



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

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Mayor

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October 30, 2017

Honorable Elle Cochran, Chair
Infrastructure and Environmental
Management Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Cochran:

SUBJECT: A Bill for an Ordinance Establishing a New Chapter 20.40, Maui County Code, Declaring a Moratorium on Sand Mining

The Department of Housing & Human Concerns understands and appreciates the importance of preserving our natural resources, but we also need to be cognizant of the negative impact this type of ordinance will have on the development of new workforce housing.

The 2016 Hawaii Housing Demand Study has identified that Maui needs 13,949 units within the next 10 years in order to keep up with demand. Given this serious housing shortage, we urge you to not place any more impediments to the development of housing. It's difficult enough for housing projects to pencil out and placing a moratorium equates to additional costly delays.

Also note that although this is only a 6 month moratorium, the uncertainty created by such an ordinance will negatively affect housing production. If we unintentionally prevent housing projects from moving forward, we will be sending a strong anti-development message and the new house projects identified in Central Maui will come to a standstill.

Here are our comments to the ordinance:

1. It will halt housing projects that are currently in the pipeline.
We did a quick review of the list of parcels on the moratorium area map that have been identified as "Central Maui inland sand." Of all the parcels listed in the ordinance, we identified housing projects on over 994 acres that are currently in various stages of development. If these projects come to fruition, they represent a total of 2,479 future units, of which 933 are slated as workforce units. These are the housing projects that we were able to quickly identify and they are all at various stages of development. However, I'm sure that if we did a deeper dive into each parcel, we would uncover additional housing projects that could be affected by this moratorium.
2. It could impact a future County housing project if the moratorium were to be extended.
Also included in the list is a 40-acre parcel that is slated to be dedicated to the County for workforce Housing from A&B as a condition of their Business Park. This parcel could potentially produce hundreds of housing units.

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Honorable Elle Cochran, Chair
Infrastructure and Environmental
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Maui County Council
October 30, 2017
Page 2

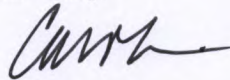
3. Environmental review already occurs at the State level.

DLNR's State Historic Preservation Division currently has a process in place to review any project that may affect historic property, aviation artifacts or a burial site. As it pertains to housing, SHDP review required throughout the entitlement process including Land Use, Zoning and 201H.

SHPD as a dedicated staff on Maui that includes 1 Archaeologist IV, 1 Archaeologist III, 1 Burial Sites Specialist, 1 Cultural Historian and a History and Culture Branch Chief. They are bound by HRS Chapter 6E and Hawaii Administrative Rules 13-300 that includes an extensive list of rules and responsibilities, including a 48-hour window to come up with a determination once a burial site has been identified within a construction project. Attached you will find a copy of their "Historic Preservation Review Process."

Thank you for the opportunity to testify.

Sincerely,



CAROL K. REIMANN
Director of Housing and Human Concerns

Attachment

HISTORIC PRESERVATION

REVIEW PROCESS

