 2021 provided a roadmap to create 5,000 affordable homes for residents below 120% AMI over a period of five years. Maui's housing crisis got worse after wildfires destroyed approximately 2,000 housing units in Lahaina, which has resulted in a dire need for housing now.

Ke Kahua will provide much needed housing and job opportunities for Maui's residents during a time when residents are struggling to find housing and good paying jobs. Ke Kahua will deliver 120 multi-family rental units for families earning 60% or less of the AMI, which will help meet some of Maui's demand for rental units. Moreover, Ke Kahua will create construction jobs for Maui's residents paying them a "living wage" with benefits. These types of jobs provide residents with an opportunity to afford Maui's high cost of living, keep residents off welfare and other government assistance programs, stimulate the local economy, and provide economic stability for workers and their families.

Given the above, we respectfully request the Committee's favorable decision on the District Boundary Amendment changing a portion of the project from Agriculture to Urban within the State Land Use District for Ke Kahua.

Thank you for the opportunity to submit written testimony.



HLU Committee

From: County Clerk
Sent: Monday, March 4, 2024 2:59 PM
To: HLU Committee
Subject: FW: PRP Testimony for March 6, 2024 Housing & Land Use Committee Meeting
Attachments: PRP Testimony_Hale Mahaolu Ke Kahua_Housing & Land Use Committee_6 March 2023.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

From: Christopher Delaunay <cdelaunay@prp-hawaii.com>
Sent: Monday, March 4, 2024 2:54 PM
To: County Clerk <County.Clerk@mauicounty.us>
Cc: Delfin Yoshida <Dellfin.Yoshida@mauicounty.us>
Subject: PRP Testimony for March 6, 2024 Housing & Land Use Committee Meeting
Importance: High

Some people who received this message don't often get email from cdelaunay@prp-hawaii.com. [Learn why this is important](#)

Aloha,

Attached please find PRP's testimony for Bill 28 (2024) for the March 8th Housing & Land Use Committee meeting.

Thank you,

Christopher Delaunay

Government Relations Manager
DIRECT 808.380.8838
EMAIL cdelaunay@prp-hawaii.com



Pacific Resource Partnership

1100 Alakea Street, 4th Floor
Honolulu, HI 96813

PRP-Hawaii.com

"People, Relationships, Promise"

HLU Committee

From: County Clerk
Sent: Tuesday, March 5, 2024 11:37 AM
To: HLU Committee
Subject: FW: support of Bill 28

Follow Up Flag: Follow up
Flag Status: Completed

From: Thelma Kealoha <thelma.kealoha@catholiccharitieshawaii.org>
Sent: Monday, March 4, 2024 8:46 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: support of Bill 28

You don't often get email from thelma.kealoha@catholiccharitieshawaii.org. [Learn why this is important](#)

Aloha, I am Thelma Akita-Kealoha asking for your support of Bill 28.

This project will be able to house around 300 individuals at 60% and below AMI. This is the group that is in the highest need right now. Allowing this project to be built will help with our current housing crisis situation.

Due to the fires, people are living in hotels, STRs and other are being displaced due to contracts with FEMA to use their rentals for survivors who are in need and we have people who were definitely impacted by the fires and lost work but because they were not living in the impacted areas they are not getting the financial assistance they need to survive and maintain rent.

Sincerely

Thelma Akita-Kealoha