

AH Committee

From: Roxanne K. Morita
Sent: Wednesday, August 04, 2021 7:48 AM
To: AH Committee
Subject: AH Written Testimony B. Gima
Attachments: AH Hokuao sub comm mtg 8 2 21.docx

Aloha AH Committee Members,

Please see attached for the requested testimony from Butch Gima from yesterday's Affordable Housing meeting.

Mahalo and have a good day,

Roxanne K. Morita
Executive Assistant/ Office Manager
Office of Councilmember Gabe Johnson
Lānaʻi District Office
808.565.8394/ Roxanne.morita@mauicounty.us

Butch Gima
POB 630400 Lana'i City, HI 96763-0400
bg325@hotmail.com
559-9566

Maui County Council Affordable Housing Sub-committee meeting
August 2, 2021
Hokua'o Project Testimony

I agree with the intent of the project to increase the housing supply.

I am not a big fan of the following, but these are not necessarily deal breakers:

1. Siting of the project
 - =understand it's close to infrastructure
 - =however, the project is close to old Dole chemical storage, mixing facilities along with old Power Plant contamination
 - =notwithstanding tests, site is several hundred yards from the COM Sewage Treatment facility
2. Change from for-sale to all rentals
 - =I'm not sure residents understand the rationale for the change
 - =don't bring in the failure of the county to develop the AH project makai of DHHL as a justification for changing the business model of this project
3. Floor plan
 - =designed for single persons, like a college dorm room
 - =it's perceived by many to be designed for single Pulama and/or Four Season workers
 - =unless it's changed, you enter the dwelling through either of the bedrooms, not the main, central great room
4. Furnished units
 - =residents will be, may be bringing their own furnishings
5. Applicant claims their projects abuts the proposed County Affordable Housing project-the 115-acre County parcel does but not the proposed County Affordable Housing project
 - =Hokuao abuts the school/projected School Master Plan site
 - =The school's Master Plan (~43-50 acres) is part of the 115 acre County parcel
 - =Hokuao and COM AHP are mutually exclusive
 - =The proposed COM Affordable Housing Project should have no bearing on this committee's deliberations
 - =The applicant's Power Point presentation provided erroneous info re: infrastructure stub outs

6. Several documents referenced for this hearing references the West Maui CP (was this a cut & paste error?)

7. The applicant, the EA and COM's approval of how water use allocation information was provided was very poor-the info was project specific, and did not include its impact on the island's overall water use and allocation
=would've wanted more facts, less rhetoric
=the applicant did not vet this project with the Lana'i Water Advisory Committee

Exemptions

- I can live with the sidewalk exemption
=in Lana'i City proper only Lana'i and Fraser Ave have sidewalks, partially for Ilima Ave.-none in the Lalakoa subdivision Phases I, II or III
- I can live with the no tree/lot exemption but want to know what the applicant's tree planting plans are
- I am unclear about the Ag zoning exemption-did they request this to avoid a Community Plan amendment and/or LUC district boundary amendment hearings?
- I can live with some or all of the exemptions if the applicant declares how much they're saving as a result of being granted the exemptions

Other considerations

- I agree with the recommendation to mitigate complaints about the applicant's decision to switch to an all-rental project by offering Lana'i residents the opportunity to purchase plantation homes they're currently renting
=there is precedence in this option-the applicant's predecessor offered this to residents in the late 90s, early 2000s
=this option was never presented to the community as Tamara noted
- When did the 201H 45-day clock start?
- ILWU's absence during all of the Hokuao deliberations, hearings
=abandoned the Union-Company Housing MOA in early 2000s
=local and Maui staff, leaders and/or members have not testified
- Utilities
=applicant should be commended for covering ALL utilities, landscaping and solar/battery storage
=power point presentation- utilities to be covered; electricity, sewer, roads, water, trash

-There is no causal relationship between a resident renter(s) moving to Hokuao and freeing up a housing unit in Lana'i City proper-it won't necessarily free up a housing unit if the renter(s) that's moving was living with several families

Qualification and selection process

- it must be fair
- it must be transparent
- it must dispel the perception that the project is designed for Pulama and/or Four Season workers

At Pulama and/or COM meetings/hearings representations were made that the DHHC Deputy Director or the DHHC in general will oversee the lottery to insure the above.

If this is not accurate then I would withdraw my support of this project.